

Dane County Rezone Petition

Application Date	Petition Number
07/21/2022	DCPREZ-2022-11885
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JENSEN FAMILY FARM LLC (JERRY JENSEN)	PHONE (with Area Code) (608) 220-8542	AGENT NAME CHRIS CASSON	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 274 CRANBROOK CT		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) NEKOOSA, WI 54457		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS ccasson@birrenkottsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North and south of Town Park Road					
TOWNSHIP OREGON	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-154-9410-0		0509-154-9220-0		0509-153-9530-0	

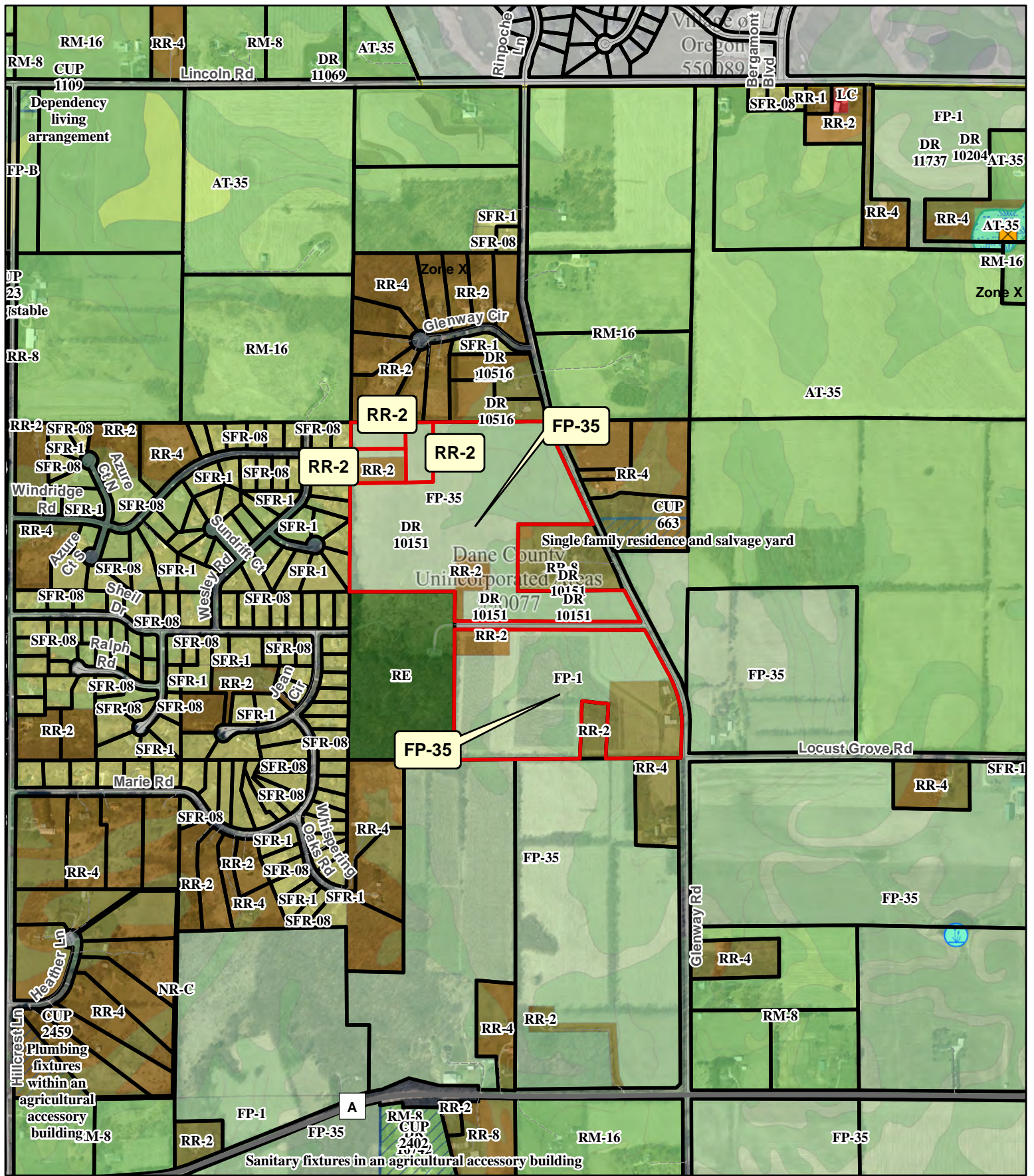
REASON FOR REZONE

REZONE TO RECONFIGURE LOT LINES





FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	4.3
RR-2 Rural Residential District	FP-35 Farmland Preservation District	2
FP-1 Farmland Preservation District	FP-35 Farmland Preservation District	27.8
RR-4 Rural Residential District	FP-35 Farmland Preservation District	7.8

C.S.M REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: CONCERNS REGARDING DENSITY AND SUBDIVISION PLAT



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



0 255 510 1,020 Feet

Petition 11885
**JENSEN FAMILY FARM
 LLC (JERRY JENSEN)**



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Jerry Jensen	Agent Name:	Chris Casson
Address (Number & Street):	274 Cranbrook Court	Address (Number & Street):	P.O. Box 237
Address (City, State, Zip):	Nekoosa, WI 54457	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	ccasson@birrenkottsurveying.com
Phone#:	608-220-8542	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Oregon	Parcel Number(s):	0509-153-8001-0, 0509-154-9220-0, 0509-154-9410-0
Section:	15	Property Address or Location:	NE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Jerry has talked with Dane County about rearranging existing 4 lots to better preserve farm land.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2 acres
FP-35	RR-2	2 acres
FP-1	FP-35	35.5 acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|--|--|---|---|---|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature 

Date 7-21-2022

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

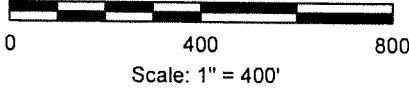
Phone Number:



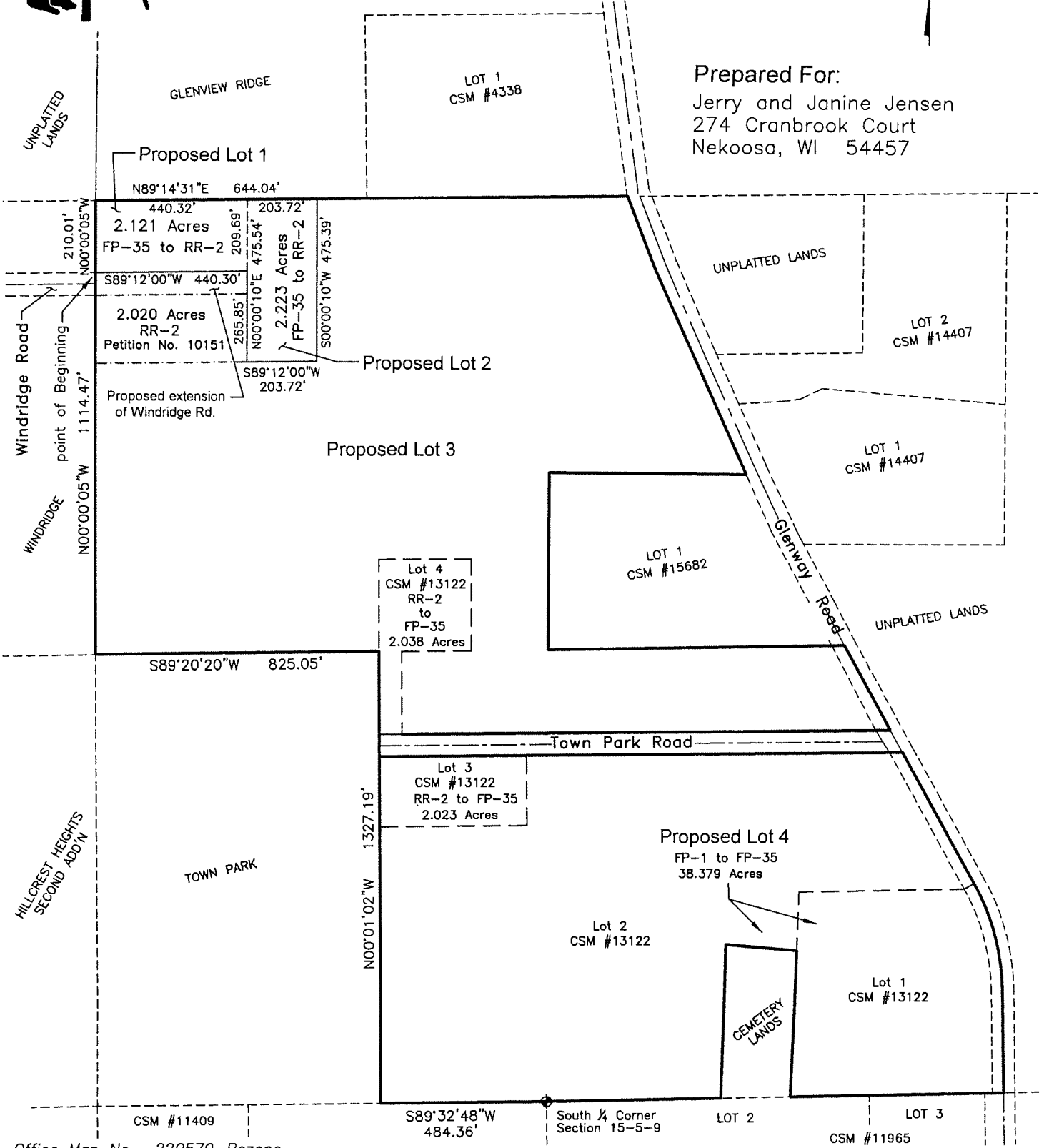
BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



Prepared For:
Jerry and Janine Jensen
274 Cranbrook Court
Nekoosa, WI 54457



Description (FP-1 to FP-35):

Lots 1 and 2, Certified Survey Map No. 13122, recorded in Volume 84 of Certified Survey Maps of Dane County on Pages 125-127 as Document No. 4772009, located in the Southwest ¼ of the Southeast ¼ and the Southeast ¼ of the Southwest 1/4, Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin; Containing 38.379 Acres.

Description (RR-2 to FP-35):

Lot 3, Certified Survey Map No. 13122, recorded in Volume 84 of Certified Survey Maps of Dane County on Pages 125-127 as Document No. 4772009, located in the Southeast ¼ of the Southwest ¼, Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin; Containing 2.023 Acres.

Description (RR-2 to FP-35):

Lot 4, Certified Survey Map No. 13122, recorded in Volume 84 of Certified Survey Maps of Dane County on Pages 125-127 as Document No. 4772009, located in the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼, Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin; Containing 2.038 Acres.

Description (FP-35 to RR-2):

Part of the Northeast ¼ of the Southwest ¼, Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ Corner of said Section 15; thence S89°32'48"W, 484.36 feet along the South line of said Southwest ¼ to the West line of Certified Survey Map No. 13122; thence N00°01'02"W, 1327.19 feet along said West line to the South line of said Northeast ¼ of the Southwest ¼; thence S89°20'20"W, 825.05 feet along said South line to the East line of the plat of Windridge; thence N00°00'05"W along said East to the North right of way line of Windridge Road and the point of beginning; thence continuing along said East line N00°00'05"W, 210.01 feet to the South line of the plat of Glenview Ridge; thence N89°14'31"E, 644.04 feet along said South line thence S00°00'10"W, 475.39 feet; thence S89°12'00"W, 203.72 feet; thence N00°00'10"E, 265.85 feet; thence S89°12'00"W, 440.30 feet to point of beginning; Containing 4.344 acres.