

Dane County Rezone Petition

Application Date	Petition Number
09/09/2022	DCPREZ-2022-11904
Public Hearing Date	
11/15/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIANE KARLS ESTATE (AUDREY PRIEVE)	PHONE (with Area Code) (608) 515-3145	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7906 GLUTH RD		ADDRESS (Number & Street) 104 A WEST MAIN STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53555	
E-MAIL ADDRESS audrey.prieve@slh.wisc.edu		E-MAIL ADDRESS noa@williamsonsurveying.com	

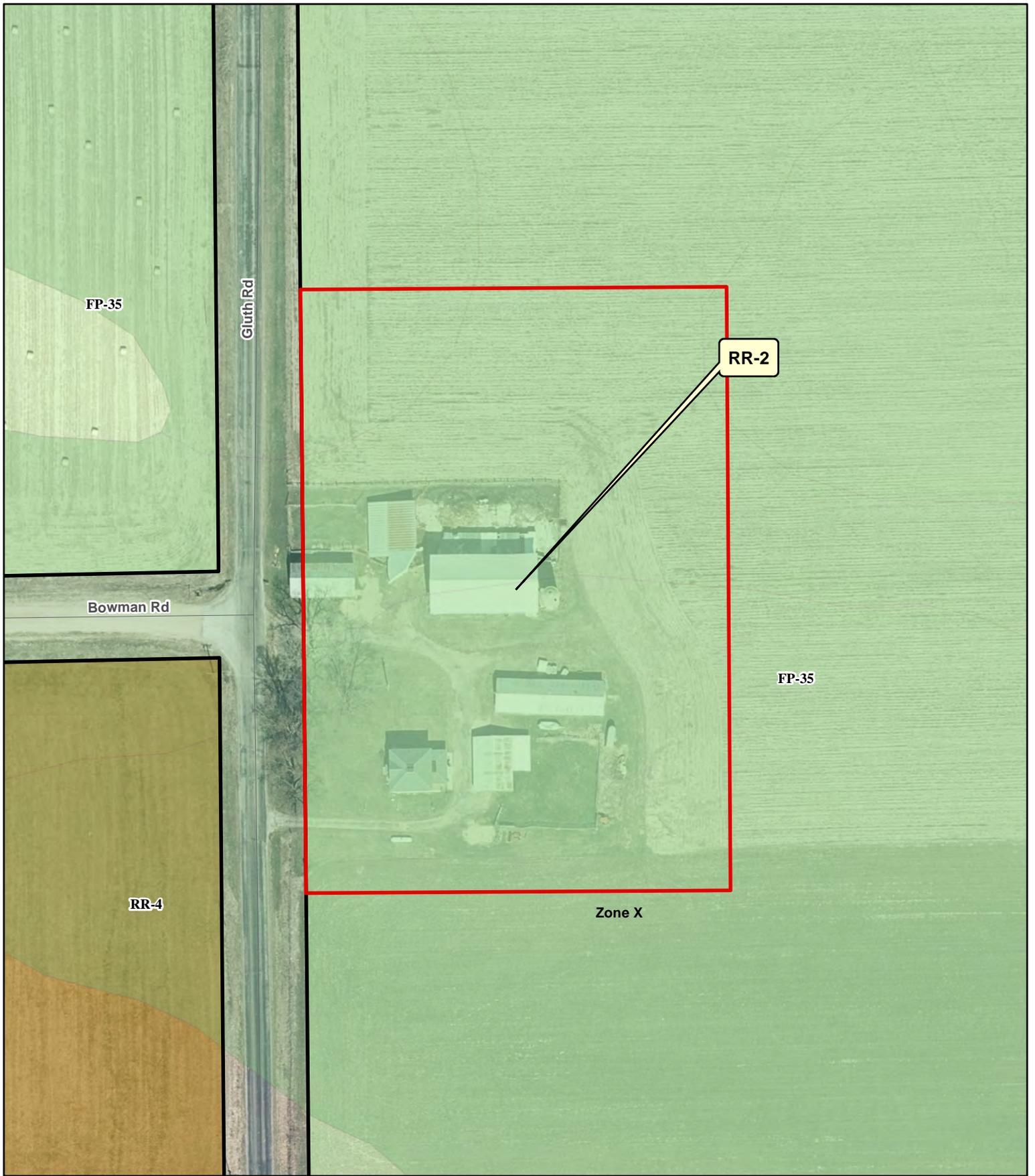
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7906 Gluth Road					
TOWNSHIP DANE	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-052-9000-6		0908-052-8700-1			

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

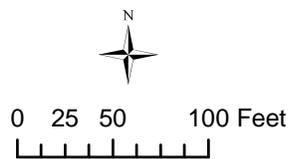
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.64

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

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



Petition 11904
 DIANE KARLS ESTATE
 (AUDREY PRIEVE)



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 _____

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.

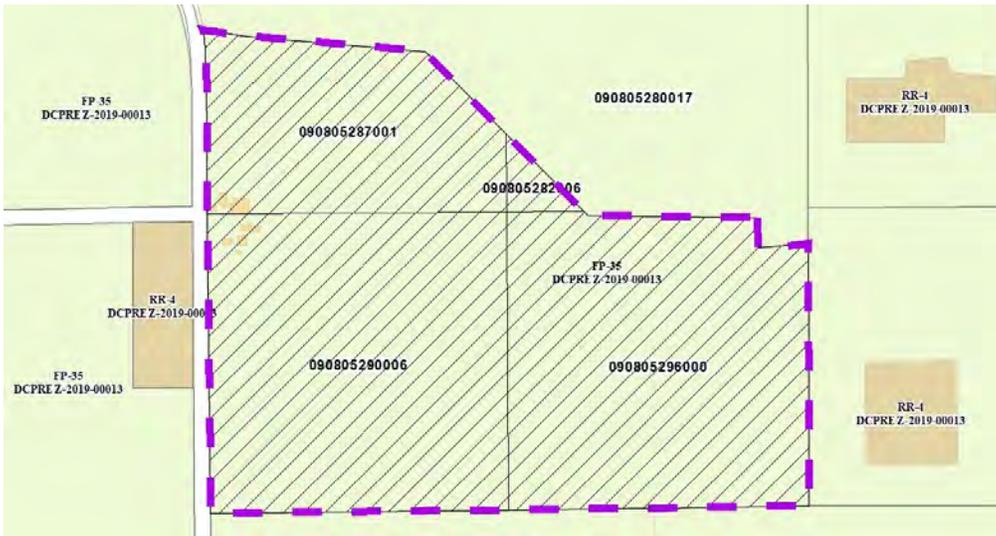
Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Fay Schmitt

Town	Dane	A-1EX Adoption	6/28/1979	Orig Farm Owner	William F. Karls
Section:	05	Density Number	35	Original Farm Acres	98.68
Density Study Date	12/6/2021	Original Splits	2.82	Available Density Unit(s)	1



Reasons/Notes:

- [2] Splits available on currently owned land.
- [-1] Original Farm Home
- [1] Split Available

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090805296000	37.79	DIANE M KARLS	
090805290006	39.04	DIANE M KARLS	
090805287001	20.54	DIANE M KARLS	
090805282006	1.32	DIANE M KARLS	



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 and SW 1/4 of the NW 1/4 of Section 5,
T9N, R8E, Town of Dane, Dane County, Wisconsin.

PREPARED FOR:

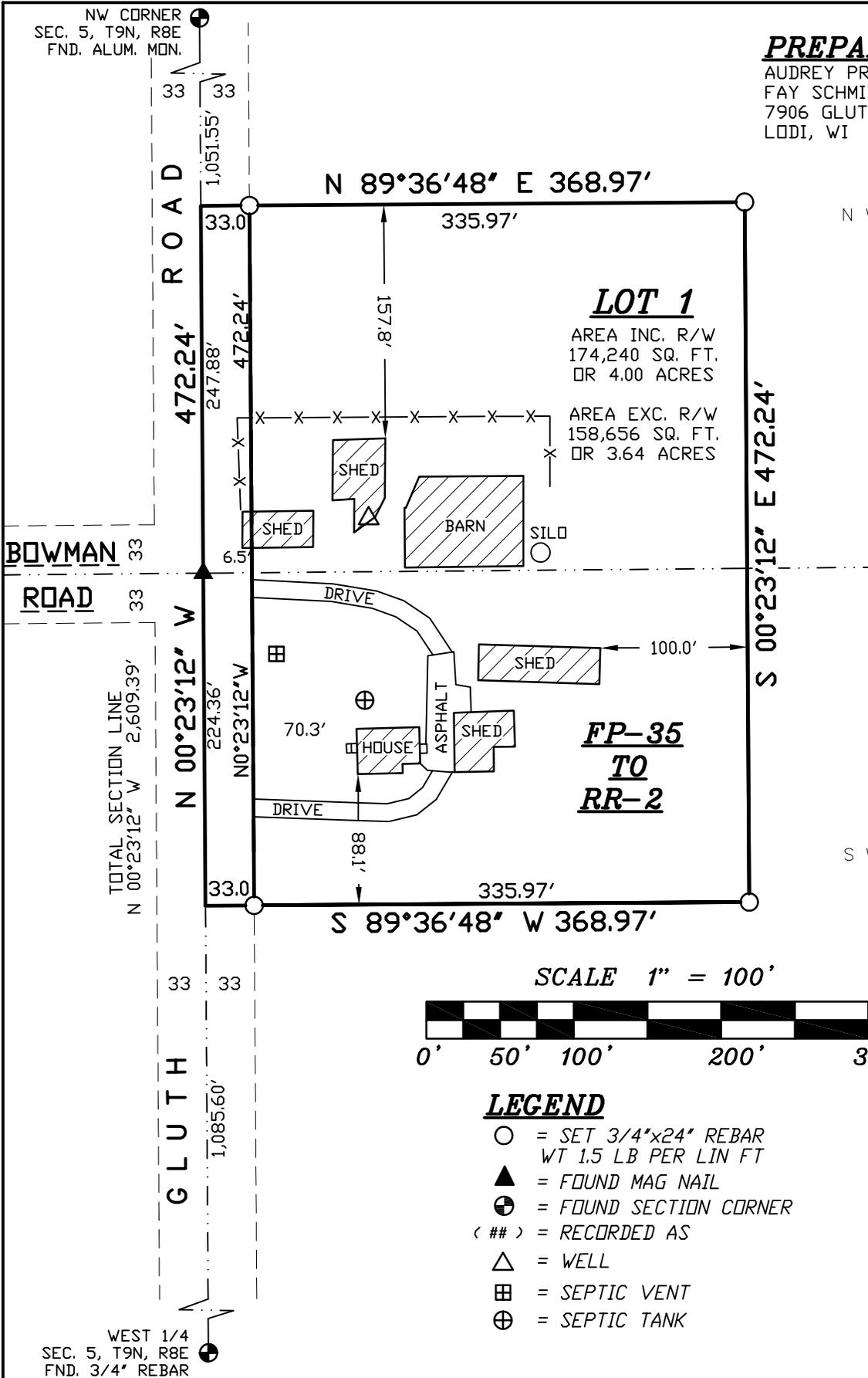
AUDREY PRIEVE &
FAY SCHMITT
7906 GLUTH RD.
LODI, WI 53555

N W 1/4 - N W 1/4
S E C. 5

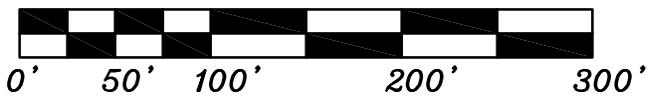


W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE NW 1/4 OF SECTION
5 WHICH BEARS N 00°23'12" W

S W 1/4 - N W 1/4
S E C. 5



SCALE 1" = 100'



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ▲ = FOUND MAG NAIL
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- △ = WELL
- ⊞ = SEPTIC VENT
- ⊕ = SEPTIC TANK

REZONE DESCRIPTION

FP-35 TO RR-2

A parcel of land located in the NW 1/4 and SW 1/4 of the NW 1/4 of Section 5, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 5; thence S 00°23'12" E along the west line of said NW 1/4, 1,051.55 feet to the point of beginning.

Thence N 89°36'48" E, 368.97 feet; thence S 00°23'12" E, 472.24 feet; thence S 89°36'48" W, 368.97 feet to said west line and also the centerline of Gluth Road; thence N 00°23'12" W, 472.24 feet to the point of beginning. The above described parcel contains 4.00 acres or 174,240 square feet and is subject to a 33 foot wide right of way over the most westerly portion thereof. Parcel is 3.64 excluding the road right of way.