

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/17/2023	DCPREZ-2023-11952
<b>Public Hearing Date</b>	
06/27/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DETERT JOINT REV TRUST (JOHN)	PHONE (with Area Code) (920) 253-1733	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 309 CANAL RD		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS wismapping@charter.net	

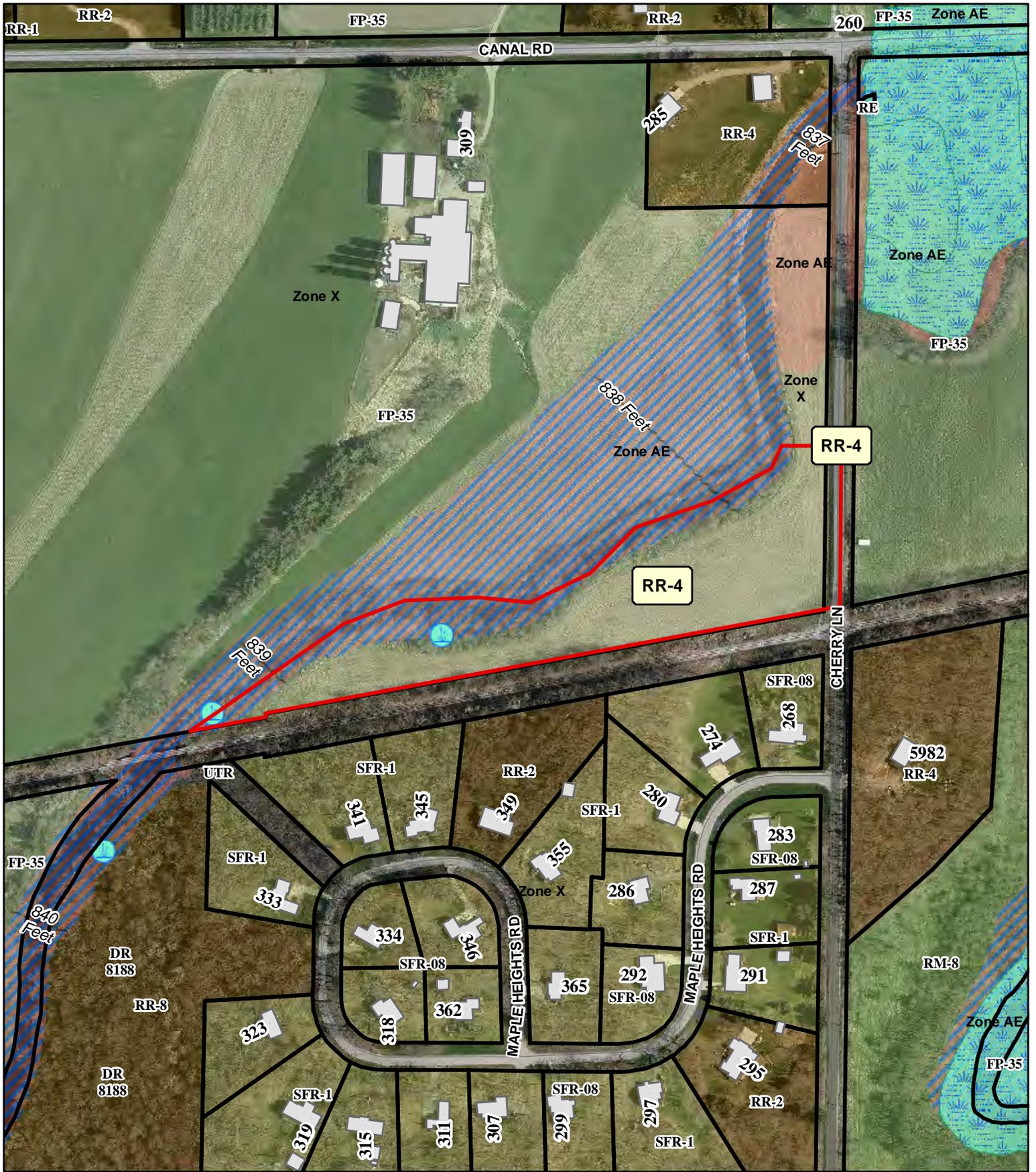
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 268 Maple Heights Road, north of railroad					
TOWNSHIP MEDINA	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-111-8050-9		0812-111-9001-0			

## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

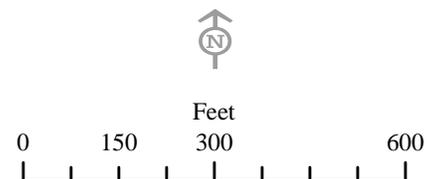
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.3

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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# REZONE 11952

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Detert Joint Rev Trust	Agent Name:	David Riesop
Address (Number & Street):	309 Canal Road	Address (Number & Street):	306 West Quarry St
Address (City, State, Zip):	Marshall, Wi	Address (City, State, Zip):	Deerfield, Wi
Email Address:		Email Address:	wismapping@charter.net
Phone#:	John, 920-253-1733	Phone#:	608-764-5602

### PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	081211180509, 081211190010
Section:	11	Property Address or Location:	Cherry Lane, North of Railroad

### 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

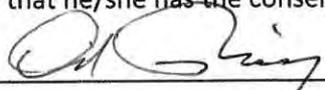
Owner wishes to create a new building lot on land divided from farm by Maunesha River, bordering Cherry Lane

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	+7.3

**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 ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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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 4/17/23

# Preliminary Certified Survey Map

PART OF THE NE 1/4 OF THE NE 1/4, SE 1/4 OF THE NE 1/4 & SW 1/4 OF THE NE 1/4 ALL IN SECTION 11, T.8N., R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.

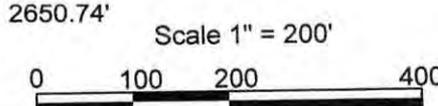
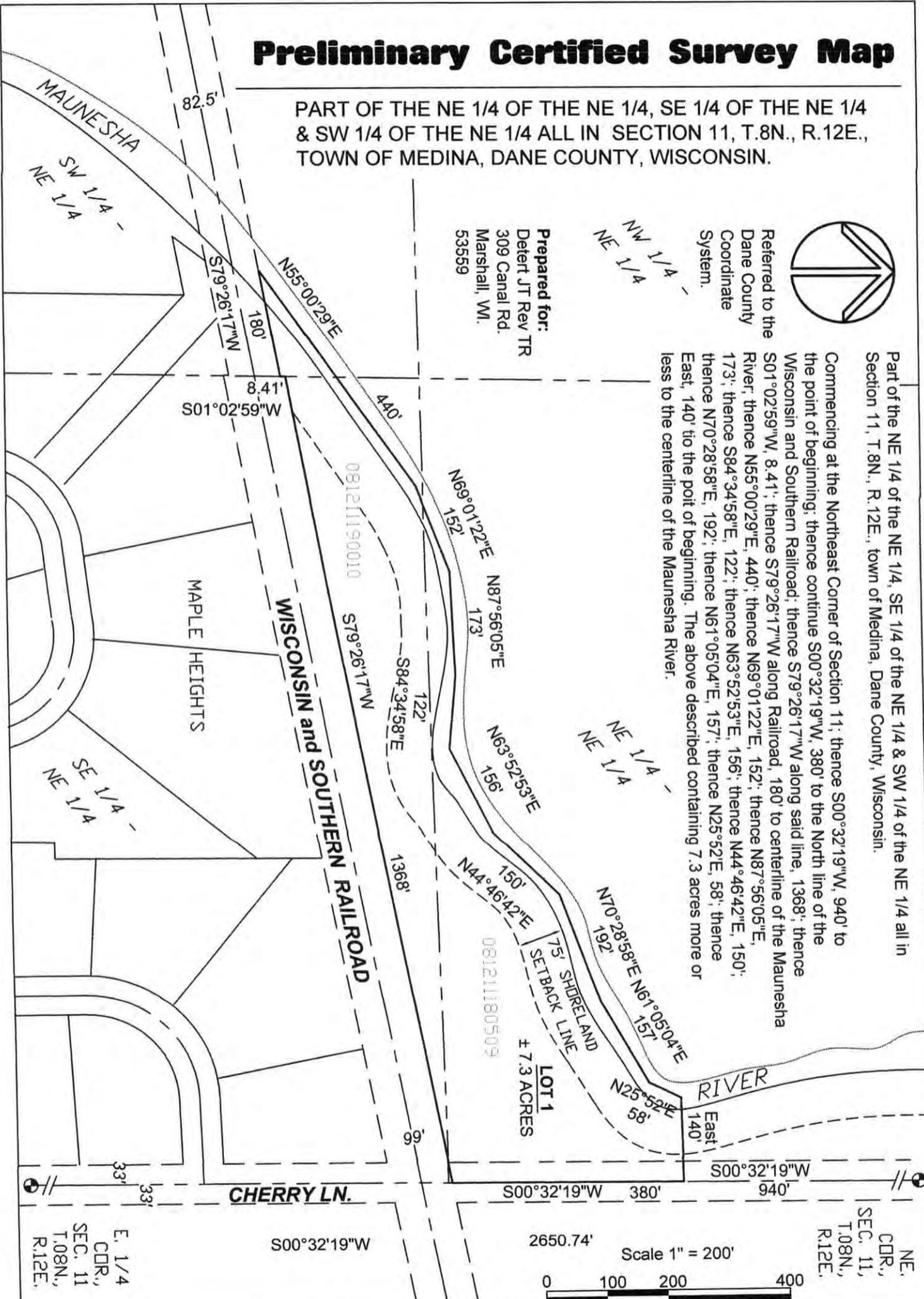


Referred to the Dane County Coordinate System.

Prepared for:  
Detert JT Rev TR  
309 Canal Rd.  
Marshall, WI.  
53559

Part of the NE 1/4 of the NE 1/4, SE 1/4 of the NE 1/4 & SW 1/4 of the NE 1/4 all in Section 11, T.8N., R.12E., town of Medina, Dane County, Wisconsin.

Commencing at the Northeast Corner of Section 11; thence S00°32'19"W, 940' to the point of beginning; thence continue S00°32'19"W, 380' to the North line of the Wisconsin and Southern Railroad; thence S79°26'17"W along said line, 1368'; thence S01°02'59"W, 8.41'; thence S79°26'17"W along Railroad, 180' to centerline of the Mauneshia River; thence N55°00'29"E, 440'; thence N69°01'22"E, 152'; thence N87°56'05"E, 173'; thence N63°52'53"E, 156'; thence N44°46'42"E, 150'; thence S84°34'58"E, 122'; thence N63°52'53"E, 156'; thence N44°46'42"E, 150'; thence N70°28'58"E, 192'; thence N61°05'04"E, 157'; thence N25°52'E, 58'; thence East, 140' to the point of beginning. The above described containing 7.3 acres more or less to the centerline of the Mauneshia River.



E. 1/4  
CDR.,  
SEC. 11  
T.08N.,  
R.12E.

NE.  
CDR.,  
SEC. 11,  
T.08N.,  
R.12E.

**Wisconsin Mapping, LLC**  
\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 5979-22 Date 4/17/23  
Sheet 1 of 1  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

FP-35 to RR-4

Part of the NE 1/4 of the NE 1/4, SE 1/4 of the NE 1/4 & SW 1/4 of the NE 1/4 all in Section 11, T8N, R12E, Town of Medina, Dane County, Wisconsin. Commencing at the Northeast Corner of Section 11; thence S00°32'19"W, 940' to the point of beginning; thence continue S00°32'19"W, 380' to the North line of the Wisconsin and Southern Railroad; thence S79°26'17"W along said line, 1368'; thence S01°02'59"W, 8.41'; thence S79°26'17"W along Railroad, 180' to centerline of the Mauneshia River; thence N55°00'29"E, 440'; thence N69°01'22"E, 152'; thence N87°56'05"E, 173'; thence S84°34'58"E, 122'; thence N63°52'53"E, 156'; thence N44°46'42"E, 150'; thence N70°28'58"E, 192'; thence N61°05'04"E, 157'; thence N25°52'E, 58'; thence East, 140' to the point of beginning. The above described containing 7.3 acres more or less to the centerline of the Mauneshia River.



Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

## DANE COUNTY PLANNING & DEVELOPMENT

***Planning***

(608)266-4251, Rm. 116

***Records & Support***

(608)266-4251, Rm. 116

***Zoning***

(608)266-4266, Rm. 116

Jon Detert  
309 Canal Road  
Marshall, WI 53559

October 4, 2022

Dear Jon,

Attached is a density study report for property located in section 11 in the town of Medina. The property is located in the Town's Agricultural Preservation Area, where development is limited to 1 density unit (a.k.a. "split") per 35 acres of contiguous land owned as of February 4, 1981. At that time the property was owned by Charles Detert and totaled 130 acres. The town density policy allows rounding, so there was a total of 4 development rights associated with this property.

The town of Medina counts *all* residences toward the 1 per 35 density limitation, including separation of the original farm house. Of the 4 development rights associated with the original farm, one was used for creating a residential lot (zoned RR-4) currently owned by Donovan and Danielle Smith. A nine acre lot, zoned RR-8, is deed restricted against development and therefore does not count against the total number of development rights used. Three development rights remain. Please keep in mind that 1 of these 3 will be needed to separate off the original farm house.

Development rights can be used to create new residential lots, separate off the original farm house, and/or to sell as allowed in the town's transfer of development rights (TDR) program.

Please note that this density study analysis does not guarantee or preclude Town or County approval of a particular land division, rezone, or development proposal. The town of Medina Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval.

Please feel free to contact me with any questions you may have about this density analysis, or other planning or zoning related questions. I can be reached by phone at 608-261-9780 or mobile phone at 608-720-0168.

Sincerely,

*Alexandra A. Andros*

Alexandra A. Andros, AICP  
Senior Planner, Dane County

cc: Town of Medina Clerk

# 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:** Jon Detert

<b>Town</b>	Medina	<b>A-1EX Adoption</b>	10/2/1980	<b>Orig Farm Owner</b>	Charles Detert
<b>Section:</b>	11	<b>Density Number</b>	35	<b>Original Farm Acres</b>	130.6
<b>Density Study Date</b>	9/27/2022	<b>Original Splits</b>	3.73	<b>Available Density Unit(s)</b>	3



**Reasons/Notes:**

Medina uses a density policy of 1 development right per 35 acres owned as of 2-4-1981, allowing rounding. Of the 4 total, 1 was used via CSM 10367, and 3 remain. 1 of the 3 will be needed for separating off the farm house.

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
081211295001	22.89	DETERT JT REV TR, CHARLES & JANET	
081211283701	0.2	DETERT JT REV TR, CHARLES & JANET	
081211190010	28.82	DETERT JT REV TR, CHARLES & JANET	
081211185004	34.28	DETERT JT REV TR, CHARLES & JANET	
081211180509	35.73	DETERT JT REV TR, CHARLES & JANET	
081211180009	3.39	DONOVAN J SMITH & DANNIELLE M SMITH	
081211193000	8.93	MATTHEW R KLEINHEINZ & ELISE M KLEINHEINZ	10367