

Dane County Rezone Petition

Application Date	Petition Number
01/18/2024	DCPREZ-2024-12023
Public Hearing Date	
03/26/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFREY AND CARMIN SELTZNER	PHONE (with Area Code) (920) 210-8113	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 7295 STATE HIGHWAY 73		ADDRESS (Number & Street) 306 W. QUARRY ST.	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS jeffreyseltzner@gmail.com		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	
7295 State Highway 73					
TOWNSHIP YORK	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-161-9500-0					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

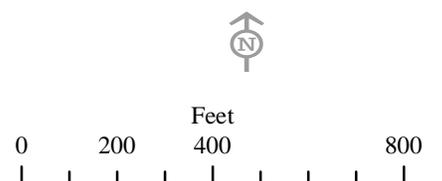
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	10

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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REZONE 12023

-  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"> • 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:	Jeffrey & Carmen Seltzer	Agent Name:	David Riesop
Address (Number & Street):	7295 STH 73	Address (Number & Street):	306 West Quarrt St
Address (City, State, Zip):	Marshall, Wi 53559	Address (City, State, Zip):	Deerfield, Wi 53531
Email Address:	jeffreyseltzner@gmail.com	Email Address:	wismapping@charter.net
Phone#:	920-210-8113	Phone#:	608-764-5602

PROPERTY INFORMATION

Township:	York	Parcel Number(s):	0912-161-9500-0
Section:	16	Property Address or Location:	7295 STH 73, Marshall

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

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	10

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

Jeffrey Seltzer
Carmen Seltzer

Date

12-22-23

RR-8 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, Section 10.244

Permitted Uses 10.244(2)

- Single family home – one per parcel
- Small-scale farming
- Residential accessory uses
- Home occupations
- Incidental room rental
- Community living Arrangements for less nine (9) persons
- Foster homes for less than five children
- Undeveloped natural resource and open space areas
- Utility services associated with a permitted use
- Transportation, utility, communication, or other use required by law

Conditional Uses 10.244(3)

- Attached accessory dwelling units
- Animal use exceeding one animal unit per acre
- Cemeteries
- Limited family business
- Day Care Centers
- Community living arrangements for nine (9) or more people
- Governmental, institutional, religious, or nonprofit community uses
- Property management sheds
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above

Setbacks and Height Requirements for Structures 10.244(5),(6)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum
 County Highway: 75/42 feet minimum
 Town Road: 63/30 feet minimum
 Subdivision streets platted prior to ordinance: 20 feet minimum
 All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum
 Accessory buildings: 35 feet maximum
 Agricultural buildings: No height requirement

Residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum
Rear yard: 50 feet minimum
 Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet

Housing livestock:

50 feet from Residential, Rural Residential, or Hamlet zoning districts
 10 feet from all other zoning districts

Lot Width & Area 10.244(4)

Minimum: 8 acres

Maximum: 16 acres

Minimum lot width: 100 feet

Maximum Lot Coverage 10.244(7)

Maximum building coverage of lot: 10% of lot area

Accessory Buildings Requirements 10.102(2)(a)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- Except for property management sheds approved under a conditional use permit, a principal residential use (home) must exist or be under construction before a Zoning Permit for an accessory building may be issued.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Preliminary Certified Survey Map

NE. COR.,
SECTION 16

PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.9N., R.12E.,
TOWN OF YORK, DANE COUNTY, WISCONSIN.

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, N00°03'13"E, 204.00 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUE N00°03'13"E, 841.00 FEET; THENCE
N89°56'08"W, 518.00 FEET; THENCE S00°03'13"W, 841.00 FEET; THENCE S89°57'27"E,
518.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING ±10
ACRES.

NE 1/4 - NE 1/4

070/0912-161-9500-0

SE 1/4 - NE 1/4

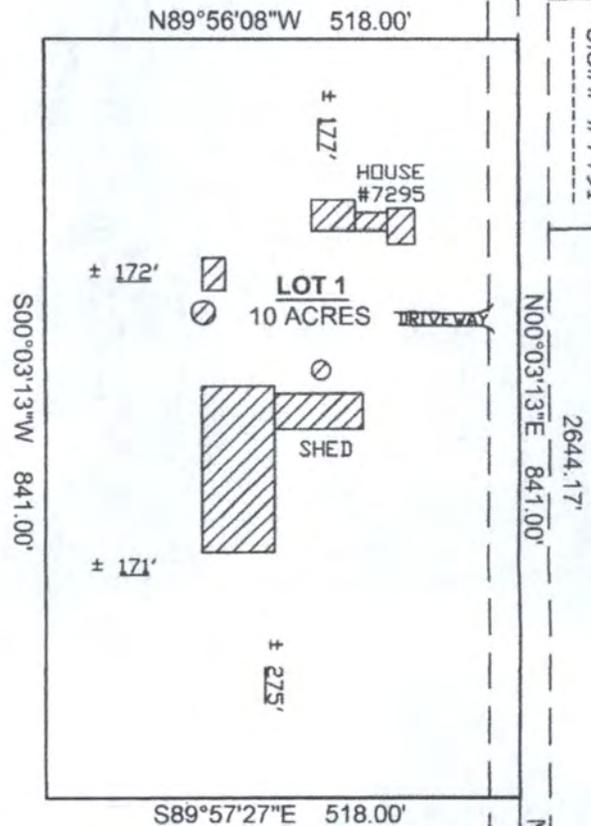
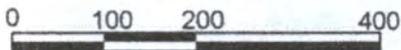
NOTES:

- 1) Prepared for Jeffrey Seltzner
7295 State Highway 73,
Marshall, WI. 53559

Referred to the
Dane County
Coordinate
System.



Scale 1" = 200'



1599.27'
33' 33'

N00°03'13"E
S.T.H. #73"

LOT 1
C.S.M. #4491

N00°03'13"E 2644.17'
841.00'

N00°03'13"E
204.00'

NE 1/4 - SE 1/4

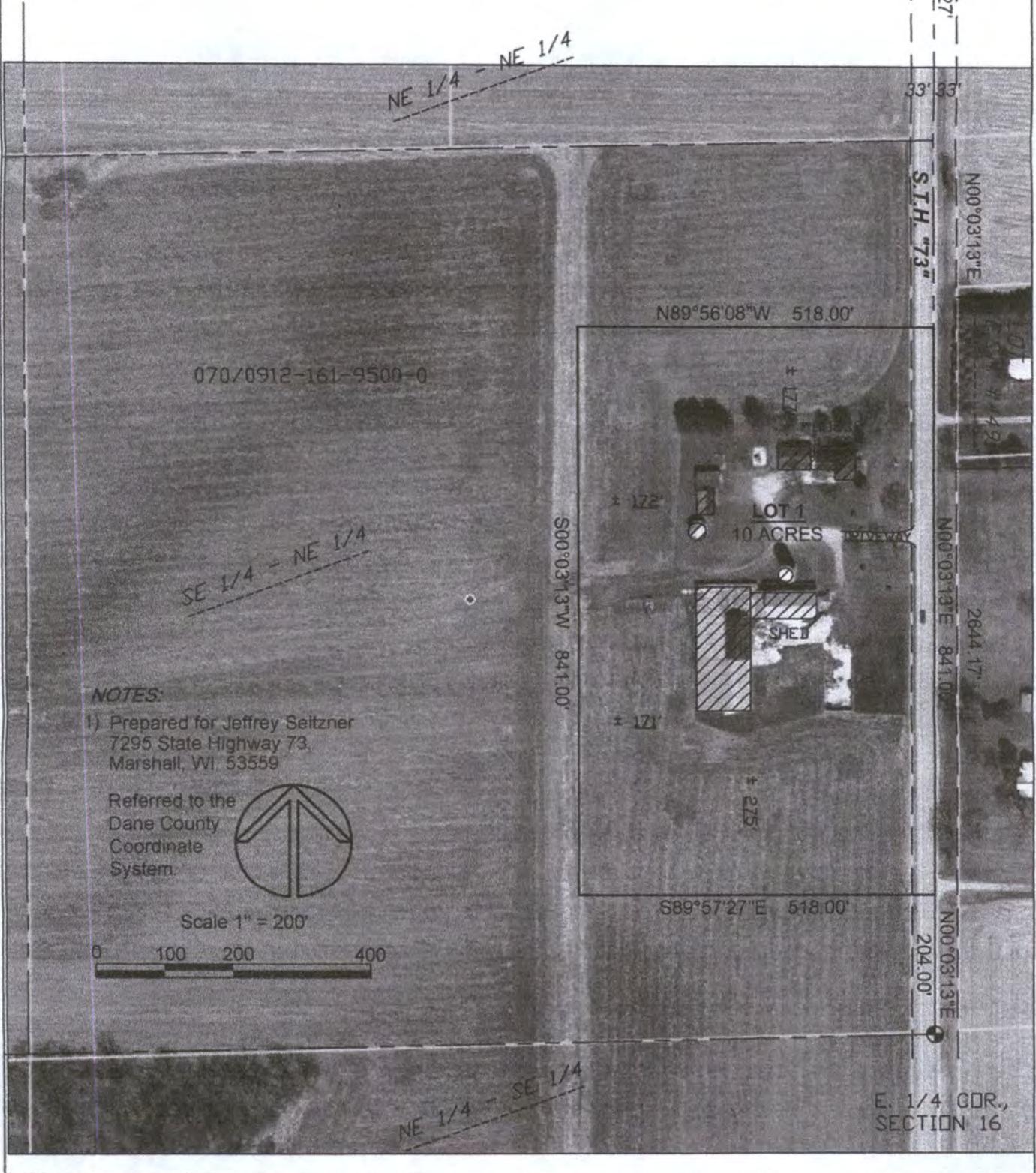
E. 1/4 COR.,
SECTION 16

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