

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/27/2017	DCPREZ-2017-11138
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SZUDY TR, LEONARD A	PHONE (with Area Code)	AGENT NAME DOUG SZUDY	PHONE (with Area Code) (608) 831-4979
BILLING ADDRESS (Number & Street) 14 S WOODMONT CIR		ADDRESS (Number & Street) 14 S. WOODMONT CIRCLE	
(City, State, Zip) MADISON, WI 53717		(City, State, Zip) madison, WI 53717	
E-MAIL ADDRESS		E-MAIL ADDRESS szudy1@charter.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
Northeast of 6474 Cooke Road		Northeast of 6474 Cooke Road			
TOWNSHIP MAZOMANIE	SECTION 36	TOWNSHIP MAZOMANIE	SECTION 36	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-363-8500-1		0906-363-8000-6			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-4 Rural Homes District	24		

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
COMMENTS: NOTE: CREATING AN ADDITIONAL 40-ACRE CSM LOT WITH ONE HOUSING DENSITY RIGHT ALLOCATED TO LOT.				PRINT NAME:
				DATE:

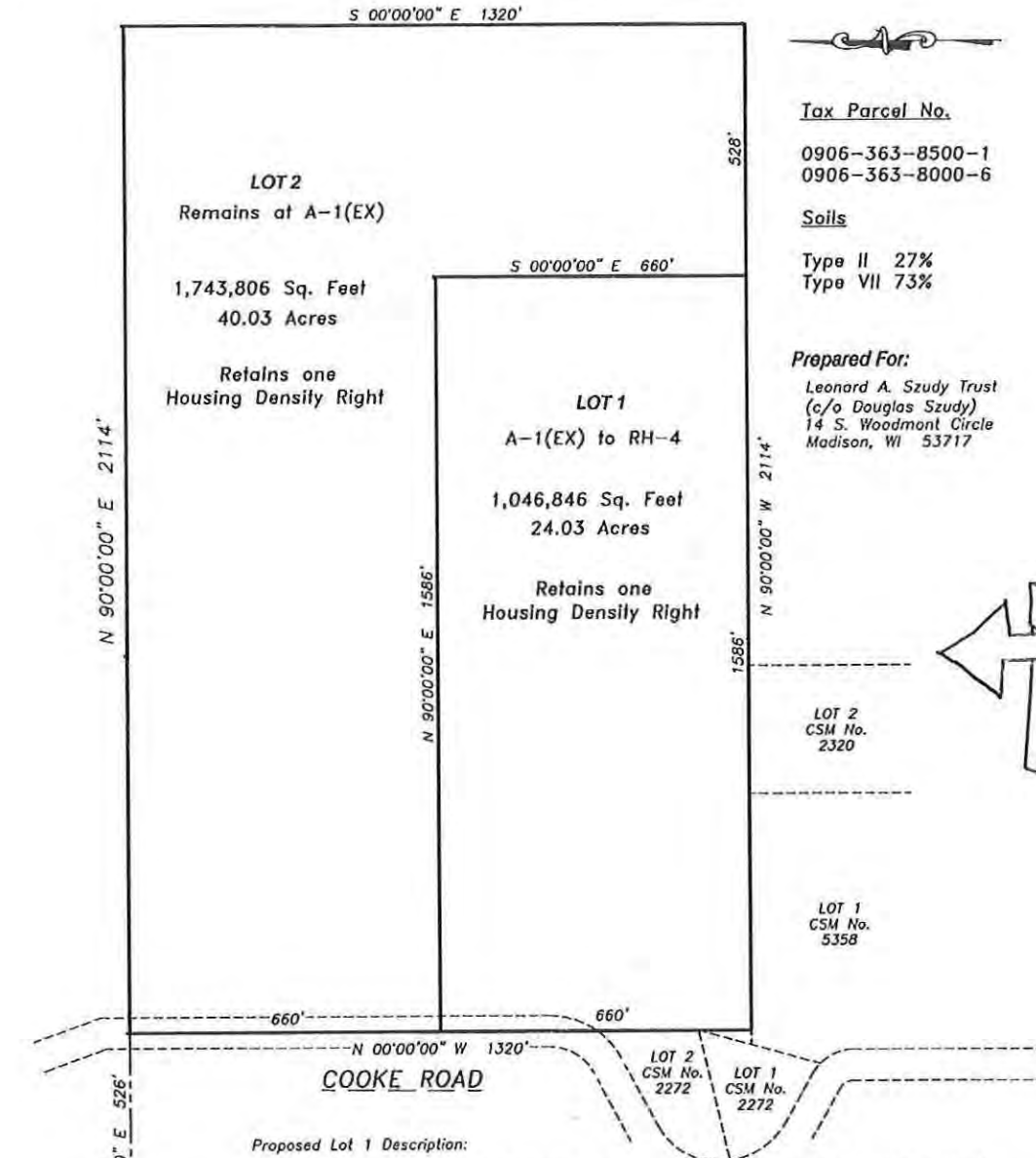
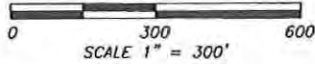


**BIRRENKOTT
SURVEYING, INC.**

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

ZONING MAP

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the
Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 36, T9N, R6E,
town of Mazomanie, Dane County, Wisconsin.



Proposed Lot 1 Description:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 36, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin, described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 36; thence N90°00'00"E, 526 feet to the center line of Cooke Road; thence S00°00'00"E, 660 feet along said center line to the point of beginning; thence N90°00'00"E, 1586 feet; thence S00°00'00"E, 660 feet; thence N90°00'00"W, 1586 feet; thence N00°00'00"W, 660 feet to the point of beginning; Containing 1,046,800 square feet, or 24.03 acres.

Proposed Lot 2 Description:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 36, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin, described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 36; thence N90°00'00"E, 526 feet to the center line of Cooke Road and the point of beginning; thence continuing N90°00'00"E, 2114 feet; thence S00°00'00"E, 1320 feet; thence N90°00'00"W, 528 feet; thence N00°00'00"W, 660 feet; thence N90°00'00"W, 1586 feet to said center line; thence N00°00'00"W, 660 feet along said center line to the point of beginning; Containing 1,743,800 square feet, or 40.03 acres.

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2017-11138
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	799730					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1028	\$386.00	03/27/2017	RWL1		
Owner Info.:	SZUDY TR, LEONARD A 14 S WOODMONT CIR MADISON, WI 53717					

Work Description:



Dane County Planning and Development Department
Zoning Division
Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

**ZONING MAP AMENDMENT
(Rezoning Petition)
&
CONDITIONAL USE PERMIT PROCESS**

Zoning Petition No: DCPREZ-2017-11138	Conditional Use Permit No: NONE
Public Hearing Date: 05/23/2017	Time: <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.

Town Review ➡ Staff Review ➡ ZLR Committee ➡ County Board ➡
County Executive ➡ County Clerk/Town Verification ➡ Conditions of Approval

**1. TOWN
REVIEW**

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

**2. STAFF
REVIEW**

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

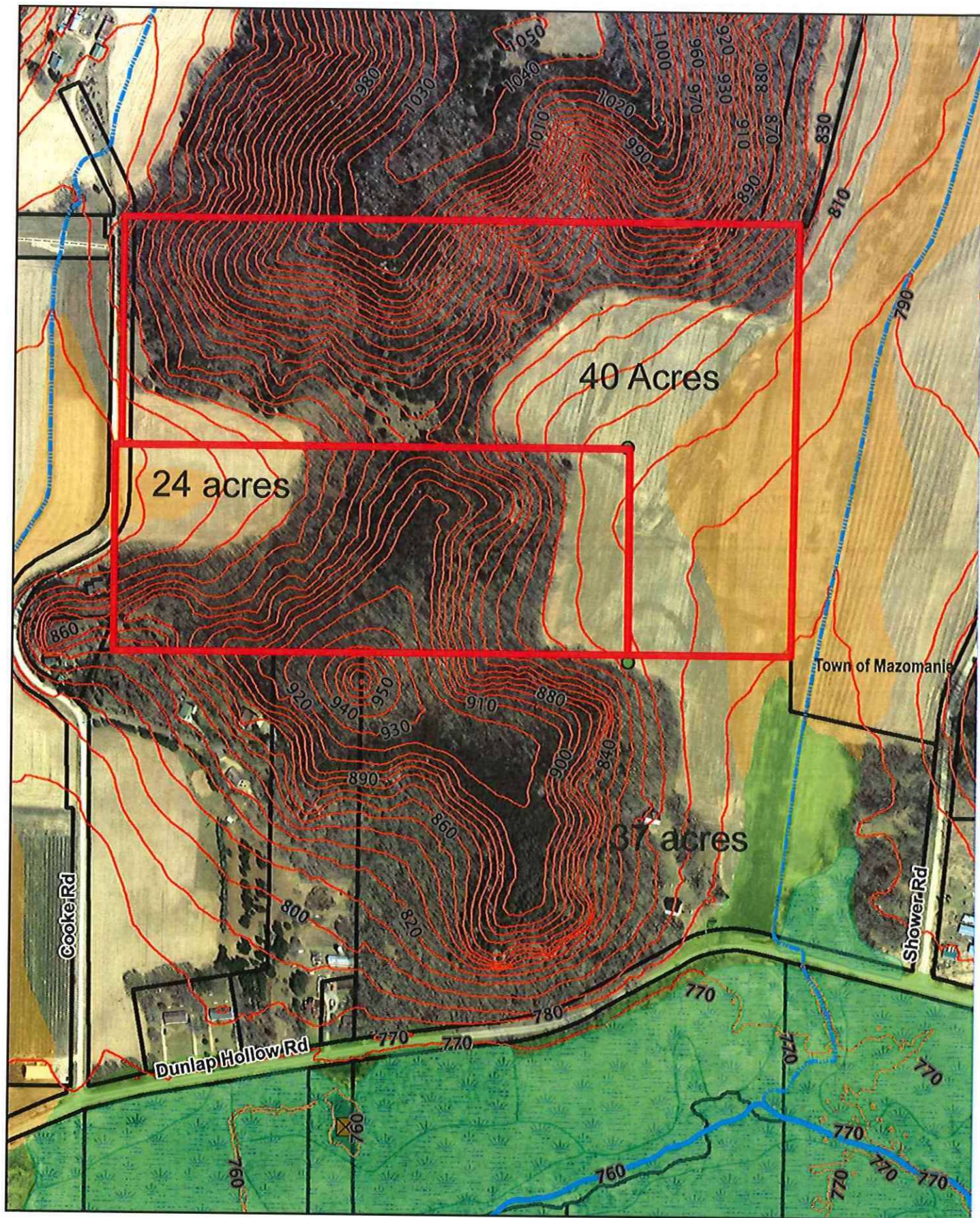
The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

7. FINAL APPROVAL

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Legend

- Wetland
- Hydric
- Hydric Inclusions



0 200 400 800 Feet



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Leonard A. Szudy Family Trust Agent's Name Douglas D. Szudy, Trustee
Address _____ Address 14 S. Woodmont Circle
Phone _____ Phone Madison, WI 53717
Email _____ Email (608) 831-4979
_____ Email szudy1@charter.net

Town: Mazomanie Parcel numbers affected: 0906-363-8500-1, 0906-363-80006

Section: 36 Property address or location: Cooke Road NORTH EAST OF 6474 COOKE ROAD

Zoning District change: (To / From / # of acres) RH-4 / A-1(Ex) / 24.03

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 27 % Other: 73 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
- ☐ Creation of a residential lot
- ☐ Compliance for existing structures and/or land uses
- ☒ Other:

The Szudys are distributing the family trust property to individual family members.

Each of the proposed lots will retain a Housing Density Right.

Please reference DCPREZ -2015-10922

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Mark A. Prunen
BIRRENKOTT SURVEYING INC.

Date: 3/20/2017



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Rm

Items that must be submitted with your application:

- o Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>LEONARD A. SZUDY</u>	Agent's Name	<u>DOUGLAS D. SZUDY, Trustee</u>
Address	<u>FAMILY TRUST</u>	Address	<u>14 S. Woodmont Circle</u>
Phone		Phone	<u>Madison, WI 53717</u>
Email		Email	<u>608-831-4979</u>
			<u>szudy1@charter.net</u>

Town: MAZOMANIE Parcel numbers affected: 034/0906-363-8500-1
Section: 01 Property address or location: Cooke Road, Mazomanie
Zoning District change: (To / From / # of acres) To A-4 From A-1 BX 23.1 acres

Soil classifications of area (percentages) Class I soils: ____% Class II soils: ____% Other: ____%

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
- ☐ Creation of a residential lot
- ☐ Compliance for existing structures and/or land uses
- ☐ Other:

No change in land use is intended. This is simply the first step of plan to distribute properties from the trust to individual family members while still keeping all properties within the family.
Our intent is to keep this parcel as is.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Douglas D. Szudy, Trustee

Date: 9-30-15

Proposed Lot 1 Description [A-1(Ex) to RH-4]:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 36, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin, described as follows:

Commencing at the West $\frac{1}{4}$ Corner of said Section 36; thence N90°00'00"E, 526 feet to the center line of Cooke Road; thence S00°00'00"E, 660 feet along said center line to the point of beginning; thence N90°00'00"E, 1586 feet; thence S00°00'00"E, 660 feet; thence N90°00'00"W, 1586 feet; thence N00°00'00"W, 660 feet to the point of beginning; Containing 1,046,800 square feet, or 24.03 acres.

Proposed Lot 2 Description [to remain A-1(Ex)]:

Part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 36, T09N, R06E, Town of Mazomanie, Dane County, Wisconsin, described as follows:

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