

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/19/2017	DCPREZ-2017-11189
Public Hearing Date	G.U.P. Number
09/26/2017	

OWNER INFORMATION			AGENT INFORMATION		
OWNER NAME BANKS TR, BARBARA A E		PHONE (with Area Code) 520-461-6969	AGENT NAME FIRST WEBER <i>Eric Grover</i>		PHONE (with Area Code) 608-444-2900
BILLING ADDRESS (Number & Street) 5937 N PLACITA DEL BARON			ADDRESS (Number & Street) 742 FOXFIELD		
(City, State, Zip) TUSCON, AZ 85718-4442			(City, State, Zip) OREGON, WI 53575		
E-MAIL ADDRESS			E-MAIL ADDRESS GROVERE@FIRSTWEBER.COM		
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	
1546 STARR SCHOOL RD		1546 STARR SCHOOL RD			
TOWNSHIP RUTLAND	SECTION 1	TOWNSHIP RUTLAND	SECTION 02	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-012-8500-4		0510-021-8000-8		051001290007/0 51002195001	
REASON FOR REZONE			CUP DESCRIPTION		
CREATING TWO RESIDENTIAL LOTS					
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION		ACRES
C-2 Commercial District	RH-1 Rural Homes District	3.6			
C-2 Commercial District	A-1Ex Exclusive Ag District	66.2			
M-1 Industrial District	RH-4 Rural Homes District	32.8			
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SLJ3	SIGNATURE: (Owner or Agent) <i>Eric O. Grover</i>	
Applicant Initials <i>EG</i>			Applicant Initials <i>EG</i>		
Applicant Initials <i>EG</i>			Applicant Initials <i>EG</i>		
COMMENTS: CREATING TWO RESIDENTIAL LOTS AND THE REMAINDER ACREAGE WILL BE FARMED			PRINT NAME: <i>Eric O. Grover</i>		
			DATE: 7/20/17		

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OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BANKS TR, BARBARA A E	PHONE (with Area Code) (520) 461-6969	AGENT NAME FIRST WEBER (ERIC GROVER)	PHONE (with Area Code) (608) 444-2900
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(City, State, Zip) TUSCON, AZ 85718-4442		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS		E-MAIL ADDRESS GROVERE@FIRSTWEBER.COM	

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	
1546 STARR SCHOOL RD		1546 STARR SCHOOL RD		SOUTH OF 1546 STARR SCHOOL RD	
TOWNSHIP RUTLAND	SECTION 1	TOWNSHIP RUTLAND	SECTION 02	TOWNSHIP RUTLAND	SECTION 01
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-012-8500-4		0510-021-8000-8		0510-012-9000-7/051002195001	

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Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>
<b>COMMENTS: CREATING TWO RESIDENTIAL LOTS AND THE REMAINDER ACREAGE WILL BE FARMED</b>				<b>DATE:</b>





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 BARBARA Banks Agent's Name ERIC GROVER  
Address 5937 N. PLACITA DEL BARON Address 742 FOXFIELD OREGON W  
TULSON AZ 85718 Phone 608 444 2900  
Phone \_\_\_\_\_ Phone \_\_\_\_\_  
Email \_\_\_\_\_ Email GROVER@FIRSTWEBER.COM

Town: RUTLAND Parcel numbers affected: 05100128504, 051001290007,  
051002195001, 051002180008  
Section: 01 and 02 Property address or location: 1546 STARR SCHOOL RD TOWN OF  
RUTLAND, WI  
Zoning District change: (To / From / # of acres) RH-1 AND A-1EX FROM C-2  
AND RH-4 FROM M-1

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:

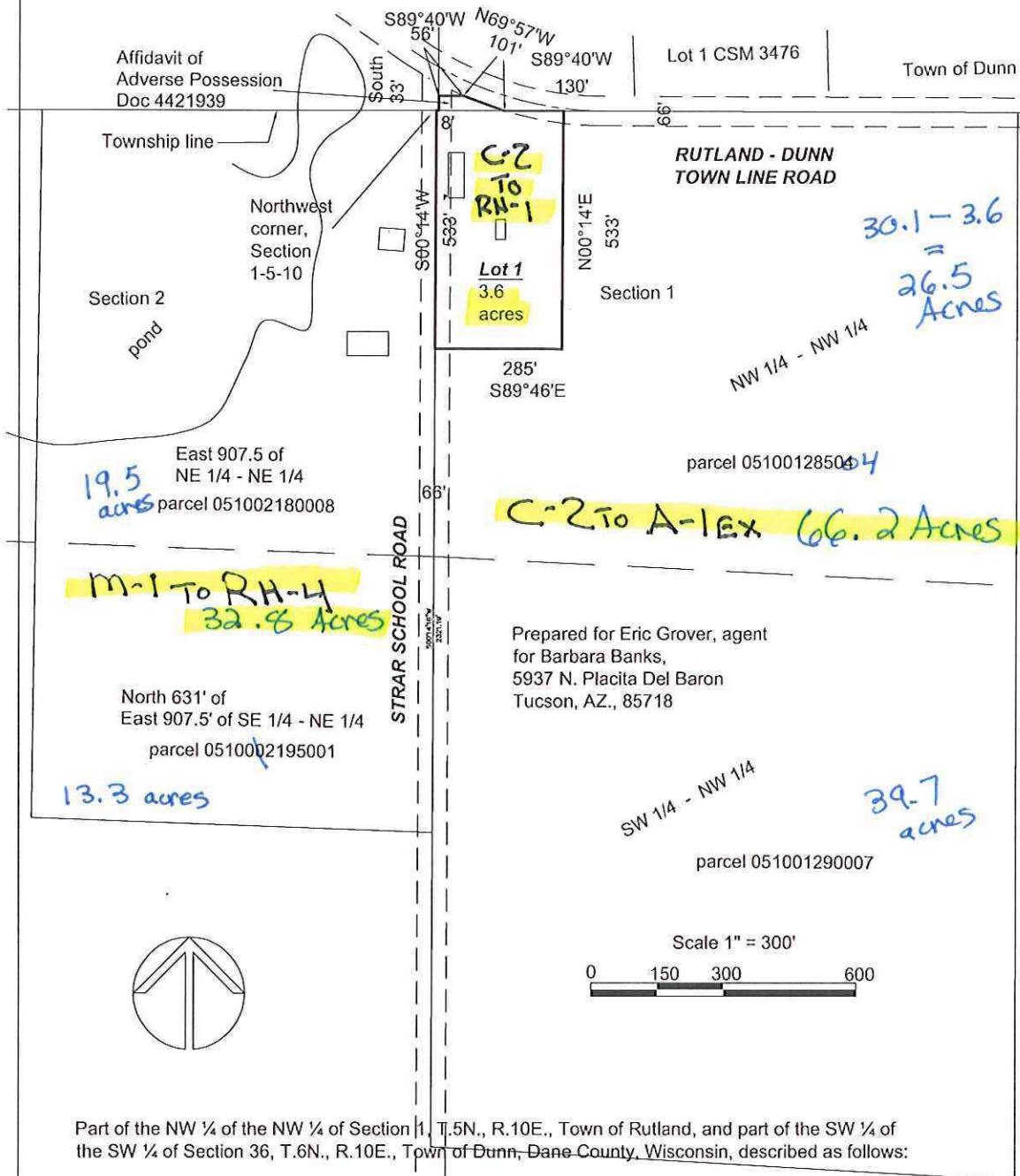
OWNER WOULD LIKE TO SELL THE FARM AND  
WOULD LIKE TO GET RID OF M-1 AND C-2  
ZONING. WOULD LIKE TO CREATE TWO RESIDENTIAL  
RE-ZONE RH-4 ON 32 ACRES AND RH-1 ON  
316 ACRES

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature]

Date: 7/19/17

# Preliminary Certified Survey Map

Part of the NW 1/4 of the NW 1/4 of Section 1, T.5N., R.10E., Town of Rutland, and part of the SW 1/4 of the SW 1/4 of Section 36, T.6N., R.10E., Town of Dunn, Dane County, Wisconsin



Part of the NW 1/4 of the NW 1/4 of Section 1, T.5N., R.10E., Town of Rutland, and part of the SW 1/4 of the SW 1/4 of Section 36, T.6N., R.10E., Town of Dunn, Dane County, Wisconsin, described as follows:

Beginning at the Northwest corner of Section 1; thence S00°14'W along the West line of the NW 1/4 of the NW 1/4, 533 feet; thence S89°46'E, 285 feet; thence N00°14'E, 533 feet to the North line of the NW 1/4 of the NW 1/4; thence S89°40'W along said line, 130 feet; thence N69°57'W, 101 feet; thence S89°40'W, 56 feet to the West line of the SW 1/4 of the SW 1/4 of Section 36, Town of Dunn; thence South, 33 feet to the Southwest corner of said 1/4 - 1/4; thence West, 8 feet to the point of beginning. Containing 3.6 acres more or less.

**Wisconsin Mapping, LLC**

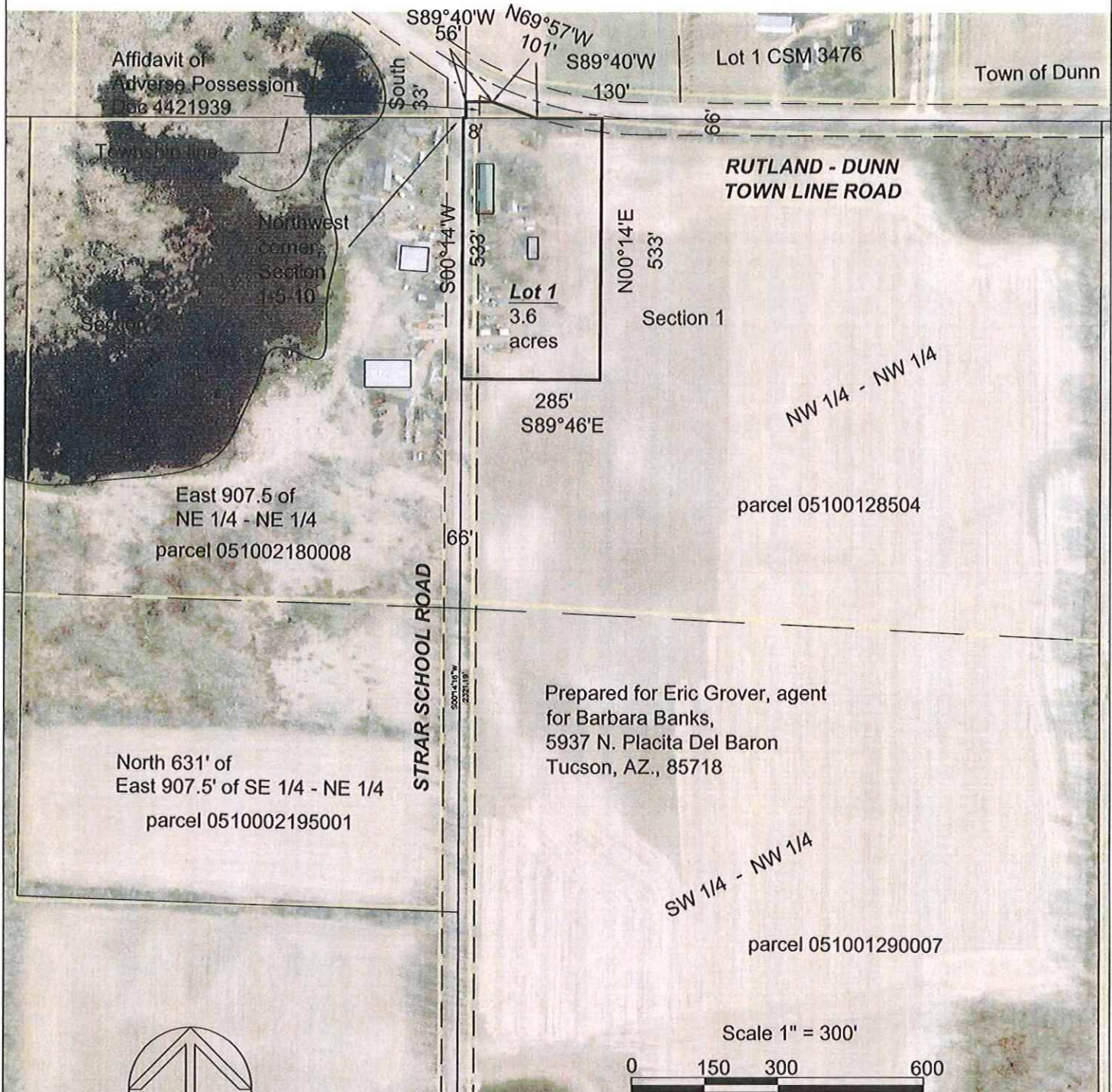
\* *surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 5057-17 Date 6/27/17  
Sheet 1 of 1  
Document No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_



# 

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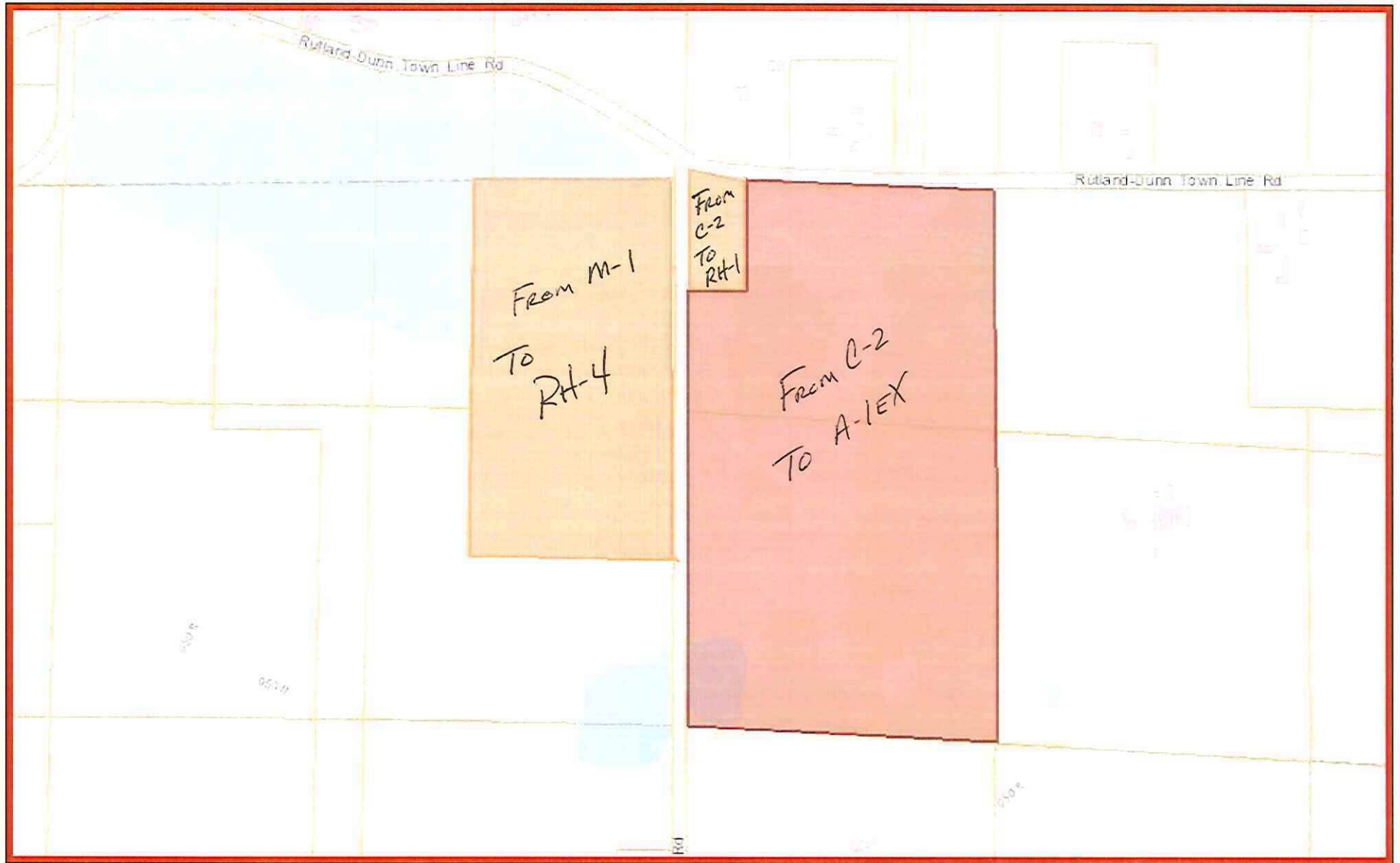


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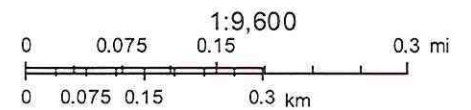


# Dane County Web Map



June 21, 2017

 Tax Parcels



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,



DCPREZ-0000-08108

RH-2

DCPREZ-0000-04190

RH-1

DCPREZ-0000-02455

A-1(EX)

DCPREZ-0000-00000

M-1

DCPREZ-0000-00753

C-2

DCPREZ-0000-00753

A-1(EX)

DCPREZ-0000-00000

A-1(EX)

DCPREZ-0000

RH-4

DCPREZ-0000-06890

RH-1

DCPREZ-0000-08940

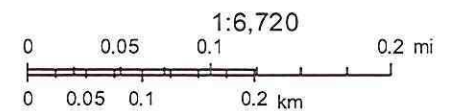


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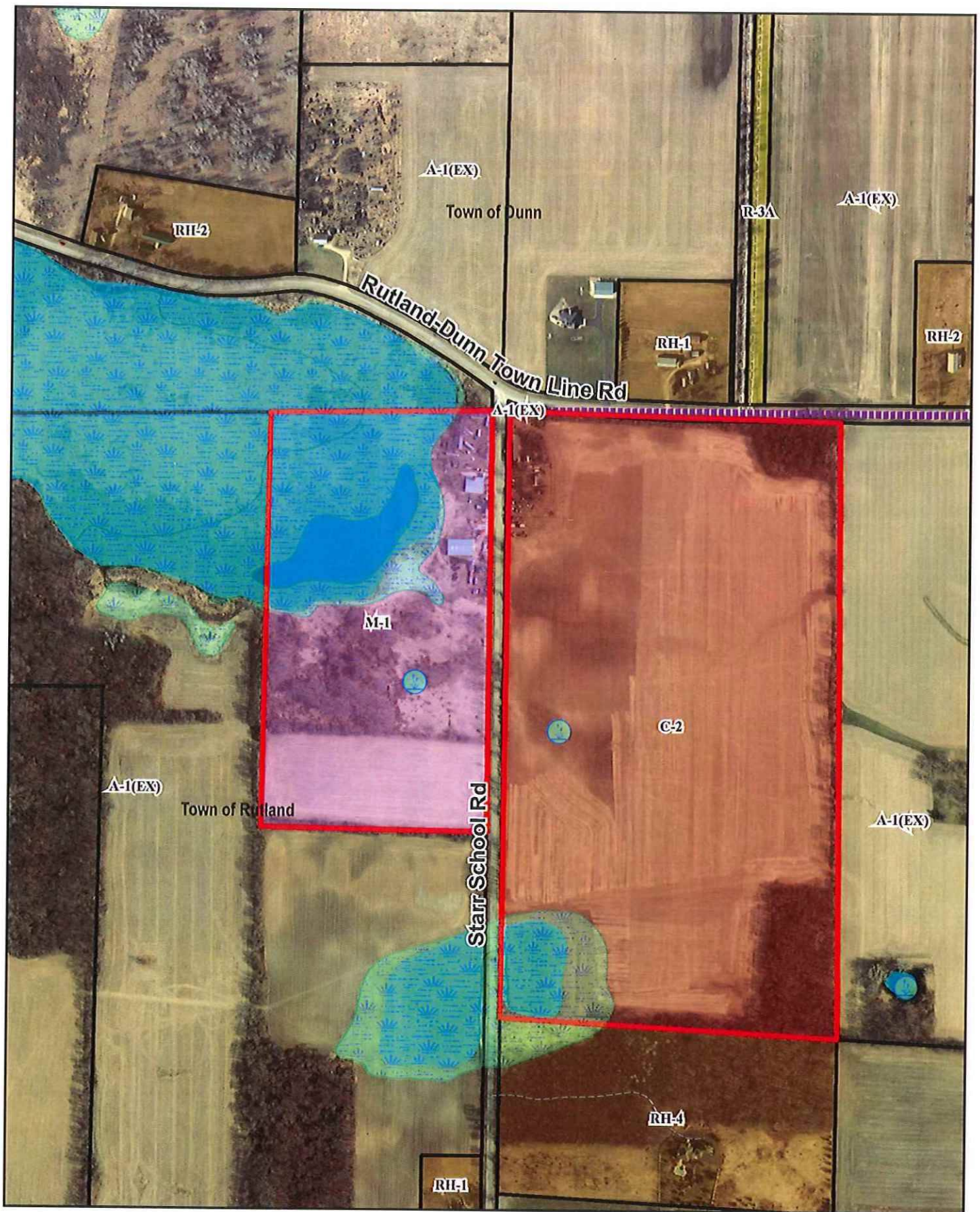
June 21, 2017

- Contours - 10 ft Intervals
- DNR Wetlands
- FEMA FIRM Panel
- Special Flood Hazard Text



Planning  
NA





## Legend



Wetland




0 250 500 1,000 Feet

Petition 11189  
Banks



**Parcel Number - 052/0510-012-8500-4****Current**[< Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF RUTLAND	
Parcel Description	SEC 1-5-10 FR NW1/4 NW1/4	
Owner Name	BANKS TR, BARBARA A E	
Primary Address	1546 STARR SCHOOL RD	
Billing Address	5937 N PLACITA DEL BARON TUSCON AZ 85718-4442	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	30.100	
Land Value	\$65,600.00	
Improved Value	\$70,000.00	
Total Value	\$135,600.00	

[Show Valuation Breakout](#)



**Open Book**

Open Book dates have passed for the year

Starts: ~~05/08/2017 - 05:00 PM~~

Ends: ~~05/08/2017 - 07:00 PM~~

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~05/18/2017 - 06:00 PM~~

Ends: ~~05/18/2017 - 08:00 PM~~

[About Board Of Review](#)

[Show Assessment Contact Information ▼](#)

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

C-2 DCPREZ-0000-00753

[Zoning District Fact Sheets](#)