

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/15/2024	DCPREZ-2024-12107
<b>Public Hearing Date</b>	
10/22/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOSEPH AND KEITH O'CONNELL	PHONE (with Area Code) (608) 206-1871	AGENT NAME TYLER WILKINSON	PHONE (with Area Code) (608) 553-6500
BILLING ADDRESS (Number & Street) 4323 COUNTY HIGHWAY F		ADDRESS (Number & Street) 285 S. WINSTED ST.	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip) Spring Green, WI 53588	
E-MAIL ADDRESS travisroconnell@yahoo.com		E-MAIL ADDRESS tyler@wilkinsonauctions.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	
Zwettler Rd west of 4341 County Hwy F					
TOWNSHIP VERMONT	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-074-9731-4		0706-074-9000-8			

## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.97

<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>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: PROPERTY MAY BE SUBJECT TO SHORELAND ZONING PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION



**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:	Keith & Joe O'Connell	Agent Name:	Tyler Wilkinson
Address (Number & Street):	4323 County Highway F	Address (Number & Street):	285 S. Winsted Street
Address (City, State, Zip):	Blue Mounds, WI 53517	Address (City, State, Zip):	Spring Green, WI 53588
Email Address:	travisroconnell@yahoo.com	Email Address:	tyler@wilkinsonauctions.com
Phone#:	(608) 206-1871	Phone#:	(608) 553-6500

### PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	060/0706-074-9731-4 and 060/0706-074-9000-8
Section:	7	Property Address or Location:	SE/SE and SW/SE, Section 7, Zwettler Road

### 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

Keith & Joe O'Connell wish to create a small residential lot for a family member to build a home. The preliminary survey for this 2.97 acre proposed lot is attached.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.97

**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 Tyler Wilkin

Date 8/13/24

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOCATED IN THE SOUTHWEST ¼ -SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

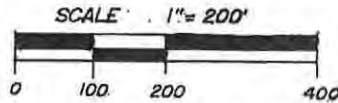
I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Southwest ¼ of the Southeast ¼ and the Southeast ¼ of the Southeast ¼ of Section 7, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of said Section 7; thence N 89°01'47" E, 928.82 feet along the South line of the SE ¼ of said Section 7 to the point of beginning; thence N 00°53'45" W, 63.93 feet; thence N 08°22'00" W, 158.94 feet; thence N 50°59'00" E, 340.36 feet; thence N 32°30'00" W, 311.40 feet; thence N 79°30'00" E, 333.02 feet; thence S 45°33'33" E, 217.82 feet; thence S 50°59'00" W, 655.52 feet; thence S 08°22'00" E, 125.64 feet; thence S 00°53'45" E, 68.15 feet; thence S 89°01'47" W, 66.00 feet to the point of beginning, containing 3.03 acres, more or less.

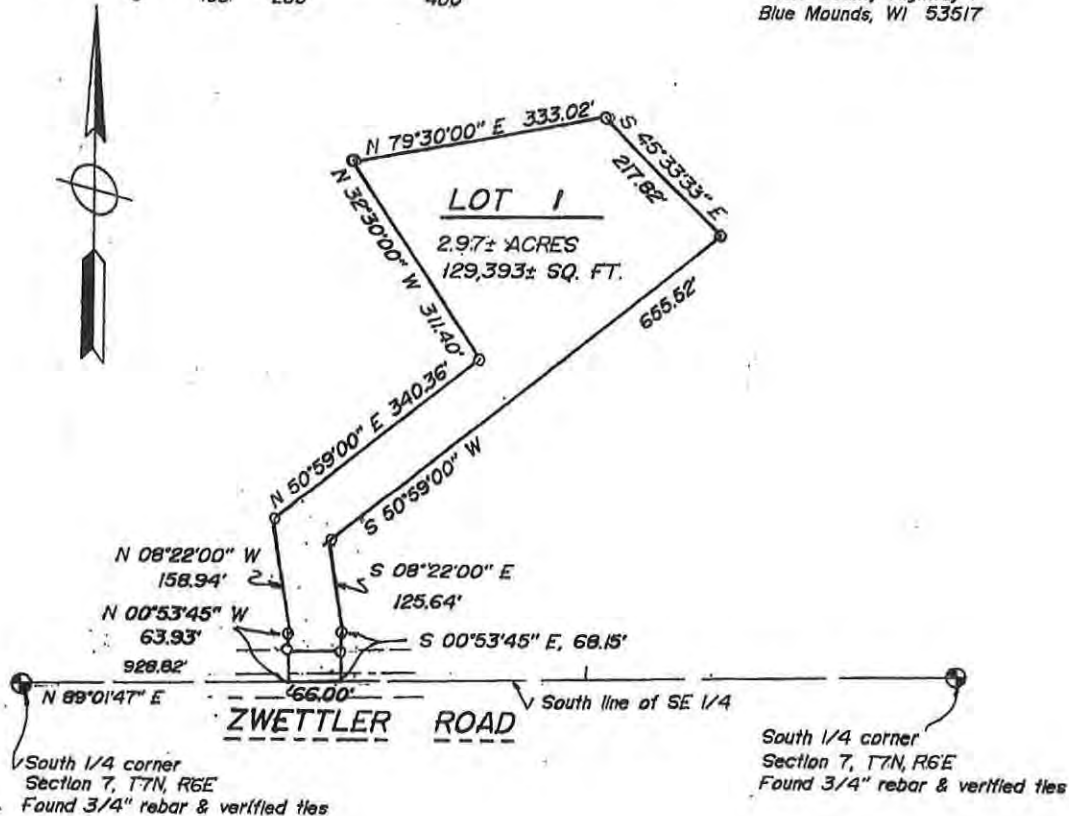
That I have prepared the above certified survey map at the request of Keith O'Connell.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

John M. Halverson  
Professional Land Surveyor  
6381 Coon Rock Road  
Arena, WI 53503  
Dated this \_\_\_ day of \_\_\_\_\_, 2024



OWNER: Joseph O'Connell  
Keith O'Connell  
4323 County Highway F  
Blue Mounds, WI 53517



## RR-2 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, [Section 10.242](#)

### Permitted Uses 10.242(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 10.242(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
- 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 10.242(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:

100 feet from Residential or Hamlet zoning districts

50 feet from Rural Residential zoning districts

10 feet from all other zoning districts

### Lot Width & Area 10.242(4)

**Minimum:** 2 acres

**Maximum:** less than 4 acres, excluding right-of-way

**Minimum lot width:** 100 feet

### Maximum Lot Coverage 10.242(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:

- A principal residential use (home) exists or is 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.

### Livestock 10.004(85); 10.103(18)

- The number of livestock kept is limited to one (1) animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow; 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof..

## **RR-2 Rural Residential District**

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, Section 10.242

### **Incidental Room Rental 10.004(72)**

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

### **Limited Family Business 10.004(83)**

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.

# 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:** Travis O'Connell

<b>Town</b>	Vermont	<b>A-1EX Adoption</b>	10/12/1979	<b>Orig Farm Owner</b>	Raphael F. & Lois O'Connell
<b>Section:</b>	07, 18	<b>Density Number</b>	35	<b>Original Farm Acres</b>	218.84
<b>Density Study Date</b>	6/20/2024	<b>Original Splits</b>	6.25	<b>Available Density Unit(s)</b>	6



**Reasons/Notes:**

Homesites created to date:  
NONE  
New development should avoid resource protection corridors.

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
070618280009	40.32	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607490008	39.33	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607487307	8.44	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607482302	20.55	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607395004	39.6	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607385006	33.61	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607382303	8.71	JOSEPH O'CONNELL & KEITH O'CONNELL	
070607484702	0.74	KALSCHEUR INVESTMENTS LLC	
070607497314	27.53	KEITH DAVID OCONNELL & JOE OCONNELL	

## **FP-35 to RR-2**

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section Seven, Town Seven North, Range Six East, Town of Vermont, Dane County, Wisconsin, more particularly described as:

Commencing at the South Quarter corner of said Section Seven;  
Thence N89° 01' 47" E, 928.82 feet along the South line of the Southeast Quarter of said Section Seven to the point of beginning;  
Thence N00° 53' 45" W, 63.93 feet;  
Thence N08° 22' 00" W, 158.94 feet;  
Thence N50° 59' 00" E, 340.36 feet;  
Thence N32° 30' 00" W, 311.40 feet;  
Thence N79° 30' 00" E, 333.02 feet;  
Thence S45° 33' 33" E, 217.82 feet;  
Thence S50° 59' 00" W, 655.52 feet;  
Thence S08° 22' 00" E, 125.64 feet;  
Thence S00° 53' 45" E, 68.15 feet;  
Thence S89° 01' 47" W, 66.00 feet to the point of beginning.

Containing 3.03 acres, more or less.