

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
01/24/2025	DCPREZ-2025-12147
<b>Public Hearing Date</b>	
04/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN R GRAMS	PHONE (with Area Code) (608) 347-5664	AGENT NAME DAVID RIESOP	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 195 COUNTY HIGHWAY BB		ADDRESS (Number & Street) 306 WEST QUARRY ST.	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS evets195@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	
195 County Highway BB					
TOWNSHIP DEERFIELD	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-123-8710-8					

## REASON FOR REZONE

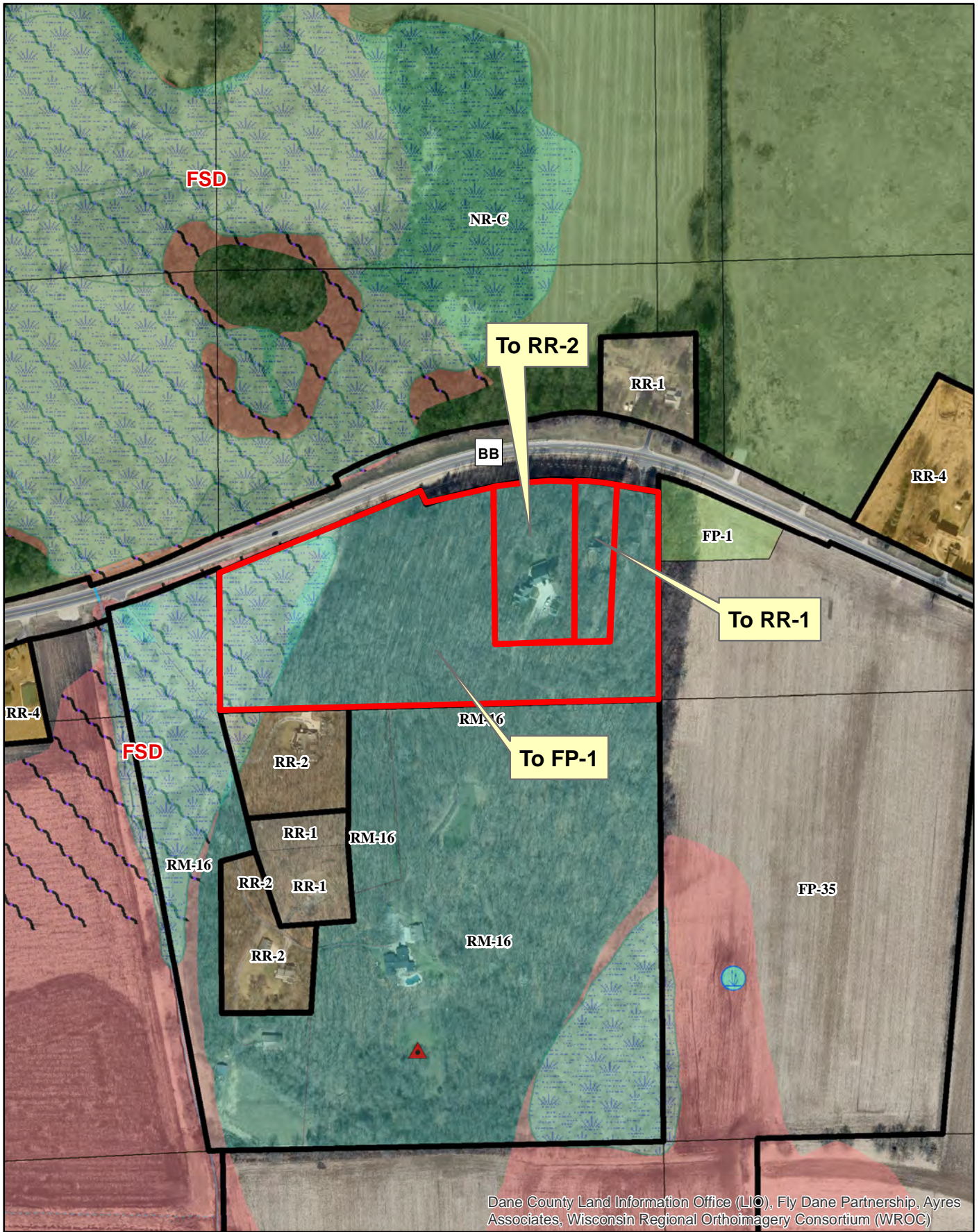
CREATING TWO RESIDENTIAL LOTS FOR EXISTING STRUCTURES AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	2.6
RM-16 Rural Mixed-Use District	RR-1 Rural Residential District	1.6
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	14.8

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  

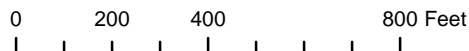
COMMENTS: PETITION WILL TRANSFER ONE DEVELOPMENT RIGHT FROM THE PROPERTY AT 928 ZECHZER RD (TAX PARCEL 071221295500).

**DATE:**



**Legend**

-  Wetland
-  Floodplain



**Petition 12147  
Grams**





**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:	Steve R. Grams	Agent Name:	David Riesop
Address (Number & Street):	195 CTH BB	Address (Number & Street):	306 West Quarry St
Address (City, State, Zip):	Marshall, Wi 53559	Address (City, State, Zip):	Deerfield, Wi
Email Address:	evets195@gmail.com	Email Address:	wismapping@charter.net
Phone#:	608-347-5664	Phone#:	608-764-5602

PROPERTY INFORMATION			
Township:	Deerfield	Parcel Number(s):	0712-123-8710-8
Section:	12	Property Address or Location:	195 CTH BB

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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.</p>	<p>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Property owner wishes to create separate parcels around existing home and old school house, and retain remainder parent parcel and manage as woodland.  
 Both existing structures are served by separate septic systems and are served by a joint well. All three resulting parcels to share physical access on current driveway.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	FP-1	14.8
RM-16	RR-2	2.6
RM-16	rr-1	1.6

**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 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 1/21/25



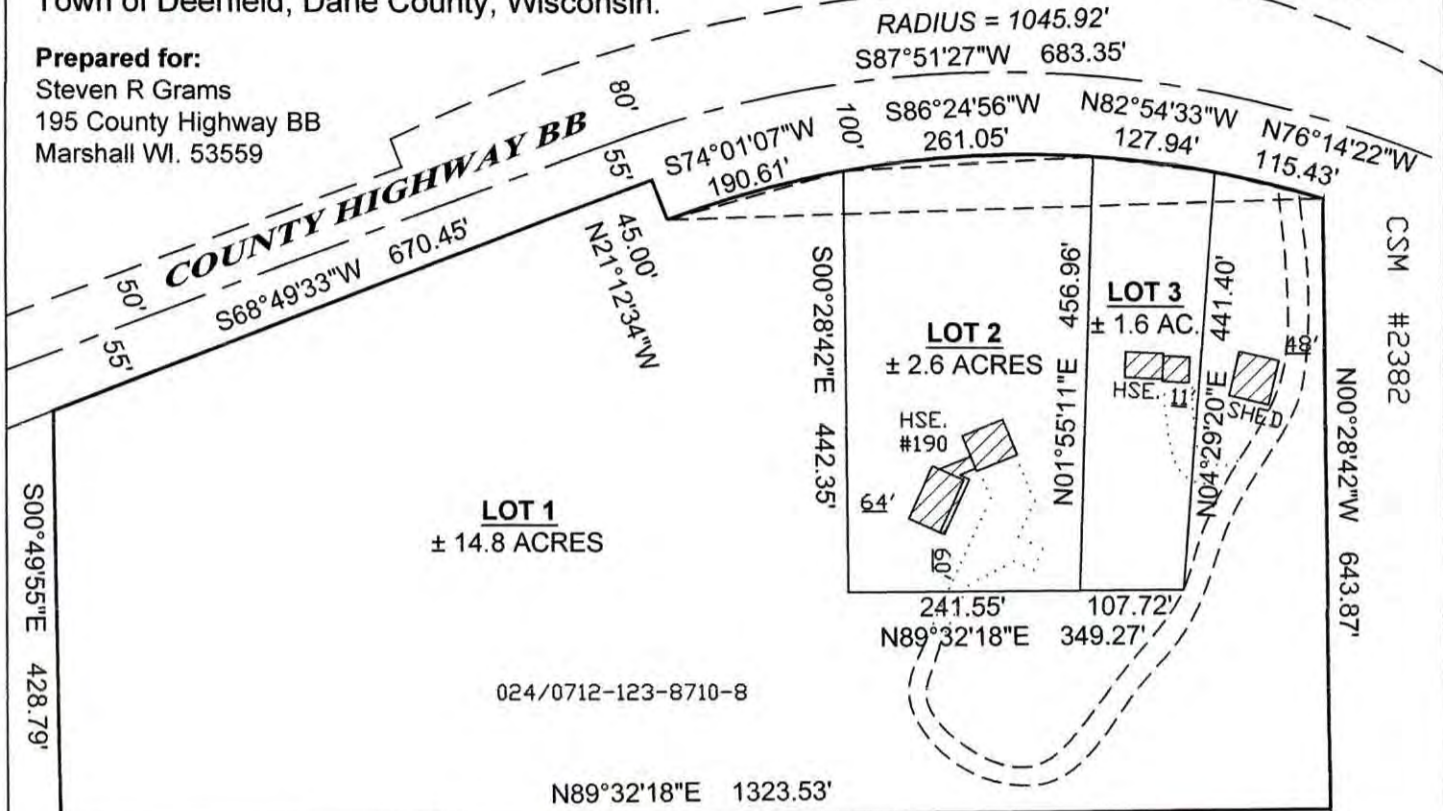
# Preliminary Certified Survey Map

Referred to the  
Dane County  
Coordinate  
System.



Part of the NW 1/4 of the SW 1/4 of Section 12, T.7N., R.12E.,  
Town of Deerfield, Dane County, Wisconsin.

**Prepared for:**  
Steven R Grams  
195 County Highway BB  
Marshall WI. 53559



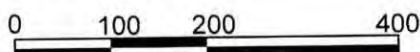
## Lot 4, CSM #15857

Lot 1, RM-16 to FP-1  
Part of the NW ¼ of the SW ¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:  
Commencing at the Southwest corner of Section 12; thence N89°21'56"E, 1322.59 feet; thence N00°41'20"W, 1314.17 feet to the Southeast corner of the NW ¼ of the SW ¼ and the point of beginning; thence N00°28'42"W, 643.87 feet to the South line of County Highway "BB"; thence N76°14'22"W along said South line, 115.43 feet; thence S04°29'20"W, 441.4 feet; thence S89°32'18"W, 349.27 feet; thence N00°28'42"W, 442.35 feet to the South line of "BB"; thence S74°01'07"W, 190.61 feet; thence N21°12'34"W, 45 feet; thence S68°49'33"W, 670.45 along said South line to the East line of Lot 4 of Dane County Certified Survey Map number 15857; thence S00°49'55"E, 428.79 feet; thence N89°32'18"E, 1323.53 feet to the point of beginning. Containing 14.8 acres more or less.

Lot 2, RM 16 to RR-2  
Part of the NW ¼ of the SW ¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:  
Commencing at the Southwest corner of Section 12; thence N89°21'56"E, 1322.59 feet; thence N00°41'20"W, 1314.17 feet to the Southeast corner of the NW ¼ of the SW ¼; thence N00°28'42"W, 643.87 feet to the South line of County Highway "BB"; thence N76°14'22"W along said South line, 115.43 feet; thence S04°29'20"W, 441.4 feet; thence S89°32'18"W, 107.72 feet to the point of beginning; thence continue S89°32'18"W, 241.55 feet; thence N00°28'42"W, 442.35 feet to the South line of "BB"; Thence N86°24'56"E along said South line, 261.05 feet; thence S01°55'11"W, 456.96 feet to the point of beginning. Containing 2.6 acres more or less.

Lot 3, RM16 to RR-1  
Part of the NW ¼ of the SW ¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:  
Commencing at the Southwest corner of Section 12; thence N89°21'56"E, 1322.59 feet; thence N00°41'20"W, 1314.17 feet to the Southeast corner of the NW ¼ of the SW ¼; thence N00°28'42"W, 643.87 feet to the South line of County Highway "BB"; thence N76°14'22"W along said South line, 115.43 feet to the point of beginning; thence S04°29'20"W, 441.4 feet; thence S89°32'18"W, 107.72 feet; thence N01°55'11"E, 456.96 feet to the South line of "BB"; thence S82°54'33"E, 127.94 feet to the point of beginning. Containing 1.6 acres more or less.

Scale 1" = 200'



SW. COR.  
SEC. 12

N89°21'56"E 1322.59'

S. 1/4 COR.  
SEC. 12

N89°21'56"E 2645.15'

## Wisconsin Mapping, LLC

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

Dwg. No. 6341-25 Date 1/07/2025  
Sheet 1 of 21  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

Dane County Zoning Division  
Room 116 City-County Building  
210 Martin Luther King Jr. Blvd  
Madison, Wisconsin 53703

01/23/2025

Statement of Intent for rezoning:

We are proposing a transfer of development rights (TDR) from Caroline Storlie's property at 928 Zechzer Rd (tax parcel #071221295500). See attached density study. This TDR will be used to create a parcel around the old school house building on our property located at 195 County Rd BB, Marshall, WI 53559. This change will enable us to generate some rental income to continue maintenance of the old school house building. We are also proposing a change to separate our existing residence into a smaller parcel.

Currently we are zoned RM-16 and propose the following changes per map attached:

- The old school house with 1.6 acres to RR-1 with the TDR-R overlay zoning category
- The existing residence with 2.6 acres to RR-2
- The remaining 14.8 acres to FP-1

As recommended by Dan Everson, each of the RR lots will have a minimum of 66' of frontage onto CTH BB. We plan on utilizing the existing driveway and will be creating a private driveway agreement.







# FARMLAND PRESERVATION DENSITY STUDY

Density policies vary by town. Farmstead ownership is based on the enactment date of farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266, and learn more . Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Steve Grams

**Town:** Deerfield

**Density Study Date:** 6/5/2016

**Section(s):** 11, 12

**Adoption Date:** 10/25/1978

**Density Number:** 35

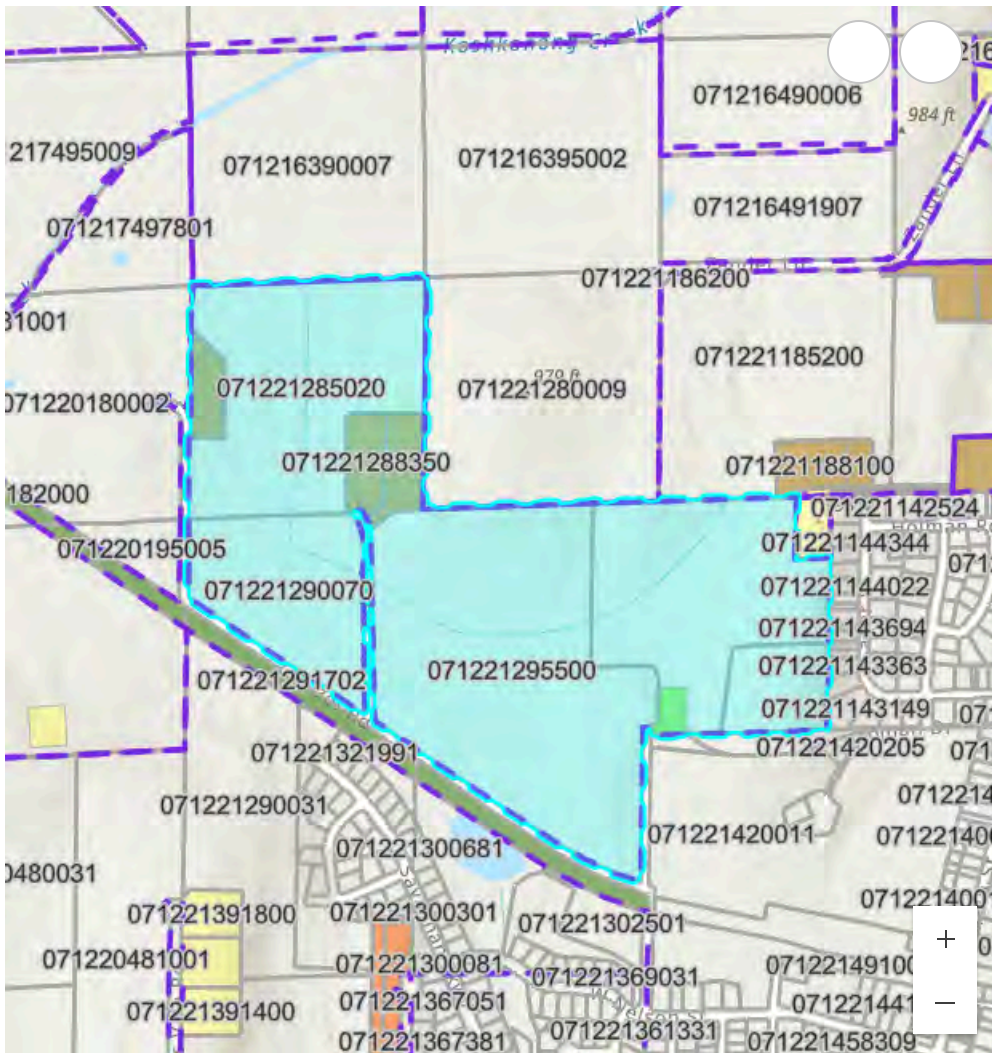
**Orig Farm Owner:** Ramon Storlie

**Original Farm Acres:** 151.63

**Available Density Unit(s):** 1

**Original Splits:** 4.33

**Accela Number:**



## Reasons / Notes:

Property was eligible for 4 density units ("splits"). 3 prior splits taken per CSM 6730 and 14400 (2 lots).

One density unit ("split") remains available to Storlie Properties (Caroline Storlie).

A pre-1978 farm residence at 928 Zechzer Rd located on tax parcel 0712-212-9550-0 was demolished in late 2022. Note that the town does not count pre-1978 farm residences, unless separated onto a parcel under 35 acres in size. The town plan is silent on replacement of such residences.

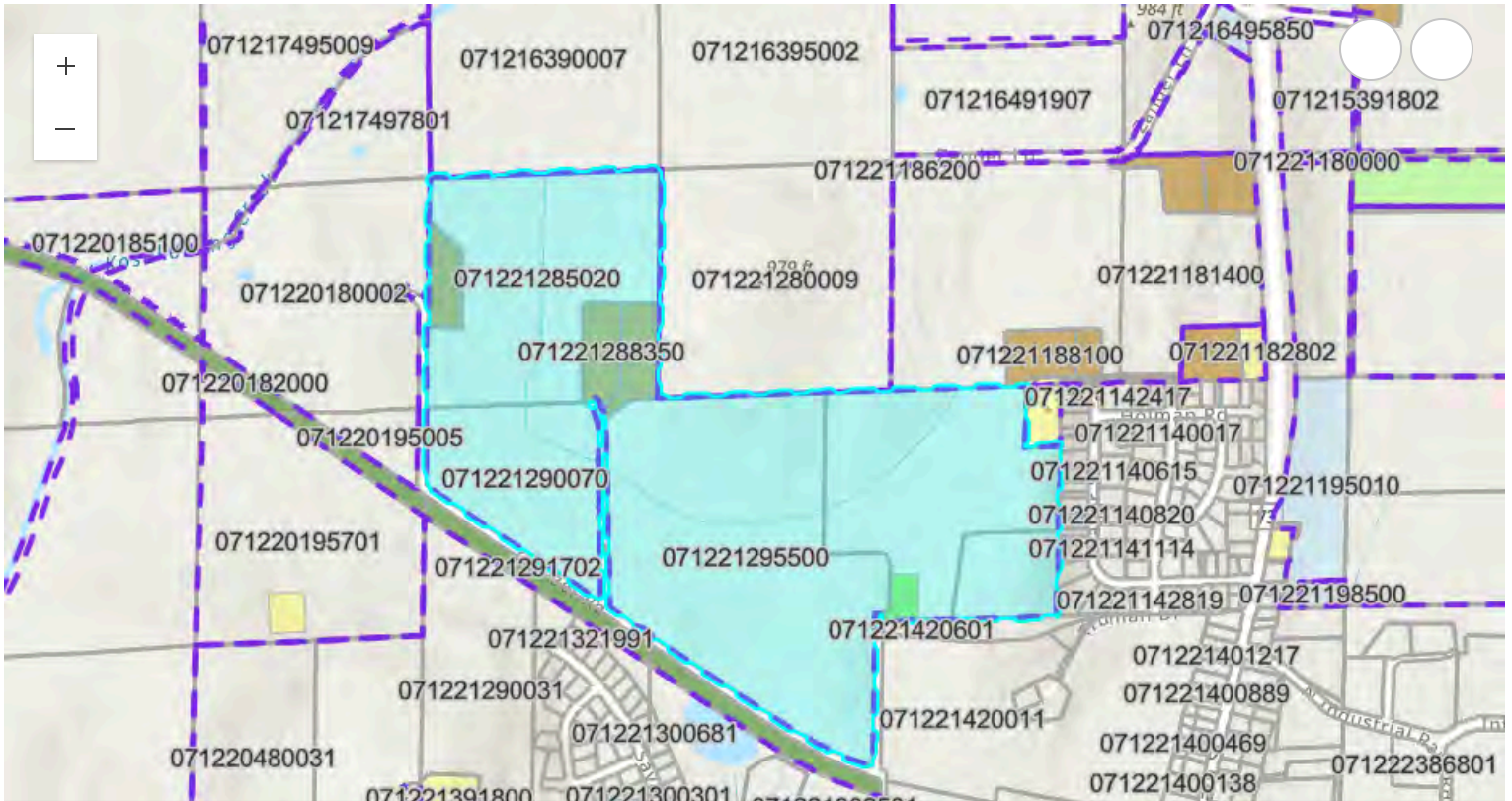
Grams' TDR proposal would exhaust the 1 remaining split.

However, Storlie may still be eligible to replace the residence at 928 Zechzer Rd pending town consideration of the issue.

# FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: Steve Grams



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Garmin, SafeGrap... Powered by Esri

Parcel Number	Acres	Owner	CSM
071221190550	30.18	STORLIE PROPERTIES LLC	
071221192900	6.57	STORLIE PROPERTIES LLC	
071221285020	32.92	STORLIE JT IRREV LIVING TR, RAMON D & BEVERLY J	
071221286601	2.39	DAVID S BARNETT	06730
071221288350	2.89	G & C LIVING TR	14400
071221288650	2.92	G & C LIVING TR	14400
071221290070	18.36	STORLIE JT IRREV LIVING TR, RAMON D & BEVERLY J	
071221295500	55.4	STORLIE PROPERTIES LLC	



**RM-16 to FP-1**

(proposed Lot 1)

Part of the NW¼ of the SW¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:

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**RM-16 to RR-2**

(proposed Lot 2)

Part of the NW¼ of the SW¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:

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**RM-16 to RR-1**

(proposed Lot 3)

Part of the NW ¼ of the SW ¼ of Section 12, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:

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