

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
06/27/2025	DCPREZ-2025-12193
<b>Public Hearing Date</b>	
09/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TOWN OF YORK (ON BEHALF OF MULTIPLE OWNERS)	PHONE (with Area Code) (608) 445-7941	AGENT NAME DANE COUNTY PLANNING AND DEVELOPMENT	PHONE (with Area Code) (608) 266-9108
BILLING ADDRESS (Number & Street) 796 York Center Road		ADDRESS (Number & Street) 210 MLK JR. BLVD. RM 116	
(City, State, Zip) Marshall, WI 53559		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS	

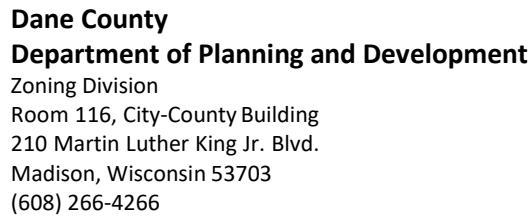
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Multiple (see list)					
TOWNSHIP YORK	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-283-8810-0					

## REASON FOR REZONE

A TOWN SPONSORED BLANKET REZONE OF MULTIPLE PARCELS TO CORRECT ZONING MAP DISCREPANCIES

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	RR-4 Rural Residential District	20.1
RM-16 Rural Mixed-Use District	FP-35 Farmland Preservation District	74.2
GC General Commercial District	FP-B Farmland Preservation Business District	1.9

<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" 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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## REZONE APPLICATION

Date \_\_\_\_\_

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☐ Scale and north arrow
- ☐ Date the site plan was created
- ☐ Existing subject property lot lines and dimensions
- ☐ Existing and proposed wastewater treatment systems and wells
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#)
- ☐ Proposed loading/unloading areas
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- ☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- ☐ Hours of operation
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- ☐ Signage, consistent with section [10.800](#)

☐ **ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

#	Tax Parcel Number	Acreage	Section	Owner Name	Address or Road	Legal Description	Reason	Rezone From	Rezone To
1	0912-283-8810-0	7.35	28	Lan & Gail Waddell	6598 Deansville Rd	Lot 1 CSM 6514	Previous zoning was RH-2, this is a CSM lot under 8 acres in size.	RR-8	RR-4
2	0912-363-8280-5	6.77	36	Alvin Whitaker	Vacant Parcel: York Heights Rd	Metes and Bounds	Less than 16 acres. This is a 6.77 acre lot. Confirmed is a legal lot of record so residential zoning is ok.	RM-16	RR-4
3	0912-272-8071-0	34	27	Jeffrey & Lisa Barman	Vacant Parcel: State HWY 73	Metes and Bounds	Total ownership is greater than 35 acres.	FP-1	FP-35
4	0912-344-9340-0	5.925	34	Lisa Ford	6345 State Highway 73	Lot 1 CSM 14175	Less than 8 acres in size.	RM-8	RR-4
5	0912-142-8750-3	0.2	14	Harvey Spiegelhoff	Vacant Parcel: Marshall Rd	Metes and Bounds	The legal description for rezone petition #6909 for parcel 091214285701 mistakenly included this triangular piece. The deed for parcel 091214285701 does not include it, and rezone 6909 should not have included this, being under different ownership. This parcel should be zoned FP-35 as it is part of the larger Spiegelhoff ownership, not Hein ownership	RM-16	FP-35
6	0912-282-9002-0	40.002	28	Hansen Living Tr	6800 Deansville Rd	Metes and Bounds	Previous property owners used the property for a greenhouse business, the current owners do not use the property for business use and they would like the FP-B spot zone area removed.	FP-B	FP-35
7	0912-152-9150-5	1.86	15	Jerome and Christine Schleicher	7300 State Highway 73	Lot 1 CSM 4491	Owner does general repair of ag machinery which is allowed, but wants to build an agricultural building (not a commerical building) do to this. Lot was zoned C-2 long ago with petition #3286.	GC	FP-B

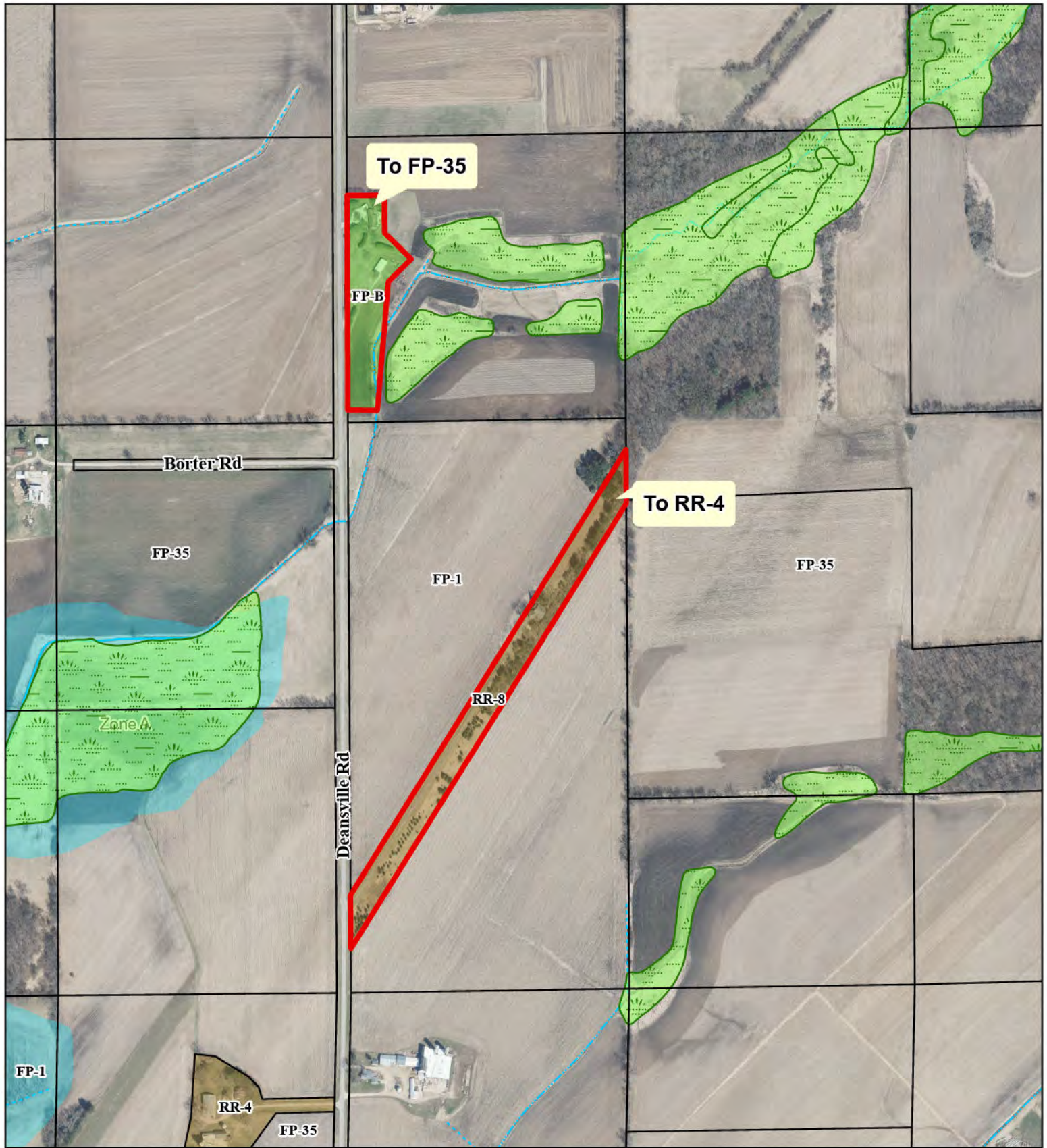
**Total Acres 96.107**

**Total Acres to RR-4: 20.045**

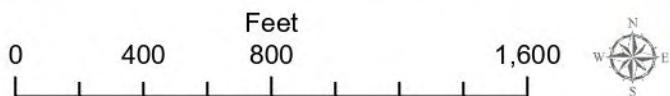
**Total Acres to FP-35: 74.202**

**Total Acres to FP-B: 1.860**



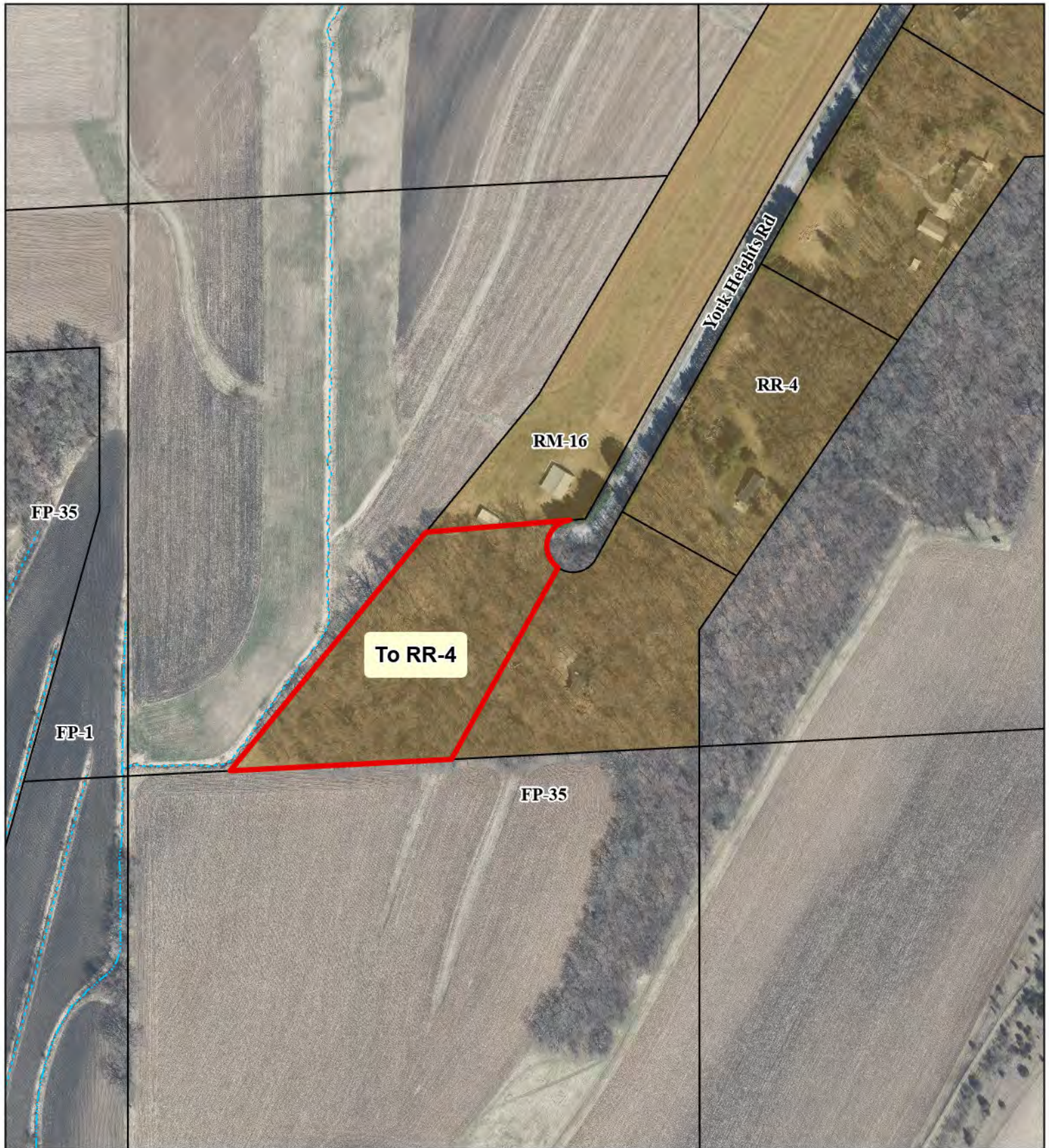


**Rezone 12193**  
**TOWN OF YORK BLANKET REZONE**  
**(ZONING MAP CLEANUP)**





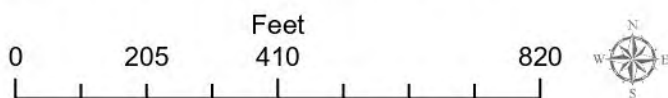
- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard



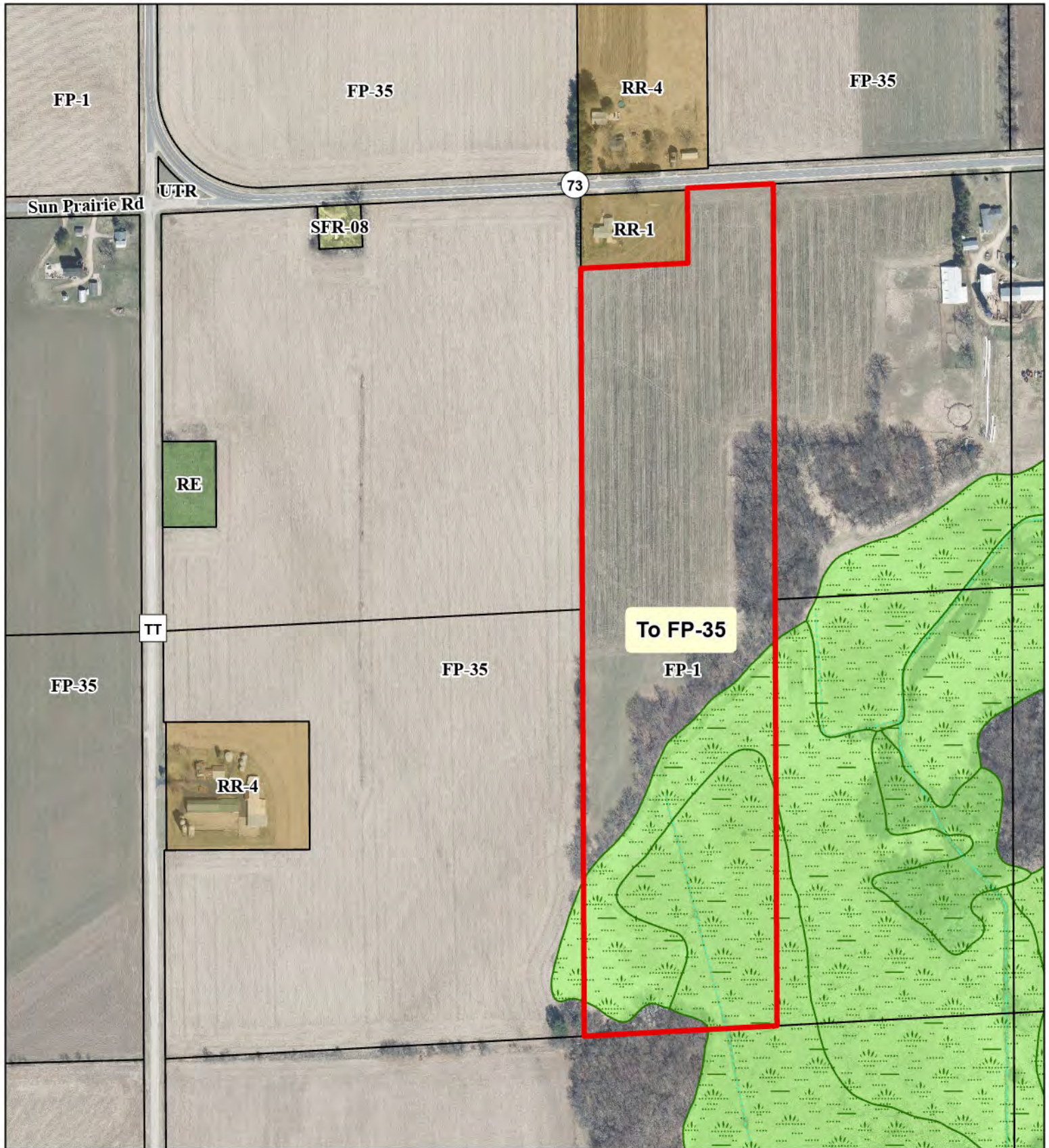


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

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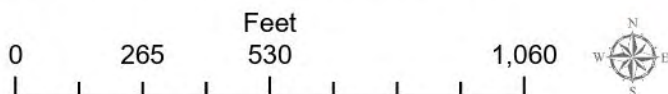




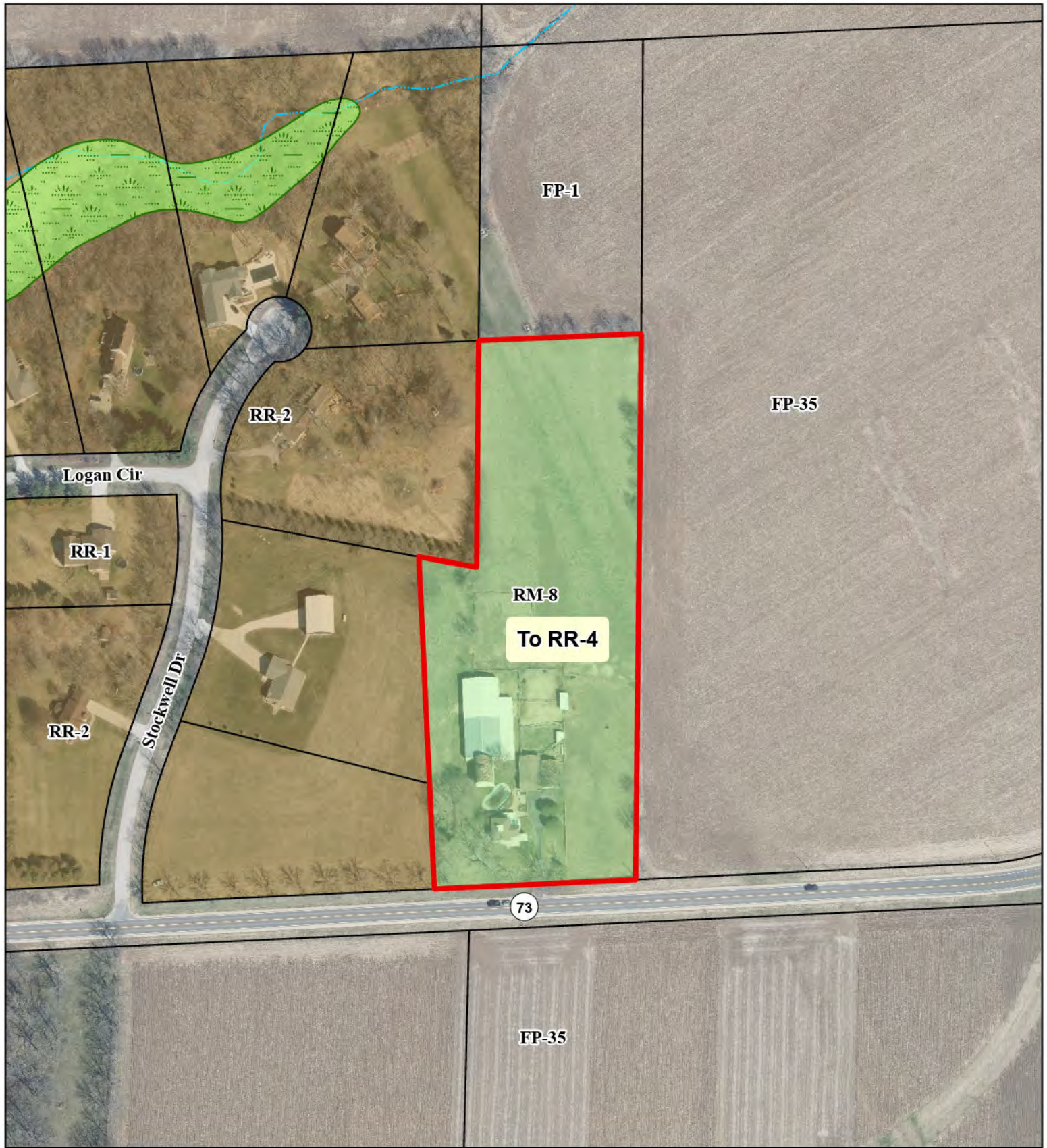


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

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-  Wetland Class Areas

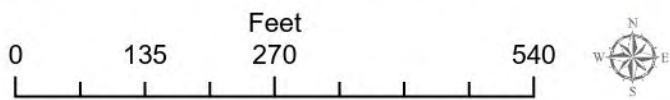






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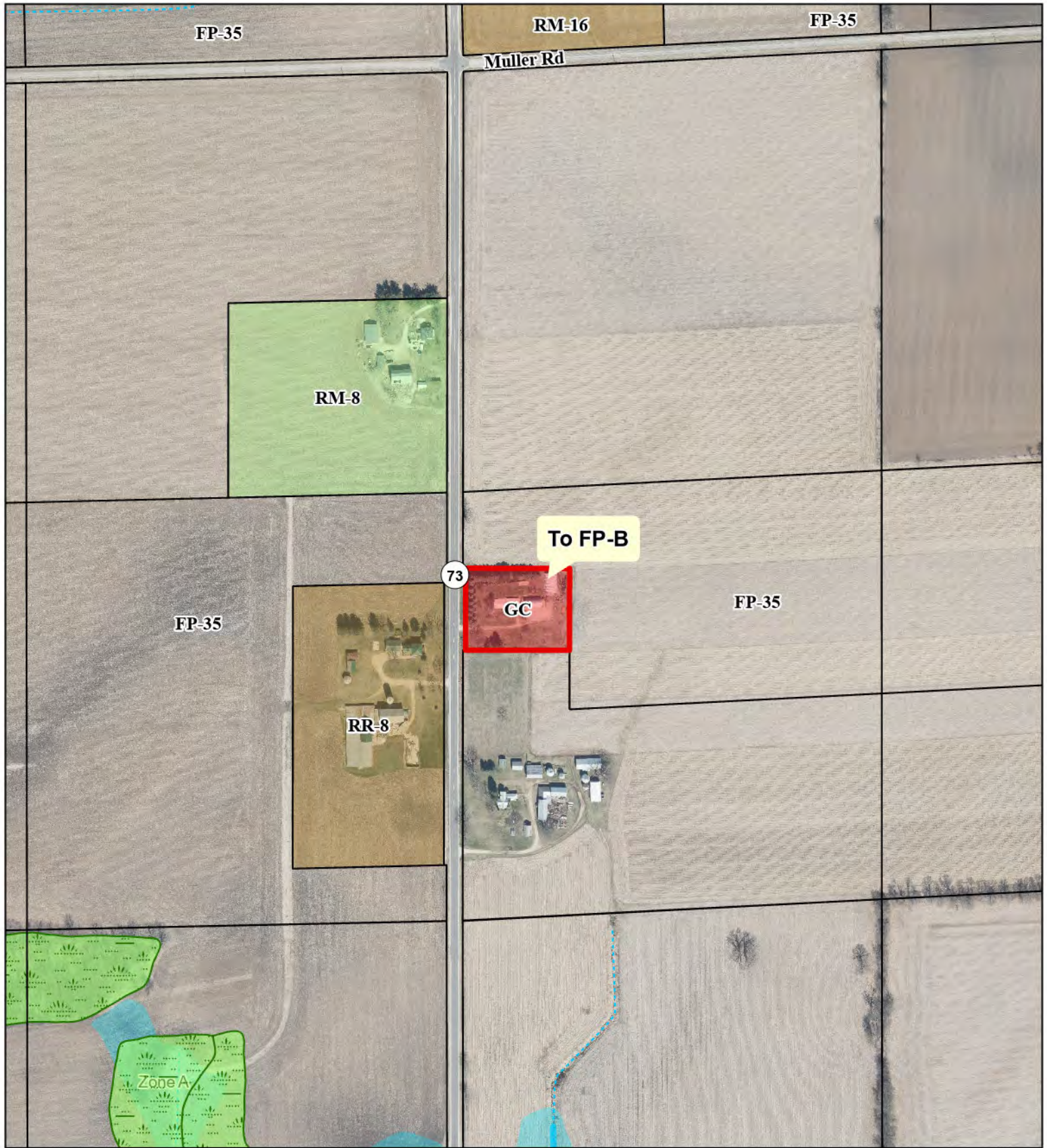


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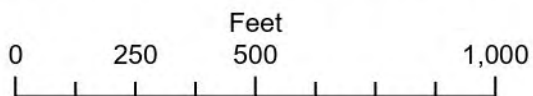
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







**Rezone 12193**  
**TOWN OF YORK BLANKET REZONE**  
**(ZONING MAP CLEANUP)**



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard



## 12193 Legal Description

### Town of York Blanket Rezone

#	Tax Parcel Number	Acres	Section	Address or Road	Legal Description	Rezone From	Rezone To
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3	0912-272-8071-0	34	27	Vacant Parcel: State HWY 73	Metes and Bounds	FP-1	FP-35
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5	0912-142-8750-3	0.2	14	Vacant Parcel: Marshall Rd	Metes and Bounds	RM-16	FP-35
6	0912-282-9002-0	40.002	28	6800 Deansville Rd	Metes and Bounds	FP-B	FP-35
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**Total Acres            96.107**