

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/18/2024	DCPREZ-2024-12090
<b>Public Hearing Date</b>	
09/24/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HENRY E & ALICE A SCHUSTER REV TR	PHONE (with Area Code)	AGENT NAME TAMMY SCHOENMANN	PHONE (with Area Code) (608) 669-3985
BILLING ADDRESS (Number & Street) 6770 COUNTY HIGHWAY TT		ADDRESS (Number & Street) 10729 HOWARD TRAIL	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Mazomanie, WI 53560	
E-MAIL ADDRESS		E-MAIL ADDRESS schoenmann@centurytel.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	
6770 County Highway TT					
TOWNSHIP YORK	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-272-9000-1					

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.7

<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>  _____				

COMMENTS: DENSITY STUDY NEEDED.  
ALSO NOTE: LIVESTOCK IS LIMITED TO ONE ANIMAL UNIT PER ACRE IN RR ZONING DISTRICTS.



**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:	SCHUSTER Rev. Trust	Agent Name:	Tammi Schoenmann
Address (Number & Street):	6770 CTH TT	Address (Number & Street):	10729 Howard Trail
Address (City, State, Zip):	Marshall, WI	Address (City, State, Zip):	Mazomanie, WI
Email Address:		Email Address:	schoenmann@centurytel.net
Phone#:		Phone#:	608-669-3985

PROPERTY INFORMATION	
Township: York	Parcel Number(s): 0912-272-9000-1
Section: 27	Property Address or Location: 6770 CTH TT

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><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Daughter of the owners (trust) wishes to divide the home and farm buildings from the remaining <del>87.7</del> acre farm.  <span style="margin-left: 600px;">117.7 Total</span></p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	5

**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 David Riesop  
 DAVID RIESOP, AGENT  
 wismapping@schuster.net

Date 7/18/2024

# Preliminary Certified Survey Map

NW corner,  
Section 27-9-12

Part of the SW ¼ of the of the NW ¼ of Section 27, Town 9 North,  
Range 12 East, Town of York, Dane County, Wisconsin,

Prepared for Schuster Trust  
6770 CTH TT  
Marshall, WI

0912-272-9000-1

c/o Tammy Schoenmann,  
10729 Howard Trail,  
Mazomanie, WI

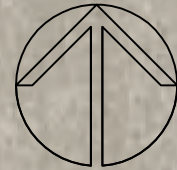
N89°43'00"E  
501.00'

pipeline

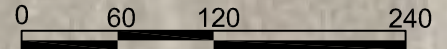
**Lot 1**  
5.0 acres,  
4.7 acres  
to road right  
of way

driveway

C.T.H. TT



Scale 1" = 120'



Part of the SW ¼ of the of the NW ¼ of Section 27, Town 9 North, Range 12 East,  
Town of York, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of Section 27; thence N0°16'52"W along the West  
line of the NW ¼, 570 feet to the point of beginning; thence continue N0°16'52"W,  
435 feet; thence N89°43'E, 508 feet;

Thence S0°16'52"E, 435 feet; thence S89°43'W, 508 feet to the point of beginning.

Containing 5.0 acres more or less, being subject to a right of way for CTH TT across  
the Westerly 33 feet.

S00°16'52"E

2636.33'

N00°16'51"W

435.00'

33' 33'

501.00'  
S89°43'00"W

S00°16'51"E  
435.00'

570'

N00°16'51"W

## RR-4 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, [Section 10.243](#)

### Permitted Uses 10.243(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 10.243(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 10.243(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 10.243(4)

Minimum: 4 acres

Minimum lot width: 100 feet

Maximum: less than 8 acres, excluding right-of-way

### Maximum Lot Coverage 10.243(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-4 Rural Residential District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, Section 10.241

### **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.

**FP-35 to RR-4**

Part of the SW  $\frac{1}{4}$  of the of the NW  $\frac{1}{4}$  of Section 27, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the West  $\frac{1}{4}$  corner of Section 27; thence  $N0^{\circ}16'52''W$  along the West line of the NW  $\frac{1}{4}$ , 570 feet to the point of beginning; thence continue  $N0^{\circ}16'52''W$ , 435 feet; thence  $N89^{\circ}43'E$ , 508 feet; Thence  $S0^{\circ}16'52''E$ , 435 feet; thence  $S89^{\circ}43'W$ , 508 feet to the point of beginning.

Containing 5.0 acres more or less, being subject to a right of way for CTH TT across the Westerly 33 feet.