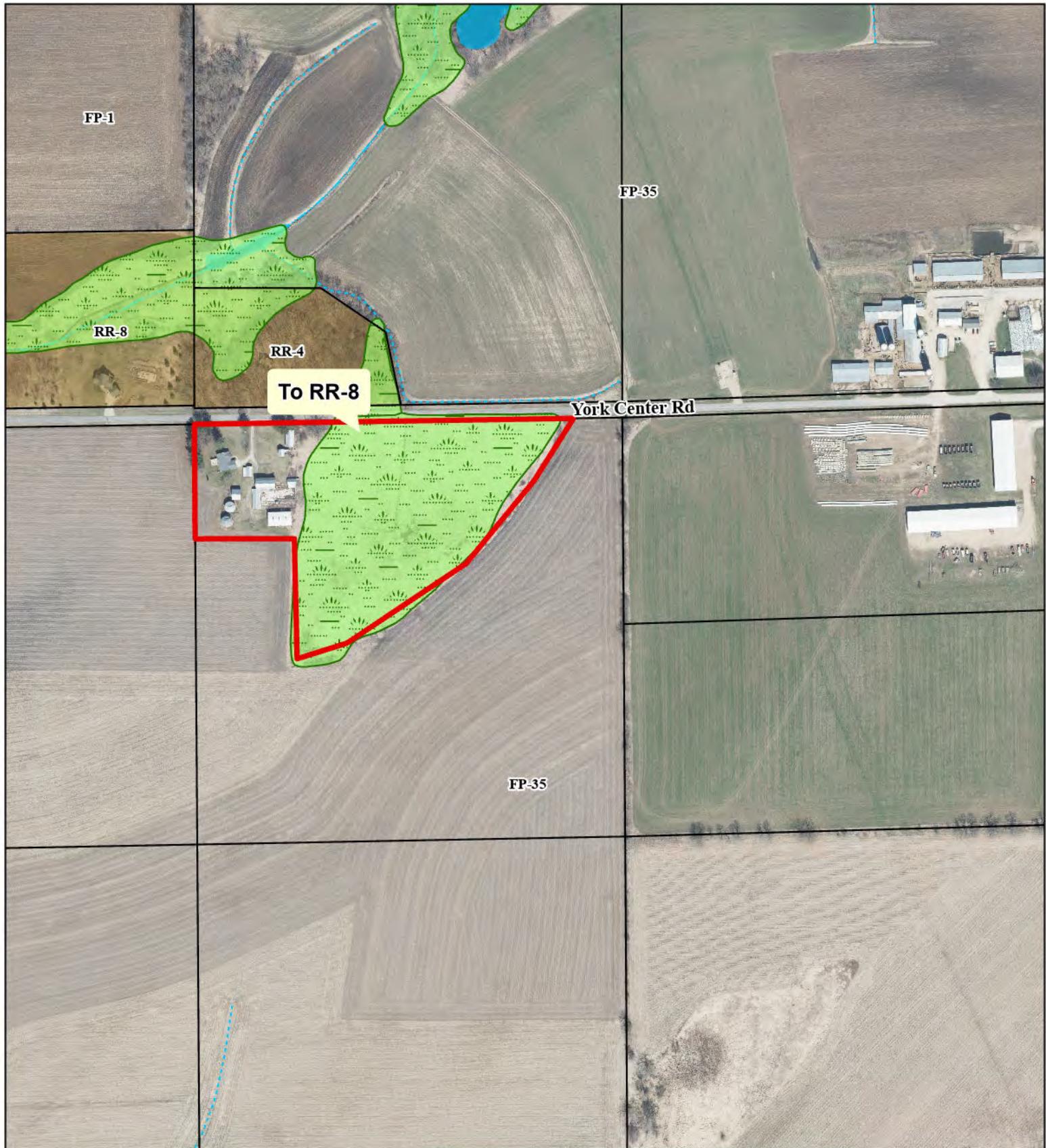


Dane County Rezone Petition

Application Date	Petition Number
11/06/2025	DCPREZ-2025-12236
Public Hearing Date	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME TERESA SCHERNECKER	PHONE (with Area Code) (608) 655-3826	AGENT NAME TYLER WILKINSON	PHONE (with Area Code) (608) 553-6500		
BILLING ADDRESS (Number & Street) 983 YORK CENTER RD		ADDRESS (Number & Street) 285 S. WINDSTED STREET			
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Spring Green, WI 53588			
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	
983 York Center Road					
TOWNSHIP YORK	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-212-8000-5					
REASON FOR REZONE					
SEPARATING EXISTING RESIDENCE FROM FARMLAND					

FROM DISTRICT:	TO DISTRICT:			ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District			11.5
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
COMMENTS: PROPERTY CONTAINS DNR-MAPPED WETLANDS; ANY FUTURE CONSTRUCTION WOULD BE SUBJECT TO WETLAND SETBACKS (NONE PROPOSED AT THIS TIME).				

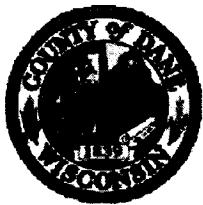


PETITION 12236
TERESA SCHERNECKER

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

0 265 530 1,060 Feet





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
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Teresa Schernecker	Agent Name:	Tyler Wilkinson
Address (Number & Street):	983 York Center Road	Address (Number & Street):	285 S. Winsted Street
Address (City, State, Zip):	Marshall, WI 53556	Address (City, State, Zip):	Spring Green, WI 53588
Email Address:	tschernecker@gmail.com	Email Address:	tyler@wilkinsonauctions.com
Phone#:	608-655-3826	Phone#:	608-553-6500

PROPERTY INFORMATION

Township:	9	Parcel Number(s):	070/0912-212-8000-5
Section:	21	Property Address or Location:	983 York Center Road, Marshall, WI 53556

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

Property owner is requesting to split out existing home and accessory buildings from larger farm acreage. This newly created lot will be approximately 12 acres and will be made up of the acreage with the existing improvements and pastured acreage is classified as emergent / wet meadow. A minimum of tillable acreage remains in this proposed lot; the tillable that does remain is present to satisfy setback requirements from buildings and septic improvements.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	11.48, 12.36 with ROW

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
---	---	---	--	--

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 Wilkinson

Date 10/16/25

As prepared by:

GA GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 925-550



DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 925-550

DWG. 925-550 SHEET 1 OF ??

PRELIMINARY

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

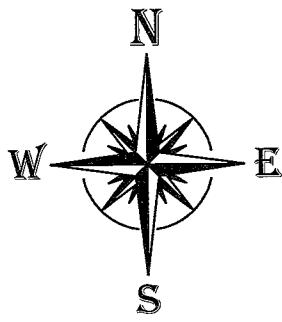
Volume _____, Page _____

BEING PART OF THE NE1/4 OF THE NW1/4, SECTION 21, T. 9 N., R. 12 E., TOWN OF YORK,
DANE COUNTY, WISCONSIN. CONTAINING 538,317 SQ. FT. - 12.36 ACRES

BASIS OF BEARINGS:
IS THE NORTH LINE OF THE
NW1/4, SECTION 21, WHICH BEARS
N89°06'04"E AS REFERENCED TO
GRID NORTH DANE CO.
COORDINATE SYSTEM NAD83(2011).

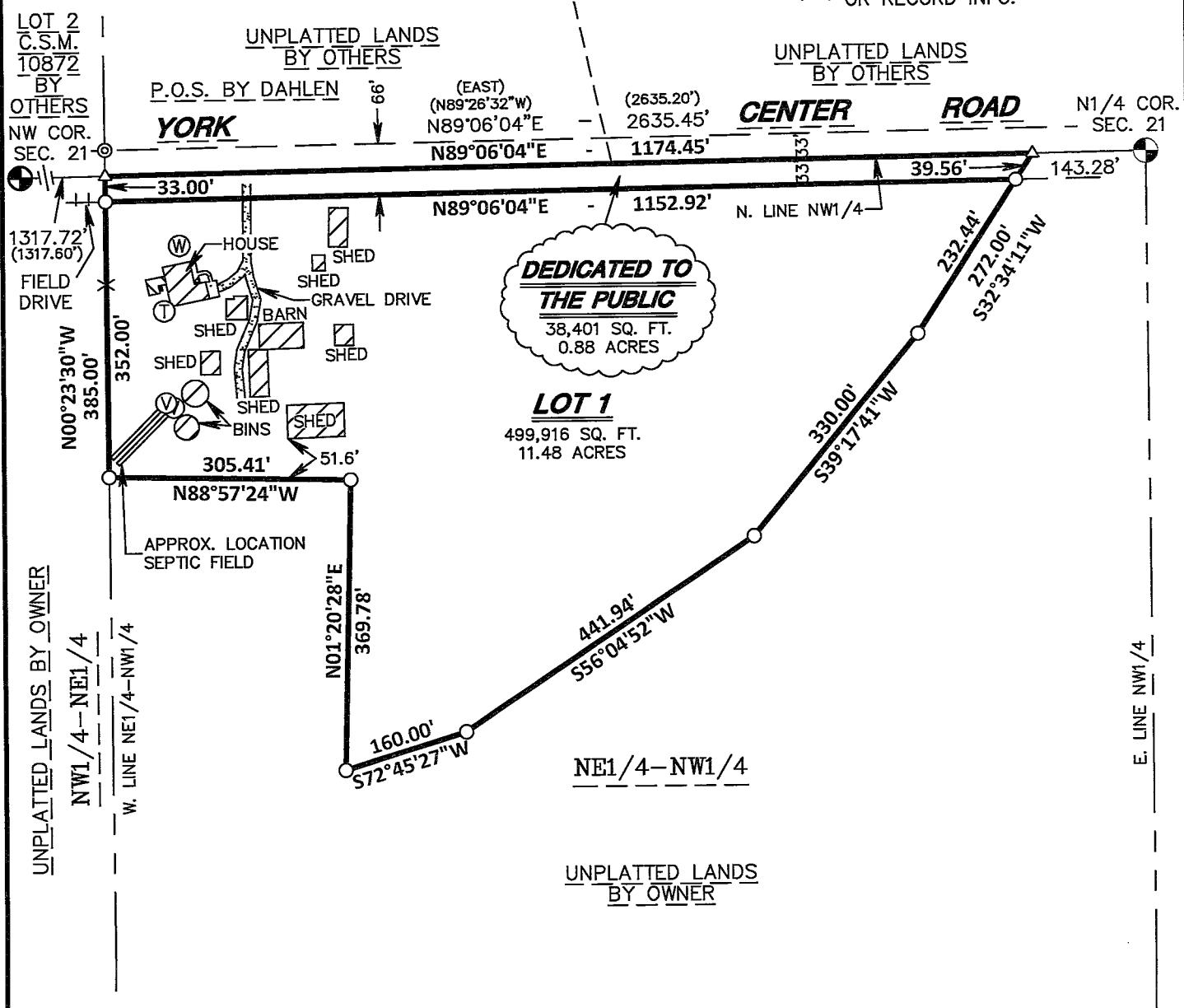
SCALE: 1" = 200'

0 100' 200' 300' 400'



LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ MAG NAIL SET
- ◎ 1" IRON PIPE FND.
- SURVEY NAIL FND.
- WELL
- SEPTIC TANK COVER
- SEPTIC VENT
- X FENCE
- () PREVIOUS SURVEY OR RECORD INFO.



OWNER: TERESA SCHERNECKER
983 YORK CENTER ROAD
MARSHALL, WI 53559

CLIENT: WILKINSON AUCTION & REALTY CO. LLC
285 S. WINSTED STREET
SPRING GREEN, WI 53588

LEGAL DESCRIPTION

**Teresa Schernecker Property
Town of York, Dane County, WI**

Lands to be Rezoned from FP-35 General Farmland Preservation District to RR – 8 Rural Residential Zoning District:

Being part of the Northeast Quarter of the Northwest Quarter, Section 21, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 21;
thence North 89°06'04" East along the North line of the Northwest Quarter, 1,317.72 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter;
thence South 00°23'30" East along the West line of the Northeast Quarter of the Northwest Quarter, 33.00 feet to the South right-of-way line of York Center Road and being the point of beginning;
thence North 89°06'04" East along said South right-of-way line, 1,152.92 feet;
thence South 32°34'11" West, 232.44 feet;
thence South 39°17'41" West, 330.00 feet;
thence South 56°04'52" West, 441.94 feet;
thence South 72°45'27" West, 160.00 feet;
thence North 01°20'28" East, 369.78 feet;
thence North 88°57'24" West, 305.41 feet to the West line of the Northeast Quarter of the Northwest Quarter;
thence North 00°23'30" West along the West line of the Northeast Quarter of the Northwest Quarter, 352.00 feet to the point of beginning.

Containing 499,916 square feet (11.48 acres) more or less.

THIS DESCRIPTION WAS PREPARED BY: **GROTHMAN & ASSOCIATES, S.C.**
SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: October 16, 2025
File No.: 925-550

THIS DESCRIPTION WAS PREPARED FOR: **Wilkinson Auction & Realty Company, LLC**



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

Applicant: Teresa Schernecker

Accela ID: 2025-00041

Density Study Date: 9/24/2025

Town: York

Section(s): 21

Farmstead Owner: Elmer E. Schernecker

Farmland Preservation Enacted: 9/9/1979

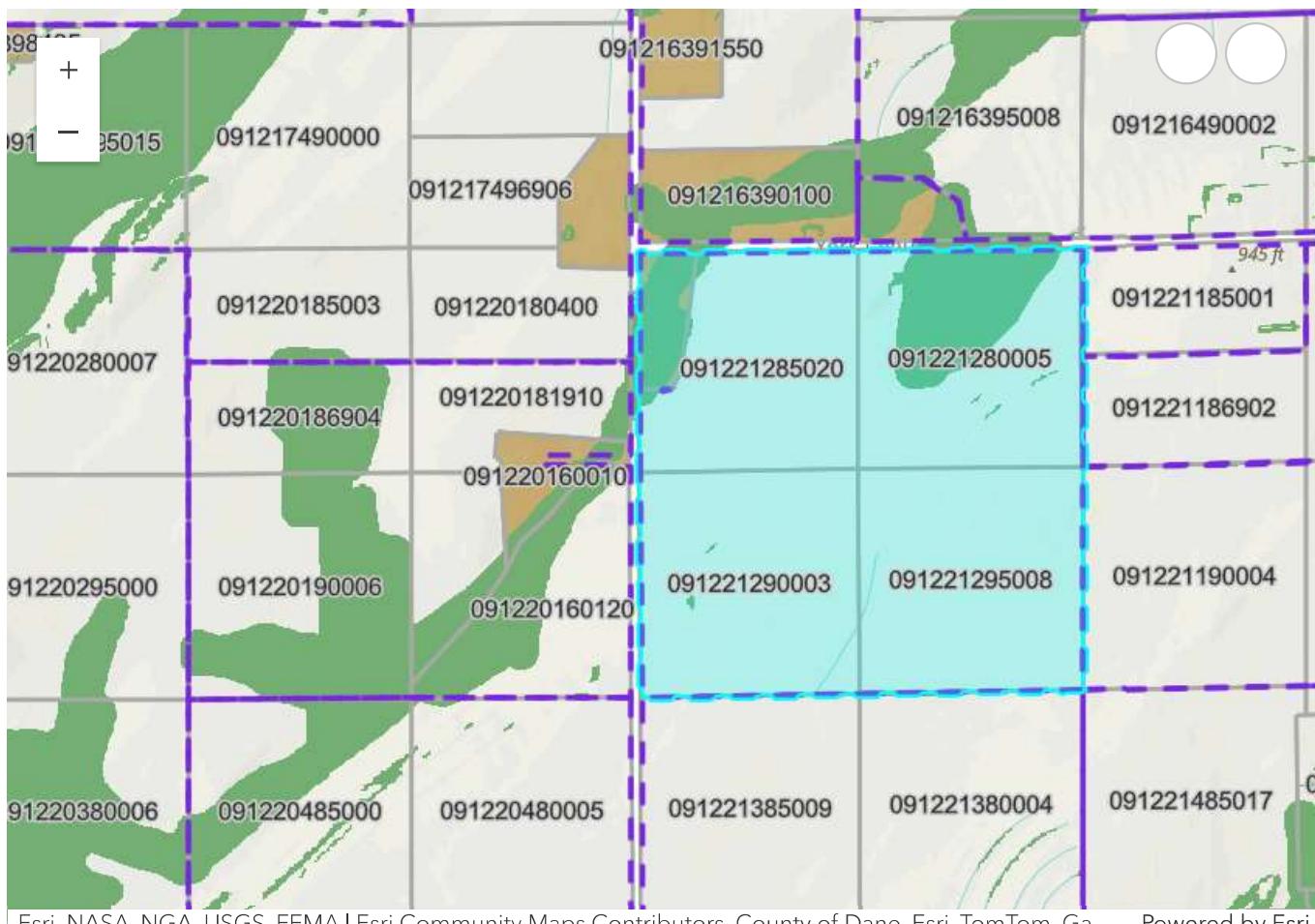
Density Factor: 1:75acres

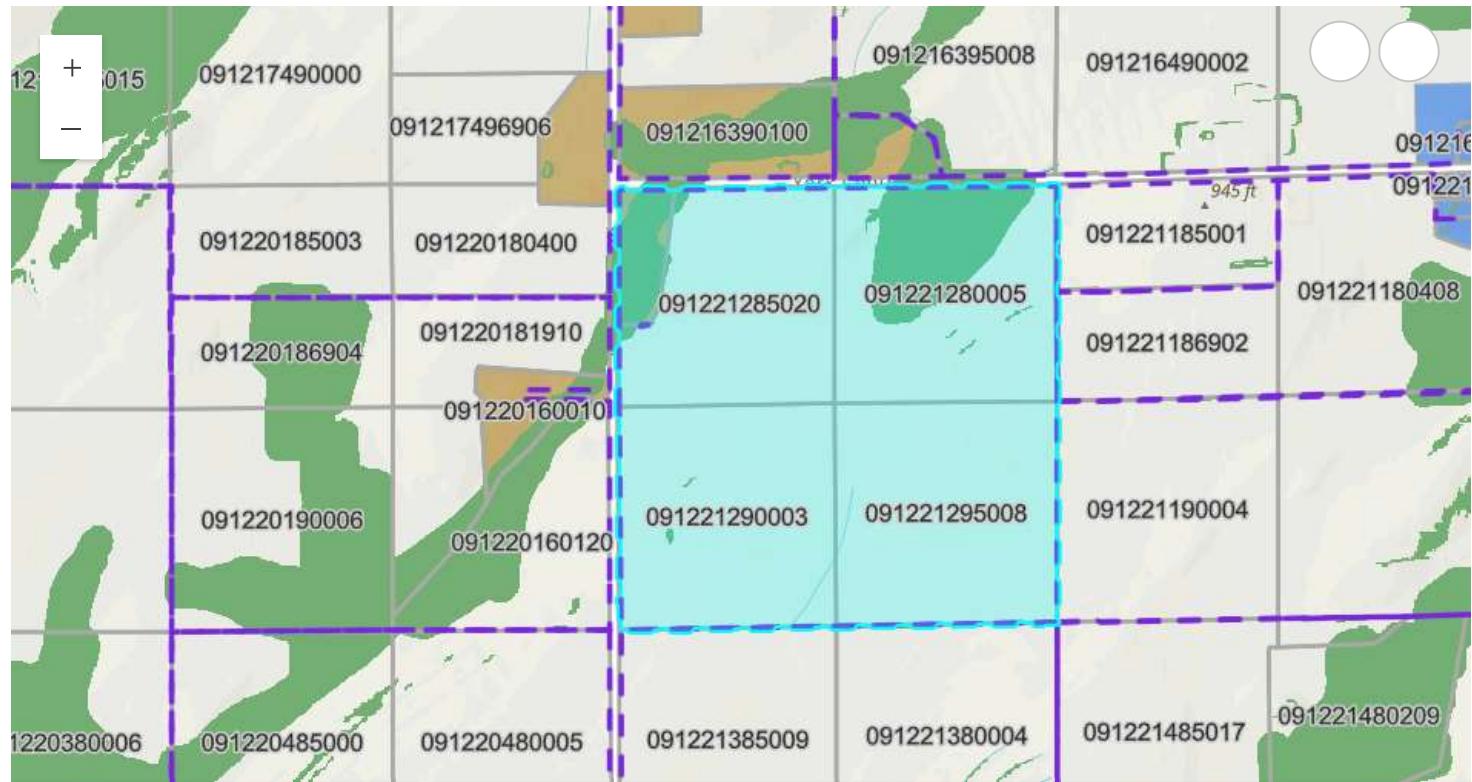
Farmstead Acres: 155.01

Available Density Unit(s): 1

Original Splits: 2.07

Justification: Two original development units. One used with CSM #10278, so one density unit remains. York's Comp Plan does not count separation or replacement of residences built prior to 8/28/1980 as a split towards the density limitation.



FARMLAND PRESERVATION DENSITY STUDY[Print](#)**Applicant:** Teresa Schernecker

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Powered by Esri

Parcel Number	Acres	Owner	CSM
091221285020	33.11	TERESA SCHERNECKER	
091221285900	5.12	MARK T MOEHRKE & TERRI L MOEHRKE	10278
091221280005	39.06	TERESA SCHERNECKER	
091221290003	39.18	TERESA SCHERNECKER	
091221295008	39.81	TERESA SCHERNECKER	