

Dane County Rezone Petition

Application Date	Petition Number
06/21/2024	DCPREZ-2024-12084
Public Hearing Date	
08/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN N AND JACQUELYN C WARD	PHONE (with Area Code) (608) 279-8950	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5052 STATE HIGHWAY 73		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS JohnNWard333@gmail.com		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	
North of 4948 Feenstra Rd					
TOWNSHIP MEDINA	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-331-8000-3					

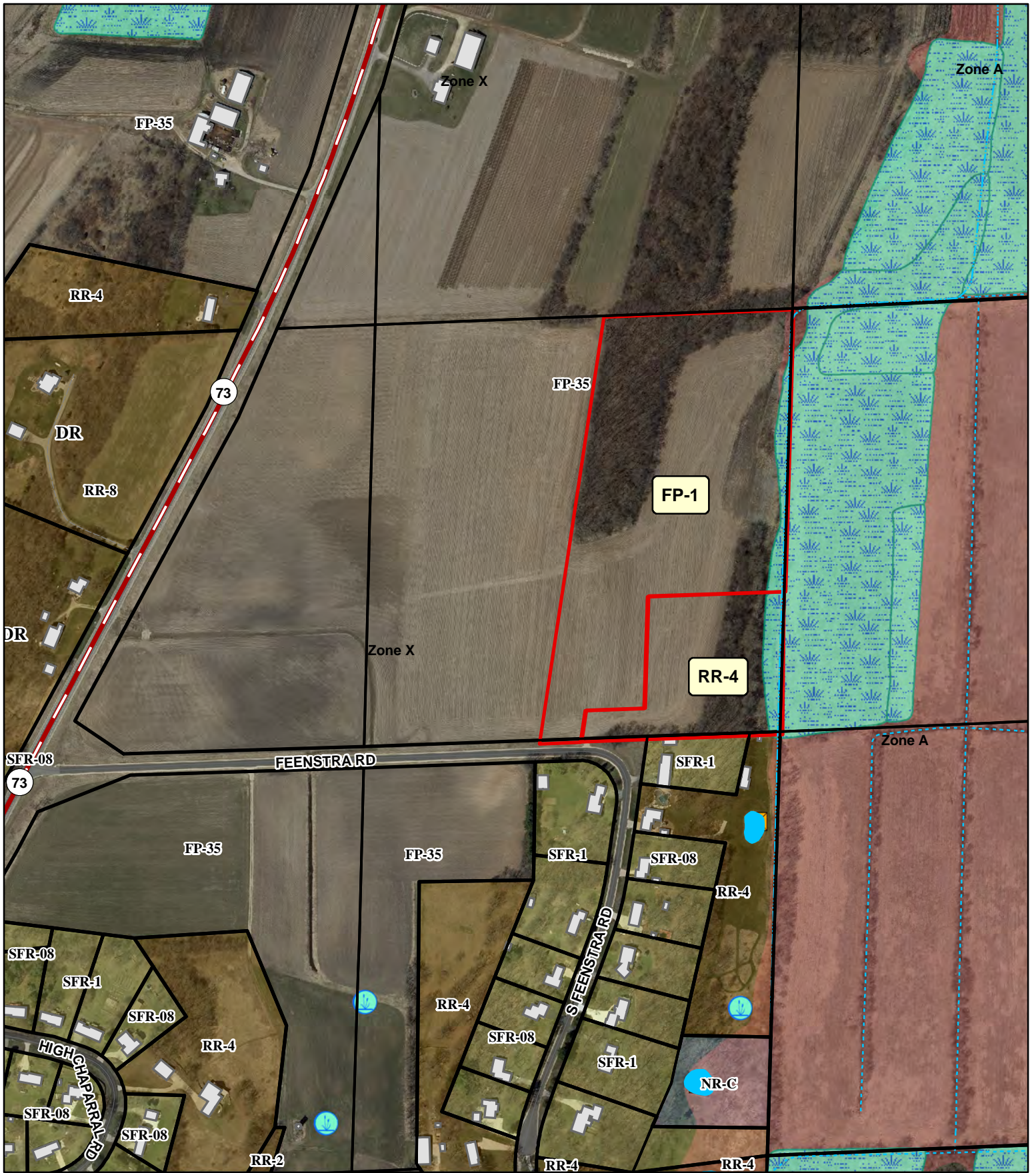
REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.0
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	15.5

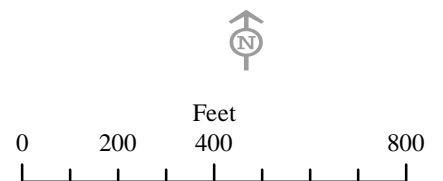
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: WETLAND DELINEATION MAY BE REQUIRED PRIOR TO SITE DEVELOPMENT IF LAND DISTURBANCE IS WITHIN 75' OF WETLAND INDICATORS



REZONE 12084

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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"> • 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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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
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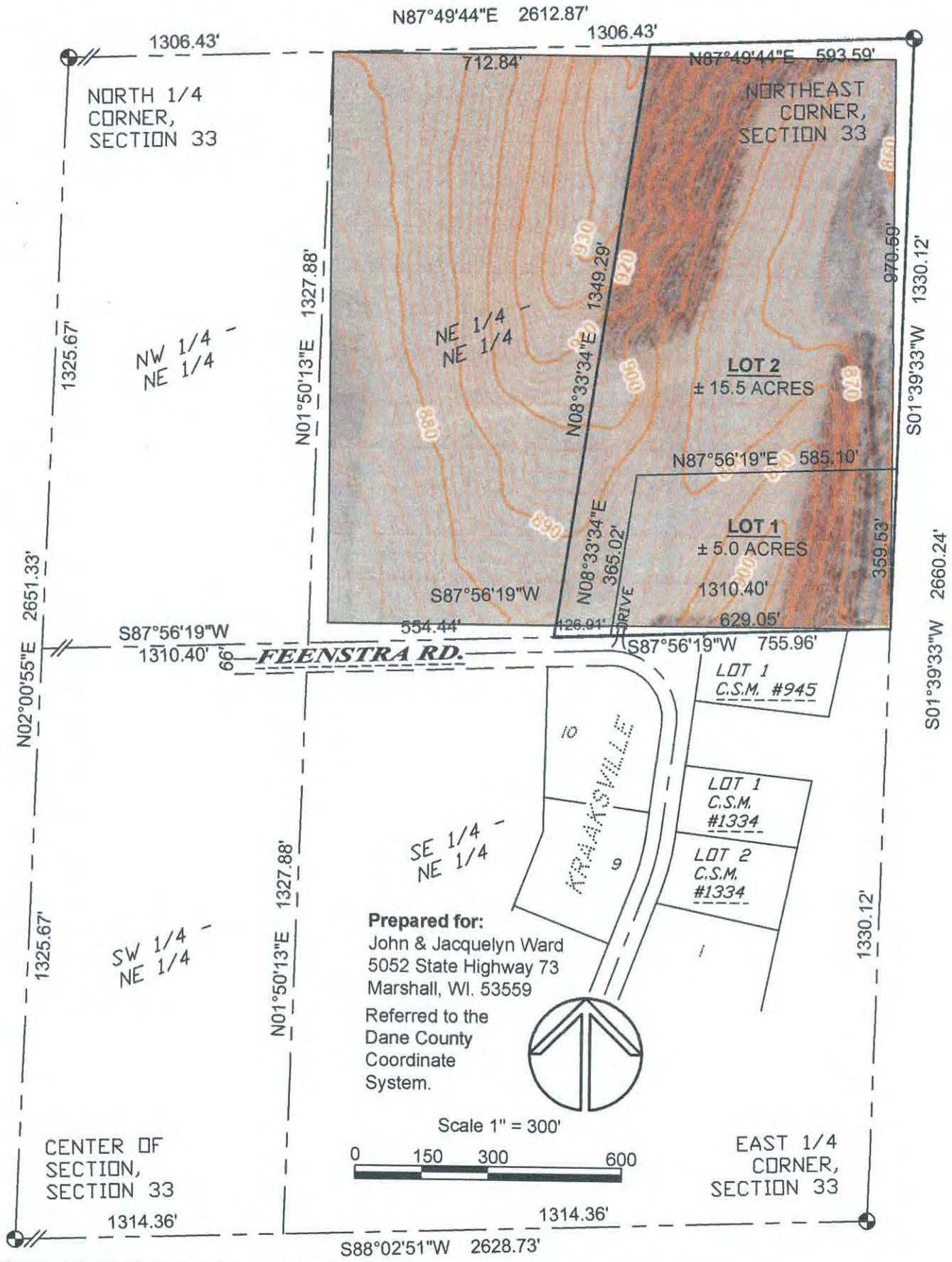
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 _____

Preliminary Certified Survey Map

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, T.8N.,
R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.



NORTH 1/4
CORNER,
SECTION 33

NORTHEAST
CORNER,
SECTION 33

NW 1/4
NE 1/4

NE 1/4
NE 1/4

LOT 2
± 15.5 ACRES

LOT 1
± 5.0 ACRES

FEENSTRA RD.

KRAAKVILLE

LOT 1
C.S.M. #945

LOT 1
C.S.M.
#1334

LOT 2
C.S.M.
#1334

SW 1/4
NE 1/4

SE 1/4
NE 1/4

Prepared for:
John & Jacquelyn Ward
5052 State Highway 73
Marshall, WI. 53559
Referred to the
Dane County
Coordinate
System.



Scale 1" = 300'

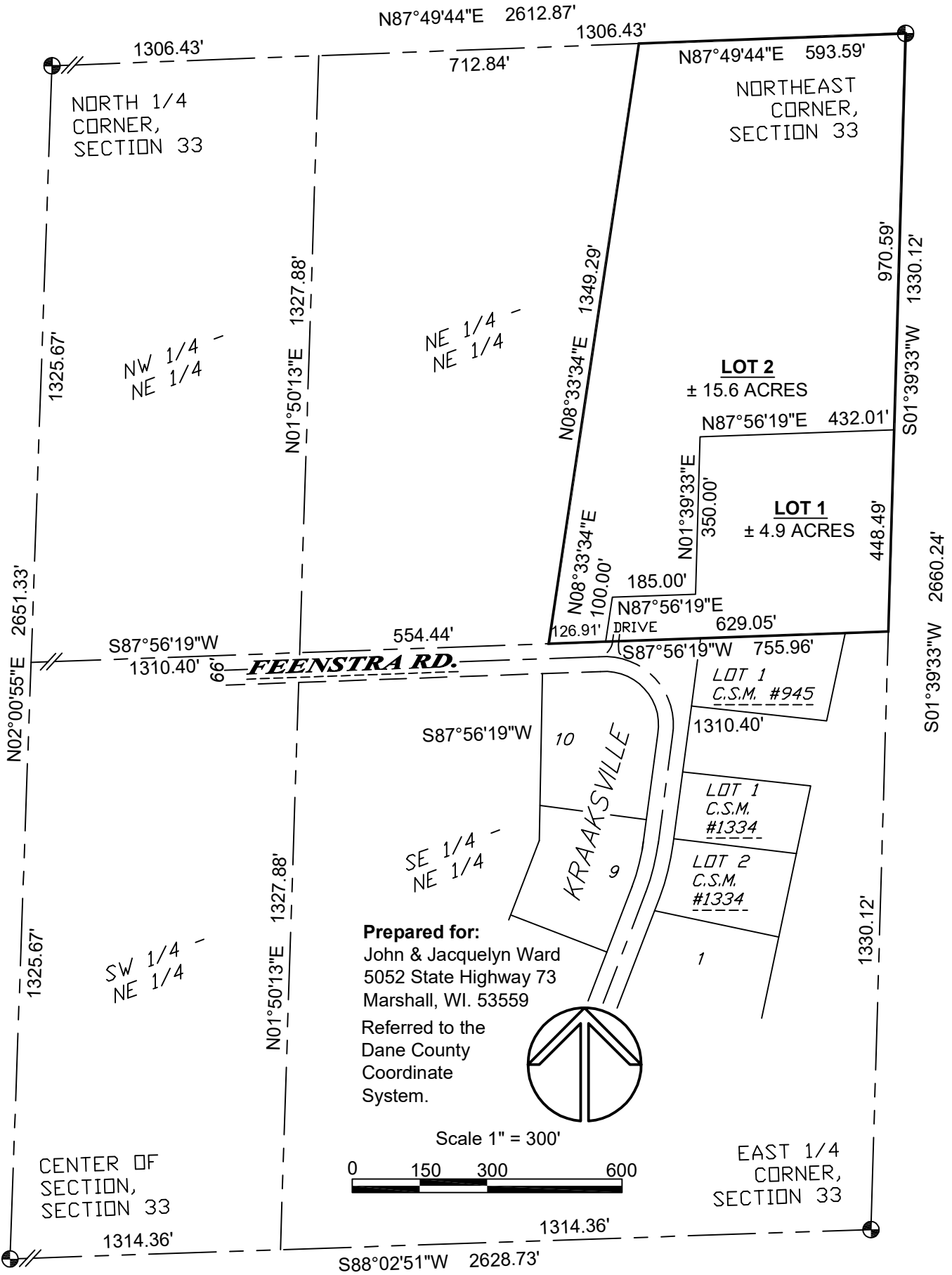


CENTER OF
SECTION,
SECTION 33

EAST 1/4
CORNER,
SECTION 33

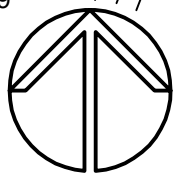
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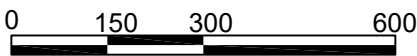


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Scale 1" = 300'



Wisconsin Mapping, LLC

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

Dwg. No. 6256-24 Date 5/09/2024
Sheet 1 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

April 22, 2024

John Ward
5052 State Highway 73
Marshall, WI 53559
Delivered via email

Dear Mr. Ward,

Attached is a density study report for property you own in section 28 of the Town of Medina. The property is located within the town's Agricultural Preservation Area, where the density of nonfarm development is limited to 1 density unit (or, "split") per 35 acres of land owned as of February 4, 1981. The property was owned by Marvin Braunschweig and totaled approximately 160 gross acres as of February 4, 1981. Based on the 1981 gross acreage of the property, a potential total of 5 density units were available.

The Town of Medina counts all residences towards the density limitation. As indicated on the attached density study report, one prior density unit is accounted for by the residence located at 5052 State Highway 73, leaving 4 density units remaining.

In your application you indicate an interest in "transferring" one of your density units to tax parcel #081233180003. The Town of Medina allows for such transfers of density units between original 1981 farm units, subject to a number of criteria spelled out in the town plan. You can review those criteria online, [here](#). Depending on your selected building site, it appears your proposal could meet the state criteria. Appropriate documentation would be required to indicate a transfer of development rights has occurred, something our staff can assist with. If you've not already done so, I'd encourage you to meet with the township planning commission and/or board to discuss your proposal.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. A copy of this density analysis is being forwarded to the Town of Medina Clerk, Stephanie Lulling.

If you have any questions about this density analysis, please contact me at 608-720-0167 or allan@countyofdane.com.

Sincerely,

Majid Allan
Senior Planner

cc: Town of Medina Clerk

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: John Ward			
Town	Medina	A-1EX Adoption	10/2/1980	Orig Farm Owner	Braunschweig, Marvin
Section:	27, 28	Density Number	35	Original Farm Acres	154.35
Density Study Date	4/22/2024	Original Splits	4.41	Available Density Unit(s)	4



Reasons/Notes:

Property totaled approximately 160 gross acres, resulting in 5 possible density units ("splits"). One prior density unit used per the residence on parcel #081228495004. Four (4) density units remain available. Please see attached correspondence for additional information.

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
081228495004	38.79	JOHN N WARD & JACQUELYN C WARD	
081228493506	2.55	JOHN N WARD & JACQUELYN C WARD	
081228480001	29.46	JOHN N WARD & JACQUELYN C WARD	
081227390002	39.43	JOHN N WARD & JACQUELYN C WARD	
081227385009	39.36	JOHN N WARD & JACQUELYN C WARD	
081228480903	4.77	KERSTEN FARMS LLC	

FP-35 to RR-4

Part of the NE ¼ of the NE ¼ of Section 33, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 33; thence S01°39'33"W along the East line of the NE ¼, 970.59 feet to the point of beginning; thence continue S01°39'33"E, 448.49 feet; thence S87°56'19"W, 755.96 feet; thence N08°33'34"E, 100.00 feet; thence N87°56'19"E, 185.00 feet; thence N01°39'33"E, 350.00 feet; thence N87°56'19"E, 432.01 feet to the point of beginning. Containing 4.9 acres more or less.

FP-35 to FP-1

Part of the NE ¼ of the NE ¼ of Section 33, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:

Beginning at the Northeast corner of Section 33; thence S01°39'33"W along the East line of the NE ¼, 970.59 feet; thence S87°56'19"W, 432.01 feet; thence S01°39'33"W, 350.00 feet; thence S87°56'19"W, 185.00 feet; thence S08°33'34"W, 100.00 feet; thence S87°56'19"W, 126.91 feet; thence N08°33'34"E, 1349.29 feet; thence N87°49'44"E, 593.59 feet to the point of beginning. Containing 15.6 acres more or less.