

Dane County Rezone Petition

Application Date	Petition Number
01/19/2023	DCPREZ-2023-11929
Public Hearing Date	
03/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREGORY A THOMPSON	PHONE (with Area Code) (608) 444-1515	AGENT NAME GREGORY THOMPSON	PHONE (with Area Code) (608) 444-1515
BILLING ADDRESS (Number & Street) 6810 CROSS COUNTRY RD		ADDRESS (Number & Street) 6810 CROSS COUNTRY RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS ssusa@tds.net		E-MAIL ADDRESS ssusa@tds.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	
NW corner of Burke Road and Reiner Road					
TOWNSHIP BURKE	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-234-9850-5		0810-234-9900-4			

REASON FOR REZONE

ZONING TO ALLOW FOR DUPLEX RESIDENTIAL USE

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	TFR-08 Two Family Residential District	1.95

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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: PROPERTY IS SUBJECT TO SHORELAND-WETLAND ZONING REGULATIONS (WITH APPLICABLE \$145 REZONE FEE), AIRPORT HEIGHT LIMITATIONS, AND THE BURKE-DEFOREST-SUN PRAIRIE-MADISON COOPERATIVE PLAN.



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:	Gregory A. Thompson	Agent Name:	
Address (Number & Street):	6810 Cross Country rd	Address (Number & Street):	
Address (City, State, Zip):	Verona WI 53593	Address (City, State, Zip):	
Email Address:	ssusa@tds.net	Email Address:	
Phone#:	608 444 1515	Phone#:	

PROPERTY INFORMATION	
Township: burke	Parcel Number(s): 0810-234-9850-5
Section: 23	Property Address or Location: NW corner of Burke and Reiner Rd 1.8 ac vacant lot

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 checked="" type="checkbox"/></p>

The land is a vacant lot currently zoned for a single family residence. The Town of Burke adopted future land use plan shows Planned Neighborhood Development which includes a multi-family component. The rezone request is to change the zoning from SFR-1 to TFR-08 to allow for one (1) duplex. The current City of Madison land use plan shows the area to have Neighborhood Mixed Use which allows medium density multi-family (16-40 units/acre).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-01	TFR-08	1.8

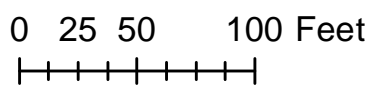
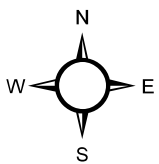
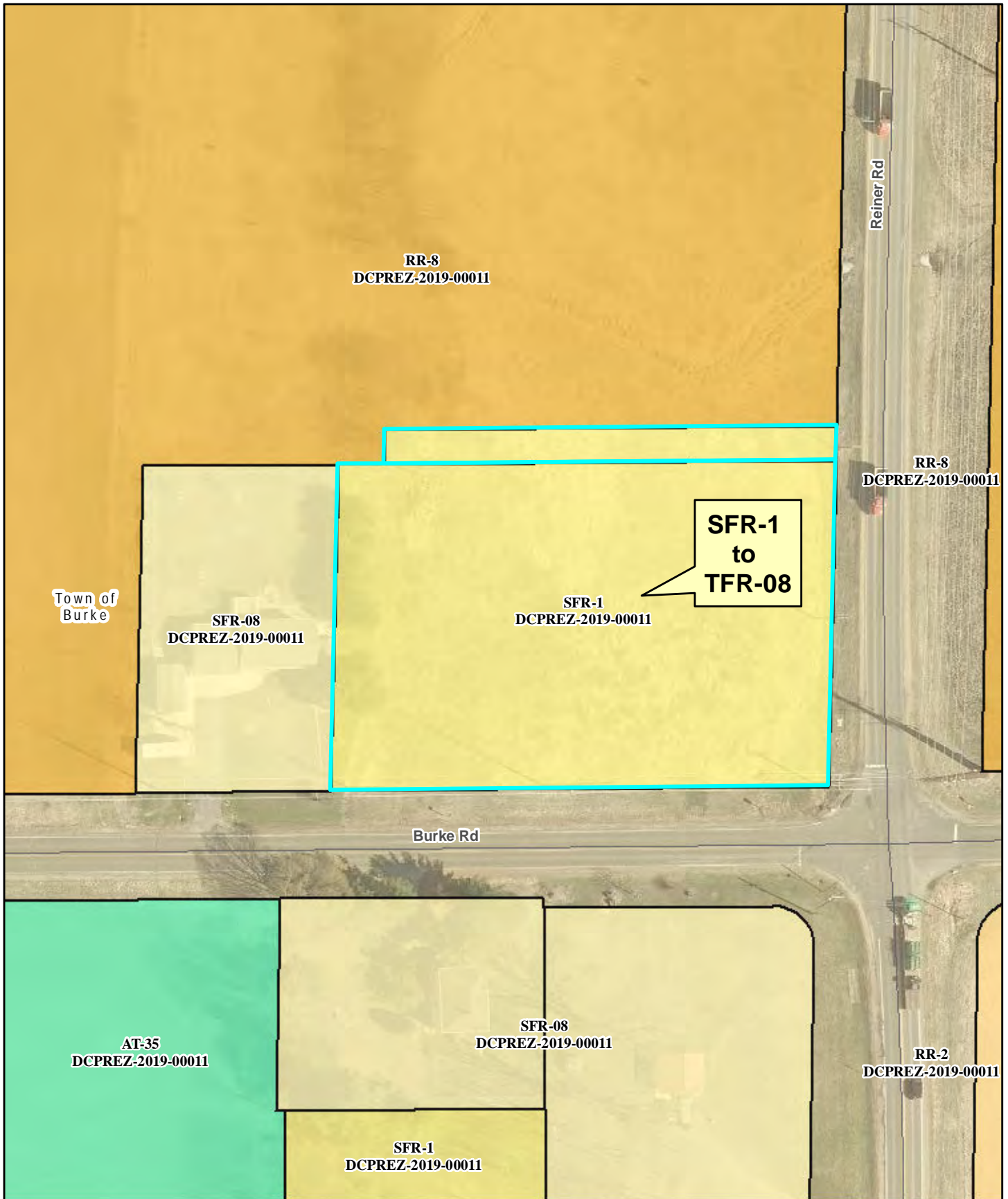
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 checked="" 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 1/19/23



Rezone 11929

Site Plan
 Rezone SFR-1 to
 TFR-08

1/19/2023

Owner: Greg Thompson



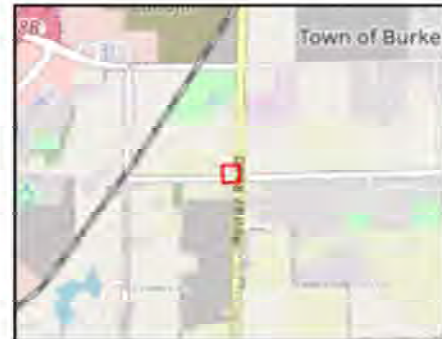
JSD Professional Services, Inc. Engineers • Surveyors • Planners 121 WILSON DRIVE, SUITE 101 WILSON, WISCONSIN 53190 PHONE: (262) 448-0000	PARCEL 0810-234-9850-5 EXHIBIT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWN 8 NORTH, RANGE 10 EAST, TOWN OF BURKE, DADE COUNTY, WISCONSIN	DRAWN BY: JSD DATE: 03-22-2012 CHECKED BY: JSD DATE: 03-22-2012 APPROVED BY: JSD DATE: 03-22-2012 TITLE:	SHEET NO. 1 OF 1
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wetland



- Study Area (1.78 ac)
 - Dane Co 1' Contours
 - Field Delineated Wetlands (0.79 ac)
- Sample Points**
- Upland
 - Wetland



Heartland
 ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands
 Thompson Burke Rd. Parcel
 Project #20220836
 T8N, R10E, S23
 T Burke, Dane Co

2020 Dane
 Dane Co, HEG

LRR: NCNE

Town of Burke Comprehensive Plan

Map 8: Future Land Use

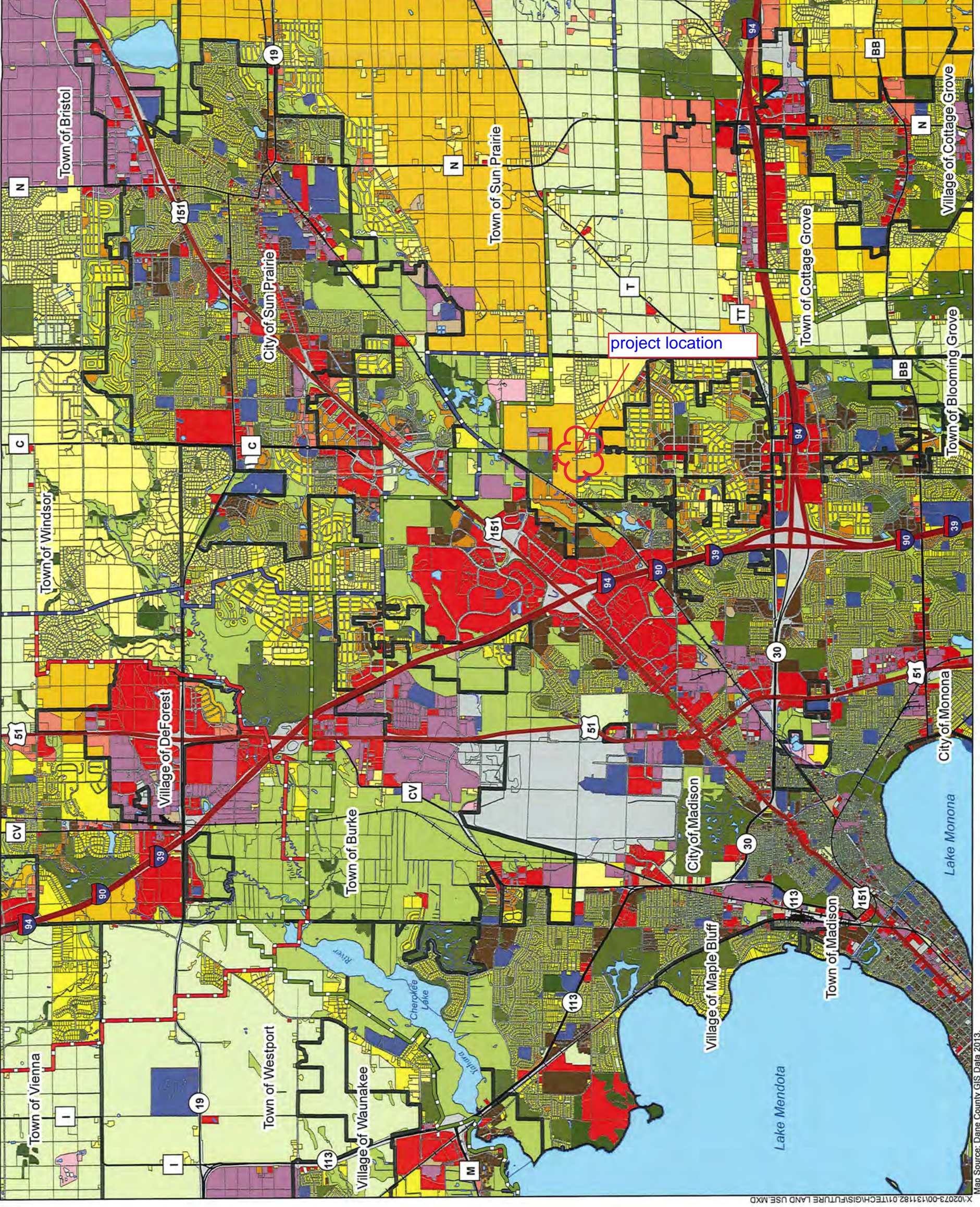
November 19, 2013

Legend

Municipal Boundaries	Future Land Use
	Agriculture
	Rural Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Planned Neighborhood / Development
	Mixed Commercial / Residential
	Commercial Retail and Services
	Institutional / Government
	Communication / Utilities
	Industrial / Business
	Extractive
	Transportation
	Natural Area
	Parks / Outdoor Recreation
	Woodland



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Map Source: Dane County GIS Data 2013.



intensity, low and medium density and rural residential land uses. High density land uses will be multi-family in nature and contain a net density in the range of eight to twenty dwelling units per acre.

Recommended Zoning: Future land uses in this category will be in the R-4 Residence District, which allows single-family residential uses, duplexes, multi-family dwellings, and community living arrangements from nine to 15 persons.

Planned Neighborhood / Development

Description: This land use category will include a carefully planned mix of single-family residential development including some single-family, two-family, and multi-family residential and a mix of non-residential uses such as neighborhood scale commercial, office, parks, and institutional uses. This district is to function primarily as a residential district but provide access to neighborhood commercial within a half mile of the majority of residents within the district.



The City of Sun Prairie "Providence" planned neighborhood provides a mix of single family attached and detached homes, two family side by sides, apartments and condos. This development also incorporates design standards for setbacks, roadway width and building facades. Photo courtesy Mead & Hunt Inc., 2013.

Recommended Zoning: Planned neighborhood / development land uses will fall under the PUD Planned Neighborhood Development District of the Dane County Code. The PUD district promotes improved development design by allowing greater flexibility and imagination in urban and rural development. The district allows variations in uses, structures, densities, setbacks and yard requirements, building heights, landscaping, and other provisions for development, which are cohesively planned and implemented.

Mixed Commercial / Residential

Description: The mixed commercial / residential land use category will contain a mix of commercial retail and services uses and residential uses. The mixed commercial / residential future land use category differs from the planned neighborhood / Development category because mixed commercial and residential areas are typically either areas of existing development or will become buffer areas between commercial and residential uses once either of those land uses is developed. These areas are not planned and are typically organic transition areas between uses.

Recommended Zoning: There is only one area with the future land use categories in the Town of Burke which falls into this category. This area is currently zoned A-1 Agriculture but is undeveloped, non-productive agriculture land.

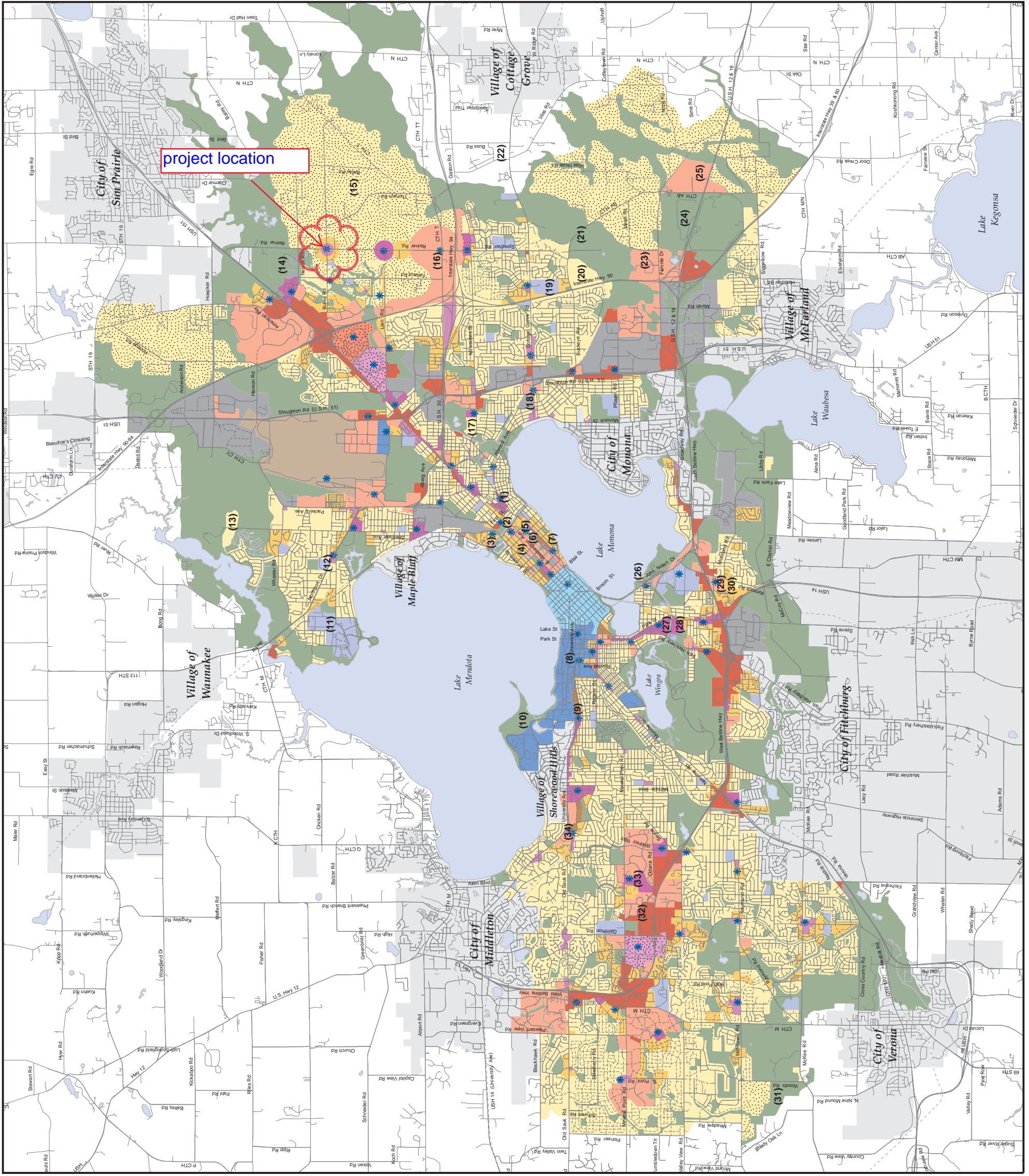
Generalized Future Land Use Plan

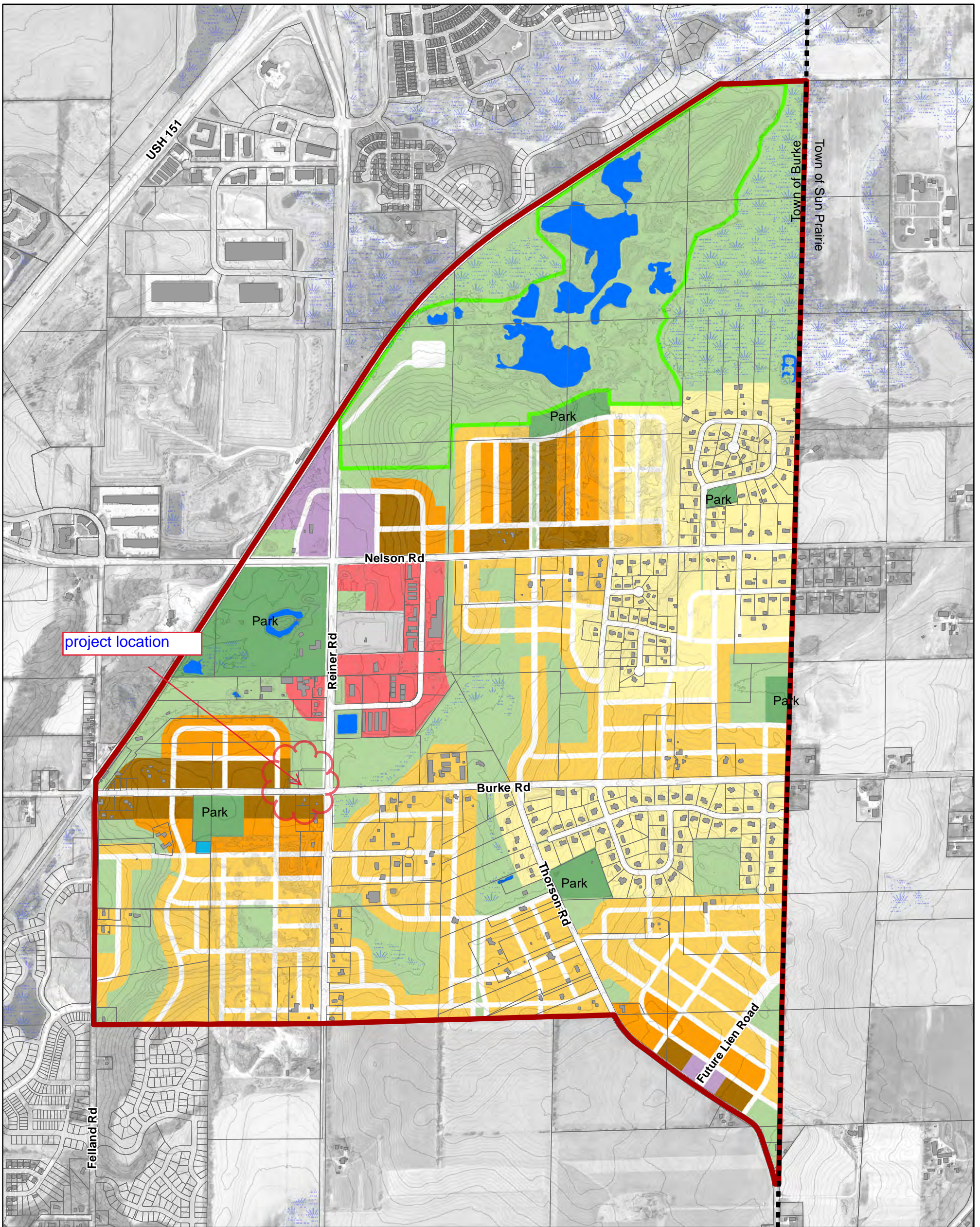
City of Madison
January 2006

- RESIDENTIAL DISTRICTS**
 - LDR Low Density (0 - 15 units/acre)
 - MDR Medium Density (16 - 40 units/acre)
 - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
 - NMU Neighborhood Mixed-Use
 - CMU Community Mixed-Use
 - RMU Regional Mixed-Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
 - GC General Commercial
 - RC Regional Commercial
 - E Employment
 - I Industrial
- OPEN SPACE - AGRICULTURE DISTRICTS**
 - P Park and Open Space
 - A Agriculture/Rural Uses
- SPECIAL DISTRICTS**
 - SI Special Institutional
 - AP Airport
 - C Campus
- Downtown Districts (See Volume II Map 2-3)**
- NPA Neighborhood Planning Area (TND Encouraged)**
- SPECIAL OVERLAY DESIGNATIONS**
 - TOD Transit-Oriented Development (Conceptual Locations)
 - TND Traditional Neighborhood Development (May be applied to NPA and residential districts as specified in neighborhood and special area plans.)
- (0) Land Use Note Reference Number**
- Other Cities and Villages**

Data Source:
City of Madison Department of Planning and Development, Planning Unit

0 1 2
Miles

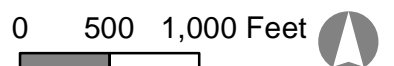
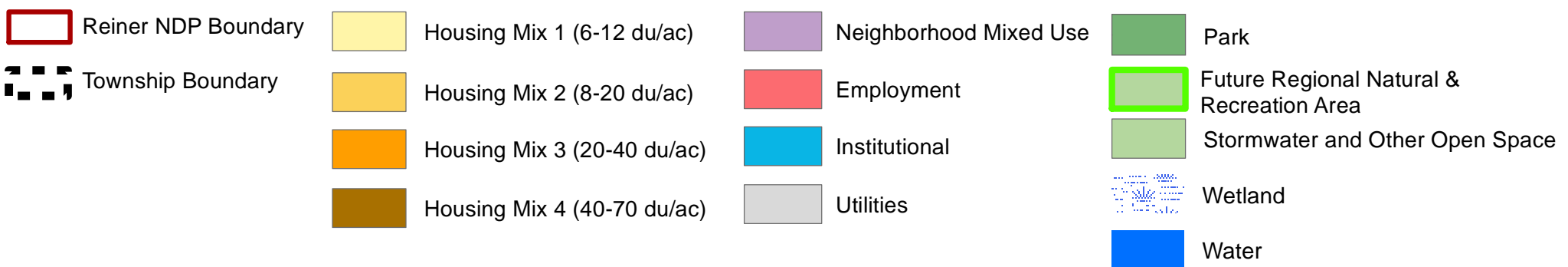




Map 6: Future Land Use and Street Plan

Reiner Neighborhood Development Plan

DRAFT



SFR-1 to TFR-08

A parcel of land located in the southeast one-quarter (1/4) of the southeast one-quarter (1/4) of Section 23, Township 8 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin, described as follows:

Beginning at the southeast corner of said Section 23; thence west along said south section line, 338 feet; thence north at right angles, 233 feet to an iron stake; thence east parallel with the south line of said section, 338 feet; thence south along the easterly section line, 233 feet to the point of beginning of this description. Subject to Reiner Road right-of-way over the easterly most 33 feet and Burke Road right-of-way over the southerly most 33 feet.

AND

Part of SE ¼ SE ¼ Section 23 Town of Burke described as follows: Commencing at the Southeast corner of said section; thence North 233 feet to the point of beginning; thence continuing North 21 feet; thence West 310 feet; thence South 21 feet; thence East 310 feet to the point of beginning.