

Dane County Rezone Petition

Application Date	Petition Number
01/21/2021	DCPREZ-2021-11667
Public Hearing Date	
03/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DARRELL AND LINDA ELLIFSON	PHONE (with Area Code) (715) 577-3292	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 1799 CRESTWOOD DR		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) ARBOR VITAE, WI 54568		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS dlellifson@gmail.com		E-MAIL ADDRESS rjcombs@combsurvey.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
12 Edgerton Road					
TOWNSHIP ALBION	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-343-9720-2					

REASON FOR REZONE

DIVIDING AN EXISTING RESIDENTIAL LOT INTO TWO LOTS -
TRANSFER OF DEVELOPMENT RIGHT

FROM DISTRICT	TO DISTRICT	ACRES
RR-4 Rural Residential District	SFR-08 Single Family Residential District	0.94
RR-4 Rural Residential District	RR-2 Rural Residential District	3.71
RR-4 Rural Residential District	TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area	3.71

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) <i>Roll of Combs</i> Agent
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: <i>Ronald J. Combs</i>

COMMENTS: NOTE: FLOODPLAIN PRESENT ON PROPERTY.

DATE: <i>1 / 21 / 2021</i>

Staff Report



**Zoning and
Land Regulation
Committee**

Public Hearing: **March 23, 2021**

Zoning Amendment Requested:

RR-4 Rural Residential District TO SFR-08 Single Family Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving

Size: **0.94,3.71,3.71 Acres**

Survey Required: **Yes**

Reason for the request:

**Dividing an existing residential lot into two lots -
Transfer of Development Right**

Petition 11667

Town/Section:

ALBION, Section 34

Applicant

**DARRELL and LINDA
ELLIFSON**

Address:

12 EDGERTON ROAD



DESCRIPTION: Applicant proposes to divide the existing ~5 acre RR-4 zoned parcel to create a new ~3.7 acre RR-2 zoned residential lot by transferring a development right from the ~160 acre Spike farm in section 9. The existing residence at 12 Edgerton Road would be separated onto a .95 acre SFR-08 zoned parcel. TDR-R (Transfer of Development Rights – Receiving) overlay zoning is proposed for the RR-2 zoned parcel to partially document the transfer.

OBSERVATIONS: The subject property is located on the Dane / Rock county line. Existing use of the 5 acre property is residential and ag/open space. Surrounding land uses are residential and ag/open space. An area of floodplain associated with an unnamed nearby pond encroaches on the north-central portion of the proposed RR-2 parcel. There appear to be suitable areas of upland on which to site a new residence.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection corridor associated with 100 year floodplain is located on a portion of the RR-2 parcel.

STAFF: The proposal is to transfer a density unit from a ~160 acre farm owned by Thomas & Douglas Spike located in section 9 of the town. As indicated on the attached density study report, the sending property is eligible for four density units. If the petition is approved, three possible density units will remain.

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/13/2021	DCPCUP-2021-02525
Public Hearing Date	
07/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HEARTLAND FARM SANCTUARY, INC	Phone with Area Code (608) 440-0118	AGENT NAME JENNIFER KORZ	Phone with Area Code (608) 466-2822
BILLING ADDRESS (Number, Street) PO Box 45746		ADDRESS (Number, Street) 10 GREENHAVEN CIRCLE	
(City, State, Zip) Madison, WI 53744		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS info@heartlandfarmsanctuary.org		E-MAIL ADDRESS jen.korz@heartlandfarmsanctuary.org	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
424 US Highway 151				-	
TOWNSHIP ALBION	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-063-9500-7		---		0512-063-9340-1	

CUP DESCRIPTION

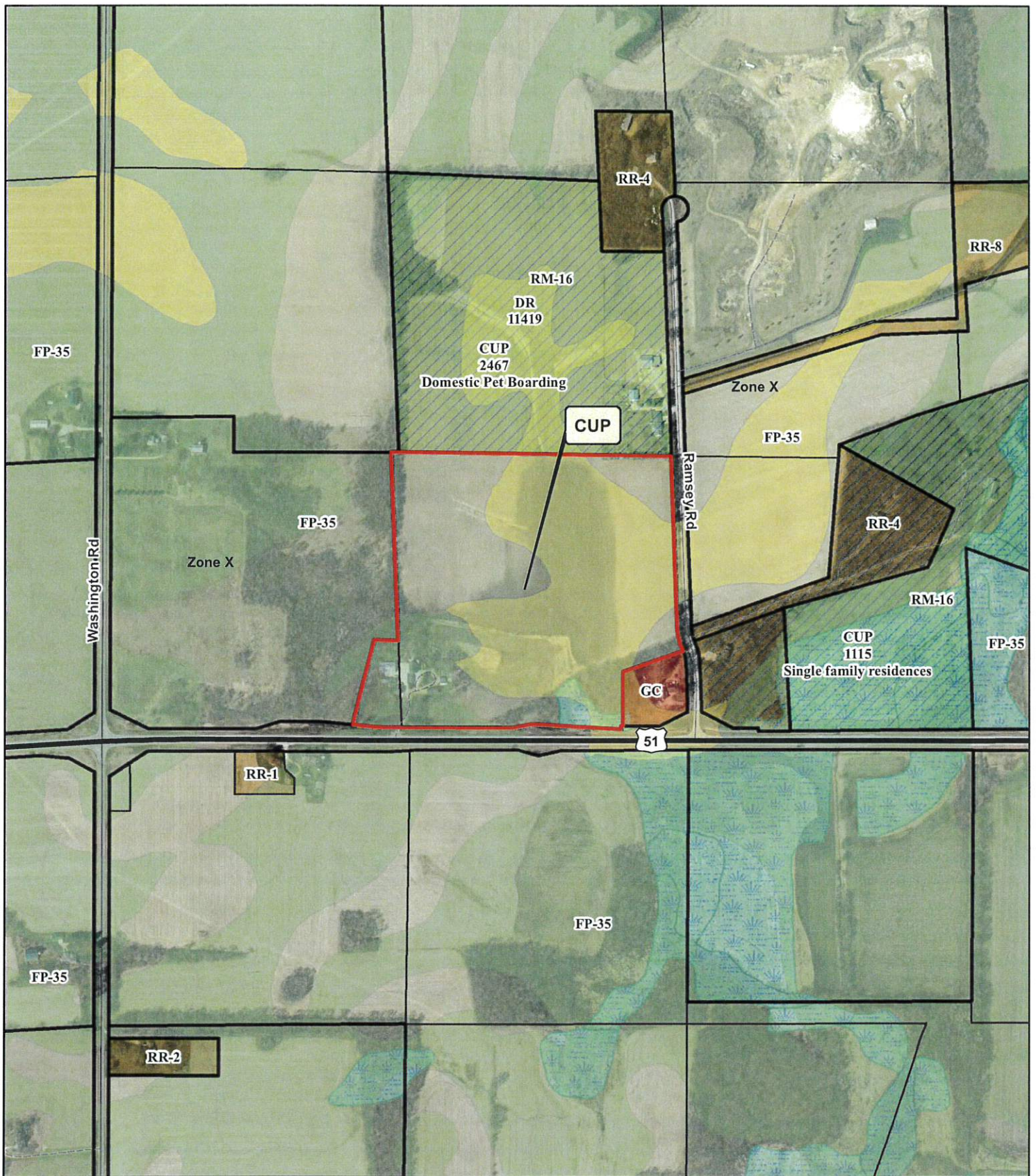
Agriculture Entertainment and Farm Related Exhibitions (animal sanctuary)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)(a)1. and 4.	38

COMMENTS: Wetlands may be present on property. Area may need to be delineated.

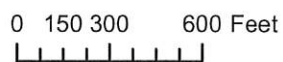
DEED RESTRICTION REQUIRED?	Inspectors Initials
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: _____	RWL1

SIGNATURE:(Owner or Agent)
PRINT NAME:
DATE:



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02525
Heartland Farm Sanctuary,
Inc