

Dane County Rezone Petition

Application Date	Petition Number
02/07/2022	DCPREZ-2022-11816
Public Hearing Date	
05/10/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MORSCHAUSER FAMILY TR	PHONE (with Area Code) (608) 698-7723	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 1354 BURVE RD		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS jmorch@hotmail.com		E-MAIL ADDRESS wismapping@charter.net	

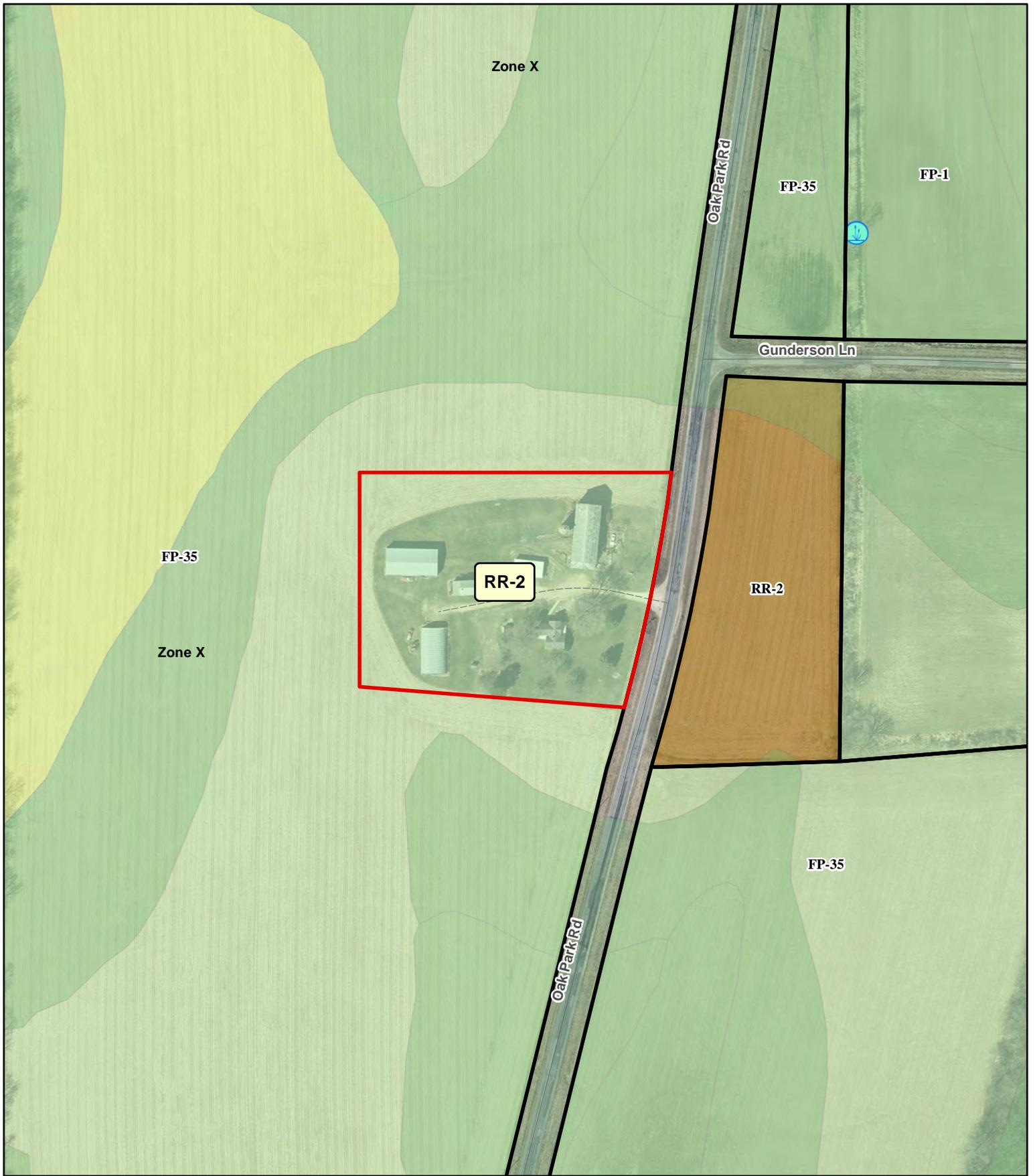
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4435 Oak Park Road					
TOWNSHIP DEERFIELD	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-082-8001-6					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

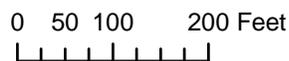
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.9

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11816
MORSCHAUSER FAMILY
TR



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: **MORSCHAUSER FAMILY TR**
 Address (Number & Street): **4435 OAK PARK RD**
 Address (City, State, Zip): **DEERFIELD, WI. 53531**
 Email Address:
 Phone:

Agent Name: **WISCONSIN MAPPING LLC**
 Address (Number & Street): **308 WEST QUARRY ST,**
 Address (City, State, Zip): **DEERFIELD, WI. 53531**
 Email Address: **WISMAPPING@CHARTER.NET**
 Phone: **608-764-5802**

PROPERTY INFORMATION

Township: **DEERFIELD**
 Section: **8**

Parcel Number(s): **071208280016**
 Property Address or Location: **4435 OAK PARK RD**

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

CREATE PARCEL AROUND ORIGINAL FARM BUILDINGS

Existing Zoning District(s)

FP-35

Proposed Zoning District(s)

RR-2

Acres

3.9

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.

- Scaled drawing of proposed property boundaries
 Legal description of zoning boundaries
 Information for commercial development (if applicable)
 Pre-application consultation with town and department staff
 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 *John O. Morschauer*

Date *2-4-2022*

Preliminary Certified Survey Map

NORTH 1/4
CORNER
OF SECTION 8

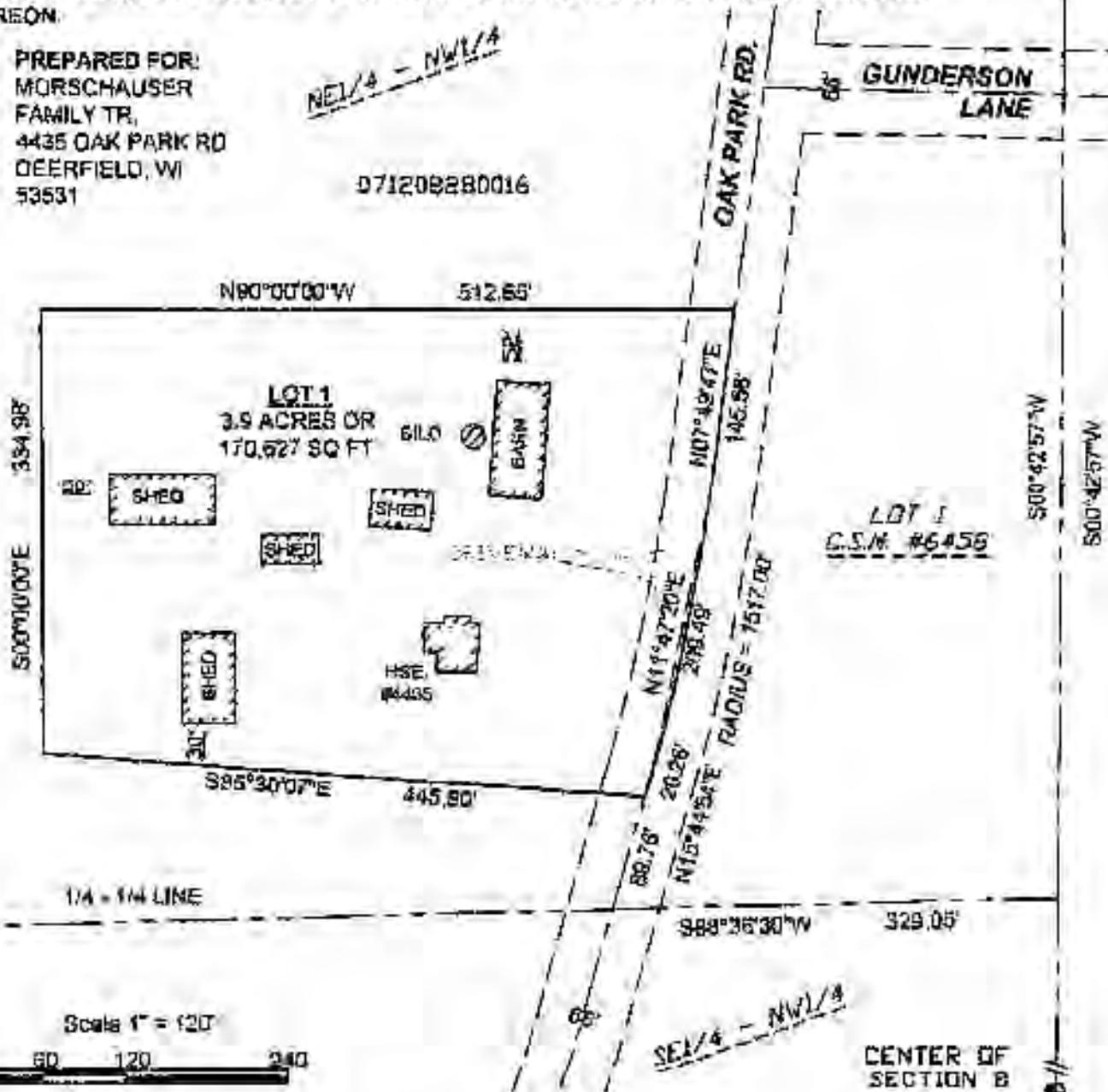


PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T.7N.,
R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE $500^{\circ}42'57''$ W
ALONG THE EAST LINE OF SAID NE 1/4 - NW 1/4, 1321.04 FEET TO THE SE CORNER
OF SAID 1/4; THENCE $S88^{\circ}38'33''$ W, 329.05 FEET TO THE CENTERLINE OF OAK PARK
ROAD; THENCE $N15^{\circ}44'54''$ E ALONG SAID CENTERLINE, 89.78 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE $N15^{\circ}44'54''$ E ALONG SAID CENTERLINE, 20.26 FEET
TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A
CENTRAL ANGLE OF $07^{\circ}55'07''$ AND A RADIUS OF 1517.00 FEET, THE LONG CHORD OF
WHICH BEARS $N11^{\circ}47'20''$ E, 209.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC
OF SAID CURVE AND CENTERLINE, 208.86 FEET TO THE POINT OF TANGENCY THEREOF;
THENCE $N07^{\circ}49'47''$ E ALONG SAID CENTERLINE, 145.66 FEET; THENCE $N90^{\circ}00'00''$ W,
512.65 FEET; THENCE $S00^{\circ}00'00''$ E, 334.98 FEET; THENCE $S85^{\circ}30'07''$ E, 445.90 FEET THE
POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 3.9 ACRES OR 170,627
SQUARE FEET, BEING SUBJECT TO A RIGHT OF WAY FOR OAK PARK ROAD AS MAPPED
HEREON.

PREPARED FOR:
MORSCHAUSER
FAMILY TR,
4435 OAK PARK RD
DEERFIELD, WI
53531

071208280016



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.

Public Hearing Date	2/27/2018	Petition Number	11251	Applicant:	John Morschauser
Town	Deerfield	A-1EX Adoption	10/26/1978	Orig Farm Owner	Morschauser
Section:	06, 07, 08	Density Number	35	Original Farm Acres	233.4
Density Study Date	2/27/2018	Original Splits	6.67	Available Density Unit(s)	2



Reasons/Notes:

At approximately 235 acres, the original Morschauser farm was eligible for 6 splits. 4 prior splits taken per rezone 4982, and CSMs 6458, 7669, and 8438.

Property remains eligible for 2 possible splits. If the petition is approved, 1 split will remain

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
071208285502	2.37	BRUCE J BIERMEIER & PATRICIA A BIERMEIER	07669
071208285011	35.27	BRUCE J BIERMEIER & PATRICIA A BIERMEIER	
071208295000	38.16	JOHN G MORSCHAUSER & IRENE MORSCHAUSER	
071208283504	3.18	JOHN G MORSCHAUSER & IRENE MORSCHAUSER	06458
071208280016	34.23	JOHN G MORSCHAUSER & IRENE MORSCHAUSER	
071208190006	39.74	JOHN G MORSCHAUSER & IRENE MORSCHAUSER	
071207180000	35.31	JOHN G MORSCHAUSER & IRENE MORSCHAUSER	
071206495002	35.03	MORSCHAUSER FAMILY TR	
071208380015	10.09	SCOTT F MICHEL & KATIE J MICHEL	08438