

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/14/2021	DCPREZ-2021-11739
<b>Public Hearing Date</b>	
09/28/2021	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
--------------------------	--------------------------

OWNER NAME SOLON W PIERCE III	PHONE (with Area Code) (608) 764-5570	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 3618 JENSON LN		ADDRESS (Number & Street) 306 W QUARRY ST	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS swpviper@gmail.com		E-MAIL ADDRESS wismapping@charter.net	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
---------------------------	---------------------------	---------------------------

<b>ADDRESS OR LOCATION OF REZONE</b>	<b>ADDRESS OR LOCATION OF REZONE</b>	<b>ADDRESS OR LOCATION OF REZONE</b>
East of 1475 County Hwy BB		
TOWNSHIP DEERFIELD	SECTION 18	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0712-182-9820-2		

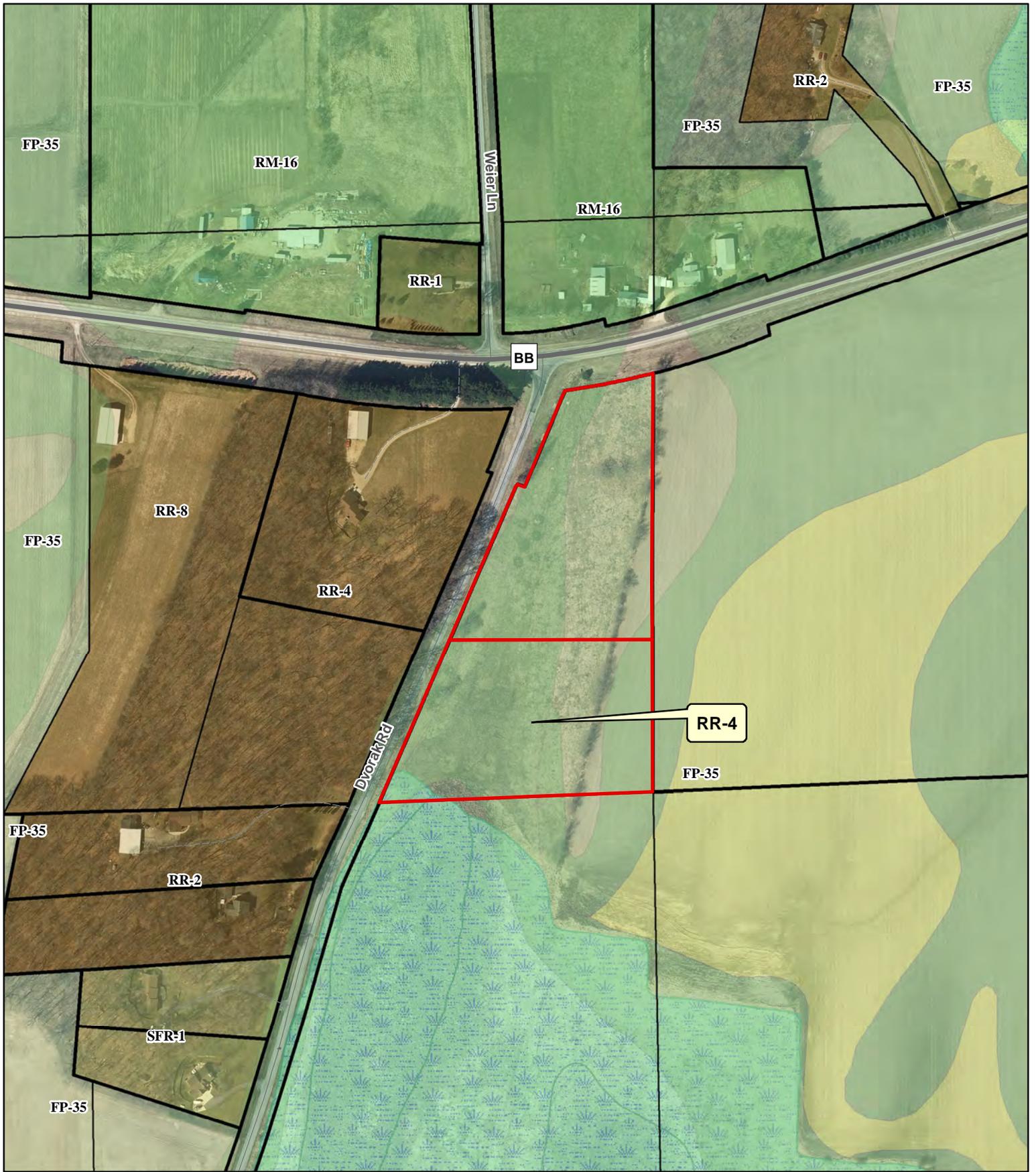
### REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS

<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>
FP-35 Farmland Preservation District	RR-4 Rural Residential District	9.8

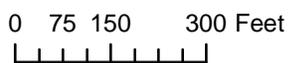
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input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

COMMENTS: DEVELOPMENT OF LOT 2 MAY BE COMPLICATED DUE TO THE PRESENCE OF WETLANDS AND FLOODPLAIN.



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11739  
**SOLON W PIERCE III**



**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:	Solon W. Pierce III	Agent Name:	Wisconsin Mapping LLC
Address (Number & Street):	3618 Jenson Ln.	Address (Number & Street):	306 W. Quarry St.
Address (City, State, Zip):	Deerfield, WI. 53531	Address (City, State, Zip):	Deerfield, WI. 53531
Email Address:	SWPViper@gmail.com	Email Address:	wismapping@charter.net
Phone#:	608 764 5570	Phone#:	608-764-5602

PROPERTY INFORMATION			
Township:	Deerfield	Parcel Number(s):	0712-182-9820-2
Section:	18	Property Address or Location:	SE 1/4 - NW 1/4

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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>

To create two build-able residential lots.

SWPViper@gmail.com

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">RR4</span>	9.8

**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 checked="" 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 ( <b>non-refundable</b> ), 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 \_\_\_\_\_

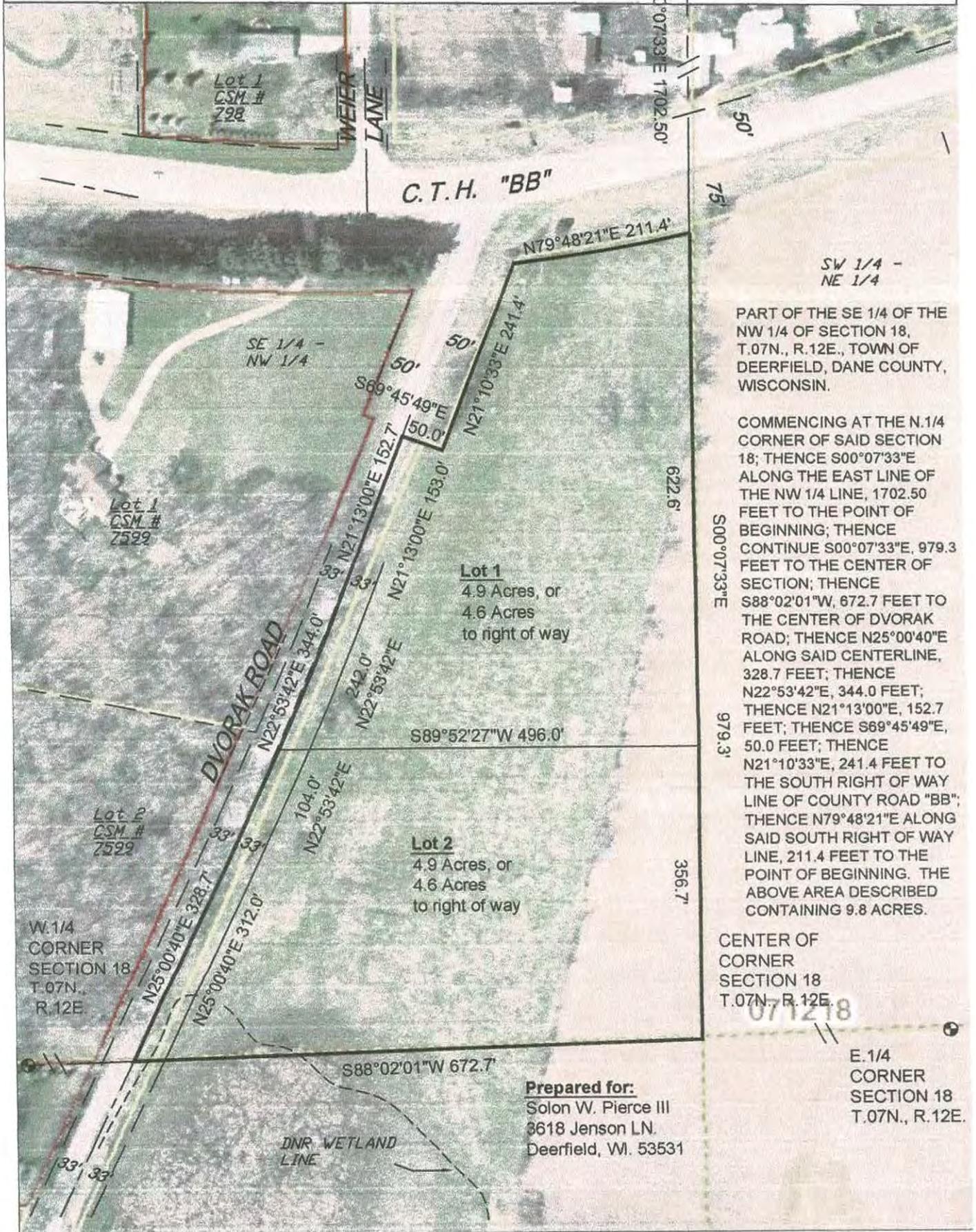
DAVID RIESMAN

Date 7/13/2021

# PRELIMINARY CERTIFIED SURVEY

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, T.07N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

N.1/4  
CORNER  
SECTION 18  
T.07N., R.12E.



# 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.**

<b>Applicant:</b> Solon Pierce					
<b>Town</b>	Deerfield	<b>A-1EX Adoption</b>	10/26/1978	<b>Orig Farm Owner</b>	Draeger, Walter
<b>Section:</b>	07, 08, 17,	<b>Density Number</b>	35	<b>Original Farm Acres</b>	255.33
<b>Density Study Date</b>	11/6/2017	<b>Original Splits</b>	7.3	<b>Available Density Unit(s)</b>	3

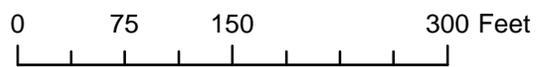
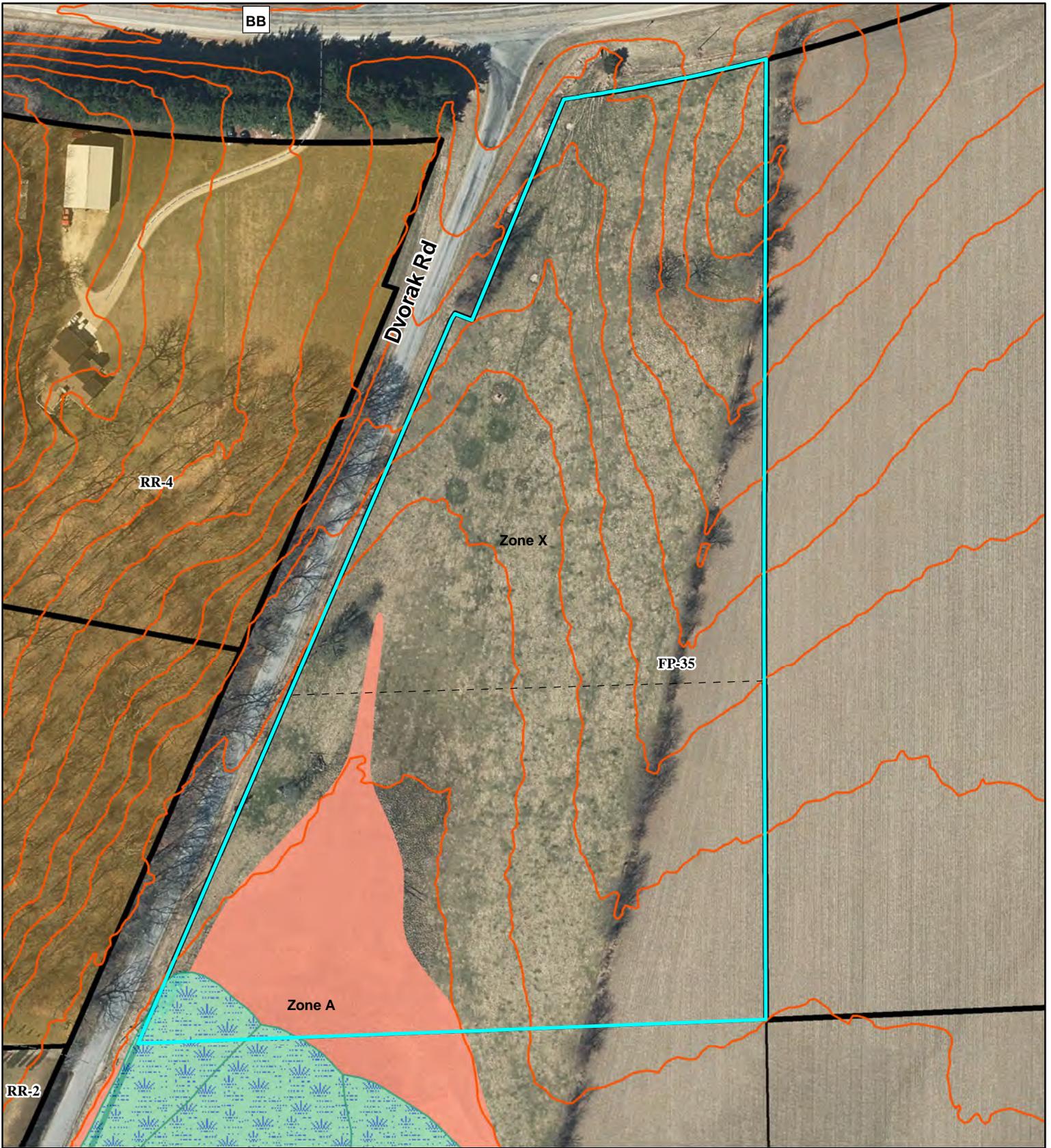


**Reasons/Notes:**

4 prior splits have been taken from the original ~250+ acre Draeger farm, leaving 3 remaining. Note that the town counts the separation of farm residences onto parcels less than 35 acres as a split. If approved, it appears 2 possible splits 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
071218190005	36.62	BETH A ANNEN & PATRICK F ANNEN	
071217285600	15.54	BETH A ANNEN & PATRICK F ANNEN	13331
071208395800	11.87	BETH A ANNEN & PATRICK F ANNEN	13332
071208396700	2.76	DIANA L IMHOFF & BETH A ANNEN	13332
071208390100	3.98	DONALD IMHOFF & DIANA L IMHOFF	13332
071208396950	0.12	JAMES C KESSLER	
071208395500	16.42	JAMES C KESSLER	13332
071208390900	34.82	JAMES C KESSLER	
071217285300	3.64	PATRICK F ANNEN & BETH A ANNEN	09758
071218485009	39.94	SOLON W PIERCE III	



## FP-35 to RR-4

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, T07N, R12E, TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN. COMMENCING AT THE N1/4 CORNER OF SAID SECTION 18; THENCE S00°07'33"E ALONG THE EAST LINE OF THE NW 1/4 LINE, 1702.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'33"E, 979.3 FEET TO THE CENTER OF THE SECTION; THENCE S88°02'01"W, 672.7 FEET TO THE CENTER OF DVORAK ROAD; THENCE N25°00'40"E ALONG SAID CENTERLINE, 328.7 FEET; THENCE N22°53'42"E, 344.0 FEET; THENCE N21°13'00"E, 152.7 FEET; THENCE S69°45'49"E, 50 FEET; THENCE N21°10'33"E, 241.4 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD "BB"; THENCE N79°48'21"E ALONG SAID SOUTH RIGHT OF WAY LINE, 211.4 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING 9.8 ACRES