

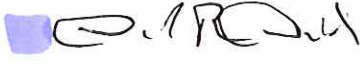

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/19/2015	DCPREZ-2015-10835
Public Hearing Date	C.U.P. Number
04/28/2015	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PAUL A BOWER	PHONE (with Area Code) (608) 556-2173	AGENT NAME DAVID R. DINKEL	PHONE (with Area Code) (608) 695-6262
BILLING ADDRESS (Number & Street) 76 FAIR OAK ROAD PO BOX 65		ADDRESS (Number & Street) 33 N. MAIN STREET PO BOX 103	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS DAVE@PROPERTYSHOP-REALTORS.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
76 FAIR OAK ROAD				76 FAIR OAK ROAD	
TOWNSHIP DEERFIELD	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP DEERFIELD	SECTION 24
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-244-9000-9				0712-244-8000-1	

REASON FOR REZONE			CUP DESCRIPTION	
CREATION OF FOUR RESIDENTIAL LOTS.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	26.7		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	13.0		

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 PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 

COMMENTS: CREATION OF FOUR RESIDENTIAL LOTS.

DATE: 
--



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Paul A. & Elaine M. Bower
 Address 76 Fair Oak Rd, P.O. Box 65
Deerfield, WI. 53531
 Phone 608-556-2173
 Email _____

Agent's Name David R. Dinkel
 Address 33 N. Main, P.O. Box 103
Deerfield, WI 53571
 Phone 608-695-6262
 Email dave@propertyshop-realtors.com

Town: Deerfield Parcel numbers affected: 0712-244-9000-9, 0712-244-8000-1, 0712-244-8500-6

Section: 24 Property address or location: 76 Fair Oak Rd Deerfield, WI. 53531

Zoning District change: (To / From / # of acres) A-1 ex to Rh2 13 acres, A-1 ex to Rh3 26.7 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 40 % Other: 60 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland

Creation of a residential lot

Compliance for existing structures and/or land uses

Other: See Attached memo dated 1/17/15

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 17 February 2015

Petition # 10835

Public Hearing Date 4/28/15

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

1. Zoning District fits the proposed land use? Yes / No
2. Zoning District fit the proposed and remaining lots (s)? Yes / No
3. Proposed lot meet the minimum width and area requirements? Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No
5. Do the existing structures meet the height limitations? Yes / No
6. Do the existing (proposed) structures meet the lot coverage? Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district? Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes / No
10. Steep slope issues? Yes / No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments:

Planning Review

1. Density Study Needed? Yes / No Splits _____
2. Determination of Legal Status Yes / No
3. In compliance with Town plan? Yes / No
4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: issue)

18 February 2015

To: Dane County Zoning

RE: Re-zoning of portions of the Bower Farm, Section 24, Town of Deerfield, Dane County WI
Parcel Numbers are: 0712-244-9000-9, 0712-244-8500-6, 0712-244-8000-1, 0712-244-9500-4

In 1990, Paul A. Bower and Elaine M. Bower purchased approximately 155 acres with a older home and some outbuildings in Section 24 of the Town of Deerfield. Shortly thereafter the Bowers razed the old dwelling and replaced it with a new two-story home, which is their residence. The entire property is presently zoned A-1 Exclusive

Since their purchase, they have allowed the higher vacant land to become a prairie with trees, which has over the years become a wonderful natural area. The property also consists of approximately 55 acres of wetland that was permanently restricted to remain as wetland by the former owner (the United States of America).

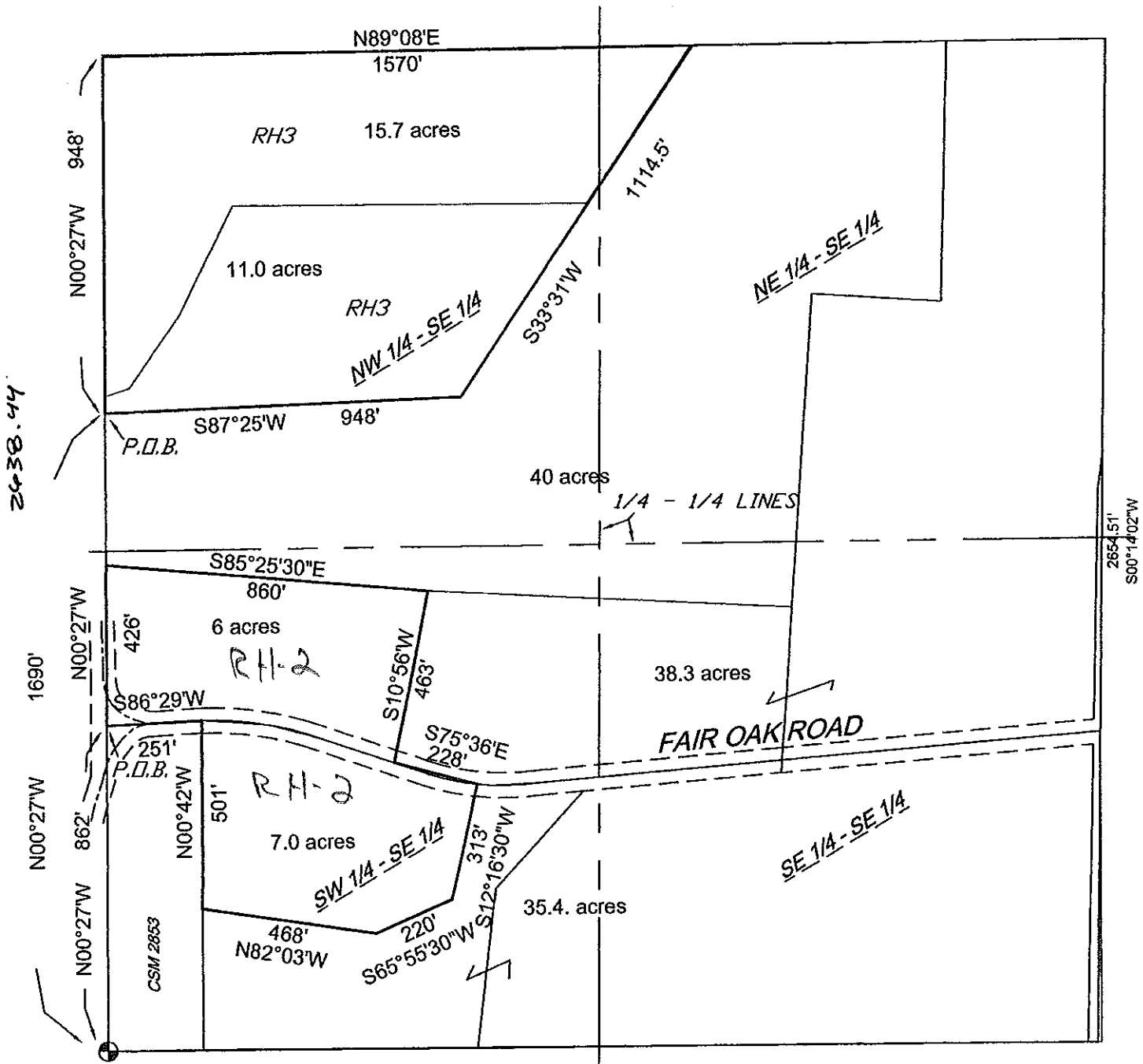
Now, the Bowers are requesting the creation of 4 lots on a Certified Survey Map basis as set forth on the accompanying Preliminary C.S.M and other maps prepared by Wisconsin Mapping, LLC. Lot #1 and Lot #2 would be part of the RH-3 zoning district, and Lot #3 and Lot #4 would be part of the RH-2 zoning district. There has been no prior lots taken off this farm since the Town of Deerfield determination date of October 26, 1978. (Lot #1 of Certified Survey Map # 2853 was taken from the property when it was held by a former owner, but that was prior to the aforementioned determination date.)

The lot layout was based upon extensive review of the topography and the size of the trees. The 4 lot layout also allows a 40 acre area to be able to go back into productive cropland. The existing residence is included as a part of a 38 parcel of which the vast majority of is the restricted wetland, and therefore is not being re-zoned from the A-1 Exclusive zoning district. Additionally there is 35.4 acres of restricted wetland together with an adjacent wooded hillside that will stay in the A-1 Exclusive zoning district. The layout also allows a tract of 40 acres to be able to be put back into productive farmland and that tract would stay in the A-1 Exclusive zoning district.

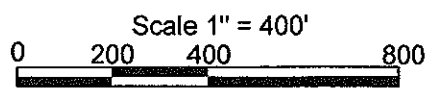
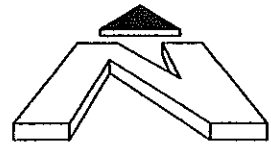
Please contact me with any questions. Drd

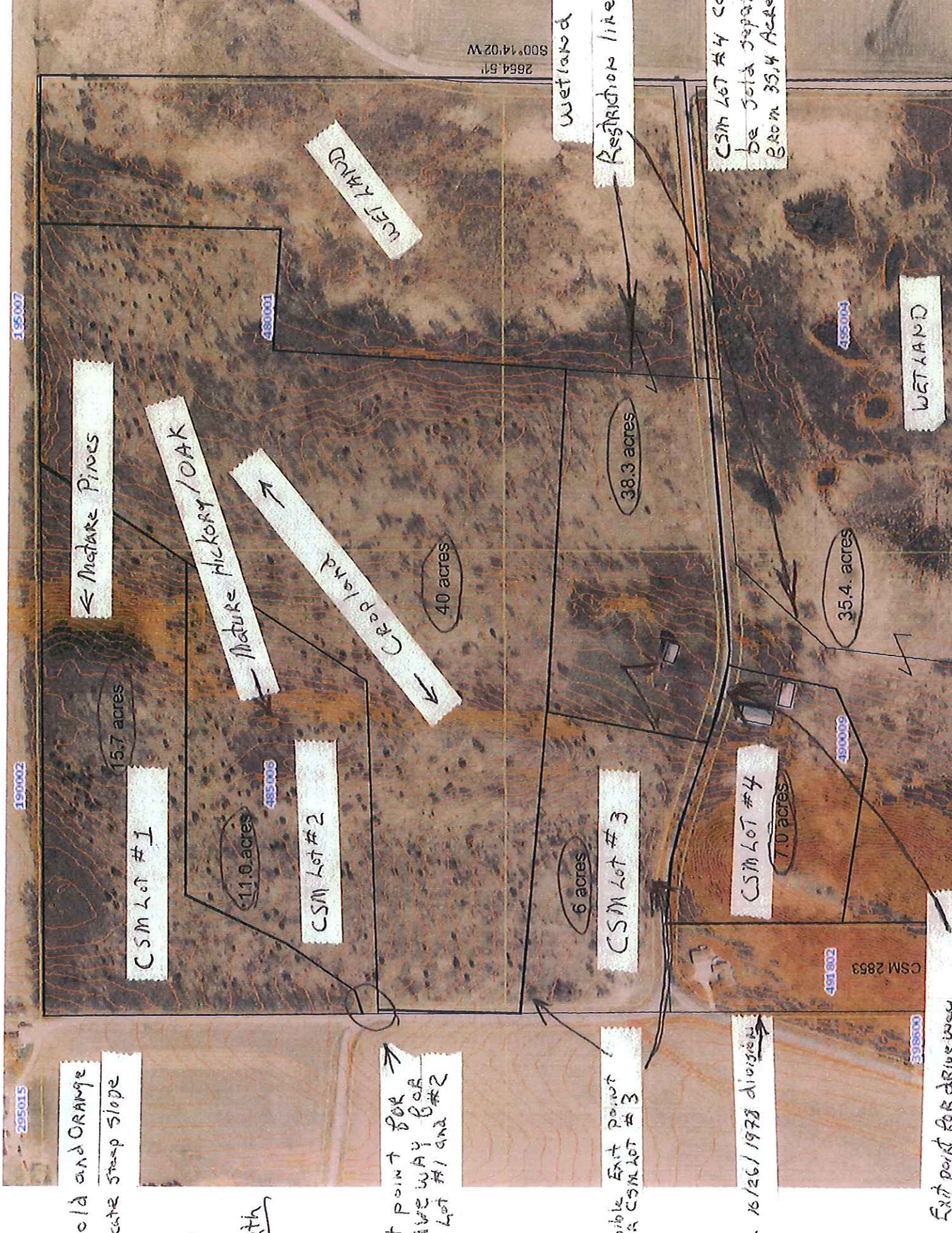


David R. Dinkel,
RE/MAX Property Shop
As Authorized Agent for the Paul and Elaine Bower



S 1/4
 CORNER
 T.7N., R.12E.
 SEC. 24





Gold and Orange
indicate steep slope

↑
North

EXIT POINT FOR
DRIVE WAY FOR
CSM Lot #1 and #2

POSSIBLE EXIT POINT
FOR CSM Lot #3

PRE- 10/26/1978 DIVISION

EXIT POINT FOR DRIVE WAY

← Mature Pines

← Mature Hickory/OAK

←

← Crap land

Wetland

Restriction line

CSM Lot #4 could
be sold separate
FROM 35.4 Acres

WETLAND

15.7 acres

11.0 acres

40 acres

6 acres

38.3 acres

7.0 acres

35.4 acres

195007

190002

295015

485001

485006

2654.51'
S00°14'02"W

435004

490005

491802

CSM 2853

398000



$KrEZ = \emptyset$ Other
 $KdCZ = \emptyset$ Other

$KeB = Z$
 $RaA = Z$
 $Wa = 3$
 $Ho = 3$

$KdB = Z$
 $DnB = Z$
 $DnCZ = 3$
 $BbCZ = 3$

ParcelText | GeophysicalAttribution | Elevation | Water Resources | Planning | Parcels | Eri, DelArms, FAO, USCS, N...

Bower

A-1 ex to Rh2

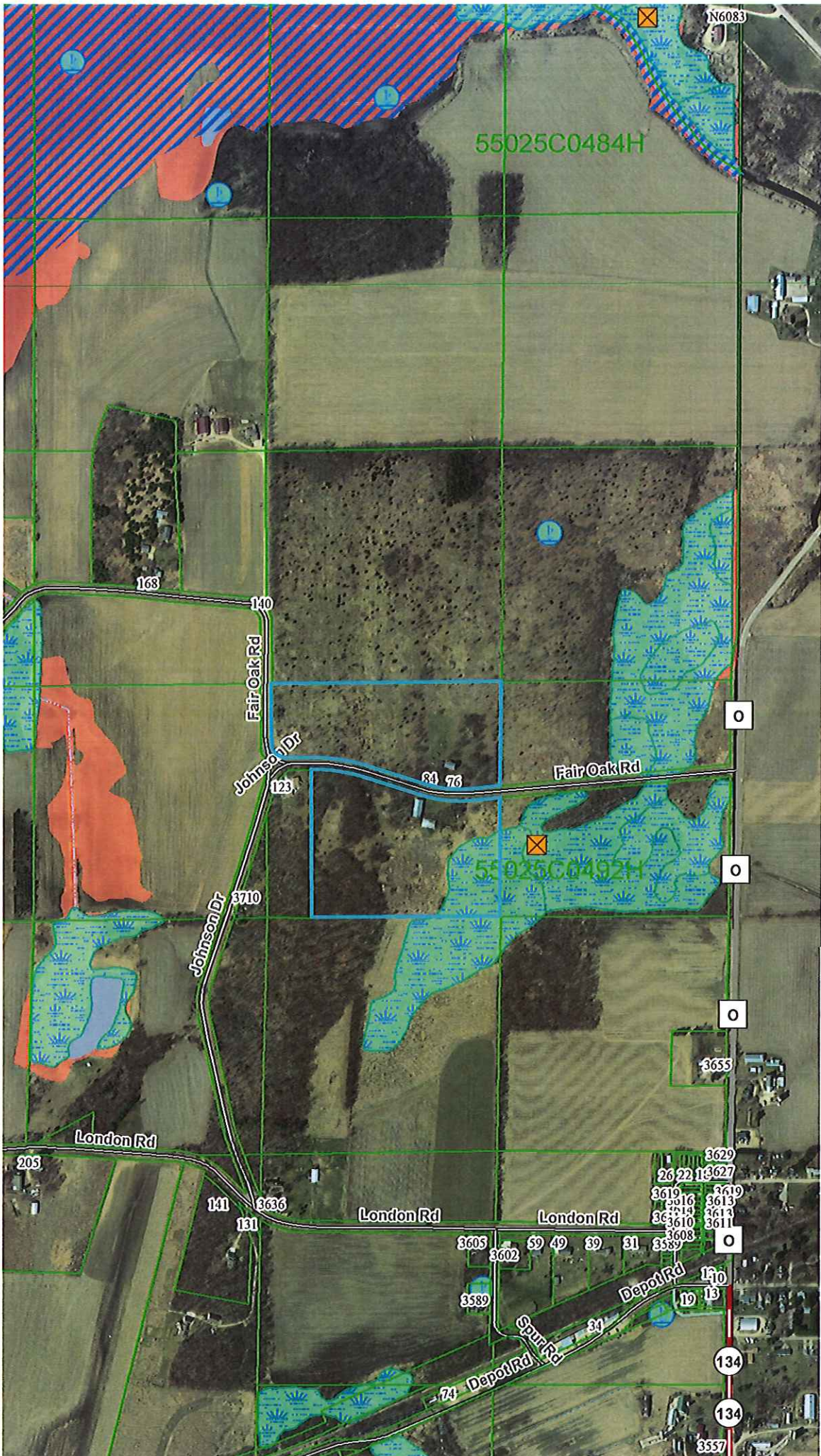
Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, being more fully described as follows:

Commencing at the S $\frac{1}{4}$ corner of Section 24; thence N00°27'W along the West line of the SW $\frac{1}{4}$ of the SE 14, 862 feet to the Northwest corner of Dane County Certified Survey Map number 2853 and the point of beginning; thence continue North along said West line, 426 feet; thence S85°25'E, 860 feet; thence S10°56'W, 463 feet to the centerline of Fair Oak Road; thence S75°36'E along said centerline, 228 feet; thence S12°16'W, 313 feet; thence S65°55'W, 220 feet; thence N82°03'W, 468 feet to the East line of the aforesaid Certified Survey Map number 2853; thence N00°42'W, 501 feet to the Northeast corner of said survey; thence S86°29'W, 251 feet to the point of beginning. The above described containing 13.0 acres more or less.

A-1 ex to Rh3

Parts of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, being more fully described as follows:

Commencing at the S $\frac{1}{4}$ corner of Section 24; thence N00°27'W along the West line of the SE $\frac{1}{4}$, 1690 feet to the point of beginning; thence continue N00°27'W along said line, 948 feet to the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N89°08'E along the North line of said SE $\frac{1}{4}$, 1570 feet; thence S33°31'W, 1114.5 feet; thence S87°25'W, 948 feet to the point of beginning. The above described containing 26.7 acres more or less.



Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	04/12/1994		14955	64

Show More ▼

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By Parcel Number: 0712-244-9500-4

By Owner Name: PAUL A BOWER

By Owner Name: ELAINE M BOWER

Document Types and their Abbreviations

Document Types and their Definitions



Access Dane via product of
 Dane County Land Information Council
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210 Main Street
 City County Bldg
 Madison WI

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16 OCT 1989

VOL 15580 PAGE 47

PLAT OF SURVEY

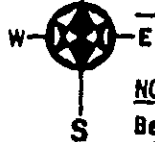
That part of the Northeast, Southeast & Southwest 1/4s of the Southeast 1/4 of Section 24, Town 7 North, Range 12 East, Township of Deerfield, Dane County, Wisconsin, bounded and described as follows:

Beginning at the East 1/4 corner of said Section 24; thence South, 2653.97 ft. to the Southeast corner of Section 24; thence S89°16'23"W along the South line of Section 24, 1654.45 ft.; thence N6°10'07"E, 423.89 ft.; thence N41°49'57"E, 347.58 ft. to the South right-of-way line of Fair Oak Road; thence N84°35'15"E along said right-of-way line, 529.54 ft.; thence N3°20'13"E, 1269.61 ft.; thence S86°55'57"E, 344.66 ft.; thence N0°48'31"E, 687.86 ft. to the North line of the Southeast 1/4 of Section 24; thence N88°56'34"E, 422.07 ft. to the point of beginning.

I hereby certify that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

October 5, 1989

Richard D. Talarczyk
Richard D. Talarczyk



NOTE:

Bearings are referenced to the East line of the Southeast 1/4 of Section 24, which was assumed to bear NORTH.

NOTE:

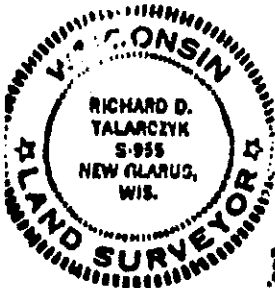
Recorded data, when different from measured, is shown in parenthesis.

LEGEND:

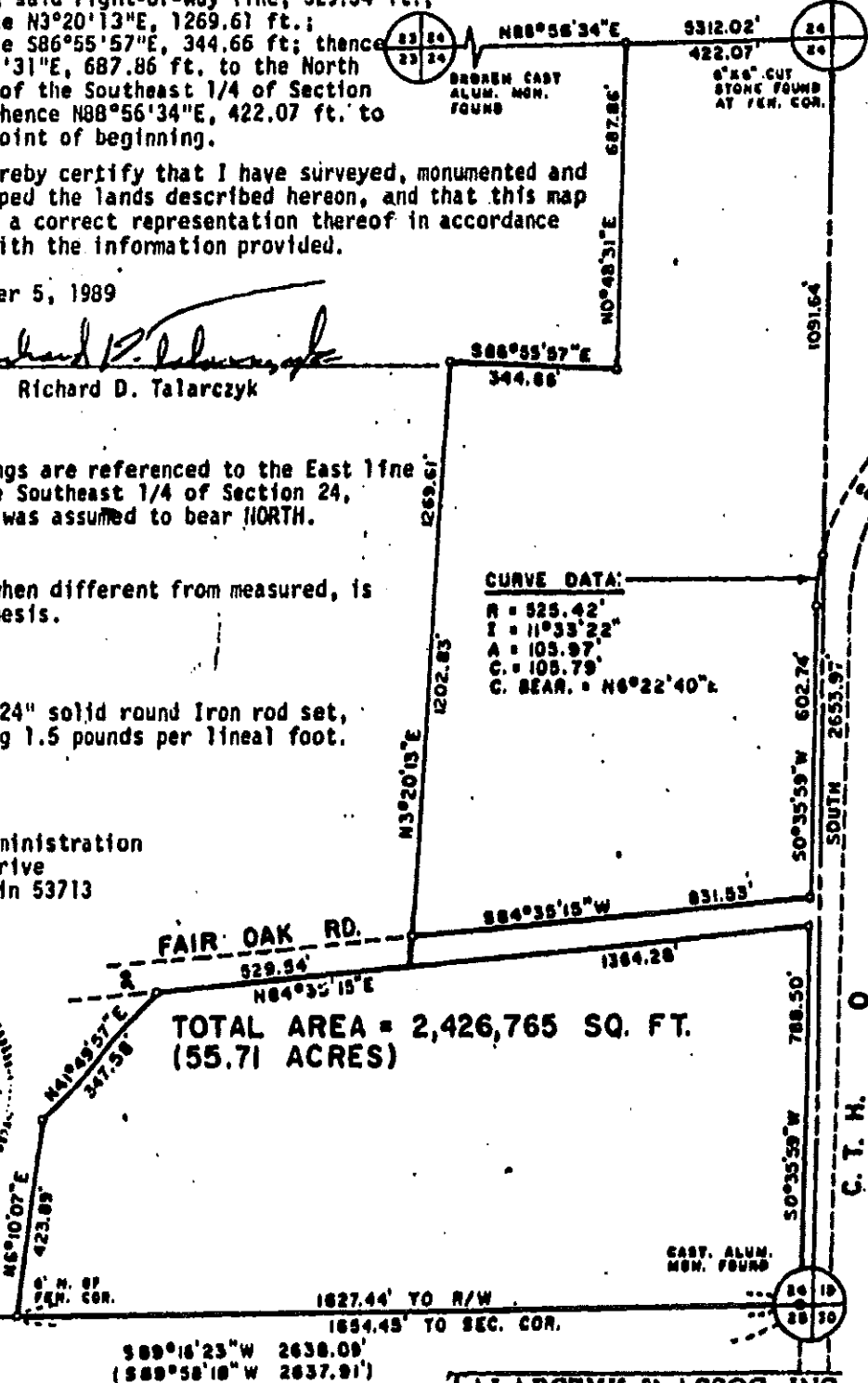
3/4" X 24" solid round Iron rod set, weighing 1.5 pounds per lineal foot.

PREPARED FOR:

U.S.D.A.
Farmers' Home Administration
57 Fairgrounds Drive
Madison, Wisconsin 53713
(608) 264-5426



COMPUTED TO FROM DATA ON C.S.M. NO. 3899



**TOTAL AREA = 2,426,765 SQ. FT.
(55.71 ACRES)**

TALARCZYK & ASSOC., INC.

W2105 Kubby Road
NEW GLARUS, WI 53574
Phone 608/327-5210

BOOK 33 PAGE 72
JOB NO. 8406
CHECKED BY AJP
DRAWN BY AJP



SCALE: 1" = 300'

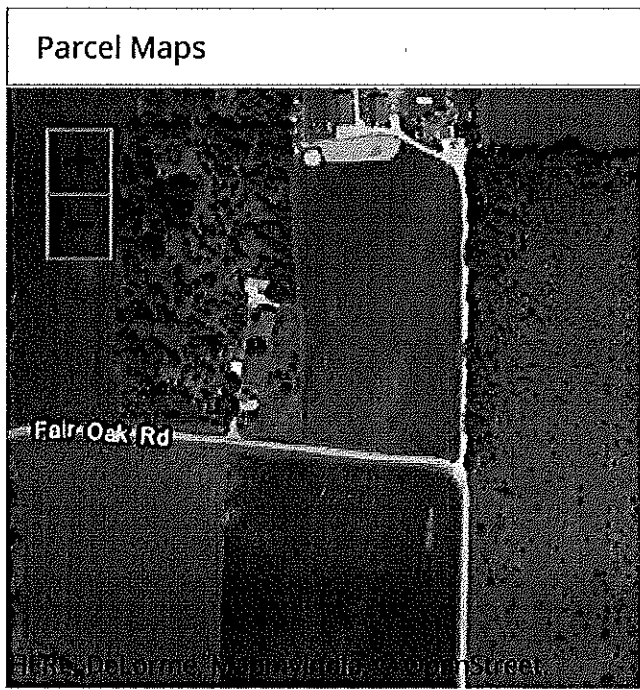
Parcel Number -
024/0712-244-8500-6

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 24-7-12 NW1/4SE1/4	
Owner Names	PAUL A BOWER  ELAINE M BOWER 	
Primary Address	No parcel address available.	
Billing Address	PO BOX 65 DEERFIELD WI 53531	



DCiMap

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G5 G6	
Assessment Acres	40.000	
Land Value	\$95,200.00	
Improved Value	\$0.00	
Total Value	\$95,200.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX) DCPREZ-0000-02057

Zoning District Fact Sheets

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$95,200.00	\$0.00	\$95,200.00
Taxes:		\$1,748.47
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1,748.47

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	04/12/1994		14955	64

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By Parcel Number: 0712-244-8500-6

By Owner Name: PAUL A BOWER

By Owner Name: ELAINE M BOWER

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Parcel Number -
024/0712-244-9000-9

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 24-7-12 SW1/4SE1/4 EXC CSM 2853	
Owner Names	PAUL A BOWER ELAINE M BOWER	🔒 🔒
Primary Address	76 FAIR OAK RD	
Billing Address	PO BOX 65 DEERFIELD WI 53531	

Parcel Maps



DCiMap Google Map
Bing Map

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G5 G7	
Assessment Acres	34.970	
Land Value	\$167,200.00	
Improved Value	\$281,800.00	
Total Value	\$449,000.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning	A-1(EX) DCPREZ-0000-02057
--------	---------------------------

Zoning District Fact Sheets

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$167,200.00	\$281,800.00	\$449,000.00
Taxes:		\$8,246.44
Lottery Credit(-):		\$138.48
First Dollar Credit(-):		\$81.83
Specials(+):		\$168.67
Amount:		\$8,194.80

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

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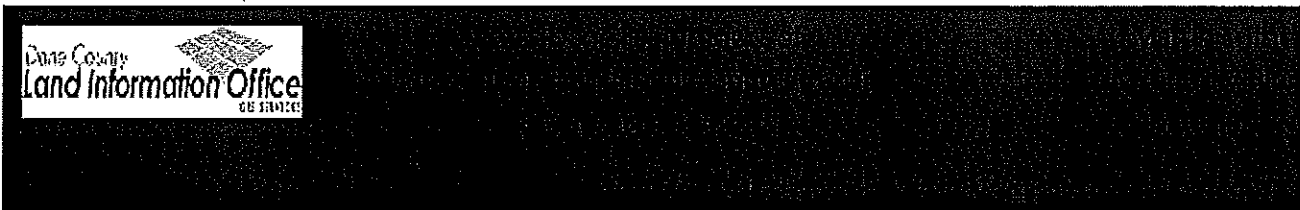
By Parcel Number: 0712-244-9000-9

By Owner Name: PAUL A BOWER

By Owner Name: ELAINE M BOWER

Document Types and their Abbreviations

Document Types and their Definitions





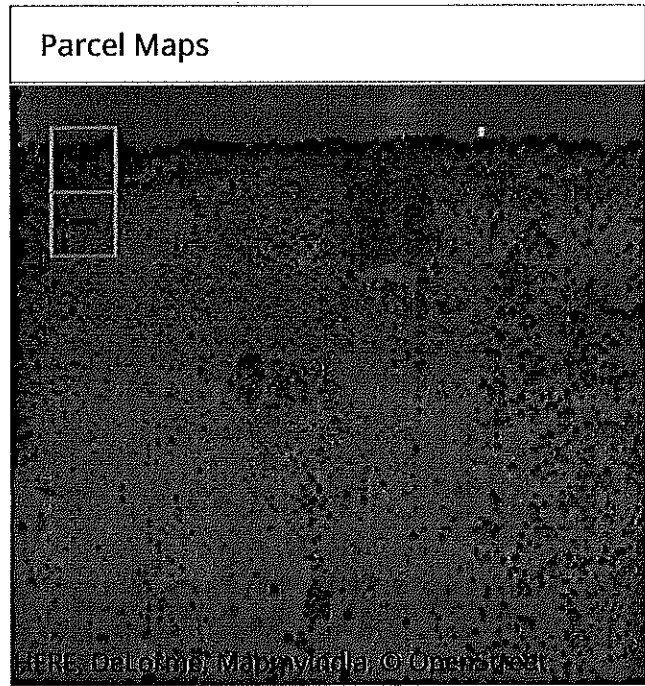
Parcel Number -
024/0712-244-8000-1

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 24-7-12 NE1/4SE1/4	
Owner Names	PAUL A BOWER  ELAINE M BOWER 	
Primary Address	No parcel address available.	
Billing Address	PO BOX 65 DEERFIELD WI 53531	



Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G5	
Assessment Acres	40.000	
Land Value	\$62,600.00	
Improved Value	\$0.00	
Total Value	\$62,600.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX) DCPREZ-0000-02057

Zoning District Fact Sheets

DCiMap

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$62,600.00	\$0.00	\$62,600.00
Taxes:		\$1,149.72
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1,149.72

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

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By Parcel Number: 0712-244-8000-1

By Owner Name: PAUL A BOWER

By Owner Name: ELAINE M BOWER

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