

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/06/2017	DCPREZ-2017-11234
Public Hearing Date	C.U.P. Number
01/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DEERFIELD HEIGHTS LLC	PHONE (with Area Code) (608) 516-5151	AGENT NAME DONALD IMHOFF	PHONE (with Area Code) (608) 516-5151
BILLING ADDRESS (Number & Street) 5250 E TERRACE DR STE I		ADDRESS (Number & Street) 18 LAMPLIGHTER WAY	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) MADISON, WI 53714	
E-MAIL ADDRESS IMHOFFD1@CHARTER.NET		E-MAIL ADDRESS IMHOFFD1@CHARTER.NET	

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	
NORHT OF COUNTY HWY BB		NORHT OF COUNTY HWY BB		NORTH OF COUNTY HWY BB	
TOWNSHIP DEERFIELD	SECTION 9	TOWNSHIP DEERFIELD	SECTION 9	TOWNSHIP DEERFIELD	SECTION 9
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-093-9500-7		0712-094-9000-1		0712-094-8500-8	

REASON FOR REZONE	CUP DESCRIPTION
CREATING 4 RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	10.06		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>epd</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>epd</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>epd</i>	INSPECTOR'S INITIALS SLJ3	SIGNATURE: (Owner or Agent) <i>Donald Imhoff</i>
				PRINT NAME: <i>Donald Imhoff</i>
				DATE: <i>11-6-17</i>



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	<u>Deerfield Heights LLC</u>	Agent's Name	<u>Donald J. Imhoff</u>
Address	<u>5250 E. Terrace Dr. #1</u>	Address	<u>18 Lampighter Way</u>
Phone	<u>Madison 53718</u> <u>608-516-5151</u>	Phone	<u>MADISON 53714</u> <u>608-516-5151</u>
Email	<u>imhoffd1@charter.net</u>	Email	<u>imhoffd1@charter.net</u>

Town: Deerfield Parcel numbers affected: 024/0712-093-9500-7 0712-094-8500-8
074/0712-094-9000-1 0712-093-8000-4
 Section: 01 Property address or location: 878 County Hwy BB

Zoning District change: (To / From / # of acres) RH-1 From A-1 ex
(4 - 2 acre lots)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 20 % Other: 80 %


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:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Donald J. Imhoff

Date: 11/6/17

Parcel Number - 024/0712-093-8000-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 9-7-12 NE1/4SW1/4	
Owner Name	DEERFIELD HEIGHTS LLC	
Primary Address	No parcel address available.	
Billing Address	5250 E TERRACE DR STE I MADISON WI 53718	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M	
Assessment Acres	40.100	
Land Value	\$14,000.00	
Improved Value	\$0.00	
Total Value	\$14,000.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~-07/31/2017 - 04:00 PM~~

Ends: ~~-07/31/2017 - 06:00 PM~~

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Board of Review dates have passed for the year

Starts: ~~-08/16/2017 - 04:00 PM~~

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[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1(EX) DCPREZ-1978-02057

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2016) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$14,200.00	\$0.00	\$14,200.00
Taxes:		\$265.33
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$265.33

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/12/2014	5075761		

Show More ▼

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DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0712-093-8000-4

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Parcel Number - 024/0712-094-8500-8**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 9-7-12 NW1/4SE1/4 EXC COM INTS HWYS ...	
Owner Name	DEERFIELD HEIGHTS LLC	
Primary Address	No parcel address available.	
Billing Address	5250 E TERRACE DR STE I MADISON WI 53718	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M	
Assessment Acres	34.300	
Land Value	\$26,700.00	
Improved Value	\$0.00	
Total Value	\$26,700.00	

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Zoning

A-1(EX) DCPREZ-1978-02057

[Zoning District Fact Sheets](#)

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2016) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$26,900.00	\$0.00	\$26,900.00
Taxes:		\$502.63
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$502.63

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/12/2014	5075761		

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Parcel Number - 024/0712-094-9000-1**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 9-7-12 SW1/4SE1/4 N OF E AND W HWY &...	
Owner Name	DEERFIELD HEIGHTS LLC	
Primary Address	878 COUNTY HIGHWAY BB	
Billing Address	5250 E TERRACE DR STE I MADISON WI 53718	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4 G5	
Assessment Acres	20.500	
Land Value	\$153,000.00	
Improved Value	\$119,300.00	
Total Value	\$272,300.00	

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Zoning

A-1(EX) DCPREZ-1978-02057

[Zoning District Fact Sheets](#)

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2016) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$153,000.00	\$119,300.00	\$272,300.00
Taxes:		\$5,088.04
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$82.79
Specials(+):		\$148.67
Amount:		\$5,153.92

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
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Parcel Number - 024/0712-093-9500-7

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 9-7-12 SE1/4SW1/4 N OF HWY EXC TO DA...	
Owner Name	DEERFIELD HEIGHTS LLC	
Primary Address	No parcel address available.	
Billing Address	5250 E TERRACE DR STE I MADISON WI 53718	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5	
Assessment Acres	24.300	
Land Value	\$5,800.00	
Improved Value	\$0.00	
Total Value	\$5,800.00	

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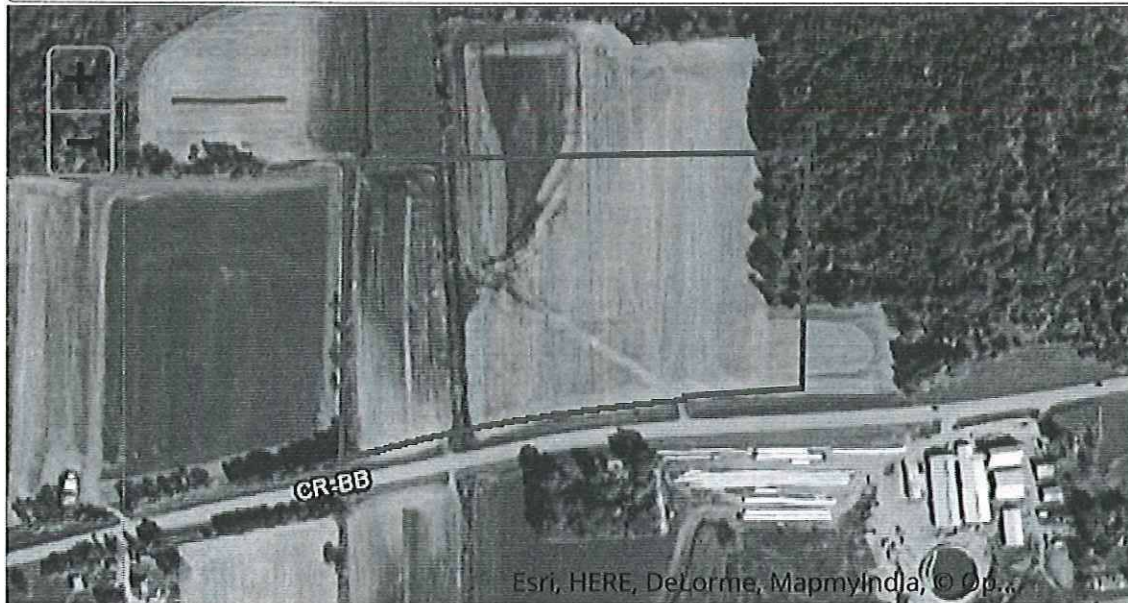
Zoning

A-1(EX) DCPREZ-1978-02057

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)

Parcel Maps


[Surveyor Map](#)
[DCiMap](#)

Tax Summary (2016)

[More +](#)
[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$6,100.00	\$0.00	\$6,100.00
Taxes:		\$113.97
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$113.97

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

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By Parcel Number: 0712-093-9500-7

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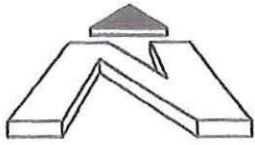
Madison, WI 53703



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PRELIMINARY CERTIFIED SURVEY

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4, SECTION 9, T.07N., R.12E.,
TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



PARCEL # 0712-093-8000-4

NE 1/4 -
SW 1/4

1/4 LINE

CENTER
OF SEC. 9
T.07N., R.12E.

NW 1/4 -
SE 1/4

PARCEL # 0712-093-8500-8



1/4 - 1/4 LINE

PARCEL # 0712-093-9500-7

PART OF THE SOUTHWEST 1/4 AND
THE SOUTHEAST 1/4, SECTION 9,
T.07N., R.12E., TOWN OF DEERFIELD,
DANE COUNTY WISCONSIN.

COMMENCING AT THE SOUTH 1/4
CORNER OF SAID SECTION 9; THENCE
N00°56'42"E, 653.74 FEET TO THE POINT
OF BEGINNING; THENCE S86°10'21"W
ALONG THE NORTH RIGHT OF WAY
LINE OF COUNTY ROAD "BB", 110.3
FEET; THENCE N00°00'00"E, 1015.6
FEET; THENCE N86°10'21"E, 433.2 FEET;
THENCE S00°00'00"E, 1015.6 FEET TO
THE NORTH RIGHT OF WAY LINE OF
SAID ROAD "BB"; THENCE S86°10'21"W,
322.9 FEET TO THE POINT OF
BEGINNING. THE ABOVE AREA
CONTAINING 10.06 ACRES.

SE 1/4 -
SW 1/4

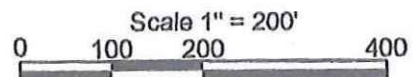
PARCEL # 0712-093-9000-1

SW 1/4 -
SE 1/4

CR "BB"

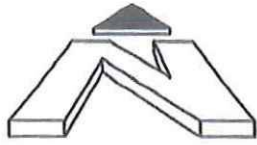
Prepared for:
Deerfield Heights LLC
5250 E Terrace DR STE 1
Madison, WI. 53718

S 1/4
CORNER
SEC. 9
T.07N., R.12E.



PRELIMINARY CERTIFIED SURVEY

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4, SECTION 9, T.07N., R.12E.,
TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



1/4 LINE

CENTER
OF SEC. 9
T.07N., R.12E.

NW 1/4 -
SE 1/4

PARCEL # 0712-093-8900-4

PARCEL # 0712-093-8500-3

NE 1/4
SW 1/4

1/4 - 1/4 LINE

PARCEL # 0712-093-9500-7

PART OF THE SOUTHWEST 1/4 AND
THE SOUTHEAST 1/4, SECTION 9,
T.07N., R.12E., TOWN OF DEERFIELD,
DANE COUNTY WISCONSIN.

SE 1/4
SW 1/4

COMMENCING AT THE SOUTH 1/4
CORNER OF SAID SECTION 9; THENCE
N00°56'42"E, 653.74 FEET TO THE POINT
OF BEGINNING; THENCE S86°10'21"W
ALONG THE NORTH RIGHT OF WAY
LINE OF COUNTY ROAD "BB", 110.3
FEET; THENCE N00°00'00"E, 1015.6
FEET; THENCE N86°10'21"E, 433.2 FEET;
THENCE S00°00'00"E, 1015.6 FEET TO
THE NORTH RIGHT OF WAY LINE OF
SAID ROAD "BB"; THENCE S86°10'21"W,
322.9 FEET TO THE POINT OF
BEGINNING. THE ABOVE AREA
CONTAINING 10.06 ACRES.

N00°00'00"E 1015.6'

S00°00'00"E 1015.6'

N86°10'21"E 433.2'

N86°10'21"E 357.07'

N86°10'21"E 367.07'

N86°10'21"E 367.07'

S86°10'21"W 433.2'

N00°56'42"E 653.74'

N00°56'42"E

P.O.B. 110.3' 322.9'

Lot 1
3.67 Acres

Lot 2
2.13 Acres

Lot 3
2.13 Acres

Lot 4
2.13 Acres

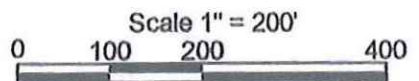
PARCEL # 0712-093-9900-6

SW 1/4 -
SE 1/4

CR "BB"

Prepared for:
Deerfield Heights LLC
5250 E Terrace DR STE 1
Madison, WI. 53718

S 1/4
CORNER
SEC. 9
T.07N., R.12E.



United States
Department of
Agriculture

Dane County, Wisconsin

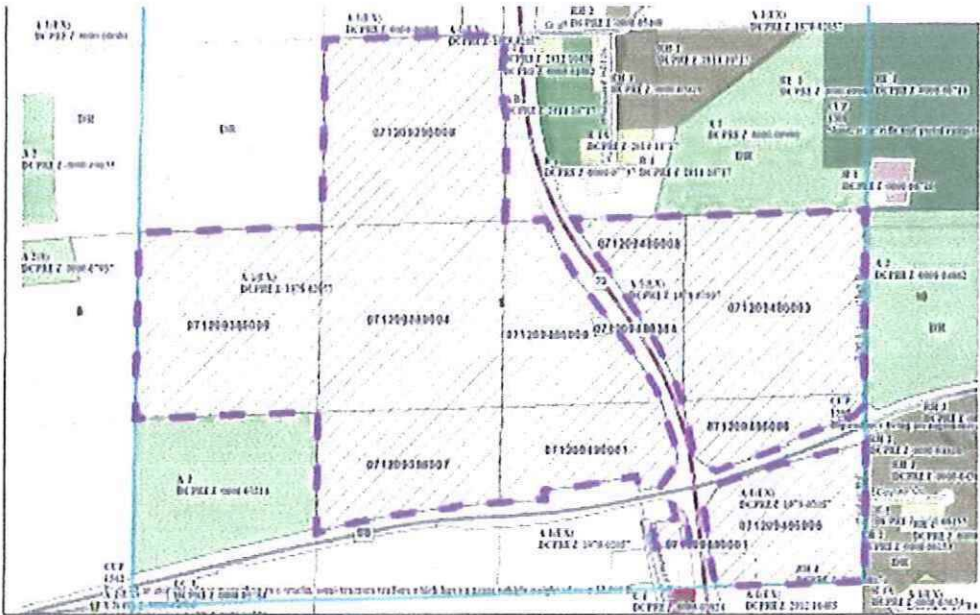
Entire Tract: IR / NI
Shares: _____



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.

Applicant: Don Imhoff					
Town	Deerfield	A-1EX Adoption	10/26/1978	Orig Farm Owner	Deerfield Heights
Section:	09	Density Number	35	Original Farm Acres	266.53
Density Study Date	10/24/2017	Original Splits	7.62	Available Density Unit(s)	7



Reasons/Notes:
Seven (7) possible splits remain available to the farm.

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
071209495006	32.43	DEERFIELD HEIGHTS LLC	
071209490001	18	DEERFIELD HEIGHTS LLC	
071209488354	0.4	DEERFIELD HEIGHTS LLC	
071209485008	33.1	DEERFIELD HEIGHTS LLC	
071209480003	39.28	DEERFIELD HEIGHTS LLC	
071209395007	22.69	DEERFIELD HEIGHTS LLC	
071209385009	40.21	DEERFIELD HEIGHTS LLC	
071209380004	40.33	DEERFIELD HEIGHTS LLC	
071209295008	40.1	DEERFIELD HEIGHTS LLC	

071209295008
DEERFIELD HEIGHTS LLC

071209191810
MICHAEL F HERMS & LESA J HERMS

071209193200
MICHAEL F HERMS & LESA J HERMS

071209195056 *Not Effective*
JOSEPH W KRANTZ & BRIDGETTE A BOULLION
A-1(EX) DCPREZ-0000-02057
A-2
DCPREZ-0000-09990

071209485008
DEERFIELD HEIGHTS LLC

A-1(EX)
DCPREZ-1978-02057

071209480003
DEERFIELD HEIGHTS LLC

071209380004
DEERFIELD HEIGHTS LLC

071209488354
DEERFIELD HEIGHTS LLC

071209485008
DEERFIELD HEIGHTS LLC

A-1(EX)
DCPREZ-1978-02057

071209495006
DEERFIELD HEIGHTS LLC

071209490001
DEERFIELD HEIGHTS LLC

071209395007
DEERFIELD HEIGHTS LLC

A-2
DCPREZ-0000-03314

A-1(EX)
DCPREZ-1978-02057

071209494203
WISCONSIN ELECTRIC POWER COMPANY

071209490001
DEERFIELD HEIGHTS LLC

071209495006
DEERFIELD HEIGHTS LLC

071209398059
CEMETERY ROMAN CATHOLIC DIOCESE OF ANDREAS A HANSEN & TALITHA J HANSEN

A-1(EX)
DCPREZ-1978-02057

071209492107

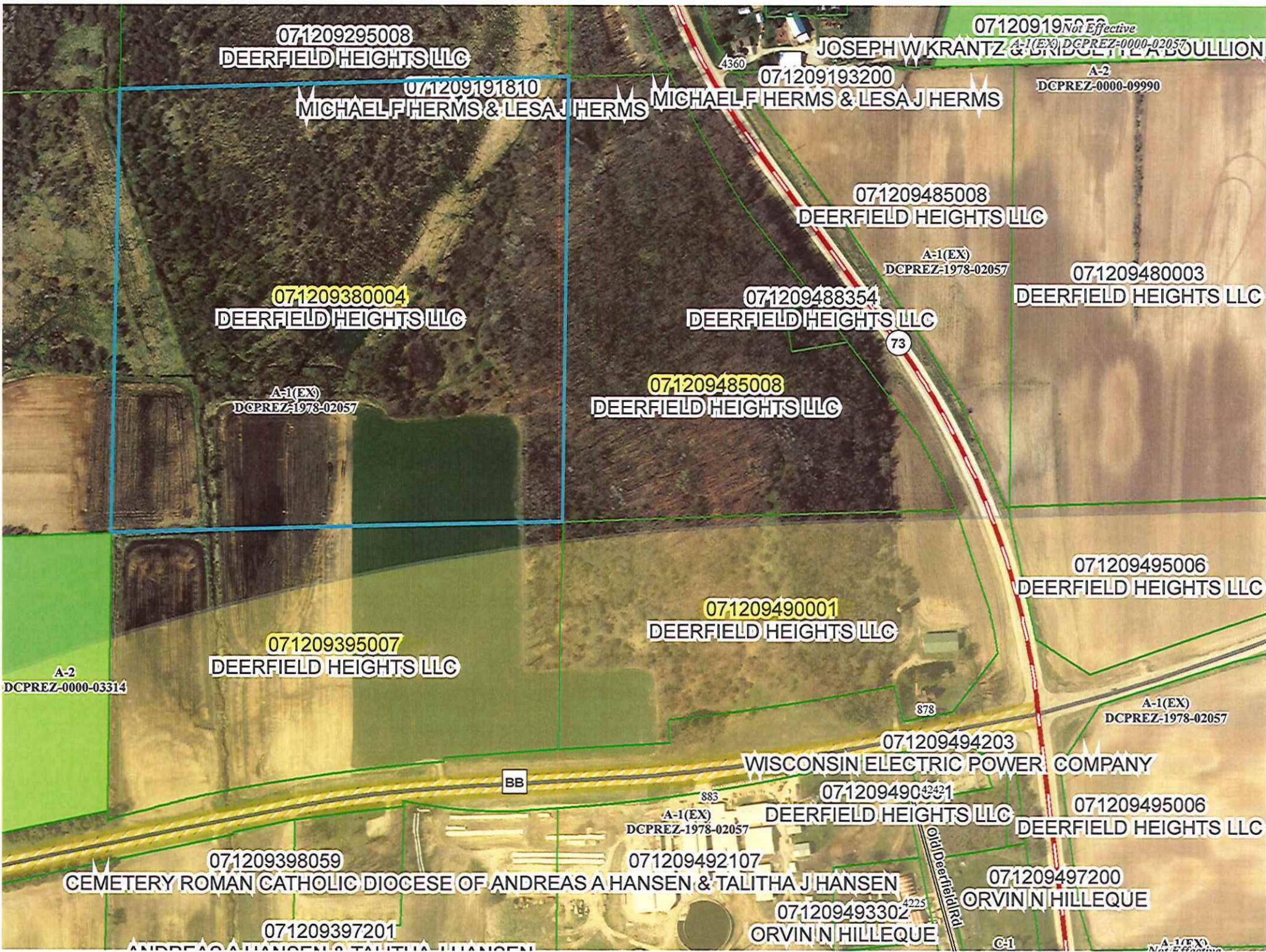
071209493302
ORVIN N HILLEQUE

071209497200
ORVIN N HILLEQUE

071209397201

ANDREAS A HANSEN & TALITHA J HANSEN

A-1(EX)
DCPREZ-0000-03314



DEERFIELD HEIGHTS LLC
5250 E TERRACE DR STE I
MADISON WI 53718

MICHAEL F HERMS
LESA J HERMS
4360 STATE HIGHWAY 73
DEERFIELD WI 53531

HASTINGS REV TR PHILLIP
1017 COUNTY HIGHWAY BB
DEERFIELD WI 53531

HAROLD A DAVENPORT
4380 PHEASANT HILL DR
DEERFIELD WI 53531

ANDREAS A HANSEN
TALITHA J HANSEN
883 COUNTY HIGHWAY BB
DEERFIELD WI 53531

JOSEPH W KRANTZ
BRIDGETTE A BOULLION
17341 IMPERIAL RD
SPARTA WI 54656

ORVIN N HILLEQUE
4220 OLD DEERFIELD RD
DEERFIELD WI 53531

KEVIN P JACKSON
GERILYN M JACKSON
4384 PHEASANT HILL DR
DEERFIELD WI 53531

WISCONSIN ELECTRIC POWER
COMPANY
231 W MICHIGAN ST
MILWAUKEE WI 53201

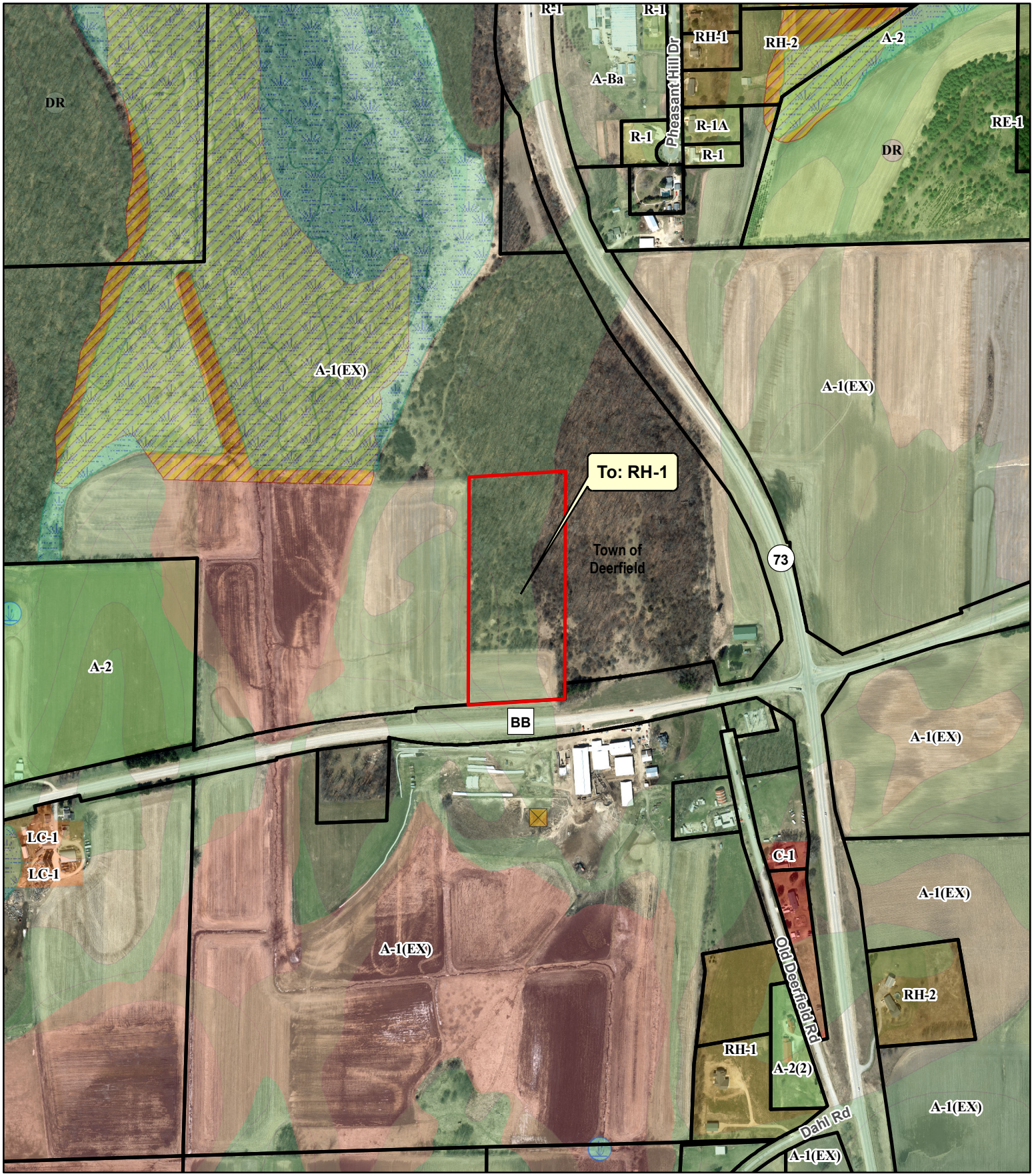
THOMAS M ZICKERT
SHELLI M ZICKERT
4631 MISSOURI RD
MARSHALL WI 53559

BRANDON KNUTSON
KRYSTAL MYERS
4210 OLD DEERFIELD RD
DEERFIELD WI 53531

Current Owner
4373 PHEASANT HILL DR
DEERFIELD WI 53531

Current Owner
4411 PHEASANT HILL DR
DEERFIELD WI 53531

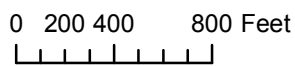
KARL L GOTH
EDITH E GOTH
4377 PHEASANT HILL DR
DEERFIELD WI 53531



Legend

Significant Soils
 Class
 Class 1
 Class 2

Floodplain
 Wetland



Petition 11234
 DEERFIELD HEIGHTS LLC