

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 10883

Dane County Zoning & Land Regulation Committee Public Hearing Date 8/25/2015

Whereas, the Town Board of the Town of Deerfield having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): **Approved** **Denied** **Postponed**

Town Planning Commission Vote: 4 in favor 0 opposed 0 abstained

Town Board Vote: 3 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. Deed restriction limiting use(s) in the _____ zoning district to **only** the following:
- 2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
- 3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
- 4. Condition that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
0712-113-8601-0
- 5. Other Condition(s). Please specify:
Property owner must keep 35 acres with the original homestead. To fulfill the 35 acre requirement approx. 2 acres will be taken from the soccer field on the west end. The two acres will then be leased back to the soccer organization with a 99 year lease. Whomever purchases the property in the future inherits this 99 year lease.

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

At the Town board meeting on August 10, the Agent for the Petitioner asked if the Town Board would support either of the following two options: Option A: Three Lots, Lot 1, 1.9 acres zoned R-1a; Lot 2, 35 acres zoned A-1EX; Lot 3, 8 acres zoned RE-1. Option B: Lot 1, 1.9 acres zones R-1a; Lot 2, 32.5 acres zoned A-1EX; Lot 3, 2.5 acres zoned RE-1. Lot 2 and Lot 3 should be bound together with a deed restriction of a single owner. Lot 4, 8 acres zoned RE-1.

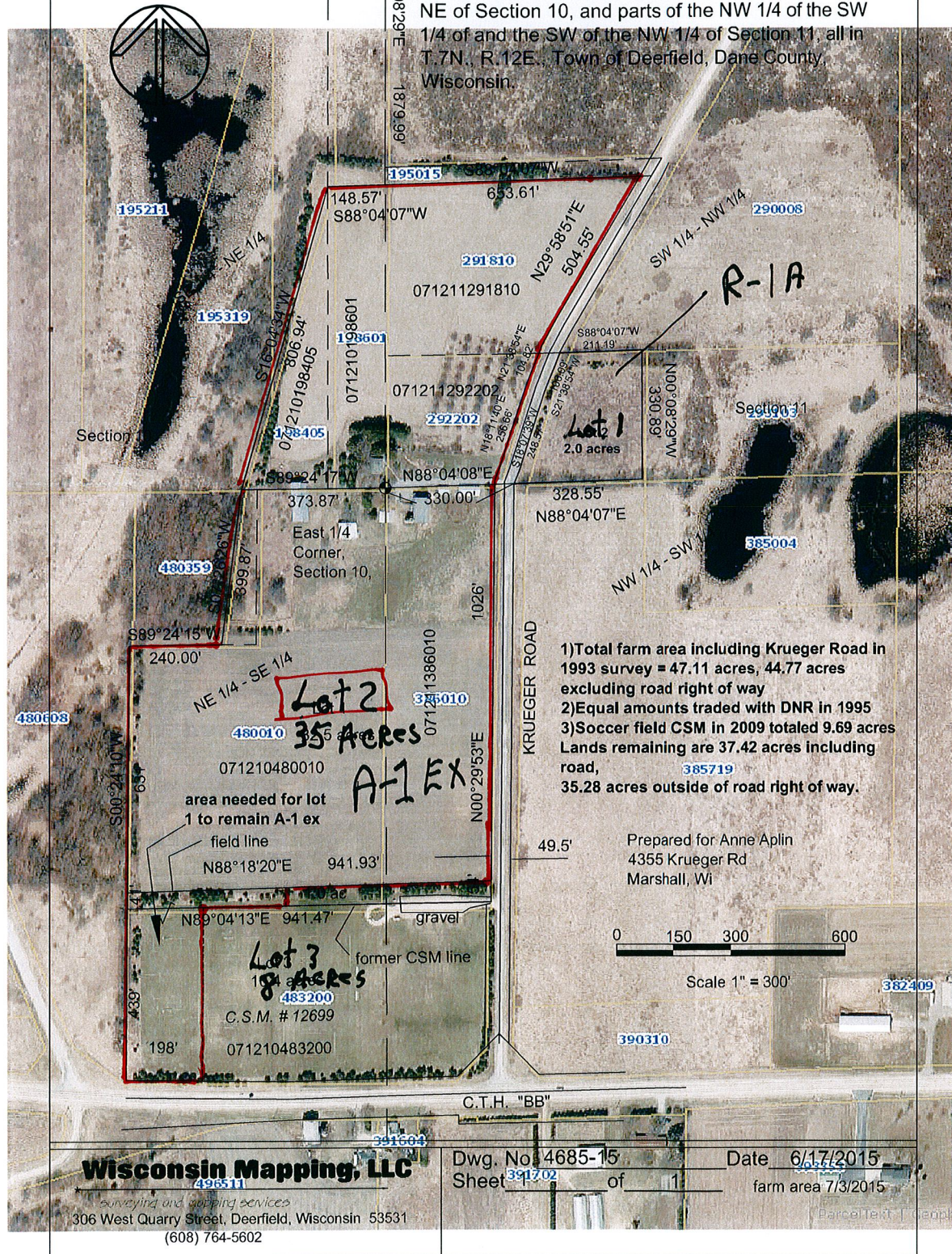
I, Kimberly Grob, as Town Clerk of the Town of Deerfield, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 8/10/2015

Town Clerk Kimberly Grob Date: 8/20/2015

OPTION A

Preliminary Certified Survey Map

Dane County Certified Survey Map number 12699 and Part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE of Section 10, and parts of the NW 1/4 of the SW 1/4 of and the SW of the NW 1/4 of Section 11, all in T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin.



Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4685-15
Sheet 3917.02 of 1

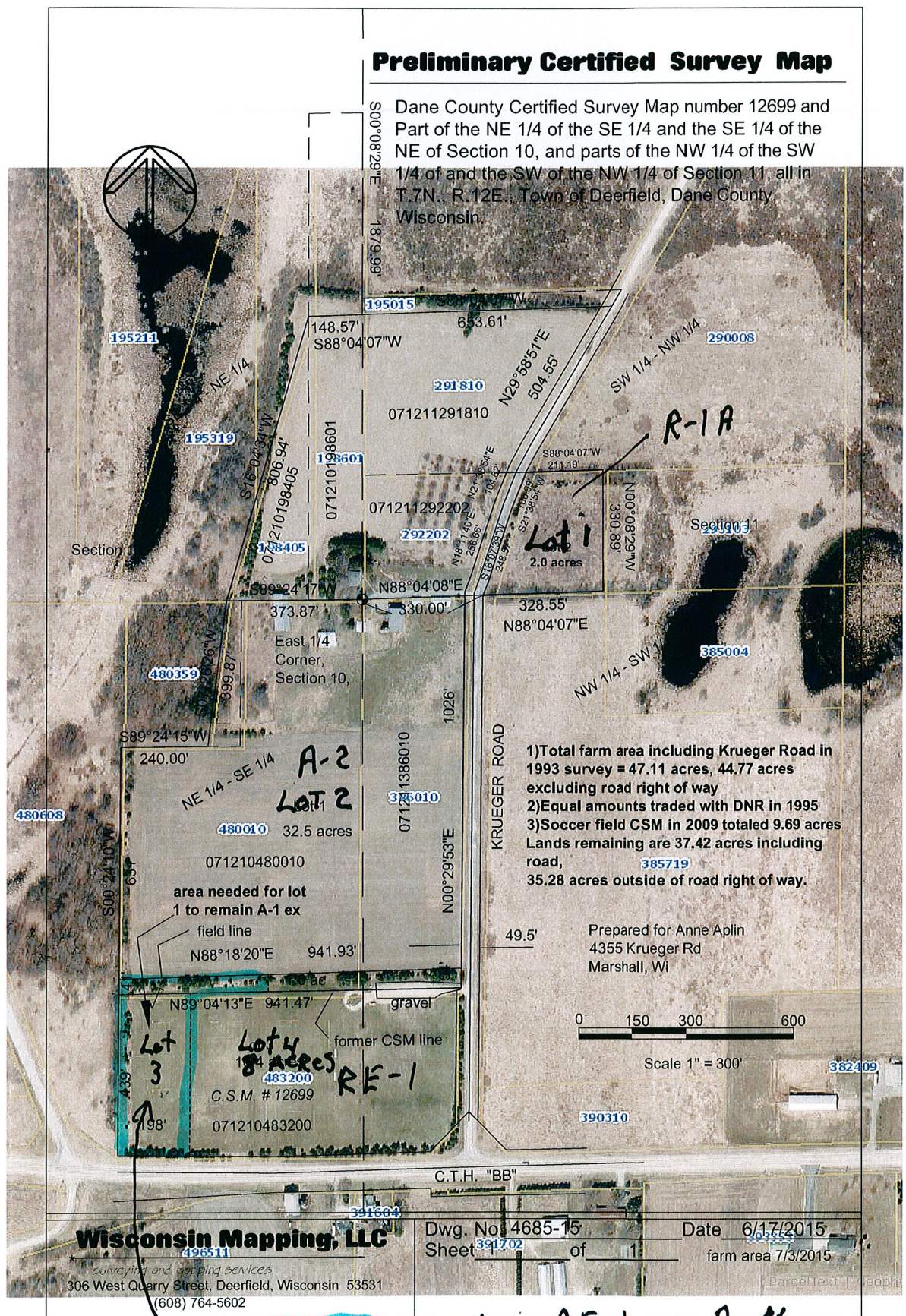
Date 6/17/2015

farm area 7/3/2015

OPTION B

Preliminary Certified Survey Map

Dane County Certified Survey Map number 12699 and Part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE of Section 10, and parts of the NW 1/4 of the SW 1/4 of and the SW of the NW 1/4 of Section 11, all in T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin.



- 1) Total farm area including Krueger Road in 1993 survey = 47.11 acres, 44.77 acres excluding road right of way
 - 2) Equal amounts traded with DNR in 1995
 - 3) Soccer field CSM in 2009 totaled 9.69 acres
- Lands remaining are 37.42 acres including road, 385719
 35.28 acres outside of road right of way.

Prepared for Anne Aplin
 4355 Krueger Rd
 Marshall, WI



Scale 1" = 300'

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495511
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2.5 Acre to either RE-1 or A-4
 (Lot 2 + Lot 3 to be tied via a deed restriction.)