

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/20/2019	DCPREZ-2019-11459
Public Hearing Date	C.U.P. Number
08/27/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRENT BRATTLE	PHONE (with Area Code) (608) 235-9317	AGENT NAME JIM HAAK	PHONE (with Area Code) (608) 712-7915
BILLING ADDRESS (Number & Street) 4107 BANNON RD		ADDRESS (Number & Street) 3863 AMBER LN	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS JENNHABS@MSN.COM		E-MAIL ADDRESS JIMHAAK93@GMAIL.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	
4107 BANNON RD					
TOWNSHIP DEERFIELD	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-142-9690-8					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JH</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JH</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JH</i>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) <i>Jim Haak</i>
				PRINT NAME: <i>Jim Haak</i>
				DATE: <i>June 20, 2019</i>



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:

- o **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.
- o **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 Brent and Jennifer Brattle
 Address 4107 Bannon Rd
 Phone Marshall WI 53559
608-235-9317
 Email Jenniferb2@msn.com

Agent's Name Jim Haak
 Address 3863 Amber Lane, Deerfield, WI
 Phone 608-712-7915
 Email jimhaak93@gmail.com

Town: Deerfield Parcel numbers affected: 0712-142-9690-8

Section: 14 Property address or location: 4117 Bannon rd, Deerfield

Zoning District change: (To / From / # of acres) fp35 to rr2 2.0 Acres

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % Other: %

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:

Planned to create a 2 acre building lot around former farmstead. Original home is now gone. Silo and most outbuildings will be removed





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

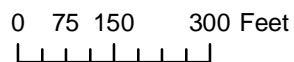
Date: _____



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Class 1
-  Floodplain
-  Class 2

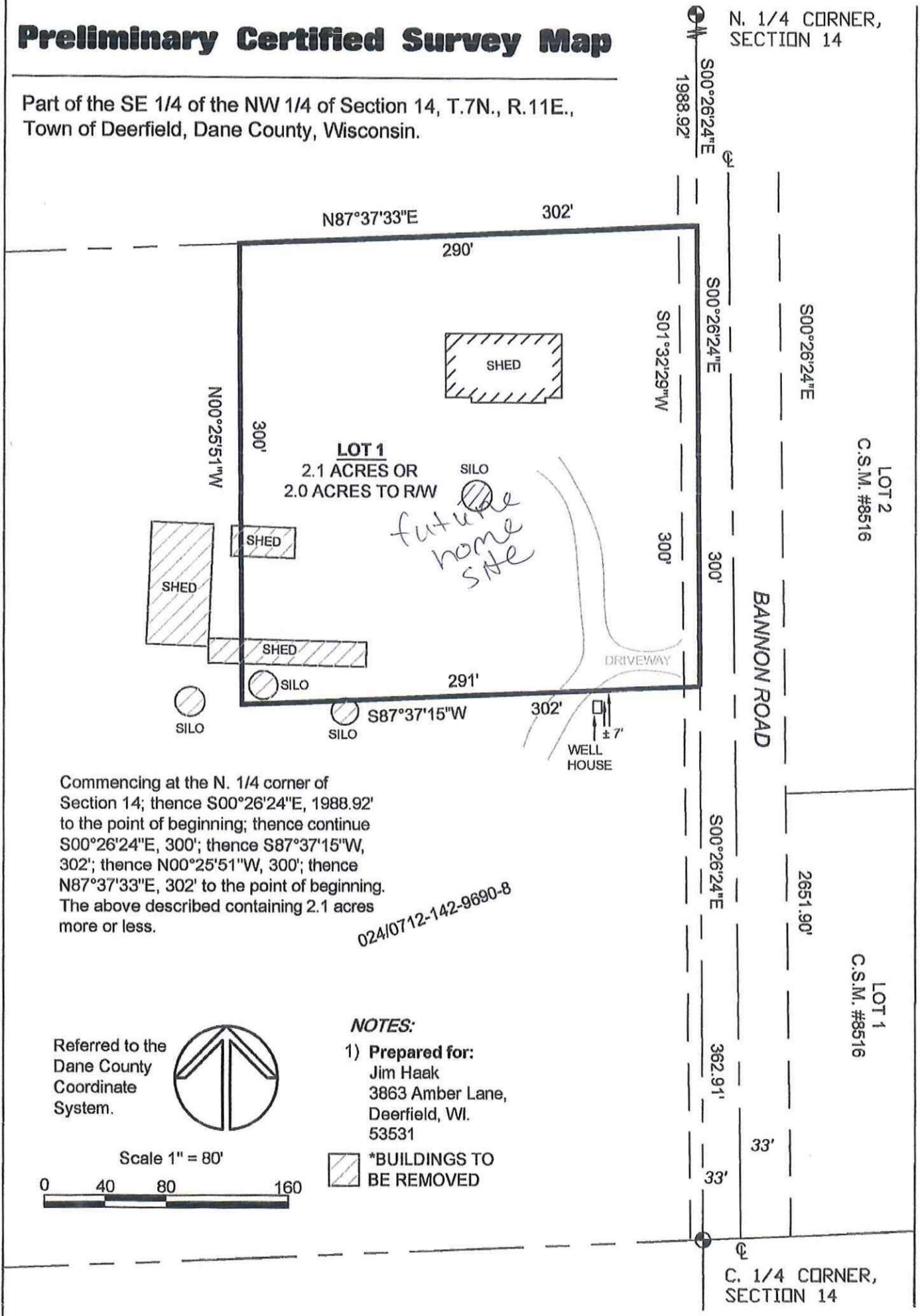


Petition 11459
BRENT BRATTLE

Preliminary Certified Survey Map

Part of the SE 1/4 of the NW 1/4 of Section 14, T.7N., R.11E.,
Town of Deerfield, Dane County, Wisconsin.

N. 1/4 CORNER,
SECTION 14



Commencing at the N. 1/4 corner of
Section 14; thence S00°26'24"E, 1988.92'
to the point of beginning; thence continue
S00°26'24"E, 300'; thence S87°37'15"W,
302'; thence N00°25'51"W, 300'; thence
N87°37'33"E, 302' to the point of beginning.
The above described containing 2.1 acres
more or less.

024/0712-142-9690-8

Referred to the
Dane County
Coordinate
System.



Scale 1" = 80'



NOTES:

- 1) Prepared for:
Jim Haak
3863 Amber Lane,
Deerfield, WI.
53531

 *BUILDINGS TO
BE REMOVED

E. 1/4 CORNER,
SECTION 14

Preliminary Certified Survey Map

Part of the SE 1/4 of the NW 1/4 of Section 14, T.7N., R.11E.,
Town of Deerfield, Dane County, Wisconsin.

N. 1/4 CORNER,
SECTION 14



S00°26'24"E
1988.92'

S00°26'24"E

300'

S00°26'24"E

362.91'

33'

S00°26'24"E

LOT 2
C.S.M. #8516

BANNON ROAD

2651.90'

LOT 1
C.S.M. #8516

Commencing at the N. 1/4 corner of
Section 14; thence S00°26'24"E, 1988.92'
to the point of beginning; thence continue
S00°26'24"E, 300'; thence S87°37'15"W,
302'; thence N00°25'51"W, 300'; thence
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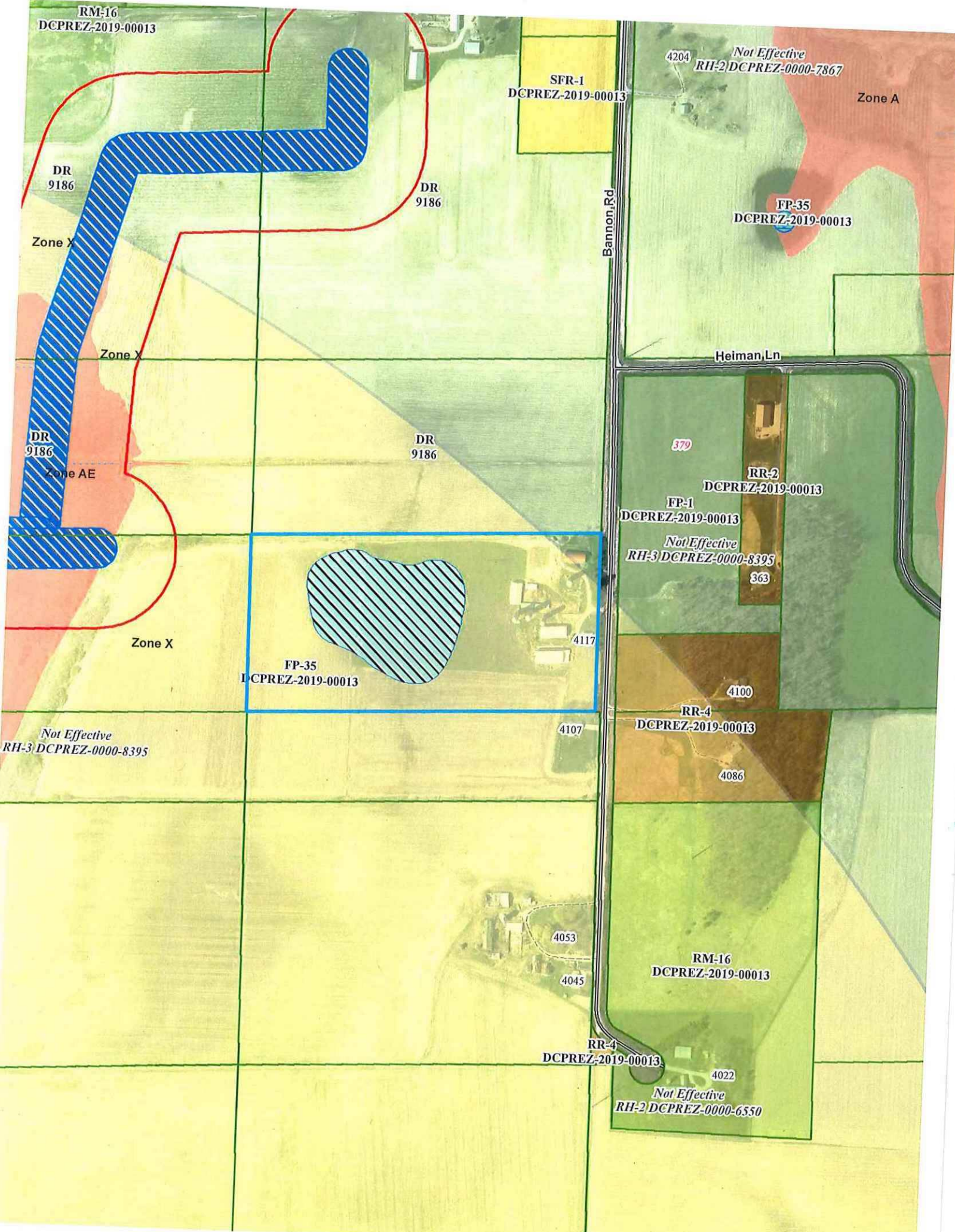


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 *BUILDINGS TO
BE REMOVED

C. 1/4 CORNER,
SECTION 14



RM-16
DCPREZ-2019-00013

SFR-1
DCPREZ-2019-00013

4204
Not Effective
RH-2 DCPREZ-0000-7867

Zone A

DR
9186

DR
9186

FP-35
DCPREZ-2019-00013

Zone X

Zone X

Heiman Ln

DR
9186

DR
9186

Zone AE

379

RR-2

DCPREZ-2019-00013

FP-1
DCPREZ-2019-00013

Not Effective
RH-3 DCPREZ-0000-8395

363

Zone X

FP-35
DCPREZ-2019-00013

4117

Not Effective
RH-3 DCPREZ-0000-8395

4107

RR-4
DCPREZ-2019-00013

4100

4086

RM-16
DCPREZ-2019-00013

4053



4045

RR-4
DCPREZ-2019-00013

4022

Not Effective
RH-2 DCPREZ-0000-6550

Parcel Number - 024/0712-142-9690-8**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DEERFIELD	
State Municipality Code	024	
PLSS (T,R,S,QQ,Q)	07N 12E 14 SE NW (Click link above to access images for Qtr-Qtr)	
Section	07N 12E 14 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 14-7-12 S1/2 SE1/4 NW1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	BRENT BRATTIE	
Current Co-Owner	JENNIFER BRATTIE	
Primary Address	4117 BANNON RD	
Additional Address	4107 BANNON RD	
Billing Address	4107 BANNON RD MARSHALL WI 53559	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G7	
Assessment Acres	20.100	
Land Value	\$13,500.00	
Improved Value	\$14,100.00	
Total Value	\$27,600.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

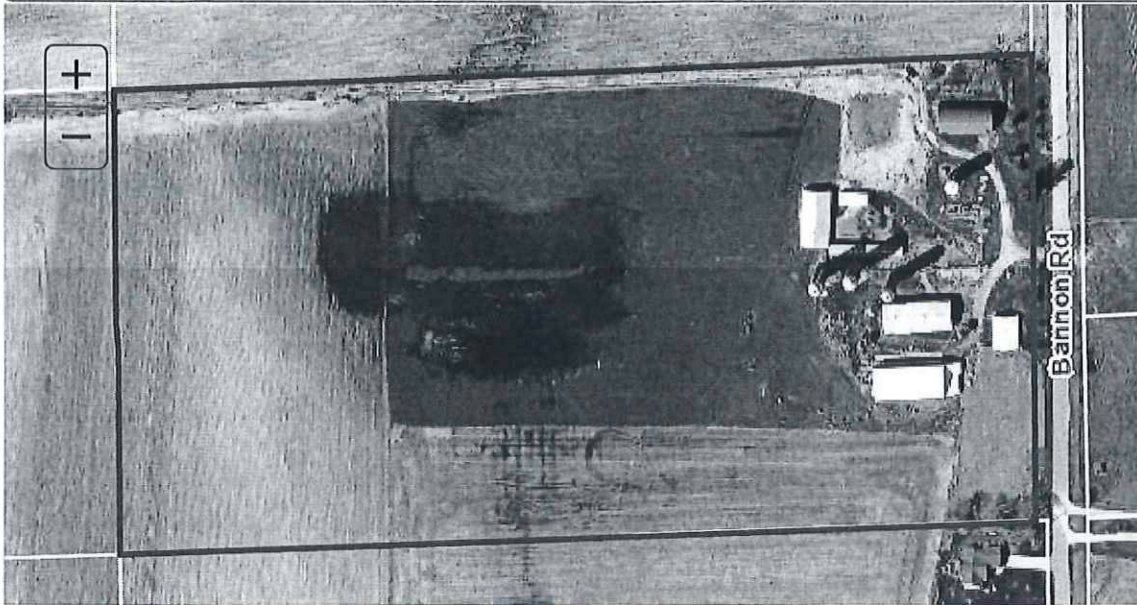
Zoning Information

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

Zoning
FP-35 DCPREZ-2019-00013
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2018) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$13,500.00	\$14,100.00	\$27,600.00
Taxes:		\$432.91
Lottery Credit(-):		\$187.02
First Dollar Credit(-):		\$77.01
Specials(+):		\$156.67
Amount:		\$325.55

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
WD	02/26/2019	5471892		

Show More ▼

DocLink

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: 0712-142-9690-8

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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COLIN A PINARD
12 BAHR CIR
MADISON, WI 53719

OKKONEN REV LIVING TR, EINO A & SHARLENE A
4086 BANNON RD
MARSHALL, WI 53559

JOAN M FRION
4100 BANNON RD
MARSHALL, WI 53559

C STEVEN FRAME
4022 BANNON RD
MARSHALL, WI 53559

GEORGE W KENNEDY
21019 60TH ST
BRISTOL, WI 53104

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21019 60TH ST
BRISTOL, WI 53104

Current Owner
974 COUNTY HIGHWAY B
CAMBRIDGE, WI 53523

BRENT BRATTLIE
4107 BANNON RD
MARSHALL, WI 53559

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MARSHALL, WI 53559

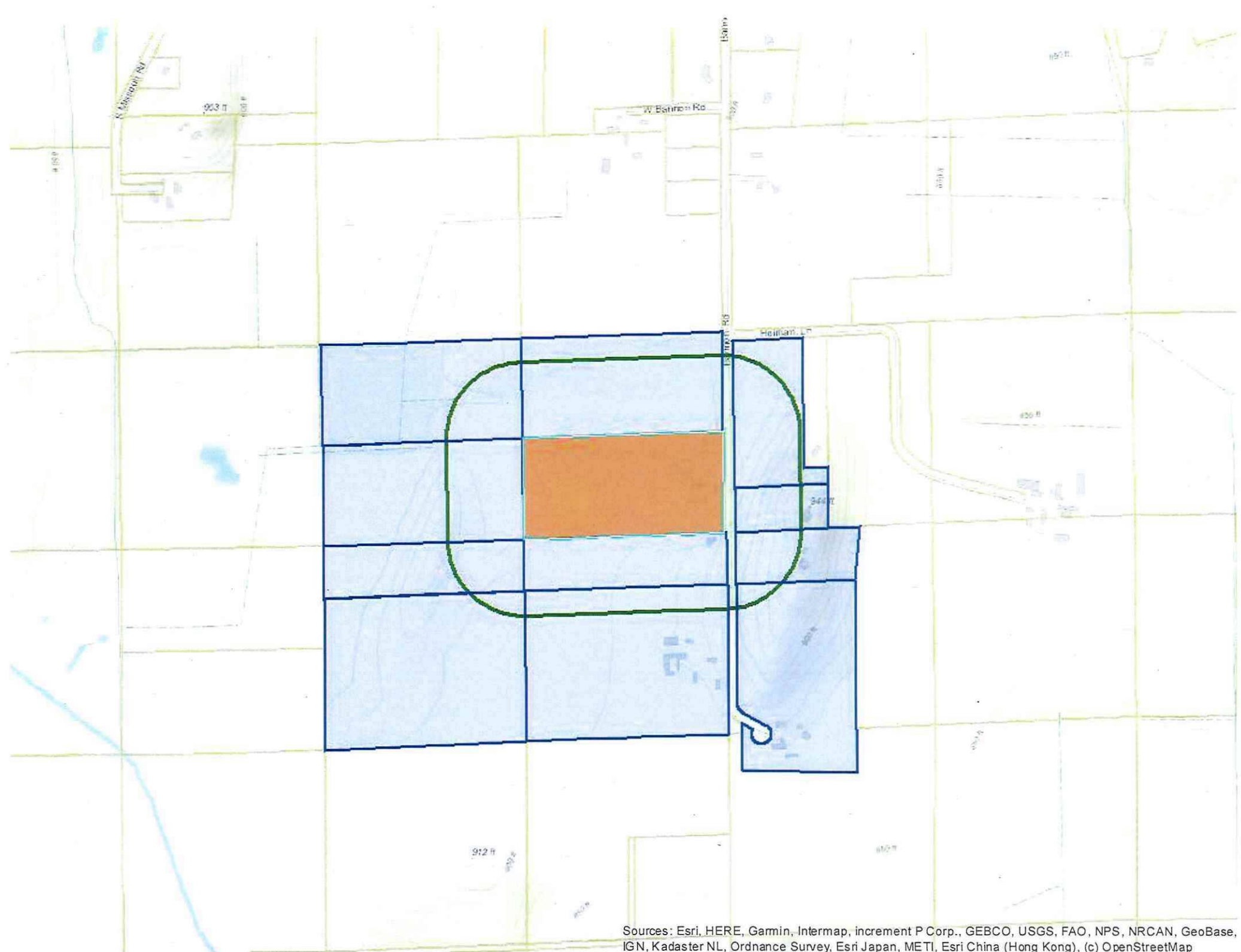
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap