

# Dane County Rezone & Conditional Use Permit

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 12/12/2018                 | DCPREZ-2018-11385      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 02/15/2019                 |                        |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

|   |  |   |                        |
|---|--|---|------------------------|
| OWNER NAME<br>BRENT A BRATTLE                         | PHONE (with Area Code)<br>(608) 235-9318 | AGENT NAME<br><input type="checkbox"/>                | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street)<br>1394 W MEDINA RD |  | ADDRESS (Number & Street)<br><input type="checkbox"/> |                        |
| (City, State, Zip)<br>DEERFIELD, WI 53531             |  | (City, State, Zip)                                    |                        |
| E-MAIL ADDRESS<br>KNBRATTLE@GMAIL.COM                 |  | E-MAIL ADDRESS  |                        |

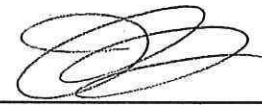
| ADDRESS/LOCATION 1 | ADDRESS/LOCATION 2 | ADDRESS/LOCATION 3 |
|--------------------|--------------------|--------------------|
|--------------------|--------------------|--------------------|

| ADDRESS OR LOCATION OF REZONE/CUP |               | ADDRESS OR LOCATION OF REZONE/CUP |         | ADDRESS OR LOCATION OF REZONE/CUP |         |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| 1394 W. MEDINA ROAD               |               |                                   |         |                                   |         |
| TOWNSHIP<br>MEDINA                | SECTION<br>31 | TOWNSHIP                          | SECTION | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         | PARCEL NUMBERS INVOLVED           |         |
| 0812-311-9040-0                   |               |                                   |         |                                   |         |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

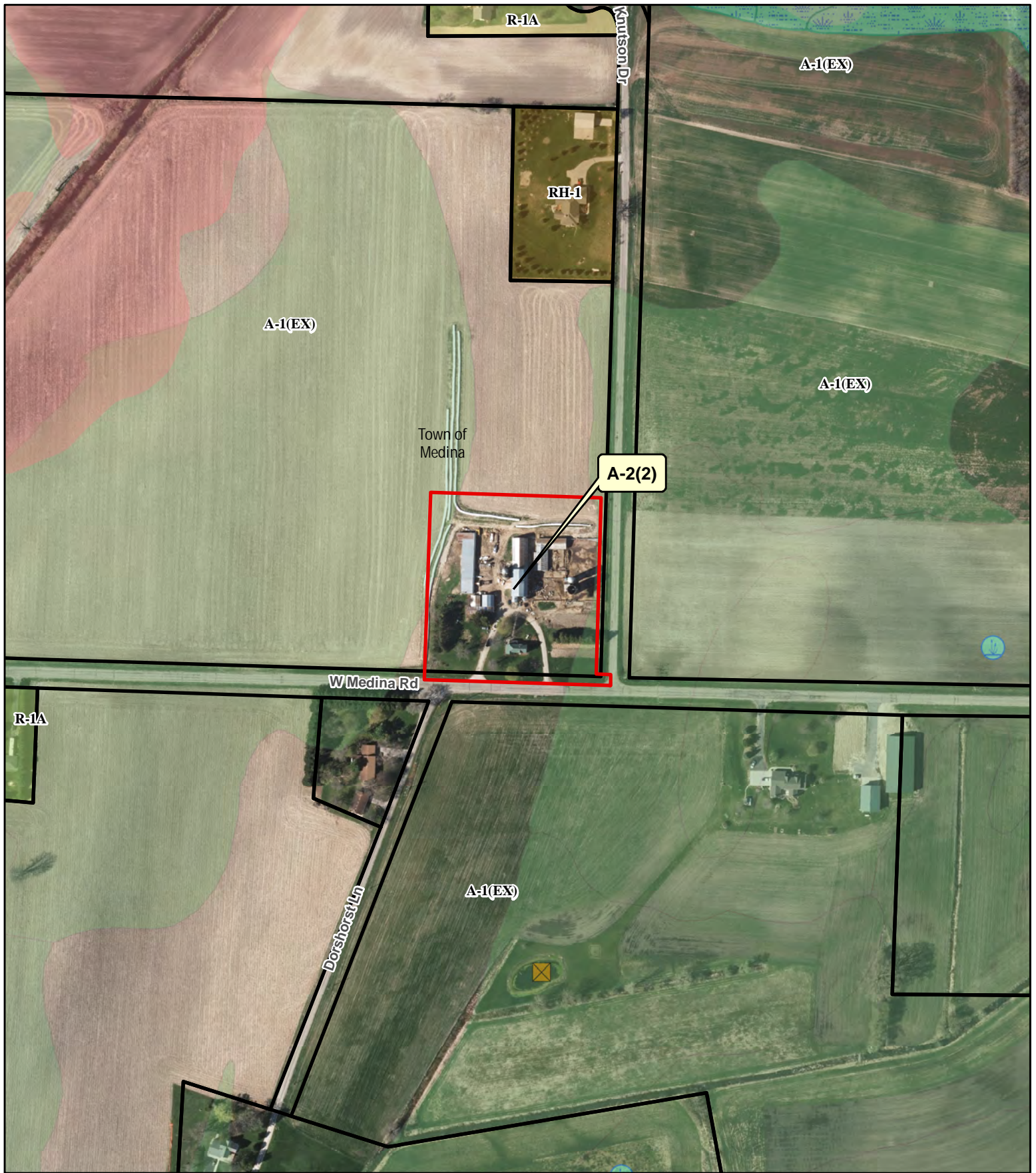
|   |  |
|---|--|
| SEPARATING EXISTING RESIDENCE FROM FARMLAND |  |
|---|--|

| FROM DISTRICT:              | TO DISTRICT:                 | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|------------------------------|-------|---------------------------------------|-------|
| A-1Ex Exclusive Ag District | A-2 (2) Agriculture District | 3.5   |                                       |       |

|  |   |   |                                  |   |
|--|---|---|----------------------------------|---|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | DEED RESTRICTION REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | INSPECTOR'S INITIALS<br><br>PMK2 | SIGNATURE:(Owner or Agent)<br> |
|--|---|---|----------------------------------|---|





COMMENTS: SEPARATING EXISTING RESIDENCE FROM FARMLAND.

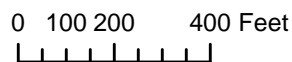
|                                  |
|----------------------------------|
| PRINT NAME:<br>Jennifer Brattlie |
| DATE:<br>12/12/18                |



**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11385  
BRENT A BRATTLE

Zone A

A-1(EX)  
DCPREZ-1980-02568

R-1A  
4955  
DCPREZ-0000-03760

Zone X

Zone X

RH-1  
DCPREZ49330-08439

A-1(EX)  
DCPREZ-0000-02057

R-1A  
1465  
DCPREZ-0000-07743

Zone X

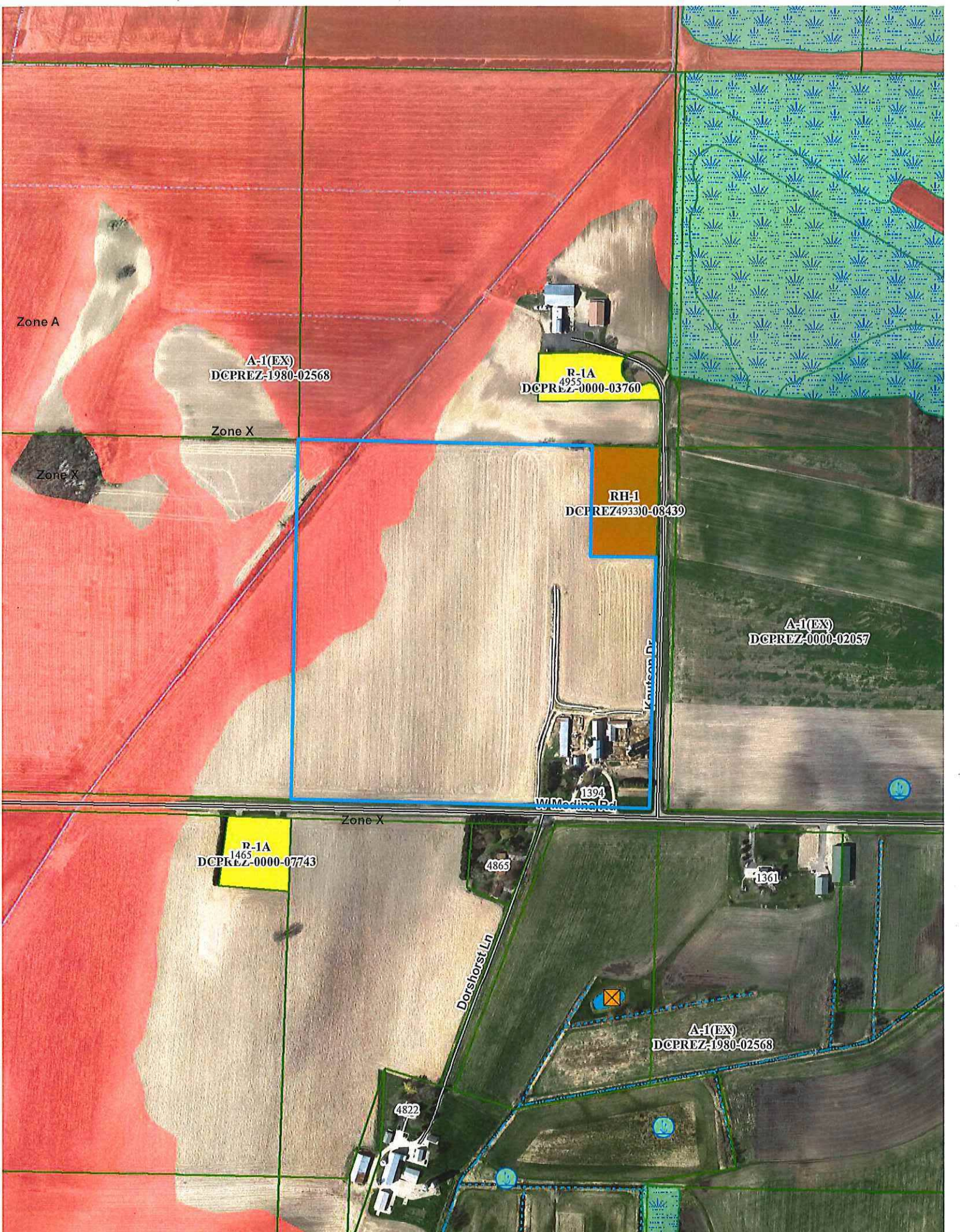
4865

1361

Dorshorst Ln

A-1(EX)  
DCPREZ-1980-02568

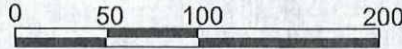
4822



# Preliminary Certified Survey Map

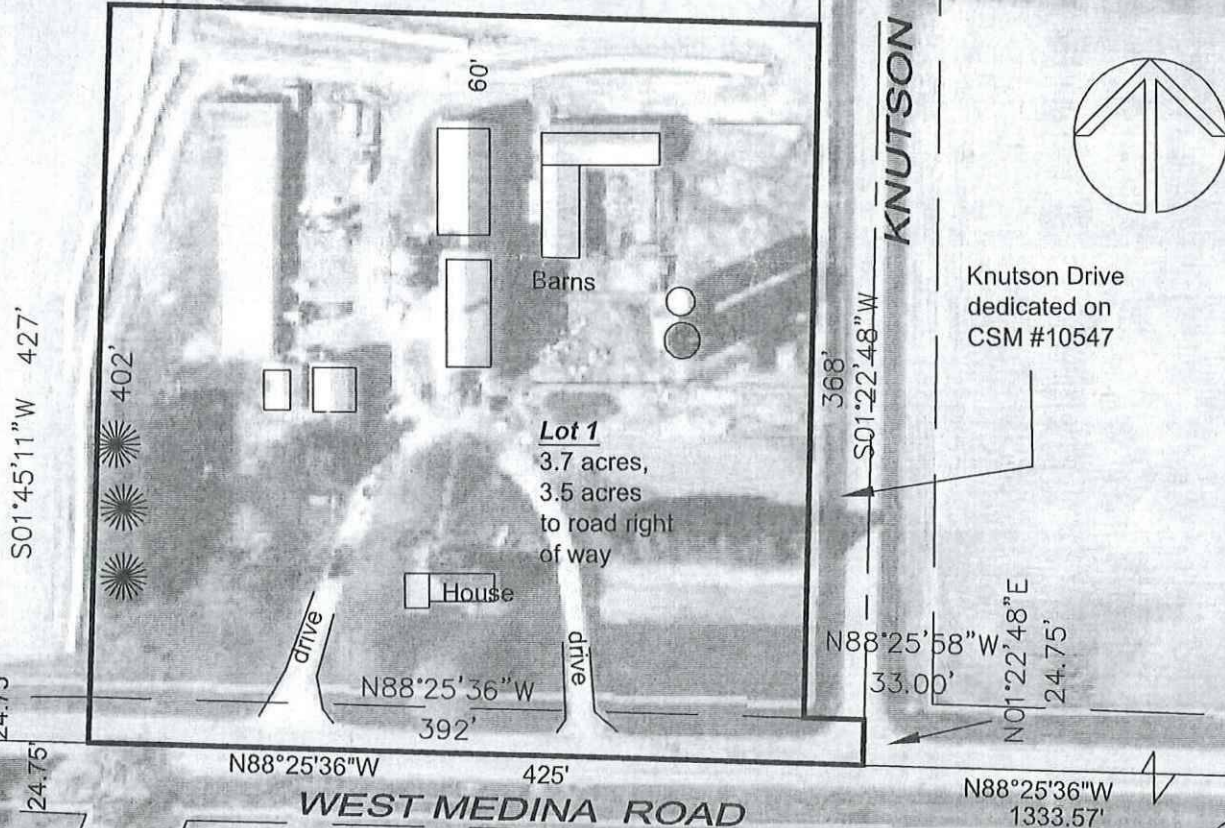
Part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 31, T.8N., R.12E., Town of Medina, Dane County, Wisconsin

Scale 1" = 100'



parcel #0812-311-9040-0

N88°25'36"W 390'



66'  
KNUTSON DRIVE



Knutson Drive dedicated on CSM #10547

**Lot 1**  
3.7 acres,  
3.5 acres  
to road right  
of way

House

**WEST MEDINA ROAD**

CSM #3270

DORSHORST LANE

Prepared for Brent and Nick Brattlie,  
1394 W. Medina Rd.,  
Deerfield, WI. 53531

East  $\frac{1}{4}$  corner,  
Section 31-8-12

Part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 31, T.8N., R.12E., Town of Medina, Dane County, Wisconsin,  
Described as follows:  
Commencing at the East  $\frac{1}{4}$  corner of Section 31; thence N88°25'36"W, 1333.57 feet to the Southeast corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the point of beginning; thence continue N88°25'36"W, 425 feet; thence N01°45'11"E, 427 feet; thence S88°25'36"E, 390 feet to the West line of Kuntson Drive; thence S01°22'48"W, 368 feet; thence S88°25'58"E, 33 feet; thence S01°22'48"E, 24.75 feet to the point of beginning. Containing 3.7 acres more or less.



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 <u>Nicholas and Brent Brattlie</u>   | Agent's Name _____ |
| Address <u>1394 W. Medina Road, Deerfield, WI</u> | Address _____      |
| Phone <u>(608) 235-9318</u>                       | Phone _____        |
| Email _____                                       | Email _____        |
| Email <u>knbrattlie@gmail.com</u>                 |                    |

Town: Medina Parcel numbers affected: 0812-311-9040-0

Section: 31 Property address or location: 1394 W. Medina Road, Deerfield, WI 53531

Zoning District change: (To / From / # of acres) A-2 (2) / A-1 Ex, 3.5 acres

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

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:

Brent and I bought this farm together about 18 years ago when we started to farm together. Since that time we both have married and have our own children. We would like to split the building off in order for Brent and his family to have sole ownership of his home.

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

Submitted By:   
Nicholas Brattlie

Date: 12/10/2018

**Parcel Number - 036/0812-311-9040-0****Current**[← Parcel Parents](#)[Summary Report](#)

| <b>Parcel Detail</b>        |  |                                      | <b>Less -</b> |
|-----------------------------|--|--------------------------------------|---------------|
| Municipality Name           | TOWN OF MEDINA   |                                      |               |
| State Municipality Code     | 036  |                                      |               |
| <b>Township &amp; Range</b> | <b>Section</b>   | <b>Quarter/Quarter &amp; Quarter</b> |               |
| T08NR12E                    | 31   | SW of the NE                         |               |
| Plat Name                   | METES AND BOUNDS   |                                      |               |
| Block/Building              |  |                                      |               |
| Lot/Unit                    |  |                                      |               |
| Parcel Description          | SEC 31-8-12 SW1/4 NE1/4 EXC CSM 10547<br><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b> |                                      |               |
| Current Owner               | BRENT A BRATTLIE   |                                      | 🔒             |
| Current Co-Owner            | NICHOLAS R BRATTLIE  |                                      | 🔒             |
| Primary Address             | 1394 W MEDINA RD   |                                      |               |
| Billing Address             | 1394 W MEDINA RD<br>DEERFIELD WI 53531   |                                      |               |

| <b>Assessment Summary</b> |              | <b>More +</b> |
|---------------------------|--------------|---------------|
| <b>Assessment Year</b>    | <b>2018</b>  |               |
| Valuation Classification  | G4 G5 G7     |               |
| Assessment Acres          | 37.210       |               |
| Land Value                | \$74,800.00  |               |
| Improved Value            | \$106,700.00 |               |
| Total Value               | \$181,500.00 |               |

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~09/13/2018~~ 01:00 PM

Ends: ~~09/13/2018~~ 07:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~10/04/2018~~ 06:00 PM

Ends: ~~10/04/2018~~ 08:00 PM

[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-1980-02568

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**

1394 W Medina Rd  
 1394 W Medina Rd, Deerfield, WI 53531

1394 West Medina Road

Directions Save

View larger map

Goose Lake Drumlins State Natural Area

Map data ©2018 Google

DCiMap Google Map Bing Map

**Tax Summary (2018)** **More +**

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

**Current year tax information not yet available.**

**District Information**

| Type              | State Code | Description               |
|-------------------|------------|---------------------------|
| REGULAR SCHOOL    | 3332       | MARSHALL SCHOOL DIST      |
| TECHNICAL COLLEGE | 0400       | MADISON TECH COLLEGE      |
| OTHER DISTRICT    | 1801       | FIRE/EMS DISTRICT         |
| DRAINAGE DISTRICT | DDS2       | SEPARATION 2 DRAINAGE DIS |



| Recorded Documents |               |             |        |      |
|--------------------|---------------|-------------|--------|------|
| Doc. Type          | Date Recorded | Doc. Number | Volume | Page |
| WD                 | 04/23/2001    | 3310249     |        |      |

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: 0812-311-9040-0

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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HUGGETT FARMS LLC  
5146 RIDGE RD  
MARSHALL, WI 53559

MICHAEL R POHLMAN  
4865 DORSHORST LN  
DEERFIELD, WI 53531

Current Owner  
4955 KNUTSON RD  
DEERFIELD, WI 53531

Current Owner  
1394 W MEDINA RD  
DEERFIELD, WI 53531

Current Owner  
1361 W MEDINA RD  
DEERFIELD, WI 53531

ROY H GRANT  
1465 W MEDINA RD  
DEERFIELD, WI 53531

Current Owner  
1361 W MEDINA RD  
DEERFIELD, WI 53531

Current Owner  
1361 W MEDINA RD  
DEERFIELD, WI 53531

Current Owner  
4955 KNUTSON DR  
DEERFIELD, WI 53531

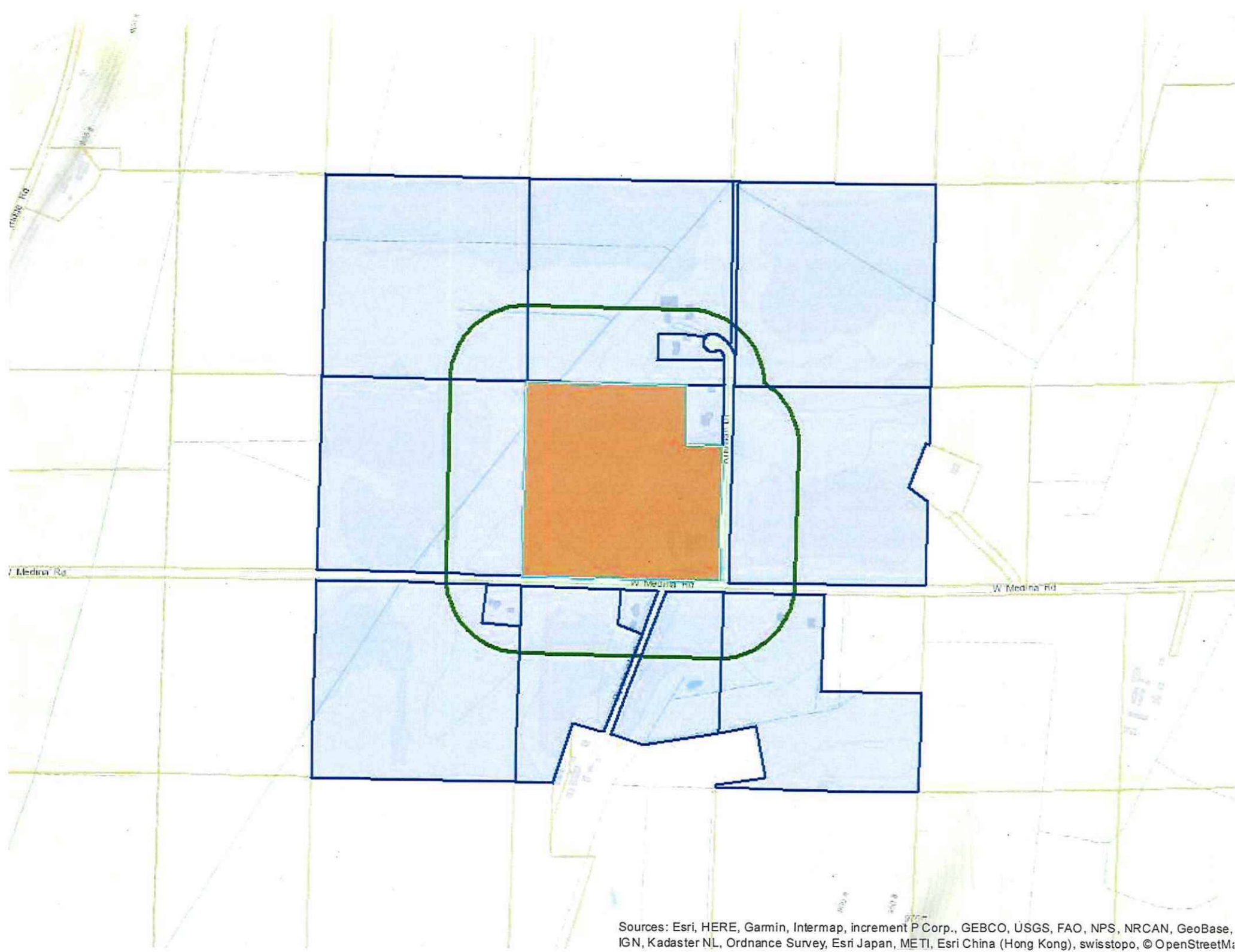
MICHAEL R TRUSKOWSKI  
4933 KNUTSON DR  
DEERFIELD, WI 53531

SCOTT REAMER  
1161 W MEDINA RD  
MARSHALL, WI 53559

Current Owner  
4955 KNUTSON DR  
DEERFIELD, WI 53531

SCOTT REAMER  
1161 W MEDINA RD  
MARSHALL, WI 53559

Current Owner  
1394 W MEDINA RD  
DEERFIELD, WI 53531



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), swisstopo, © OpenStreetMap