

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
05/03/2021	DCPREZ-2021-11716
<b>Public Hearing Date</b>	
07/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME F E MANAGEMENT LLC	PHONE (with Area Code)	AGENT NAME STEVEN NAMPEL	PHONE (with Area Code) (920) 904-2878
BILLING ADDRESS (Number & Street) 4758 JACOBS RD		ADDRESS (Number & Street) 1151 BERLIN ROAD	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Marshall, WI 53559	
E-MAIL ADDRESS		E-MAIL ADDRESS mnampel@yahoo.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1151 Berlin					
TOWNSHIP MEDINA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-053-9090-0					

## REASON FOR REZONE

CHANGE ZONING TO ALLOW THE EXISTING BARN TO BE USED FOR EVENT VENUES.

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	GC General Commercial District	4.93

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Steven G. Nampel	Agent Name:	
Address (Number & Street):	1151 Berlin Road	Address (Number & Street):	
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	
Email Address:	mnampel@yahoo.com	Email Address:	
Phone#:	920-904-2878	Phone#:	

### PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	036/0812-053-9090-0
Section:		Property Address or Location:	1151 Berlin Road

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?  
 Yes  No

We would like to use the existing barn as an event venue. We would be changing this from R4 to GC for commercial use of the barn. See attached.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
R4	GC	4.93

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Steven Nampel

Date 4-26-21

Rezoning application

1151 Berlin Road

Marshall, WI 53559

Neighborhood Characteristics:

Our current use of the property is farm use with living conditions.

The surrounding properties are residential and commercial. The Barrel Inn Bar & Grill is directly across the street; an old feedmill and storage barn are located adjacent to this property. The farm was divided up in 2021 and 2 residential properties are being constructed north of this property. Deansville is unincorporated with approximately 10 homes in the area.

Operational Narrative:

Hours of operation – 11am to 12am on Friday/Saturday, May to October

Number of employees – 1 to 3 employees

Noise – DJ's will be allowed, no live bands. Music will conclude no later than 11pm.

Outside wedding ceremony will be available. Receptions will be all indoors.

Sanitary facilities will be brought in the day of the event and removed the next day.

Waste receptacles will be on site.

## Deansville Ranch Business Plan

### Mission Statement:

At the Deansville Ranch, no stone is left unturned in the pursuit of the perfect wedding and event venue. This done by bringing a beautifully in depth look at the past through nostalgic design and décor while mixing in modern amenities for the perfect complement to your special day.

### Company Overview:

The Nampel family brings a unique mixture of several years of experience in the business industry as well as history in finance and a cumulative 40 years of experience in the skilled trades. We bring to the table, a very well-balanced team to restore this historic farm to its former glory. The walls of the barn have over 100 years of history embedded in them and this massive piece of history is able to accommodate 150 wedding attendees. Couples will have access to our historical farmhouse to prepare on their special day. Photographers will love the vast scenic property for perfect picture opportunities. The Deansville Ranch is located just outside of Madison with easy access from Highway 19.

### Market Analysis:

The wedding services industry is experiencing increasing per capita disposable income from couples, enabling them to spend more on weddings. Industry revenue is expected to expand to \$78 billion in the U.S. Locally, the growing population in the surrounding Madison communities, provides us a market for traditional and non-traditional weddings. The Rustic barn charm is in high demand, many venues are booked out 1-2 years in advance. With our location just outside of Madison, we cater to the bordering counties, as well as city dwellers looking for a rural setting to share their special day.

### Sales and Marketing:

Leveraging our unique, picture-perfect venue and customer service-focused guest services, we will appeal to unmarried wedding guest who want a similar experience. We plan to drive website traffic with online PPC advertising on Google as well as visual-oriented social media channels like Pinterest, Instagram, Facebook, and Twitter to grow our presence in the southern Wisconsin area.

### Organizational Structure:

Owners Steve and Michelle Nampel are co-founders, will coordinate all events as well as wedding planner and vendor partnerships, working with event coordinator Patrick Nampel, who will run wedding day operations.

### Goals:

The leadership team is currently cementing partnerships with vendors and wedding planners. Facility upgrades are complete, with plans for purchasing tables, chairs, linens, and other equipment in summer of 2021. A photographer has been hired to shoot the facilities in October 2021 for use in marketing efforts which will begin November 2021. We will book our first weddings in the spring of 2022, with positive cash flow realized the following summer.

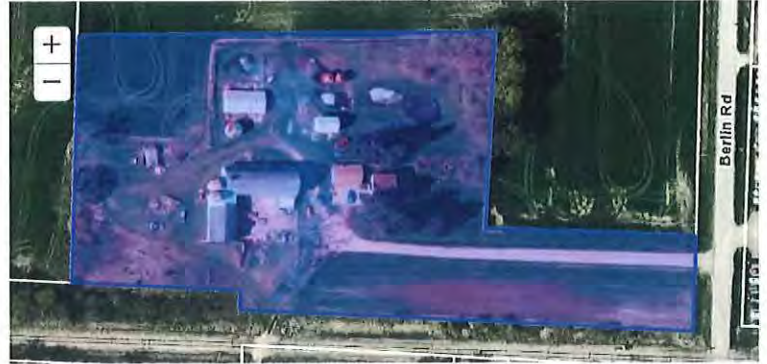
# Parcel Number - 036/0812-053-9090-0

Current

## Parcel Details

Municipality Name	TOWN OF MEDINA	
State Municipality Code	036	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T08NR12E	05	SW of the SW
Plat Name	CSM 13895	
Block/Building		
Lot/Unit	3	
Parcel Description	LOT 3 CSM 13895 CS92/178&179-2/10/2015 DESCR AS SEC 5-8-12 PRT SW1/4SW1/4 (4.93 ACRES INCL R/W) SUBJ TO INGRESS-EGRESS ESMT IN DOC #5129457 <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	F E MANAGEMENT LLC	
Primary Address	1151 BERLIN RD	
Billing Address	4758 JACOBS RD MARSHALL WI 53559	

## Parcel Map



## Districts

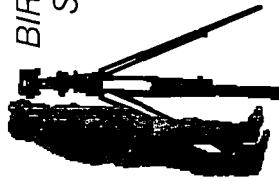
Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1801	FIRE/EMS DISTRICT

## Zoning Information

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

<b>Zoning</b>
RR-4

Zoning District Fact Sheets



# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 5, T8N, R12E, TOWN OF MEDINA, DANE  
COUNTY, WISCONSIN.

Southwest Corner  
Section 5-8-12  
Found Alum. Mon.

UNPLATTED LANDS

N01°55'27"E 629.88'

N01°22'21"E 25.00'

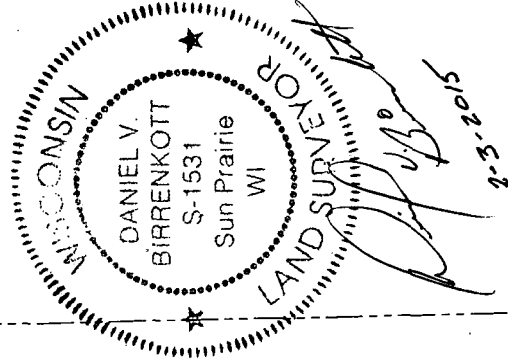
UNPLATTED LANDS

N01°22'21"E 632.91'

(S00°35'48"W 1327.50')  
N01°35'41"E 1328.34'

West 1/4 Corner  
Section 5-8-12  
Found 1-1/4" Iron Pipe

Bearings referenced to the South line  
of the Southwest 1/4 of Section 5  
bearing S88°40'23"W



33' WIDE INGRESS AND  
EGRESS EASEMENT BY  
SEPARATE DOCUMENT FOR  
THE BENEFIT OF THE LANDS  
TO THE SOUTH

### Legend:

- = Found 1" Iron Pipe
- ▲ = Found PK Nail
- = Set 3/4"x24" Iron Rebar wght. 1.50 lbs./ft.
- ⊗ = Set Mag Nail
- +

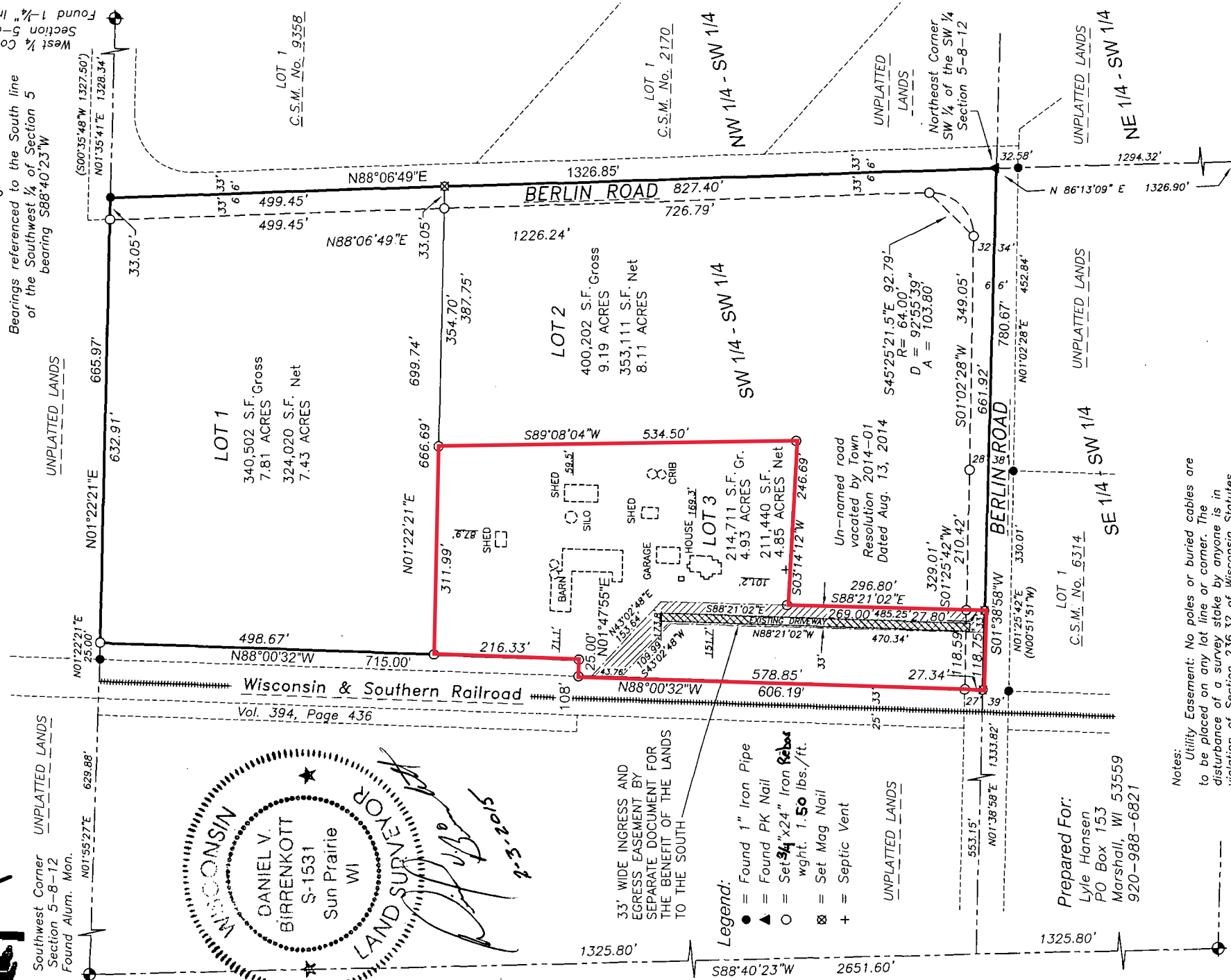
UNPLATTED LANDS

### Prepared For:

Lyle Hansen  
PO Box 153  
Marshall, WI 53559  
920-988-6821

South 1/4 Corner  
Section 5-8-12  
Found Alum. Mon.

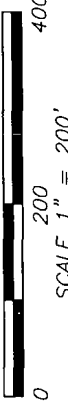
Notes:  
Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes. Wetlands, if present, have not been delineated. This survey is subject to any and all easements and agreements both recorded and unrecorded. This survey shows above-ground improvements. No guarantee is made for underground features. Refer to building site information contained in the Dane County Soil Survey

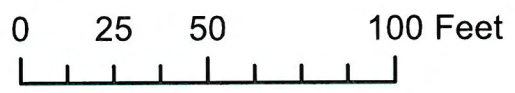
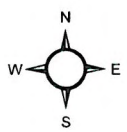
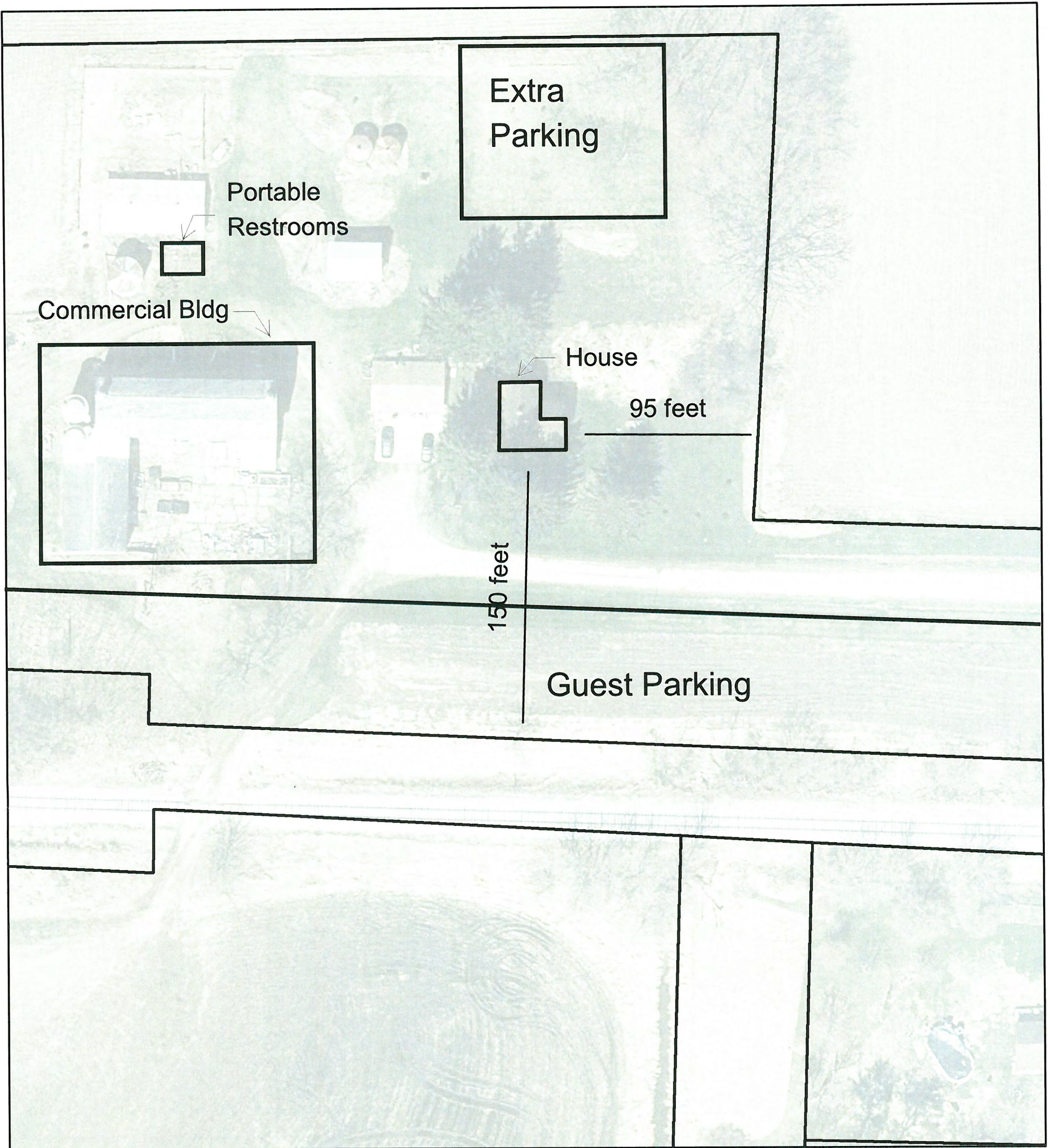


South 1/4 Corner  
Section 5-8-12  
Found Alum. Mon.

CERTIFIED SURVEY MAP NO. 13895  
VOLUME 92 PAGE 178

DOCUMENT NO. 5128416





Site Plan  
1151 Berlin Road