


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/18/2015	DCPREZ-2015-10883
Public Hearing Date	C.U.P. Number
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ANNE L APLIN	PHONE (with Area Code)	AGENT NAME DAVID R DINKEL	PHONE (with Area Code) (608) 695-6262
BILLING ADDRESS (Number & Street) 4355 KRUEGER RD		ADDRESS (Number & Street) 33 N MAIN	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS DAVE@PROPERTYSHOP-REALTOR.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	
4355 Krueger Rd					
TOWNSHIP DEERFIELD	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-113-8601-0					

REASON FOR REZONE			CUP DESCRIPTION	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RE-1 Recreational District	1		
A-1Ex Exclusive Ag District	R-1A Residence District	2.0		
A-1Ex Exclusive Ag District	A-2 Agriculture District	32.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DRD</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DRD</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>PRT</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
PRINT NAME: David R. Dinkel				
DATE: 6/18/2015				



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 Ayke Aplin Agent's Name David R. Dunkel
 Address 4355 Krueger Marshall, WI 53559 Address 33 N. Main, P.O. Box 102
 Phone _____ Phone Deepfield, WI 53531
 Email _____ Email 608-695-6262
 _____ Email dave@propertyshop-realtor.com

Town: Deepfield Parcel numbers affected: 071211386010, 071211292202
 Section: 10 & 11 Property address or location: 4355 Krueger Road, Marshall WI 53559
 Zoning District change: (To / From / # of acres) A-1 Ex to R-1A (2.0 Acres), to A-2 (32.5 Acres), to REC-1 (4.0 Acres)

Soil classifications of area (percentages) Class I soils: 30% Class II soils: 30% Other: 40%

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:

SEE ATTACHED

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

Submitted By: David R. Dunkel, AS Authorized Agent

Date: 6/18/2015

17 June 2015

To: Dane County Zoning

Re: Anne Aplin Farm,
4355 Krueger Road
Town of Deerfield
Dane County WI
Parcel Numbers: 0712-101-9840-5, 0712-101-9860-1, 0712-104-8001-0, 0712-104-8320-0,
0712-112-9181-0, 0712-112-9220-2, 0712-113-8601-0

Anne Aplin presently owns a 46.8 acre farm in Sections 10 and 11 in the Town of Deerfield, Dane County WI, per Dane County information. The property consists of classic two-story brick farmhouse, a full set of out buildings, beautiful mature grounds around the buildings, a productive apple orchard, tillable farmland and is the home of the Glacial Drumlin United Soccer Club. The soccer facility was established in 1996 and consists of the soccer fields, greenspace, and a gravel parking area and is ringed by mature evergreens. Thousands of youth soccer players and their families have enjoyed this facility and been amazed by the experience of being in the rural outdoors. The Aplin family has provided the land for this incredible amenity to our Township for almost 20 years with only modest financial assistance. Now, the non-profit Glacial Drumlin United Inc. soccer club wishes to purchase this parcel. Additionally the whole farm is surrounded on three sides by the 1,000 acre DNR Goose Lake Wildlife Area.

At the determination date of 26 October 1978, the plat book shows the "parent" farm consisted of 52 acres. Since that time the DNR has purchased land (and swapped another 2.5 acres) to have the farm become the present parcel size and configuration. In 2009, the soccer land was made into Lot 1 of Certified Survey Map #122699 and that 9.423 acres is zoned RE-1. There have been no land division resulting in the creation of a dwelling unit on this farm to this date.

It is also noted the 46.8 acres per Dane County information includes the road right of way. On this particular farm, the right of way for Krueger Road is 49.5 feet wide and that full width is part of the subject farm, as opposed to being split down the centerline. This road right of way impacts over 1.7 acres. The approximately 2.0 parcel lying easterly of Krueger Road is typically considered as a separate parcel by Dane County, but the Town of Deerfield Comprehensive Plan does not seem to recognize this status as it references contiguous land as "lands directly across public roads...".

At this time, Ms. Applying is requesting the following zoning changes:

1. East of Krueger Road, an approximately 2.0 acre lot to the R-1A zoning district to allow the sale of a building site.
2. 32.5 acres with the residence, outbuildings, and farmland to the A-2 zoning district.
3. approximately 1 acre to the RE-1 zoning district to be added to the soccer facility. (The double row of evergreens and part of the existing parking lot were not fully incorporated into the prior zoning and mapping.) As noted above, the non-profit soccer club wishes to purchase the resultant 10.4 acres.

The Town of Deerfield Comprehensive Plan states a pre-determination farmstead does not count as a dwelling unit right, if that farmstead stays on 35 acres. This allows the right to have the R-1a building site as requested in item #1 above. A problem arises with the 32.5 acre farmstead parcel in that 1. the zoning process will remove the road right of way and 2. the need to maintain the mature evergreens

as part of the soccer facility decrease the "land mass" for the farmstead to 32.5 acres which moves the property from the A-1 Ex district to the A-2 zoning district.

Fortunately, the Plan recognizes the value to the community of "public or privately-owned lands designated as county parks and recreation areas, state wildlife areas, town parks, or other recreational facilities". The Plan also acknowledges "Any land sold to a public agency after 1978 will not be subtracted from the October 26, 1978 parcel size when calculating the maximum number of dwelling units permitted ...". Although a non-profit soccer club is not a public agency in a strict interpretation, the function for 20 years has been the same to most Township residents. The concept of distributions of land in "special" situations is also reinforced by the Plan in the treatment of commercial and industrial development. Although non-profit recreational is not commercial/industrial, the soccer facility adds a similar major benefit to the Township.

The Petitioner understands all the lands will be deed-restricted to no additional residential development.

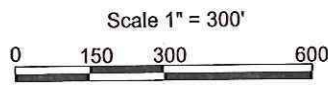
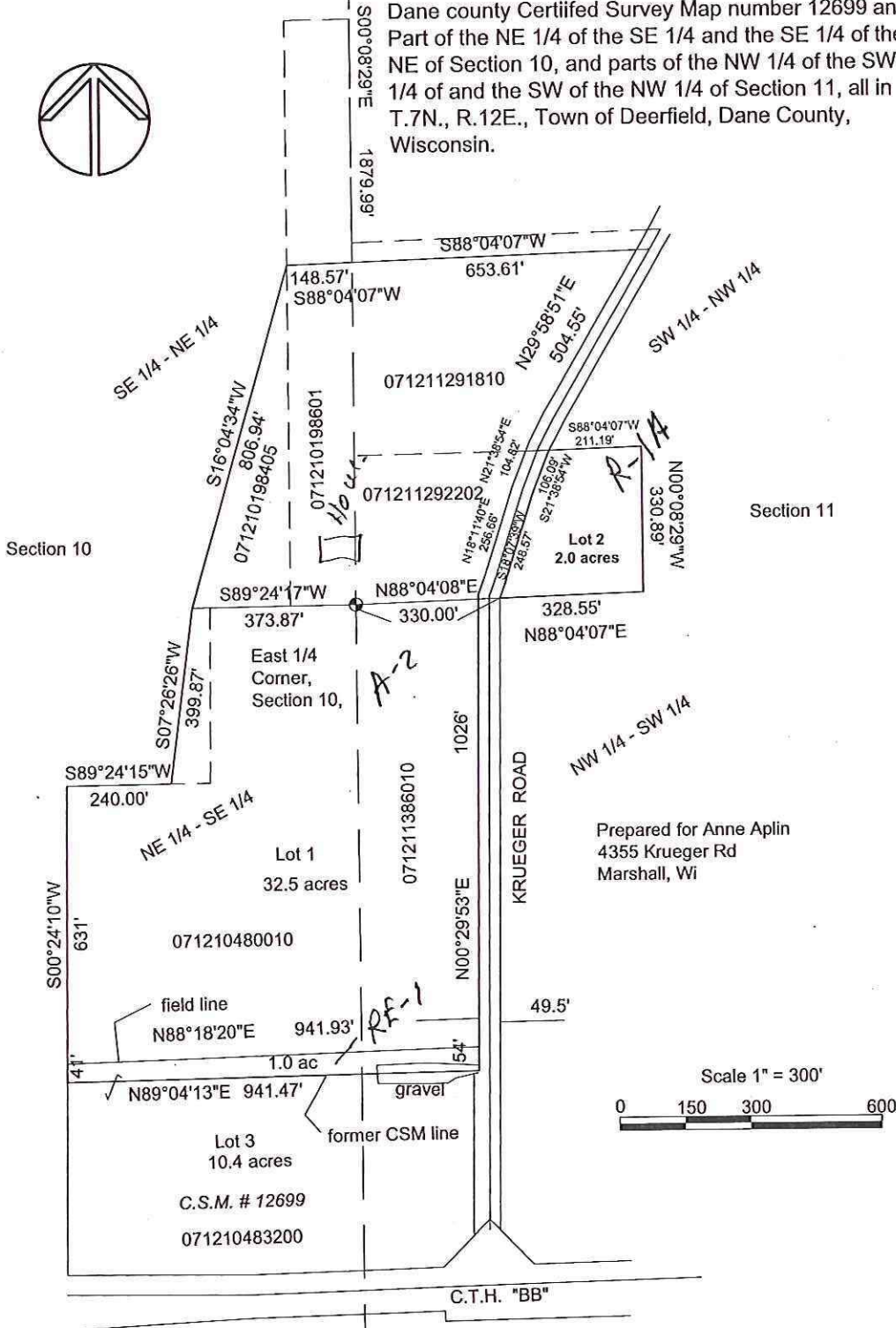
Please contact me with questions or for additional information.

A handwritten signature in blue ink that reads "D. R. Dinkel".

David R. Dinkel,
RE/MAX Property Shop,
as Authorized Agent for Anne Aplin

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.

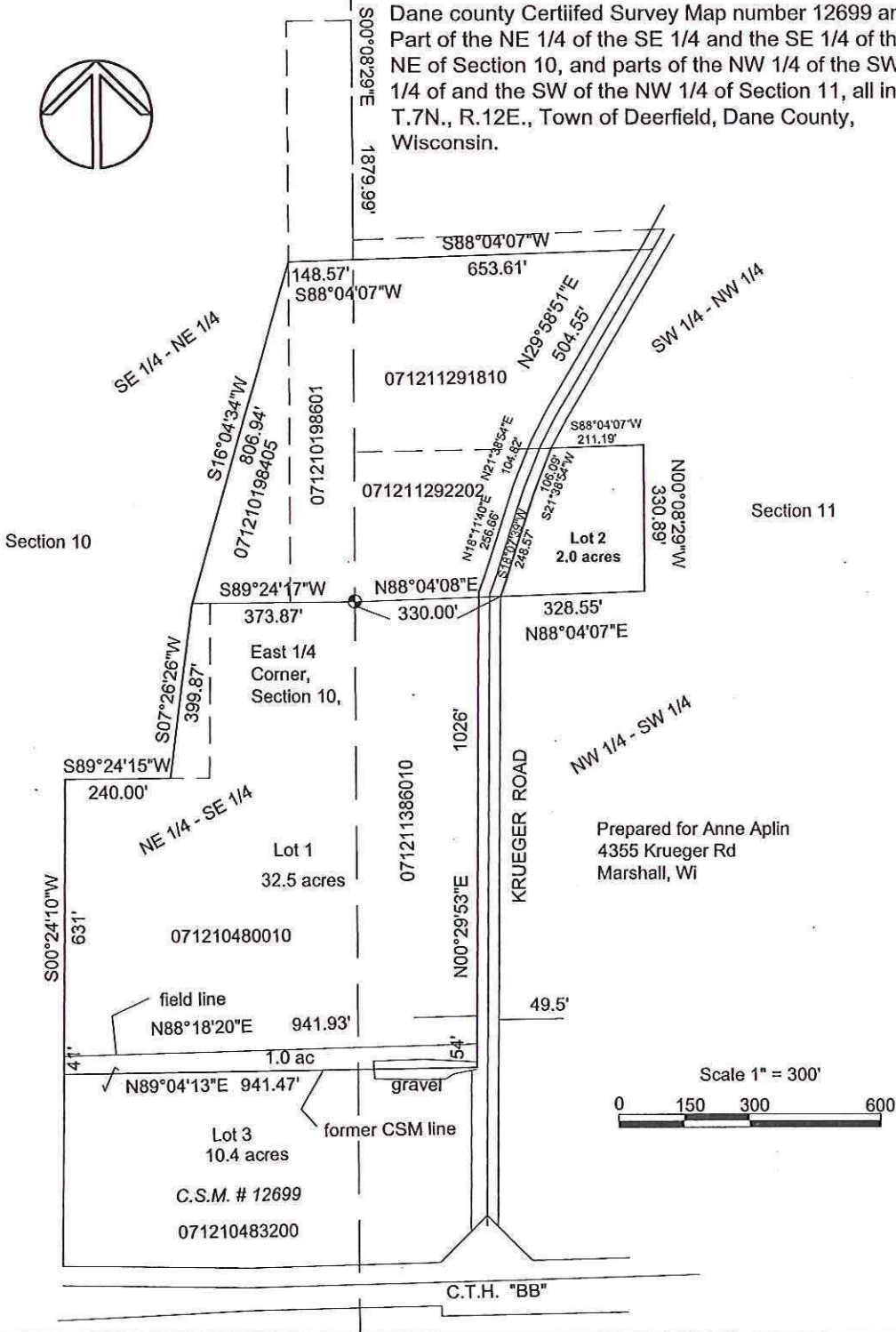


Wisconsin Mapping, LLC
 * surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 4685-15 Date 6/17/2015
 Sheet 1 of 1

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 Date 6/17/2015
Sheet 1 of 1