

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/18/2019	DCPREZ-2019-11476
Public Hearing Date	C.U.P. Number
09/24/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MANNING JT REV TR, MARK & FREDRICKA	PHONE (with Area Code) (608) 957-5900	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 1515 HOMMEN RD		ADDRESS (Number & Street) 306 W QUARRY ST	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS markmanning096@gmail.com		E-MAIL ADDRESS wimapping@charter.net	

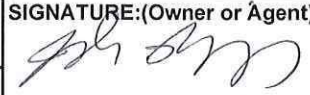
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1515 HOMMEN RD		1515 HOMMEN RD			
TOWNSHIP DEERFIELD	SECTION 19	TOWNSHIP DEERFIELD	SECTION 19	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-192-8210-0		0712-192-8730-1			

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-1 (Small Lot Farmland Preservation) District	FP-35 (General Farmland Preservation) District	10		
FP-1 (Small Lot Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.5		
RM-16 (Rural Mixed-Use, 16 acres and up) District	FP-35 (General Farmland Preservation) District	35.31		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JR</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Josh Riesgp
				DATE: 7/18/19



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 Manning JT Rev TR (Mark)
 Address 1515 Hommen Rd., Deerfield, WI.
 Phone (608) 957-5900
 Email markmanning096@gmail.com

Agent's Name Wisconsin Mapping LLC
 Address 306 W. Quarry St., Deerfield, WI.
 Phone (608) 764-5602
 Email wismapping@charter.net

Town: Deerfield Parcel numbers affected: 024/0712-192-8210-0, 024/0712-192-8730-1

Section: 19 Property address or location: 1515 Hommen Rd., Deerfield, WI. 53531

Zoning District change: (To / From / # of acres) FP-1 to FP35 10 acres, FP-1 to RR-2 2.5 acres, RM-16 to FP 35.31 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: 80 % Other: 20 %

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:

Owner wishes to move building site from current RM-16 land to current FP-1 land.

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

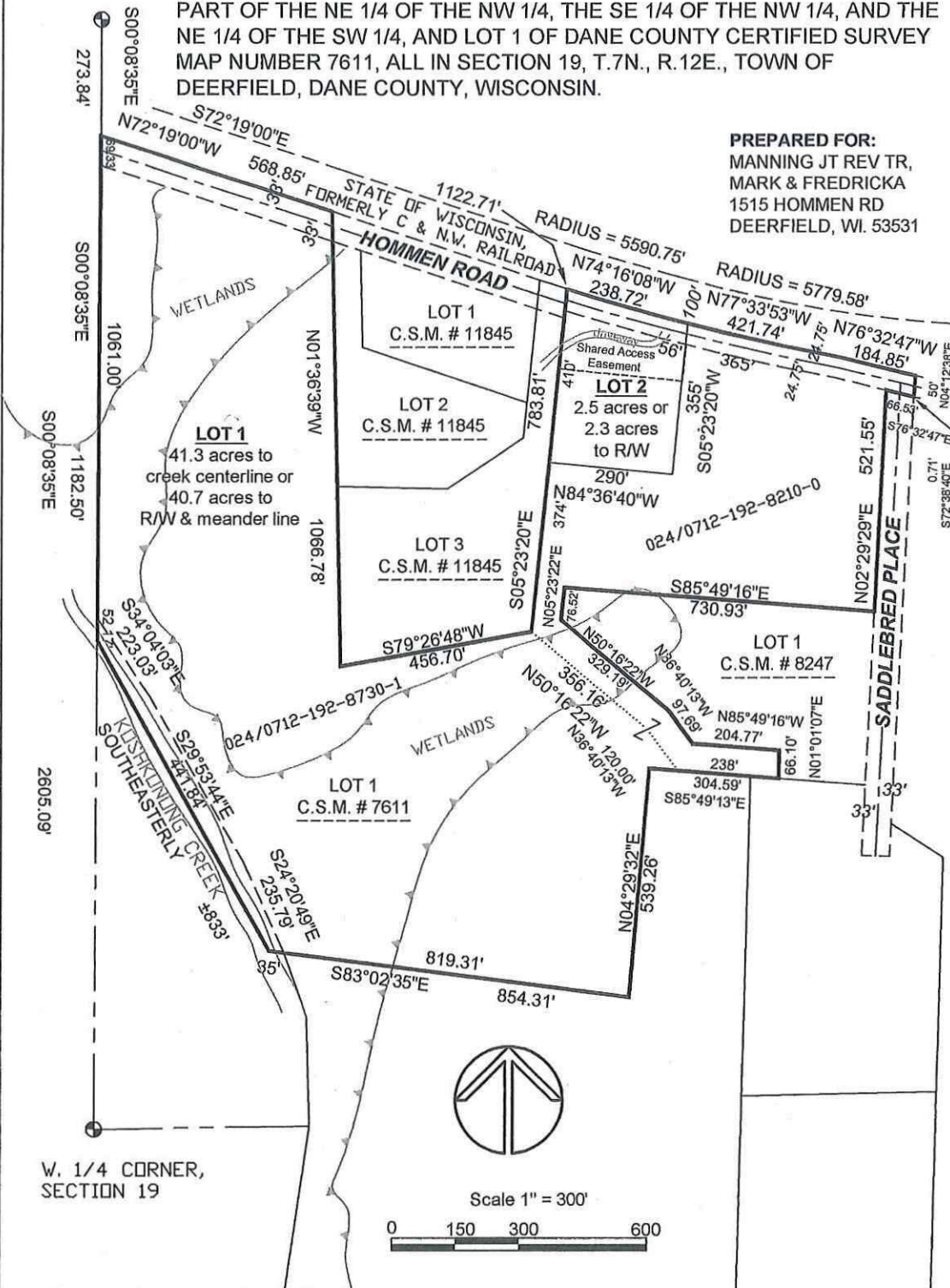
Date: _____

NW CORNER,
SECTION 19

Preliminary Certified Survey Map

PART OF THE NE 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE SW 1/4, AND LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 7611, ALL IN SECTION 19, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

PREPARED FOR:
MANNING JT REV TR,
MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI. 53531



W. 1/4 CORNER,
SECTION 19



Scale 1" = 300'



Wisconsin Mapping, LLC

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

Dwg. No. 5403-19 Date 7/18/2019.
Sheet 1 of 1

FP-1 to FP-35

Part of the NE ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 19, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the NW corner of Section 19; thence S00°08'35"E, 273.84 feet to the North line of Hommen Road; thence S72°19'E, 1122.71 feet to the Northeast corner of Dane County Certified Survey Map number 11845; thence S05°23'20"E along the East line of said certified survey, 410 feet to the point of beginning; thence S05°23'E, 374 feet; thence S50°16'E, 356 feet; thence S36°40'E, 120 feet; thence S85°49'E, 238 feet; thence N01°01'E, 66 feet; thence N85°49'W, 205 feet; thence N36°40'W, 98 feet; thence N50°16'W, 329 feet; thence N05°23'E, 76 feet; thence S85°49'E, 731 feet; thence N02°29'E, 521 feet; thence S76°32'E, 66 feet; thence N04°12'E, 50 feet to the North line of Hommen Road; thence N76°32'W, 185 feet; thence N77°33'W, 365 feet; thence S05°23'W, 355 feet; thence N84°36'W, 290 feet To the point of beginning. Containing 10 acres more or less

RM-16 to FP-35

Lot 1, Dane County Certified Survey Map number 7611, being part of the NW ¼ of the NW ¼, the SW ¼ of the NW ¼, and the SE ¼ of the NW ¼, all in Section 19, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin. Containing 31.3 acres more or less.

FP-1 to RR-2

Part of the NE ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 19, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the NW corner of Section 19; thence S00°08'35"E, 273.84 feet to the North line of Hommen Road; thence S72°19'E, 1122.71 feet to the Northeast corner of Dane County Certified Survey Map number 11845 and the point of beginning; thence S05°23'20"E along the East line of said certified survey, 410 feet; thence S84°36'E, 290 feet; thence N05°23'E, 355 feet; thence N77°34'W, 56 feet; thence N74°16'W, 239 feet to the point of beginning. Containing 2.5 acres more or less.

Parcel Number - 024/0712-192-8210-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 19-7-12 PRT NE1/4NW1/4, PRT SE1/4NW1...	
Owner Name	MANNING JT REV TR, MARK & FREDRICKA	
Primary Address	No parcel address available.	
Billing Address	1515 HOMMEN RD DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5	
Assessment Acres	12.000	
Land Value	\$6,200.00	
Improved Value	\$0.00	
Total Value	\$6,200.00	

Show Valuation Breakout

Show Assessment Contact Information

Zoning Information

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

Zoning

FP-1 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 Number - 024/0712-192-8730-1

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 19 NW NW (Click link above to access images for Qtr-Qtr)	
Section	07N 12E 19 (Click link above to access images for Section)	
Plat Name	CSM 07611 (Click link above to access images for Plat) CSM 07611 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 7611 CS39/281&283-10/3/94 DESCR AS SEC 19-7-12 PRT NW1/4NW1/4, SW1/4NW1/4 & SE1/4NW1/4 (31.296 ACRES TO C/L CRK) TOG W/ACCESS ESMT IN R28721/26 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MANNING JT REV TR, MARK & FREDRICKA	
Primary Address	No parcel address available.	
Billing Address	1515 HOMMEN RD DEERFIELD WI 53531	

Current Owner
1585 N JARGO RD
DEERFIELD, WI 53531

MANNING JT REV TR, MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI 53531

MANNING JT REV TR, MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI 53531

Current Owner
304 FORRESTON DR
COTTAGE GROVE, WI 53527

JANICE M DERR
3860 DEERFIELD RD
DEERFIELD, WI 53531

WI DNR
PO BOX 7921
MADISON, WI 53701

LYLE C NEERLAND
1656 N JARGO RD
DEERFIELD, WI 53531

KENNETH D MILLER
3854 DEERFIELD RD
DEERFIELD, WI 53531

ALBERT J MUSA
1519 HOMMEN RD
DEERFIELD, WI 53531

LYLE NEERLAND
1656 N JARGO RD
DEERFIELD, WI 53531

Current Owner
3969 DVORAK RD
DEERFIELD, WI 53531

MANNING JT REV TR, MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI 53531

DAVID A BAEHR
2616 HAPPY VALLEY RD
SUN PRAIRIE, WI 53590

WI DNR
PO BOX 7921
MADISON, WI 53701

LARRY M BOLEY
3824 DEERFIELD RD
DEERFIELD, WI 53531

Current Owner
3969 DVORAK RD
DEERFIELD, WI 53531

PETER N FRIEDERICKS
1629 N JARGO RD
DEERFIELD, WI 53531

Current Owner
3857 SADDLEBRED PL
DEERFIELD, WI 53531

MANNING JT REV TR, MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI 53531

ROGER HANSEN
3848 BLAZING STAR RD
DEERFIELD, WI 53531

TIMOTHY F SAFFERT
3871 SADDLEBRED PL
DEERFIELD, WI 53531

RICHARD K NOLL
3860 SADDLEBRED PL
DEERFIELD, WI 53531

EUGENE C WAGNER
1585 COUNTY HIGHWAY BB
DEERFIELD, WI 53531

WALEJKO REV TR, RONALD N & SANDRA A
3861 SADDLEBRED DR
DEERFIELD, WI 53531

Current Owner
3969 DVORAK RD
DEERFIELD, WI 53531

KENNETH D MILLER
3854 DEERFIELD RD
DEERFIELD, WI 53531

WALEJKO REV TR, RONALD N & SANDRA A
3861 SADDLEBRED DR
DEERFIELD, WI 53531

SHAKESPEARE REV TR, FRANCIS J
1517 HOMMEN RD
DEERFIELD, WI 53531

JANICE M DERR
3860 DEERFIELD RD
DEERFIELD, WI 53531

DALE L SKAAR
1587 SCHADEL RD
DEERFIELD, WI 53531

WI DNR
PO BOX 7921
MADISON, WI 53701

MANNING JT REV TR, MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI 53531

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1515 HOMMEN RD
DEERFIELD, WI 53531

WI DNR
PO BOX 7921
MADISON, WI 53701

RICHARD K NOLL
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DEERFIELD, WI 53531

ALBERT J MUSA
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DEERFIELD, WI 53531

Current Owner
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DEERFIELD, WI 53531

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DEERFIELD, WI 53531

SHAKESPEARE REV TR, FRANCIS J
1517 HOMMEN RD
DEERFIELD, WI 53531

Current Owner
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DEERFIELD, WI 53531

MANNING JT REV TR, MARK & FREDRICKA
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DEERFIELD, WI 53531

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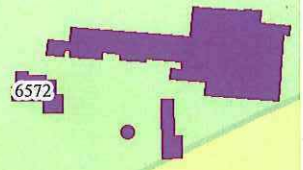
TIMM W TAYLOR
3930 KESSENICH LN
DEERFIELD, WI 53531

EVELYN B KESSENICH
3954 KESSENICH LN
DEERFIELD, WI 53531

FP-1
DCPREZ-2019-00015

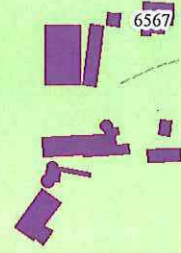
RR-8
DCPREZ-2019-00015

Zone X
FP-35
DCPREZ-2019-00015



FP-35
DCPREZ-2019-00015

FP-1
DCPREZ-2019-00015



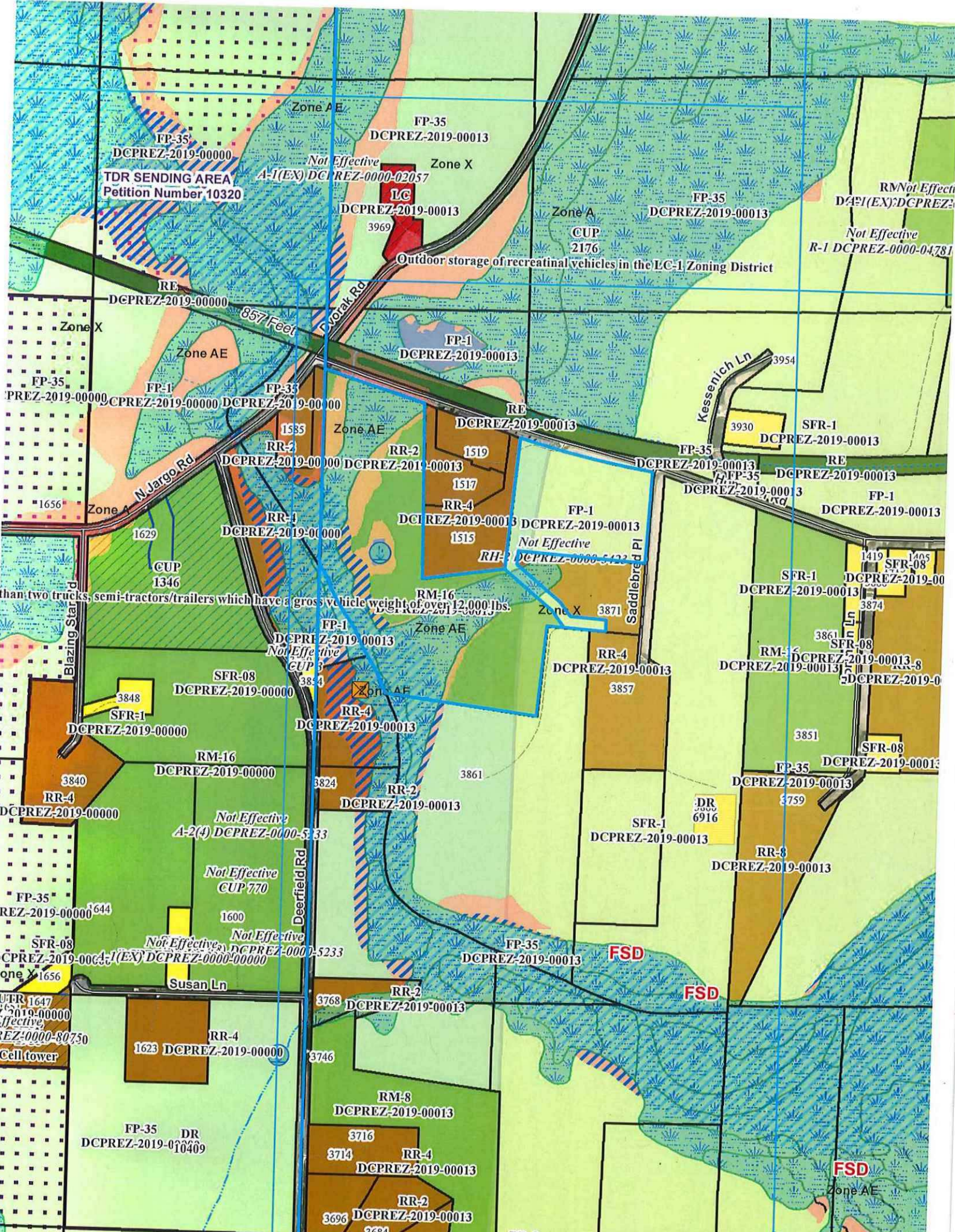
6517

FSD

Zone A

Lazy Ln

Deansville Rd



TDR SENDING AREA
Petition Number 10320

LC

Outdoor storage of recreational vehicles in the LC-1 Zoning District

than two trucks, semi-tractors/trailers which have a gross vehicle weight of over 12,000 lbs.

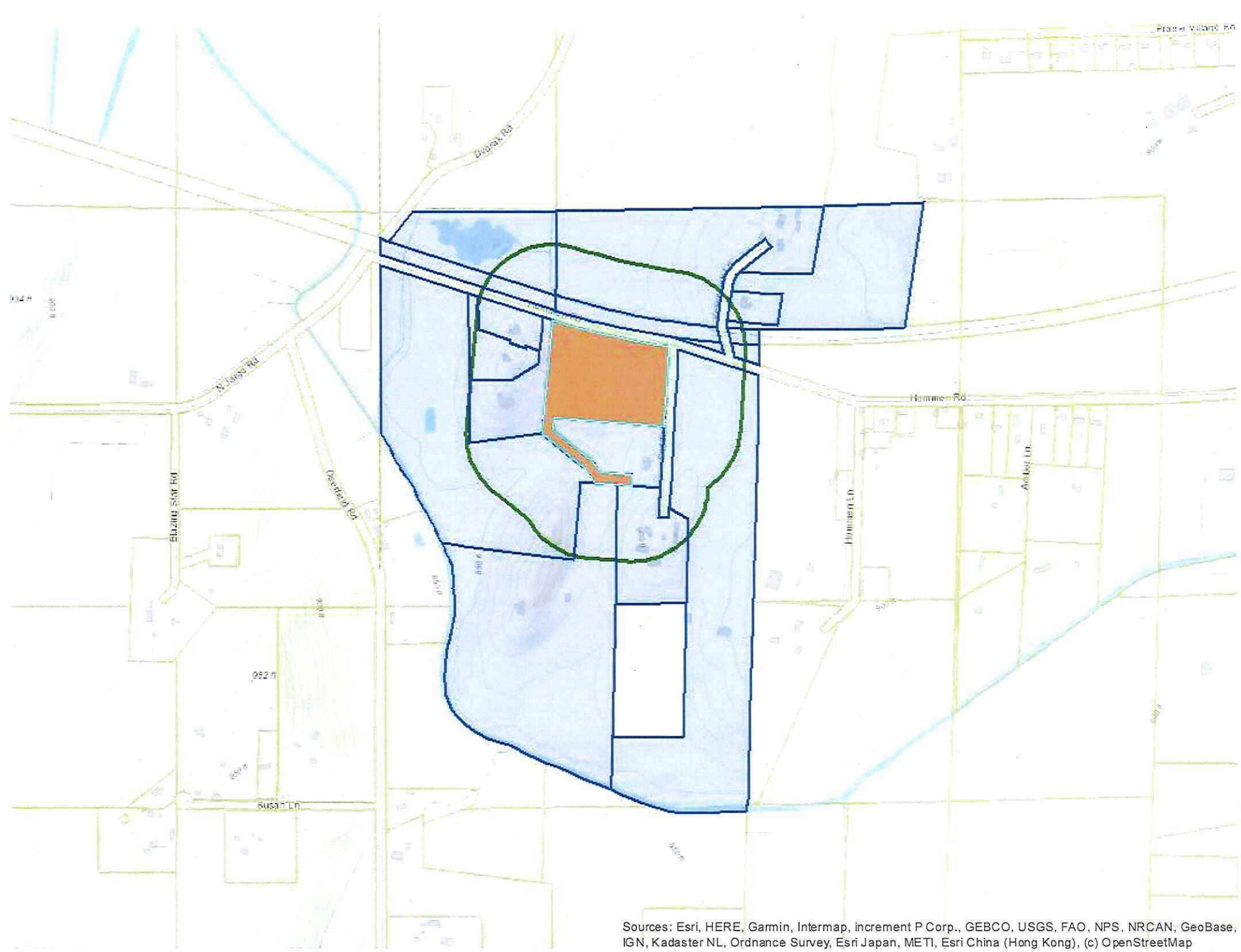
857 Feet

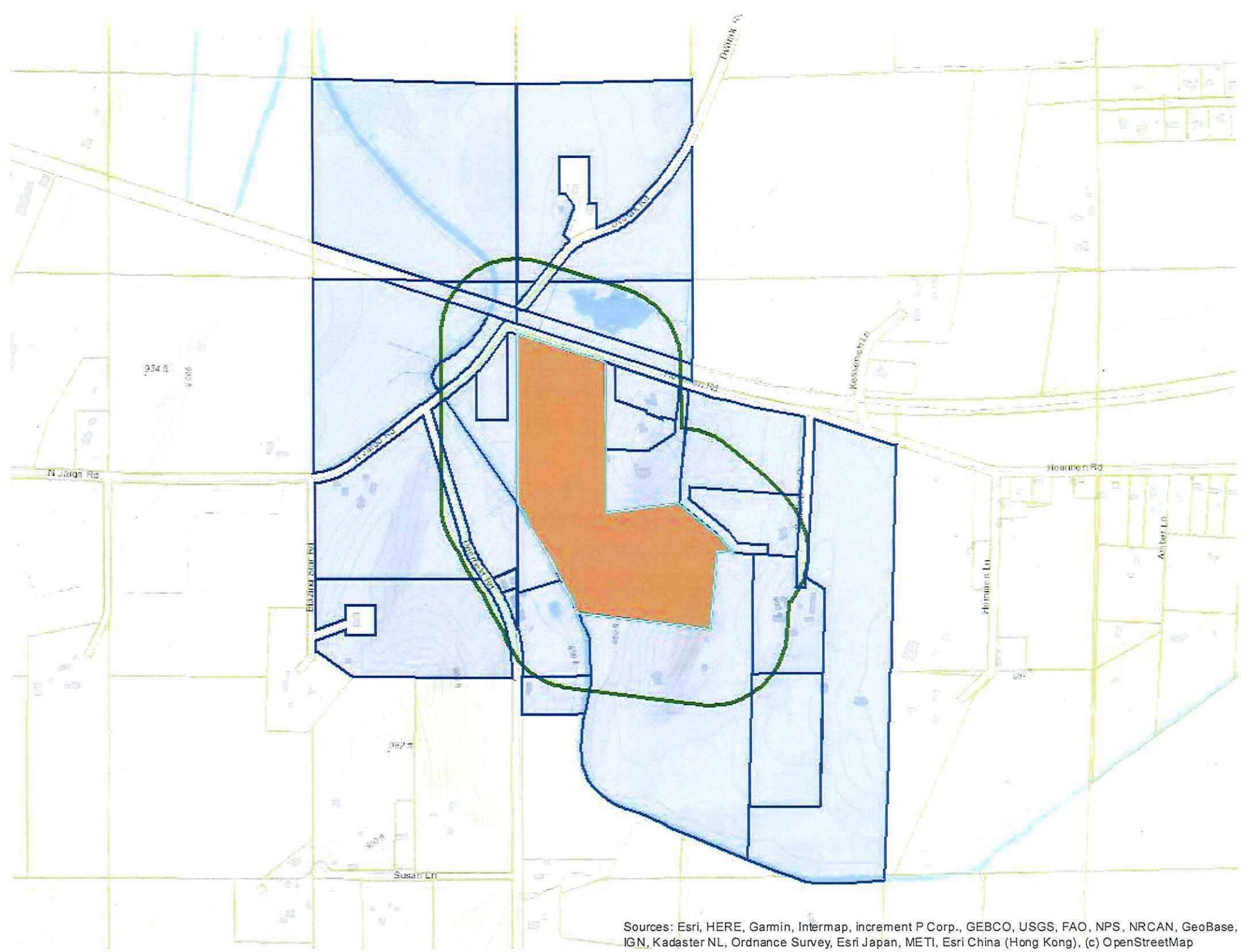
FSD

FSD

FSD

Cell tower





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