


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/18/2017	DCPREZ-2017-11225
Public Hearing Date	C.U.P. Number
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN L JANSON	PHONE (with Area Code) (608) 764-5012	AGENT NAME STEVEN JANSON	PHONE (with Area Code) (608) 764-5012
BILLING ADDRESS (Number & Street) 4615 STATE HIGHWAY 73		ADDRESS (Number & Street) 4615 STATE HIGHWAY 73	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		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	
4615 STH 73					
TOWNSHIP DEERFIELD	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-043-8000-4					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	RH-3 Rural Homes District	1.3		
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	13.9		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) 
PRINT NAME: STEVE JANSON				
DATE: 10-18-17				



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	Steven L. and Tammy L. Janson	Agent's Name	
Address	4615 State Highway 73, Deerfield	Address	
Phone	(608) 764-5012	Phone	
Email	3jansons@gmail.com	Email	

Town: Deerfield Parcel numbers affected: 024/0712-043-8000-4 / 0712-043-8030-8

Section: 04 Property address or location: 4615 State Highway 73, Deerfield, WI 53531

Zoning District change: (To / From / # of acres) RH-1 / C-2 / 1.5
FROM C-2 1/2 A-1 EX TO RH-3

Soil classifications of area (percentages) Class I soils: % Class II soils: % 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:
rezone in order to acquire additional acreage and create one csm lot

FLOODPLAIN, INTERMITTENT STREAM SHOWN

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

Date: 09/29/2017

A-2(4664)
DCPREZ-0000-07086

C-2
DCPREZ-0000-4625263

C-2 4615
DCPREZ-0000-01996
Not Effective
R-1A(DCPREZ-0000-592)

4626

RR-1
14203

A-1(EX)
DCPREZ-1978-0203

Zone X

A-1(EX)
DCPREZ-1978-02057

73

FSD

Zone A



JEFFERY MILLER
PO BOX 321
COTTAGE GROVE WI 53527

WI DNR
PO BOX 7921
MADISON WI 53701

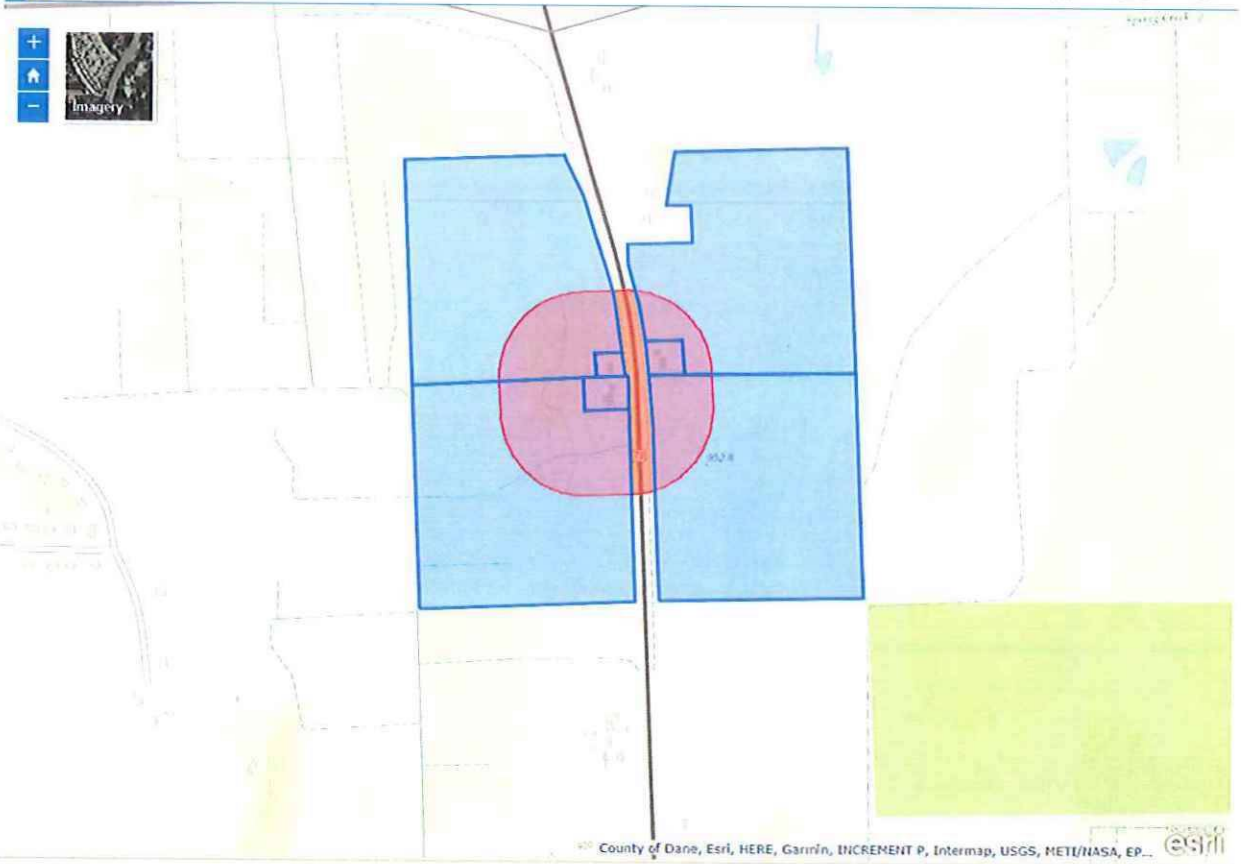
FERN E PROSA
4625 STATE HIGHWAY 73
DEERFIELD WI 53531

JEFFERY S MOERKE
ELIZABETH TEBON-MOERKE
3688 JENSON LN
DEERFIELD WI 53531

MICHAEL W CLAYTON
BONNIE A CLAYTON
1090 STATE HIGHWAY 19
MARSHALL WI 53559

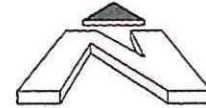
STEVEN L JANSON
TAMMY L JANSON
4615 STATE HIGHWAY 73
DEERFIELD WI 53531

JEFFERY S MOERKE
ELIZABETH TEBON-MOERKE
3688 JENSON LN
DEERFIELD WI 53531



PRELIMINARY CERTIFIED SURVEY

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 4,
T.07N., R.12E., TOWN OF DEERFIELD, WISCONSIN.



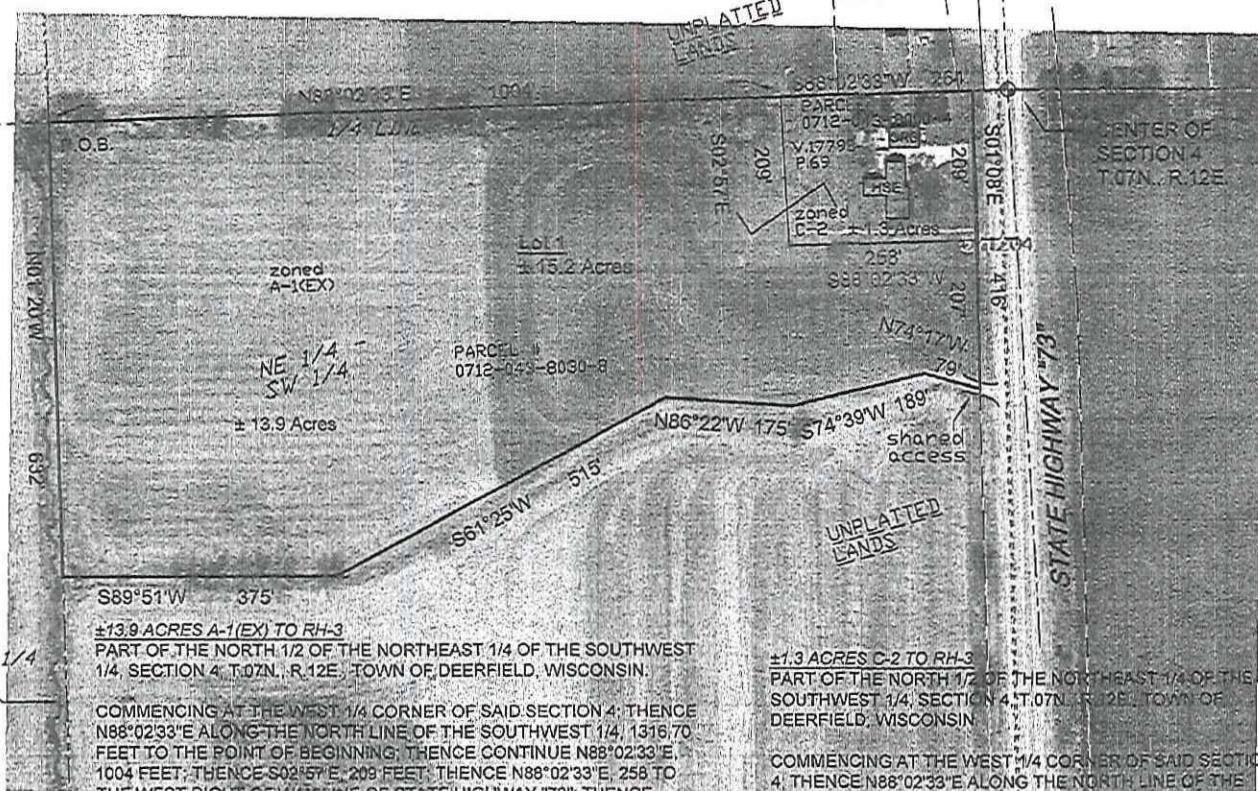
W. 1/4
CORNER
SECTION 4
T.07N., R.12E.

N88°02'33"E 1316.70'

UNPLATTED
LANDS

NW 1/4 -
SW 1/4

1/4 - 1/4
LINE



Prepared for:
Jeffery S. Moerke
3688 Jenson Ln.
Deerfield, WI. 53531

Scale 1" = 200'
0 100 200 400

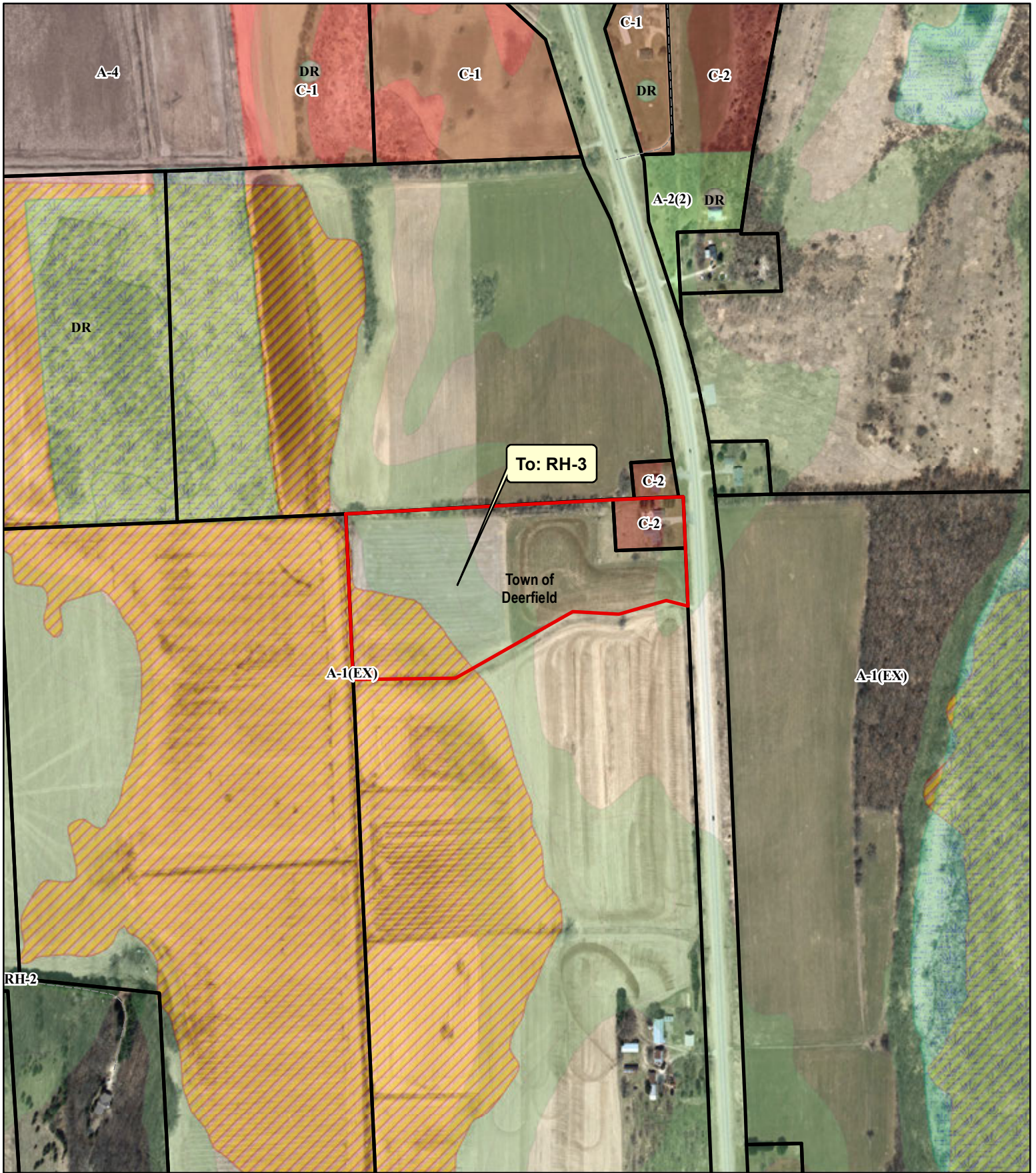
±13.9 ACRES A-1(EX) TO RH-3
PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4, SECTION 4, T.07N., R.12E., TOWN OF DEERFIELD, WISCONSIN.
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE
N88°02'33"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4, 1316.70
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°02'33"E,
1004 FEET; THENCE S02°57'E, 209 FEET; THENCE N88°02'33"E, 258 TO
THE WEST-RIGHT-OF-WAY LINE OF STATE HIGHWAY "73"; THENCE
S01°08'E ALONG SAID RIGHT OF WAY LINE, 207 FEET; THENCE N74°17'W,
79 FEET; THENCE S74°39'W, 189 FEET; THENCE N86°22'W, 175 FEET;
THENCE S61°25'W, 515 FEET; THENCE S89°51'W, 375 FEET TO THE WEST
LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE
N01°20'W ALONG SAID 1/4 - 1/4 LINE, 632 FEET TO THE POINT OF
BEGINNING. THE ABOVE AREA CONTAINING ± 13.9 ACRES.

±1.3 ACRES C-2 TO RH-3
PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4, SECTION 4, T.07N., R.12E., TOWN OF
DEERFIELD, WISCONSIN
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION
4; THENCE N88°02'33"E ALONG THE NORTH LINE OF THE
SOUTHWEST 1/4, 2320.70 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N88°02'33"E, 264 FEET TO THE WEST
RIGHT OF WAY LINE OF STATE HIGHWAY "73"; THENCE
S01°08'E ALONG SAID RIGHT OF WAY LINE, 209 FEET;
THENCE S88°02'33"W, 258 FEET; THENCE N02°57'W, 209 FEET
TO THE POINT OF BEGINNING. THE ABOVE AREA
CONTAINING ± 1.3 ACRES.

Dwg. No. 5086-17b Date 10/15/2017
Sheet 1 of 1

Wisconsin Mapping, LLC

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



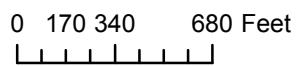
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11225
STEVEN L JANSON