

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/16/2017	DCPREZ-2017-11203
Public Hearing Date	C.U.P. Number
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFERY S MOERKE	PHONE (with Area Code) (608) 444-4244	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3688 JENSON LN		ADDRESS (Number & Street)	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS JEFFMOERKE@LIVE.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	
SOUTH OF 4626 STATE HIGHWAY 73					
TOWNSHIP DEERFIELD	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-044-8500-8					

REASON FOR REZONE	CUP DESCRIPTION
CREATING FOUR RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	15.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JM</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)  PRINT NAME: JEFFERY S. MOERKE
				DATE: 8/16/17



Zoning Change Application

Items that must be submitted with your application:

- 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.
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: JEFFERY S. MOERKE AND ELIZABETH A. TEBON-MOERKE
Agent's Name:
Address: 3688 JENSON LANE
Address:
Phone: DEERFIELD, WI 53531
Phone:
Email: jeffmoerke@live.com
Email:

Town: Deerfield [checked] Parcel numbers affected: 0712-044-8500-8, 0712-044-9000-4

Section: 04 [checked] Property address or location:

Zoning District change: (To / From / # of acres) A-1 ex to Rh-1

Soil classifications of area (percentages) Class I soils: 0% Class II soils: 10% Other: 90%

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:

CREATION OF FOUR (4) RESIDENTIAL LOTS.

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

Submitted By: Jeffery S. Moerke

Date: 8-16-17



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

October 21, 2016

Michael Rumpf
P.O. Box 1
Cambridge, WI 53523
(delivered via email)

Dear Mike,

Attached is a density study report you requested for property owned by Vernon Zickert in section 4 of the Town of Deerfield. The property is located in the town's Agricultural Preservation Area, where residential development is limited to 1 dwelling unit (a/k/a, "split") per 35 acres of land owned as of October 26, 1978. The Zickert property totaled approximately 180 net acres as of 10/26/78, making it eligible for a total of 5 splits.

No splits have been taken from the property since 1978, leaving all 5 splits remaining. Please note that separation of the farm residence would count as a split if / when it is parceled off onto a lot under 35 acres in size. Property owners should take this into account when considering their development options.

This analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Deerfield Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the Town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to county Zoning Committee, Board, and Executive approval. A copy of this density analysis is being forwarded to the town of Deerfield for their records.

If you have any questions, please contact me by phone at 267-2536, or email at allan@countyofdane.com.

Sincerely,

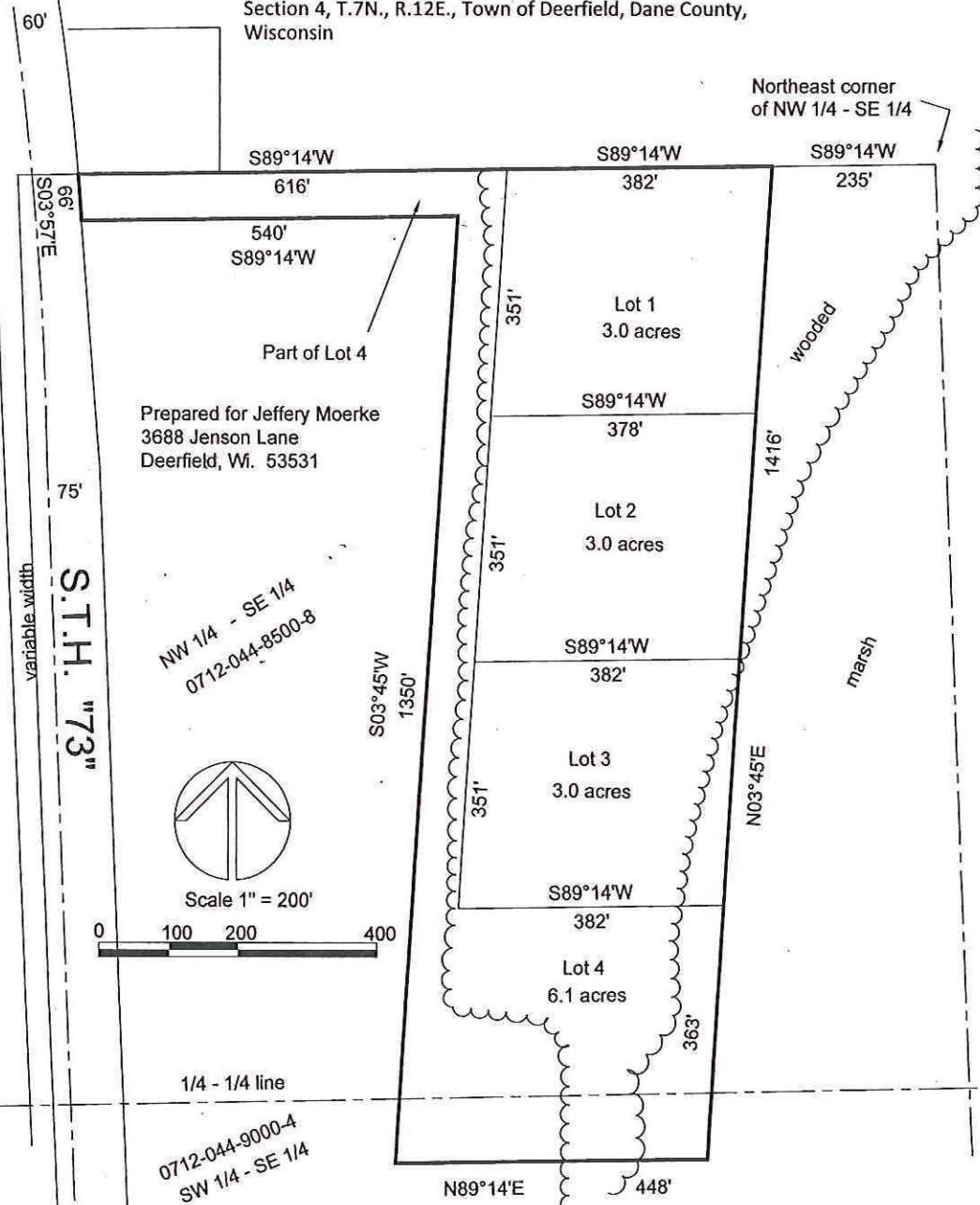
Majid Allan
Senior Planner

cc: Kim Grob, Town of Deerfield Clerk

Preliminary Certified Survey Map

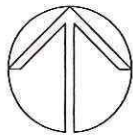
Parts of the NW ¼ of the SE ¼ and the SW ¼ of the SE ¼, all in Section 4, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin

Northeast corner of NW ¼ - SE ¼



Prepared for Jeffery Moerke
3688 Jenson Lane
Deerfield, Wl. 53531

NW ¼ - SE ¼
0712-044-8500-8



Scale 1" = 200'



1/4 - 1/4 line

0712-044-9000-4
SW ¼ - SE ¼

Parts of the NW ¼ of the SE ¼ and the SW ¼ of the SE ¼, all in Section 4, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of the NW ¼ of the SE ¼; thence S89°14'W along the North line of said ¼ - 1/4, 235 feet to the point of beginning; thence continue S89°14'W, 998 feet to the East line of State Highway 73; thence S03°57'E along said line, 66 feet; thence N89°14'E, 540 feet; thence S03°45'W, 1350 feet; thence N89°14'E, 448 feet; thence N03°45'E, 1416 feet to the point of beginning. The above described containing 15.1 acres more or less.

Wisconsin Mapping, LLC

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

Dwg. No. 5086-17 Date 8/16/2017

Sheet _____ of _____

Document No. _____

C.S.M. No. _____ V. _____ P. _____

Petition # 11203

Public Hearing Date 10/24/17

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

1. Zoning District fits the proposed land use? Yes / No
2. Zoning District fit the proposed and remaining lots (s)? Yes / No
3. Proposed lot meet the minimum width and area requirements? Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No
5. Do the existing structures meet the height limitations? Yes / No
6. Do the existing (proposed) structures meet the lot coverage? Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district? Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes / No
10. Steep slope issues? Yes / No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments: 1290 slopes needs long driveway

Planning Review

1. Density Study Needed? Yes / No Splits 5
2. Determination of Legal Status Yes / No
3. In compliance with Town plan? Yes / No
4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: issue)

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Michael Rumpf			
Town	Deerfield	A-1EX Adoption	10/26/1978
Section:	04	Orig Farm Owner	Vernon Zickert
Density Study Date	10/21/2016	Density Number	35
		Original Farm Acres	179.82
		Original Splits	5.14
		Available Density Unit(s)	5



Reasons/Notes:

It appears that five (5) possible splits remain available to the original 1978 farm unit. Note that the town does not count the original farm residence, so long as it remains on a parcel of 35+ acres.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
071204490001	36.64	VERNON E ZICKERT	
071204485008	36.58	VERNON E ZICKERT	
071204480307	30	VERNON E ZICKERT	
071204395007	39.74	VERNON E ZICKERT	
071204380308	37.61	VERNON E ZICKERT	



Legend


Significant Soils


 Floodplain

 Wetland




Class

 Class 1

 Class 2

0 162.5325 650 Feet



Petition 11203
JEFFERY S MOERKE