

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/19/2015	DCPREZ-2015-10903
Public Hearing Date	C.U.P. Number
10/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BROWN REV LIVING TR, GERALD W & LAUREL J	PHONE (with Area Code) 577-8649	AGENT NAME DAVE RIESOP	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 468 LONDON RD		ADDRESS (Number & Street) 306 WEST QUARRY ST.	
(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	
468 London Rd.					
TOWNSHIP DEERFIELD	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-262-8110-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	A-1Ex Exclusive Ag District	2.23		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JR</i>	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) <i>Josh Riesop</i>
COMMENTS: SELLING STRIP OF LAND TO ADJACENT LANDOWNER.				PRINT NAME: <i>Josh Riesop</i>
				DATE: <i>8-19-15</i>



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	<u>Brown Rev. Living Tr., Gerald & Laurel</u>	Agent's Name	<u>David Riesop</u>
Address	<u>468 London Rd., Deerfield, WI.</u>	Address	<u>306 west quarry St., Deerfield, WI.</u>
Phone	<u>(608) 577-8649</u>	Phone	<u>(608) 764-5602</u>
Email	<u></u>	Email	<u>wismapping@charter.net</u>

Town: Deerfield Parcel numbers affected: 1 0712-262-8110-0

Section: 23 Property address or location: 468 London Rd., Deerfield, WI.

Zoning District change: (To / From / # of acres) RH-2 to A-1 EX

Soil classifications of area (percentages) Class I soils: % Class II soils: 55 % Other: 45 %

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:

Gerald Brown wishes to apply for a variance from road access to London Road. His parcel now shares a driveway with the adjoining lot. His access is currently farmed by the neighbor, and if rezoned, sold to him.

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

Submitted By:

Date: 8/19/2015

Certified Survey Map

Parts of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 23, the NW 1/4 of the NW 1/4, the NE 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, and the NW 1/4 of the SW 1/4 of Section 26, all in T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin

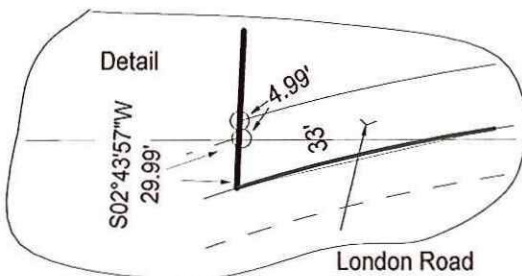
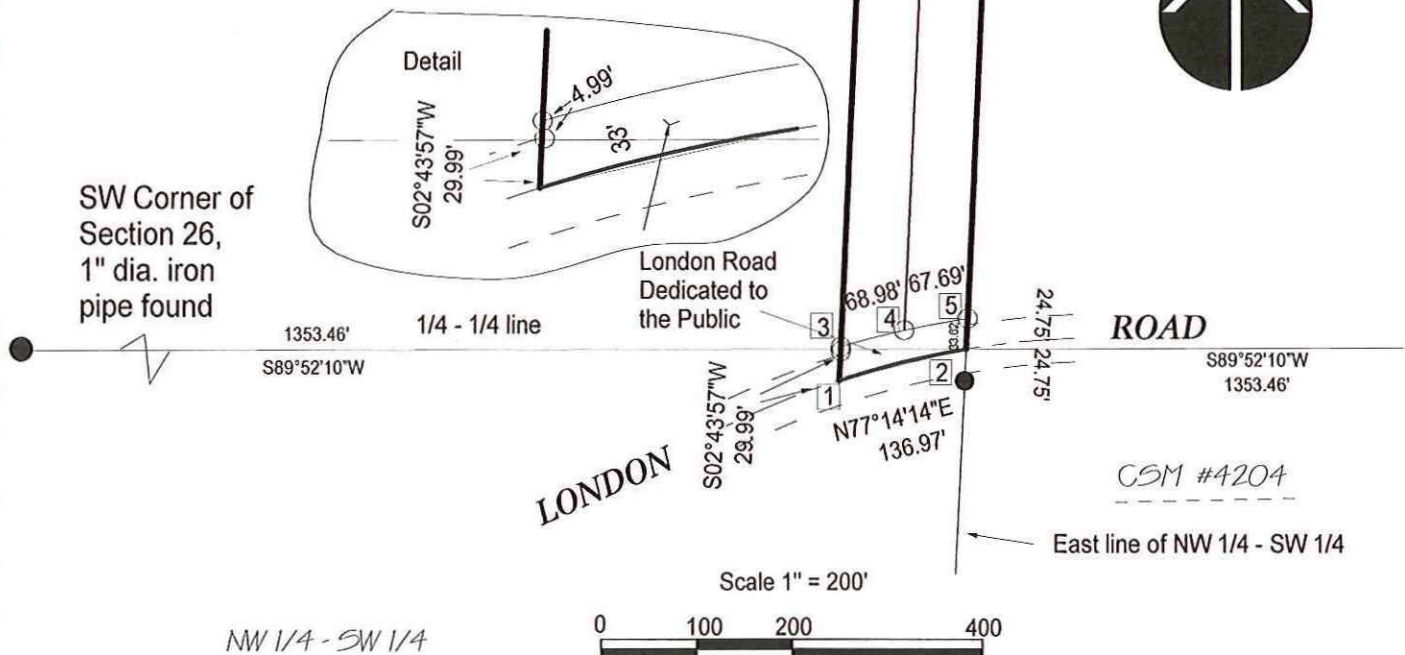
Curve Delta	Radius	Arc	Long Cjrd
1-2	08°31'37"	921.21'	137.10' N77°14'14"E, 136.97'
3-4	04°08'35"	954.21'	69.00' N75°45'18"E, 68.98'
4-5	04°03'54"	954.21'	67.70' N79°51'33"E, 67.69'

- Legend:
- = 3/4" dia. X 24" long iron rod set
1.5lbs. per Lineal Foot
 - When Different, Parentheses Indicate Recorded As

Notes

- 1) Prepared for Alexander Probst, 3610 Atwood Ave., Madison, Wisconsin, 53714, owner.
- 2) "Refer to building site information contained in the Dane County Soil Survey."
- 3) These lots are in an agricultural area where modern farm practices are utilized.
- 4) These lots can not be further divided for development.

Grid North, NAD 1983, further referenced to the E-W 1/4 line.



SW Corner of Section 26, 1" dia. iron pipe found

London Road Dedicated to the Public

ROAD

CSM #4204

East line of NW 1/4 - SW 1/4

Scale 1" = 200'



NW 1/4 - SW 1/4

SW 1/4 - NW 1/4

SE 1/4 - NW 1/4

Part of Lot 2, Dane County Certified Survey map number 10920, being parts of the SW ¼ - NW ¼ and the NW ¼ - NW ¼ all in Section 23, T.7N., R12E., Town of Deerfield, Dane County, Wisconsin.

Beginning at the Southwest corner of Lot 2, thence N02°40'17"E, 1449.74 feet; thence N89°43'34"E, 123.62 feet; thence S42°46'16"W, 90.32 feet; thence S02°40'17"W, 1366.97 feet; thence S75°45'18"W, 68.98 feet to the beginning. The above described 2.23 acres more or less.

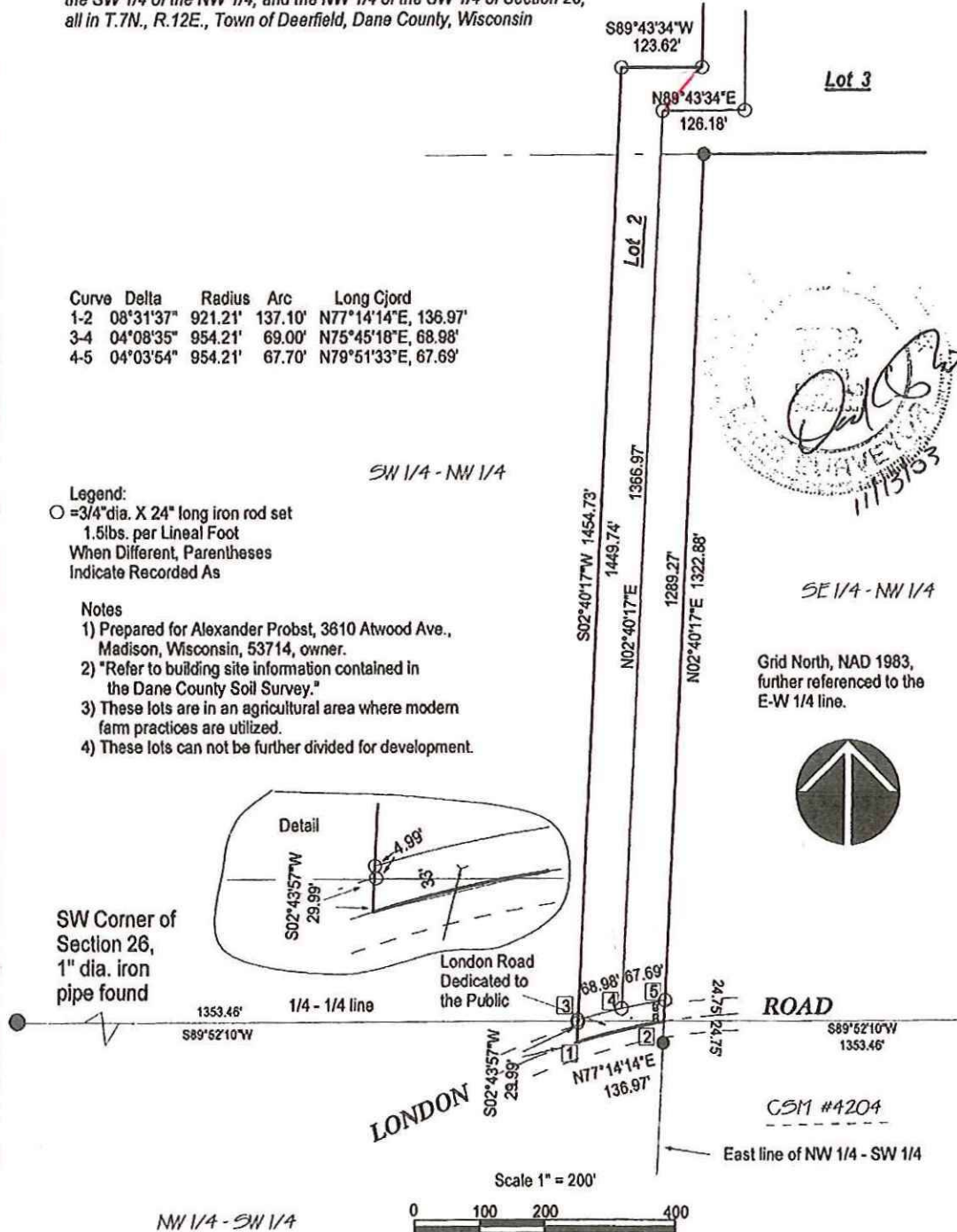
Certified Survey Map

Parts of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 23, the NW 1/4 of the NW 1/4, the NE 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, and the NW 1/4 of the SW 1/4 of Section 26, all in T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin

Curve Delta	Radius	Arc	Long Chord
1-2 08°31'37"	921.21'	137.10'	N77°14'14"E, 136.97'
3-4 04°08'35"	954.21'	69.00'	N75°45'18"E, 68.98'
4-5 04°03'54"	954.21'	67.70'	N79°51'33"E, 67.69'

Legend:
 ○ = 3/4" dia. X 24" long iron rod set
 1.5lbs. per Lineal Foot
 When Different, Parentheses Indicate Recorded As

- Notes
- 1) Prepared for Alexander Probst, 3610 Atwood Ave., Madison, Wisconsin, 53714, owner.
 - 2) "Refer to building site information contained in the Dane County Soil Survey."
 - 3) These lots are in an agricultural area where modern farm practices are utilized.
 - 4) These lots can not be further divided for development.



Wisconsin Mapping
 * surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5802

Dwg. No. 2779-03 Date 11/12/03
 Sheet 3 of 4
 Document No. 3840980
 C. S. M. No. 10920 V. 65 P. 191

Part of Lot 2, Dane County Certified Survey map number 10920, being parts of the SW ¼ - NW ¼ and the NW ¼ - NW ¼ all in Section 23, T.7N., R12E., Town of Deerfield, Dane County, Wisconsin.

Beginning at the Southwest corner of Lot 2, thence N02°40'17"E, 1449.74 feet; thence N89°43'34"E, 123.62 feet; thence S42°46'16"W, 90.32 feet; thence S02°40'17"W, 1366.97 feet; thence S75°45'18"W, 68.98 feet to the beginning. The above described 2.23 acres more or less.

Parcel Number - 024/0712-262-8110-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	LOT 2 CSM 10920 CS65/189&192-11/13/2003 ...	
Owner Name	BROWN REV LIVING TR, GERALD W & LAUREL J	
Primary Address	468 LONDON RD	
Billing Address	468 LONDON RD DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	10.022	
Land Value	\$150,100.00	
Improved Value	\$267,100.00	
Total Value	\$417,200.00	

[Show Valuation Breakout](#)

Zoning Information

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

Zoning

RH-2 DCPREZ-0000-08747

[Zoning District Fact Sheets](#)