

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/16/2018	DCPREZ-2018-11278
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HASTINGS REV TR, PHILLIP	PHONE (with Area Code)	AGENT NAME PHILLIP HASTINGS	PHONE (with Area Code) ((608) 575-9074
BILLING ADDRESS (Number & Street) 1017 COUNTY HIGHWAY BB		ADDRESS (Number & Street) 1013 COUNTY HIGHWAY BB	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS NO EMAIL	

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
1013 COUNTY HIGHWAY BB		
TOWNSHIP DEERFIELD	SECTION 9	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0712-093-9280-4		

REASON FOR REZONE	CUP DESCRIPTION
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REDUCING THE SIZE OF AN EXISTING LC-1 BOUNDARY	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	LC-1 Limited Commercial Dist	0.2		
LC-1 Limited Commercial Dist	A-1Ex Exclusive Ag District	1.3		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		

PRINT NAME:
DATE:



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division APRIL
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 PHILIP HASTINGS Agent's Name _____
 Address 1013 C.R. BB DEERFIELD Address _____
 Phone 608 575 9074 Phone _____
 Email _____ Email _____

Town: _____ Parcel numbers affected: _____
 Section: 01 Property address or location: _____

Zoning District change: (To / From / # of acres) REVISE LC-1 BOUNDARY
~~LC-1 TO ALEX = 0.85 ACRES~~ G-2 ACRES
LC-1 TO ALEX = 1.3 ACRES

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:


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

Parcel Number - 024/0712-093-9280-4

Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 9-7-12 PRT SW1/4SW1/4 LYING S OF CTH...	
Owner Name	HASTINGS REV TR, PHILLIP	
Primary Address	1013 COUNTY HIGHWAY BB	
Billing Address	1017 COUNTY HIGHWAY BB DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G7	
Assessment Acres	5.800	
Land Value	\$85,600.00	
Improved Value	\$113,200.00	
Total Value	\$198,800.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1(EX) 0.45 Acres DCPREZ-0000-06328

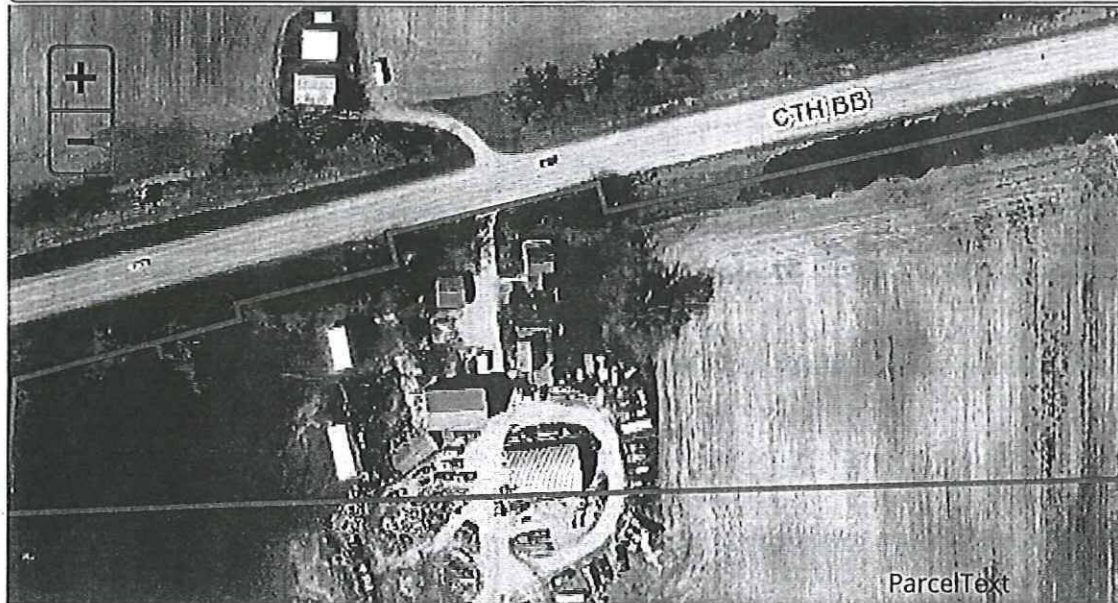
A-1(EX) DCPREZ-1978-02057

LC-1 1.26 Acres DCPREZ-0000-05784

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 Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2017)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$85,600.00	\$113,200.00	\$198,800.00
Taxes:		\$3,709.54
Lottery Credit(-):		\$139.60
First Dollar Credit(-):		\$79.77
Specials(+):		\$153.67
Amount:		\$3,643.84

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	09/12/2012	4911851		

Show More ▼



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



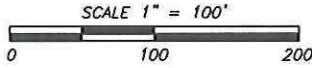


**BIRRENKOTT
SURVEYING, INC.**

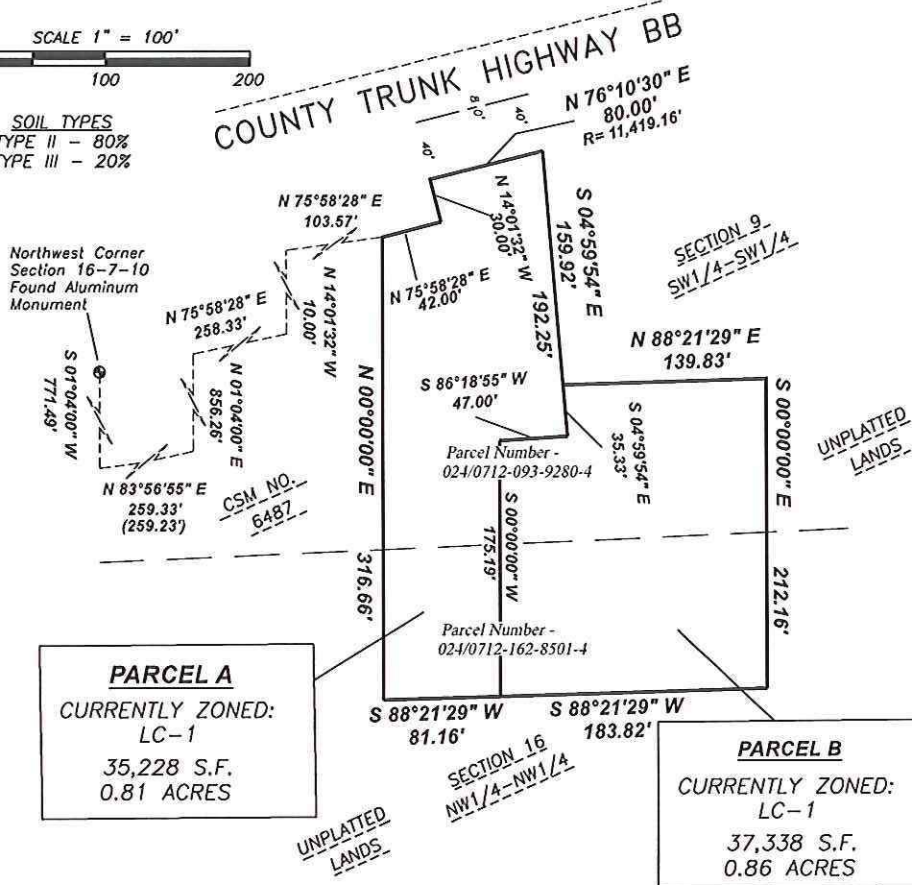
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

Prepared For:
Hastings Well Drilling &
Service, Inc.
1017 HWY BB
Deerfield, WI 53531



SOIL TYPES
TYPE II - 80%
TYPE III - 20%



Parcel A Description: A part of the Southwest 1/4 of the Southwest 1/4 of Section 9, and part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R10E, Town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot 1, Certified Survey Map number 6487, S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; thence along the South line of said Lot 1, N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; thence along the said South right of way line N 75°58'28"E, 258.33 feet; thence continuing along said right of way N14°01'32"W, 10.00 feet; thence continuing along said right of way N75°58'28"E, 103.57 feet to the point of beginning; thence continuing along said right of way N 14°01'32"W, 30.00 feet to a point on a curve; thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance of N 76°10'30"E, 80.00 feet; thence S04°59'54"E, 192.25 feet; thence S 86°18'55" W, 47.00 feet; thence S00°00'00"W, 175.19 feet; thence S88°21'29"W, 81.16 feet; thence N00°00'00"E, 316.66 feet to the South right of way line of said County Trunk Highway BB and the point of beginning. Said parcel contains 0.81 acres or 35,228 square feet.

Parcel B Description: A part of the Southwest 1/4 of the Southwest 1/4 of Section 9, and part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R10E, Town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot 1, Certified Survey Map number 6487, S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; thence along the South line of said Lot 1, N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; thence along the said South right of way line N 75°58'28"E, 258.33 feet; thence continuing along said right of way N14°01'32"W, 10.00 feet; thence continuing along said right of way N75°58'28"E, 103.57 feet; thence continuing along said right of way N 14°01'32"W, 30.00 feet to a point on a curve; thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance of N 76°10'30"E, 80.00 feet; thence S04°59'54"E, 192.25 feet to the point of beginning; thence N 88°21'29" E, 139.83 feet; thence S00°00'00" E, 212.16 feet; thence S88°21'29"W, 183.82 feet; thence N00°00'00"E, 175.19 feet; thence N 86°18'55" E, 47.00 feet; thence N04°59'54"W, 35.33 feet to the point of beginning. Said parcel contains 0.86 acres or 37,338 square feet.

Dated: February 15, 2018
Surveyed:
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book:
Comp. File: J:\2018\CARLSON
Office Map No. 180053

Parcel A Description:

A part of the Southwest 1/4 of the Southwest 1/4 of Section 9, and part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R10E, Town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot 1, Certified Survey Map number 6487, S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; thence along the South line of said Lot 1, N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; thence along the said South right of way line N 75°58'28"E, 258.33 feet; thence continuing along said right of way N14°01'32"W, 10.00 feet; thence continuing along said right of way N75°58'28"E, 103.57 feet to the point of beginning; thence continuing along said right of way N75°58'28"E, 42.00 feet thence continuing along said right of way N 14°01'32"W, 30.00 feet to a point on a curve; thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance of N 76°10'30"E, 80.00 feet; thence S04°59'54"E, 195.25 feet; thence S 86°18'55" W, 47.00 feet; thence S00°00'00"W, 175.19 feet; thence S88°21'29"W, 81.16 feet; thence N00°00'00"E, 316.66 feet to the South right of way line of said County Trunk Highway BB and the point of beginning. Said parcel contains 0.81 acres or 35,228 square feet.

Parcel B Description:

A part of the Southwest 1/4 of the Southwest 1/4 of Section 9, and part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R10E, Town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot 1, Certified Survey Map number 6487, S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; thence along the South line of said Lot 1, N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; thence along the said South right of way line N 75°58'28"E, 258.33 feet; thence continuing along said right of way N14°01'32"W, 10.00 feet; thence continuing along said right of way N75°58'28"E, 103.57 feet; thence continuing along said right of way N75°58'28"E, 42.00 feet thence continuing along said right of way N 14°01'32"W, 30.00 feet to a point on a curve; thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance of N 76°10'30"E, 80.00 feet; thence S04°59'54"E, 159.93 feet to the point of beginning; thence N 88°21'29" E, 139.83 feet; thence S00°00'00" E, 212.16 feet; thence S88°21'29"W, 183.82 feet; thence N00°00'00"E, 175.19 feet; thence N 86°18'55"E, 47.00 feet; thence N04°59'54"W, 35.33 feet to the point of beginning. Said parcel contains 0.86 acres or 37,338 square feet.

PARCEL "A"

CUP 2404

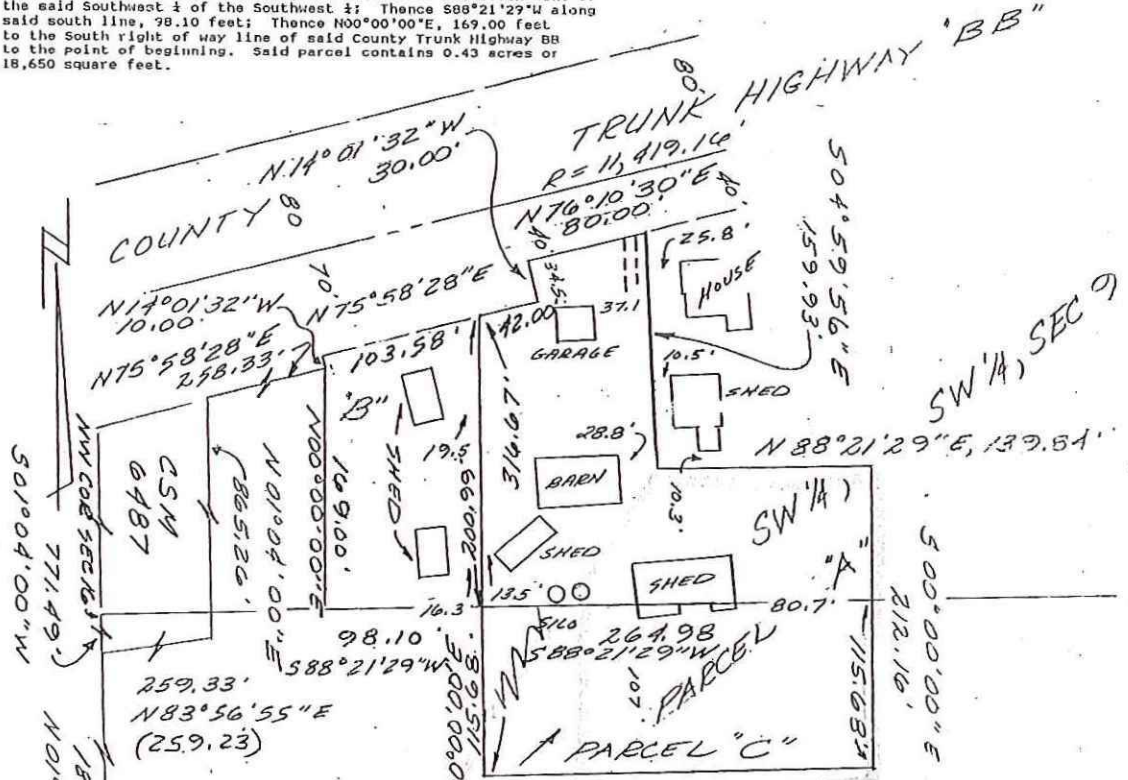
A part of the Southwest 1/4 of the Southwest 1/4 of Section 9 and part of the Northwest 1/4 of Section 16, T7N, R10E, town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; Thence along the West line of Lot 1, Certified Survey Map number 6487 S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; Thence along the South line of said Lot 1 N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; Thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; Thence along the said South right of way line N75°58'28"E, 258.33 feet; Thence continuing along said right of way N14°01'32"W, 10.00 feet; Thence continuing along said right of way N75°58'28"E, 103.57 feet to the point of beginning; Thence continuing along said right of way N75°58'28"E, 42.00 feet; Thence continuing along said right of way N14°01'32"W, 30.00 feet to a point on a curve; Thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance N76°10'30"E, 80.00 feet; Thence S04°59'56"E, 159.93 feet; Thence N88°21'29"E, 139.84 feet; Thence S00°00'00"W, 212.16 feet; Thence S88°21'29"W, 264.98 feet; Thence N00°00'00"E, 316.67 feet to the South right of way of County Trunk Highway BB and the point of beginning. Said parcel contains 1.67 acres or 72,570 square feet.

PARCEL "B"

A part of the Southwest 1/4 of the Southwest 1/4 of Section 9, T7N, R10E, town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; Thence along the West line of Lot 1, Certified Survey Map number 6487 S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; Thence along the South line of said Lot 1 N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; Thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; Thence along the said South right of way line N75°58'28"E, 258.33 feet to the point of beginning; Thence continuing along said right of way N14°01'32"W, 10.00 feet; Thence continuing along said right of way N75°58'28"E, 103.57 feet; Thence continuing along said right of way N75°58'28"E, 42.00 feet; Thence continuing along said right of way N14°01'32"W, 30.00 feet to a point on a curve; Thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance N76°10'30"E, 80.00 feet; Thence S04°59'56"E, 159.93 feet; Thence N88°21'29"E, 139.84 feet; Thence S00°00'00"W, 212.16 feet; Thence S88°21'29"W, 264.98 feet; Thence N00°00'00"E, 316.67 feet to the South right of way of County Trunk Highway BB and the point of beginning. Said parcel contains 0.43 acres or 18,650 square feet.

PARCEL "C"

A part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R10E, town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; Thence along the West line of Lot 1, Certified Survey Map number 6487 S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; Thence along the South line of said Lot 1 N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; Thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; Thence along the said South right of way line N75°58'28"E, 258.33 feet; Thence continuing along said right of way N14°01'32"W, 10.00 feet; Thence continuing along said right of way N75°58'28"E, 103.57 feet; Thence continuing along said right of way N75°58'28"E, 42.00 feet; Thence continuing along said right of way N14°01'32"W, 30.00 feet to a point on a curve; Thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance N76°10'30"E, 80.00 feet; Thence S04°59'56"E, 159.93 feet; Thence N88°21'29"E, 139.84 feet; Thence S00°00'00"W, 212.16 feet; Thence S88°21'29"W, 264.98 feet; Thence N00°00'00"E, 316.67 feet to the South right of way of County Trunk Highway BB and the point of beginning. Said parcel contains 0.70 acres or 30,640 square feet.



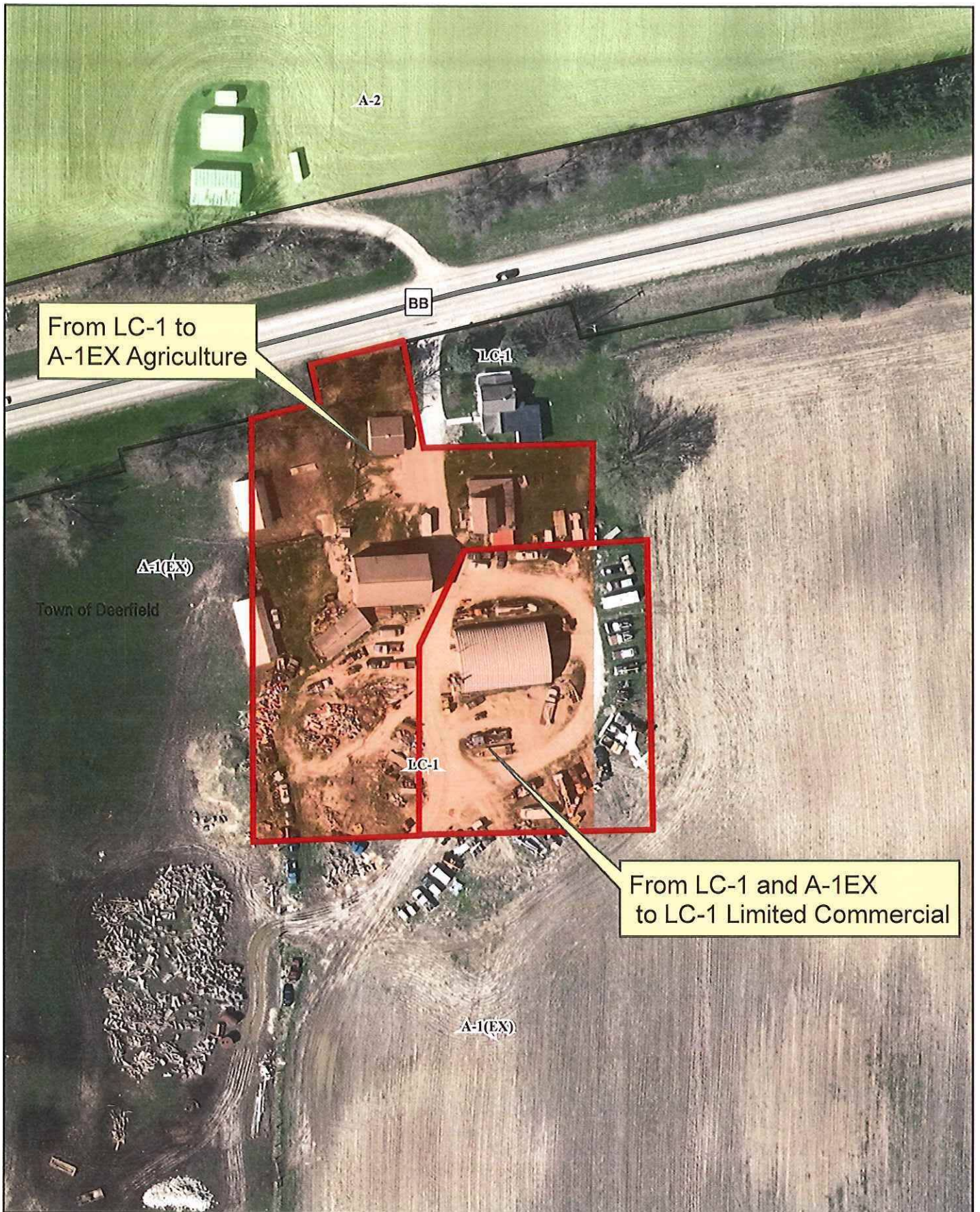
NW 1/4, ZONING PARCEL "B", 0.43 AC NET, 18,650 SQ. FT. WEST 1/4 CORNER SECTION 16-7-12 SCALE 1"=100'

SW 1/4, ZONING PARCEL "A", 1.67 AC NET, 72,570 SQ. FT. SECTION 16

SW 1/4, ZONING PARCEL "C", 0.70 AC.

PREPARED FOR:
PHILLIP HASTINGS
135 WOODVIEW DRIVE
COTTAGE GROVE WI

PREPARED BY:
BIRRENKOTT SURVEYING, INC
P.O. BOX 237
1477 N. BRISTOL STREET
SUN PRAIRIE WI 53590



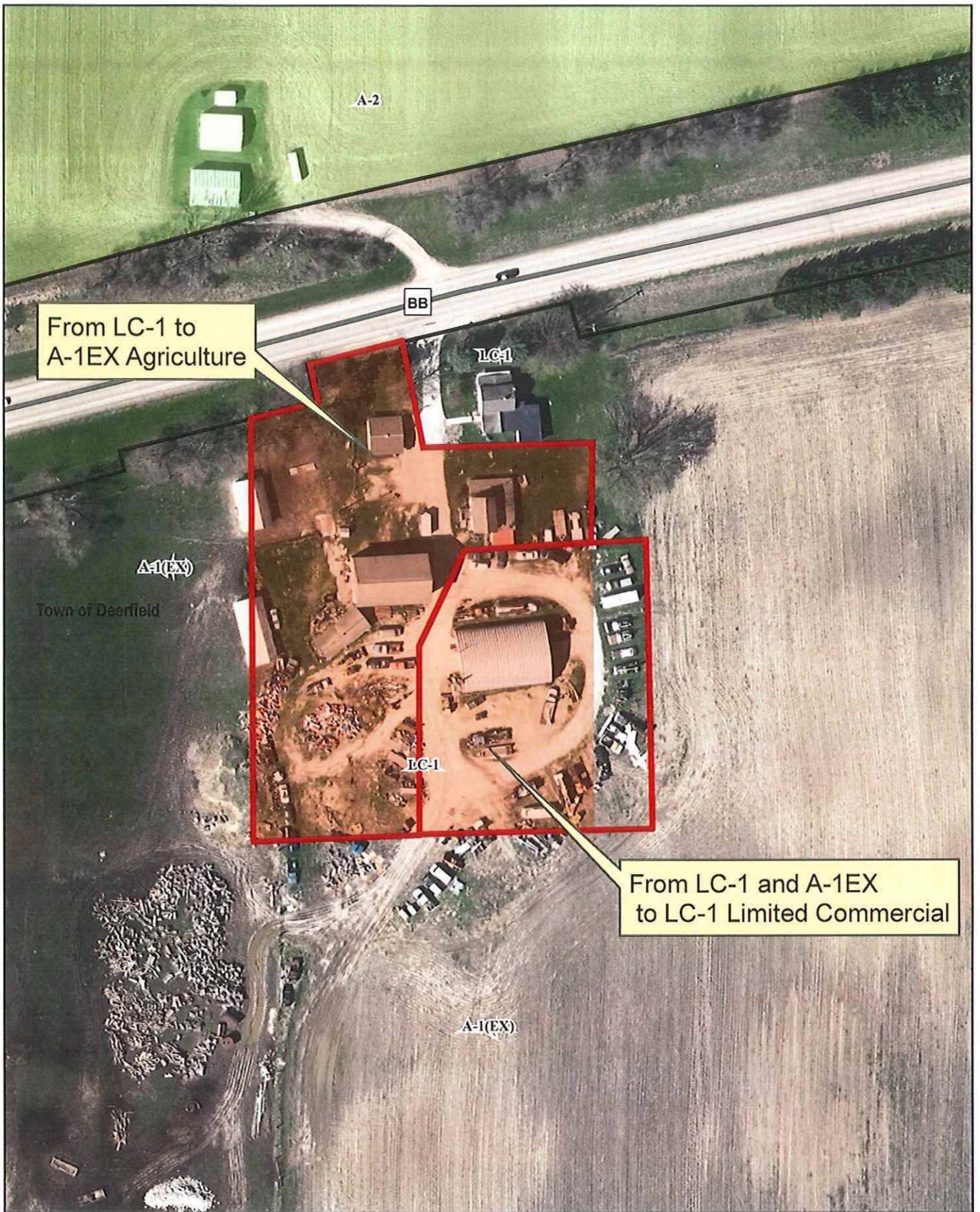
From LC-1 to
A-1EX Agriculture

From LC-1 and A-1EX
to LC-1 Limited Commercial



0 50 100 200 Feet

Phillip Hastings
1013 County Highway BB



From LC-1 to
A-1EX Agriculture

From LC-1 and A-1EX
to LC-1 Limited Commercial



0 50 100 200 Feet

Phillip Hastings
1013 County Highway BB



CUP 1562
 Parking or storage of
 not more than
 two trucks,
 semi-tractors/trailers
 which have a gross
 vehicle weight of
 over 12,000 lbs.

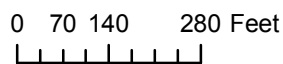
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11278
 HASTINGS REV TR,
 PHILLIP