

Dane County Rezone Petition

Application Date	Petition Number
04/18/2023	DCPREZ-2023-11953
Public Hearing Date	
06/27/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MANNING JT REV TRUST (MARK AND FREDRICKA)	PHONE (with Area Code) (609) 400-1440	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 1515 HOMMEN RD		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS markmanning096@gmail.com		E-MAIL ADDRESS wismapping@charter.net	

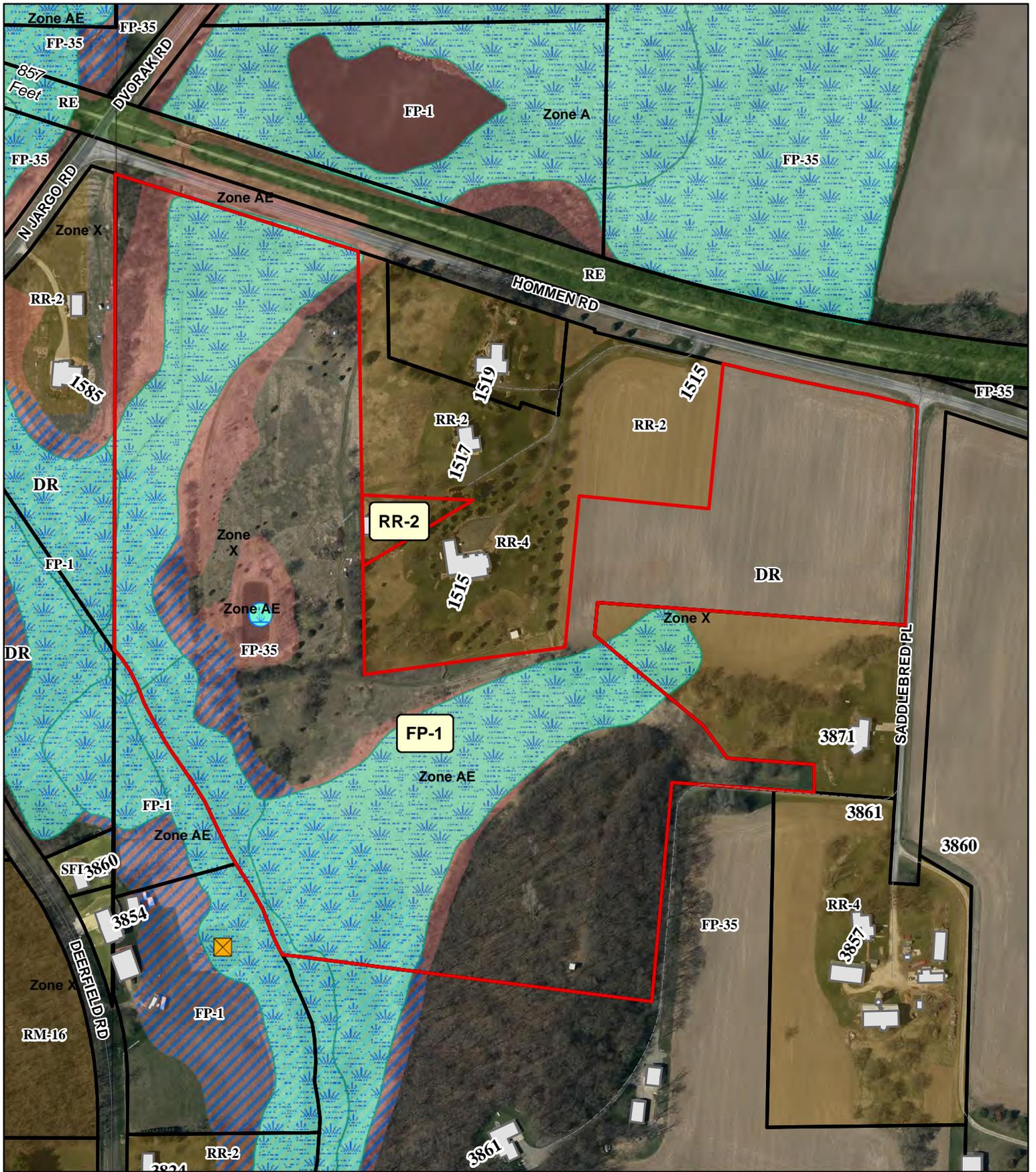
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1515 Hommen Road					
TOWNSHIP DEERFIELD	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-192-8710-0		0712-192-8235-0			

REASON FOR REZONE

SHIFTING PROPERTY LINES BETWEEN ADJACENT LANDOWNERS AND CREATING TWO AGRICULTURAL LOTS

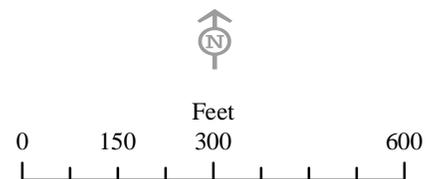
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	41
RR-4 Rural Residential District	RR-2 Rural Residential District	0.5

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 11953

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Manning Joint Rev Trust	Agent Name:	David Riesop
Address (Number & Street):	1515 Hommen Road	Address (Number & Street):	396 West Quarry
Address (City, State, Zip):	Deerfield, Wi	Address (City, State, Zip):	Deerfield, Wi
Email Address:	markmanning096@gmail.com	Email Address:	wismapping@charter.net
Phone#:	609-400-1440	Phone#:	608-764-5602

PROPERTY INFORMATION

Township:	Deerfield	Parcel Number(s):	0712-192-8235-0 0712-192-8710-0
Section:	19	Property Address or Location:	Surrounding 1515 Hommen Road

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

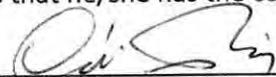
Owner wishes to adjust the lot line between Lots 2 and 3 of CSM 11845 to maintain ownership of the shed now on lot 2. He will be building a new home on existing Lot 2 of CSM 15422 and would like to sell the larger part of Lot 1 of CSM 15422 and retain ownership of 7.8 acres of the lot which surrounds the new house area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	41 acres
RR-4	RR-2	0.5 acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature 

Date 4/13/2023

Preliminary Certified Survey Map

NW. COR., SEC. 19,
ALUM. MON. FOUND,
TIES VERIFIED

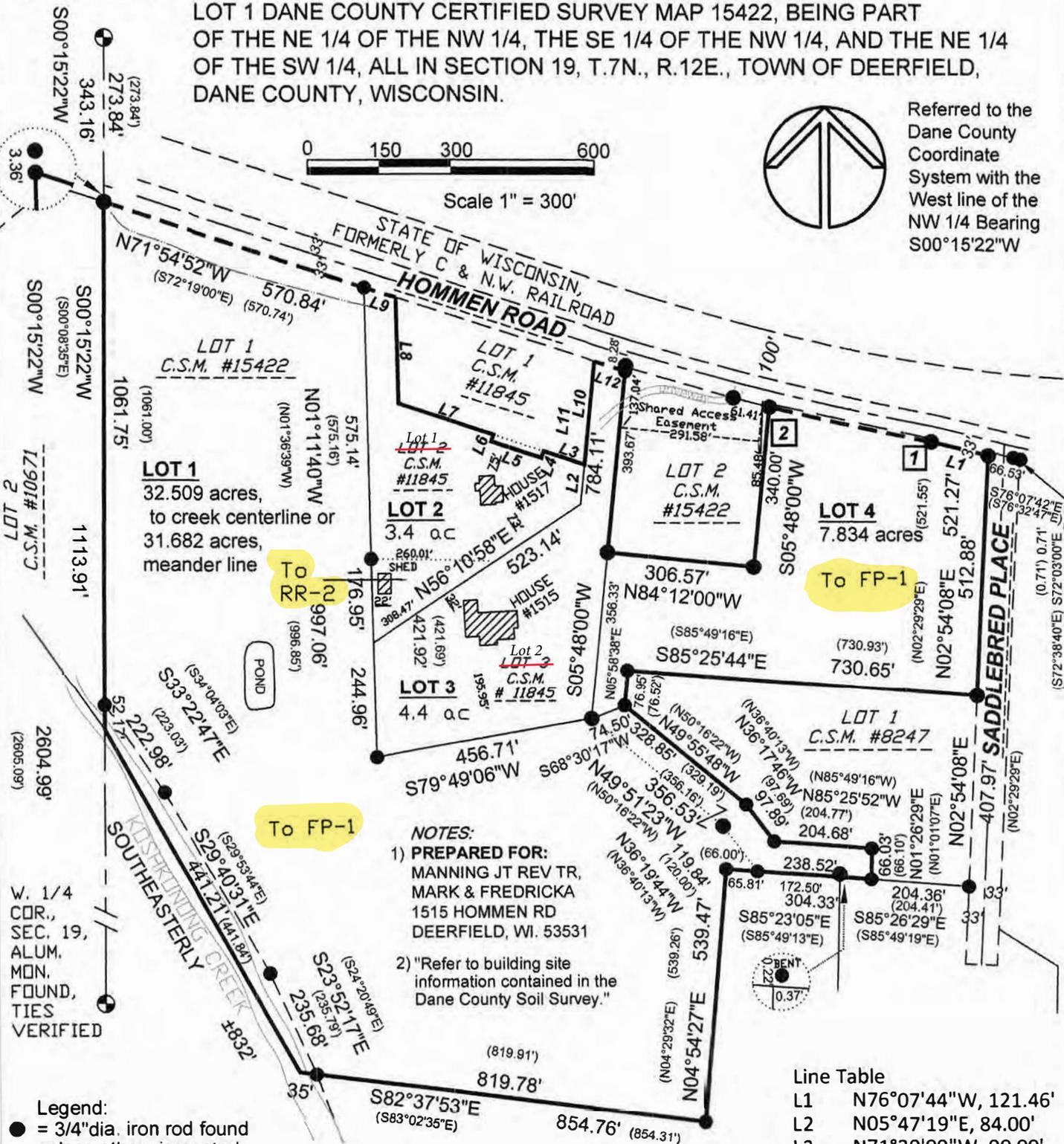
LOTS 2 AND 3, DANE COUNTY CERTIFIED SURVEY MAP 11845 AND
LOT 1 DANE COUNTY CERTIFIED SURVEY MAP 15422, BEING PART
OF THE NE 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, AND THE NE 1/4
OF THE SW 1/4, ALL IN SECTION 19, T.7N., R.12E., TOWN OF DEERFIELD,
DANE COUNTY, WISCONSIN.



Scale 1" = 300'



Referred to the
Dane County
Coordinate
System with the
West line of the
NW 1/4 Bearing
S00°15'22"W



- NOTES:**
- 1) PREPARED FOR:
MANNING JT REV TR,
MARK & FREDRICKA
1515 HOMMEN RD
DEERFIELD, WI. 53531
 - 2) "Refer to building site
information contained in the
Dane County Soil Survey."

- Legend:**
- = 3/4" dia. iron rod found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
 - - - = Approx. underground phone
- Parenteses indicate recorded as values.

Line Table

L1	N76°07'44"W, 121.46'
L2	N05°47'19"E, 84.00'
L3	N71°29'09"W, 90.00'
L4	S18°30'51"W, 15.00'
L5	N71°29'09"W, 110.00'
L6	N18°30'51"E, 15.00'
L7	N71°29'09"W, 208.72'
L8	N01°12'42"W, 225.95'
L9	N71°47'44"W, 70.17'
L10	N05°47'19"E, 221.41'
L11	N05°47'19"E, 305.41'
L12	S71°46'55"E, 67.59'

Curve Table

Curve	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	5837.33'	346.57'	03°24'06"	N77°31'40"W. 346.52'	N79°13'43"W. N75°49'37"W

Manning

FP-35 to FP-1

Lot 1, Dane County Certified Survey Map number 15422, being part of the NW $\frac{1}{4}$ of Section 19, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, containing 40.3 acres more or less.

RR-4 to RR-2

Part of Lot 2, Dane County Certified Survey Map number 11845, being in part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 7 North, Range 12 East, Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Lot 2; thence N01°11'40"W along the West line of said lot, 244.96 feet to the point of beginning; thence continue N01°11'40"W, 179.95 feet; thence East, 260.01 feet; thence S56°10'58"W, 308.47 feet to the point of beginning. Containing 0.5 acre.