

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
12/21/2018	DCPREZ-2018-11390
Public Hearing Date	C.U.P. Number
03/18/2019 <i>26</i>	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RUSSELL J POHLMAN	PHONE (with Area Code) (608) 764-8071	AGENT NAME DAVE DINKEL	PHONE (with Area Code) (608) 764-5451
BILLING ADDRESS (Number & Street) 127 COUNTY HIGHWAY BB		ADDRESS (Number & Street) 33 N MAIN ST.,	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS dave@propertyshop-realtors.com	

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	
131 County Highway BB		north of 131 CTH BB			
TOWNSHIP DEERFIELD	SECTION 12	TOWNSHIP DEERFIELD	SECTION 12	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-123-9500-0		0712-123-8341-5			

REASON FOR REZONE	CUP DESCRIPTION
CREATION OF A BUILDING SITE FOR OUR FAMILY MEMBERS RESIDENCE AND SMALL BUSINESS ON THE FAMILY FARM	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	LC-1 Limited Commercial Dist	4.2		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SCW1	
Applicant Initials <i>DRB</i>	Applicant Initials <i>DRB</i>	Applicant Initials <i>DRB</i>		

COMMENTS: FEE TO BE MAILED \$636.00 PH DATE WILL BE 3/18/2019 *26*

PRINT NAME: <i>David R. Dinkel</i>
DATE: <i>12/21/2018</i>



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 Russell and Janice Pohlman
Address 127 CTH BB, Marshall, WI
Phone 608-764-8071
Email _____

Agent's Name DAVID R. DINKEL
Address PO Box 103 33 N MAIN ST
Phone 608-764-5451 DEERFIELD WI
Email dave@propertyshop-realtors.com

Town: Deerfield Parcel numbers affected: 0712-123-8341-5, 0712-123-9500-0

Section: 12 Property address or location: 131 CTH BB, Marshall, WI

Zoning District change: (To / From / # of acres) A-1 Ex to LC-1, 4.2 acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: 100% 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:

Creation of a building site for our family member's residence and small business on the family farm




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

Date: 19 Dec 2018




Legend

Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



0 100 200 400 Feet


Petition 11390
RUSSELL J POHLMAN

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/13/2019	DCPCUP-2019-02462
Public Hearing Date	
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RUSSELL J POHLMAN	Phone with Area Code (608) 764-8071	AGENT NAME DAVE DINKEL	Phone with Area Code (608) 764-5451
BILLING ADDRESS (Number, Street) 127 COUNTY HIGHWAY BB		ADDRESS (Number, Street) 33 N MAIN ST	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS DAVE@PROPERTYSHOP-REALTORS.COM	
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	
131 COUNTY HWY BB		NORTH OF 131 COUNTY HWY BB	
TOWNSHIP DEERFIELD	SECTION 12	TOWNSHIP	SECTION 12
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	
0712-123-9500-0	---	0712-123-8341-5	
CUP DESCRIPTION			
SINGLE FAMILY RESIDENCE FOR CARETAKER / OWNER OF BUSINESS			
DANE COUNTY CODE OF ORDINANCE SECTION			ACRES
10.111(3)(b)			4.2

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SLJ3	SIGNATURE:(Owner or Agent) <i>David R. Dinkel</i> As Authorized Agent
		PRINT NAME: David R. Dinkel
		DATE: 2/13/2019



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PLANNING & DEVELOPMENT

Zoning Division
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210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Russ and Janice Pohlman
 Address 127 CTH BB
 Phone Marshall, WI 53559
 Email 608-764-8071

Agent Dave Dinkel
 Address P.O. Box 103, 33 N. Main Street
 Phone Deerfield WI 53531
 Email (608) 764-5451
dave@propertyshop-realtors.com

Parcel numbers affected: 0712-123-8341-5, 0712-123-9500-0 Town: Deerfield Section: 12
 Property Address: 131 CTH BB, Marshall WI

Existing/ Proposed Zoning District : A-1 (EX) to LC-1

- o Type of Activity proposed: Single family residence for the use of the business owner/caretaker
Separate checklist for communication towers and mineral extraction uses must be completed.
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: David R. Dinkel
David R. Dinkel

Date: 2/11/2019

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

This C.U.P. is for the building of a single family residence that is to be the home for the business Owner/Caretaker. It will be cared for and used in a manner such as is typical for a quality rural residence.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The single family residence to be built under this C.U.P. will fit into the area which is characterized by agricultural operations, single family homes, and a church located on the other side of County Highway BB.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The single family residence to be built under this C.U.P. will be at the rear (southerly end) of the 4.2 acre lot. The present business Owner/Caretaker resident family in the home are family members of the present land Owners who own over 200 acres of farmland. That 200 acre farm has only one remaining development right as per the last Density Study. There is adequate space and frontage to utilize that last development right if the present or future owners so choose.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The 4.2 acre site is where a dairy operation took place for the last 80 years. The site for the single family home and a small trucking business will be able to use the same utility services (electric and telephone), the same access onto County Highway BB, and the same general drainage pattern. Other site improvements will be made as per pertinent regulations for the construction of all buildings, including the single family residence that is the subject of this C.U.P. application.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The 4.2 acre site is where a dairy operation took place for the last 80 years. The use of the site for a single family home and a small trucking business will not be significantly different from the dairy operation and it will utilize the same access point onto County Highway BB.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

As the single family residence to be built under this C.U.P. is utilized, such occupancy will be within all rules pertinent to having the business Owner/Caretaker live in such a home.

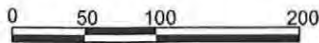
Preliminary Certified Survey Map

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

Parts of the SE 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4, all in Section 12, T.7N., R.12E., Town of Deerfield, Dane County Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 12; thence N00°32'W along the East line of the SW 1/4, 576 feet to the point of beginning; thence continue N00°32'W, 840 feet to the South line of County Road BB; thence N65°45'W along said South line, 110 feet; thence S24°45'W, 284 feet; thence S0°32'E, 630 feet; thence N89°28'E, 230 feet to the point of beginning. Containing 4.2 acres more or less.

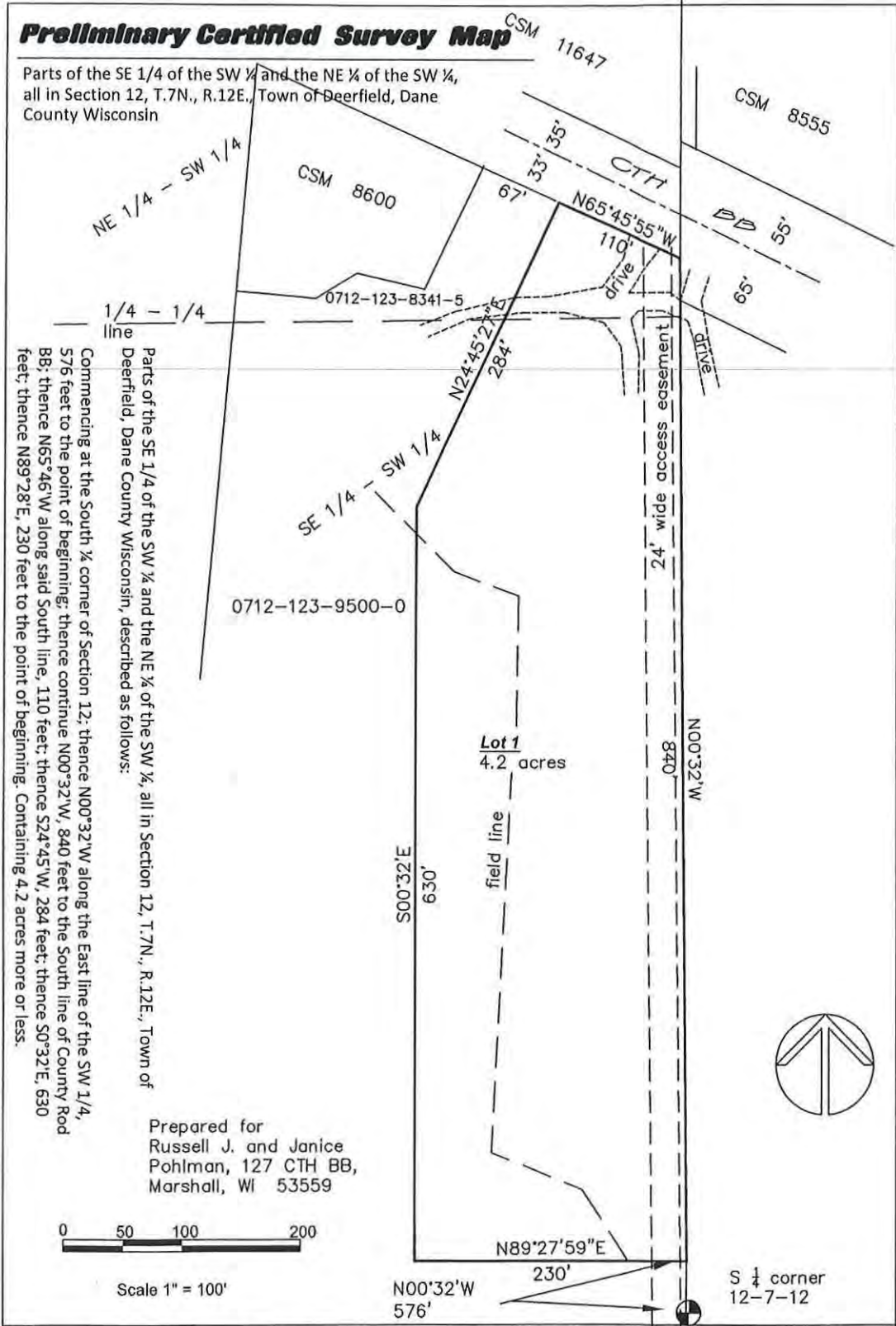
Prepared for
Russell J. and Janice
Pohlman, 127 CTH BB,
Marshall, WI 53559



Scale 1" = 100'

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

Dwg. No. 4781P Date 12/19/18
Sheet 1 of 1
Document No. _____
C.S.M. No. _____ V. _____ P. _____





194

158

BB

147

131

138

124

92

187

127

11390



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PLANNING DEVELOPMENT

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Owner's Name Russell and Janice Pohlman Agent's Name DAVID R. DINKEL
 Address 127 CTH BB, Marshall, WI Address PO Box 103 33 N. MAIN ST
 Phone 608-764-8071 Phone 608-764-5451 DEERFIELD WI
 Email _____ Email dave@propertyshop-realtors.com

Town: Deerfield Parcel numbers affected: 0712-123-8341-5, 0712-123-9500-0

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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 a building site for our family member's residence and small business on the family farm
Russell Pohlman 12-19-18

** I hereby authorize Dave Dinkel, Property Shop and Dave Riesap, Wisconsin Mapping, LLC to be my agent & represent me in this zoning petition*

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Russell Pohlman Date: 19 Dec 2018

11390

20 December 2018

To: Dane County Zoning

RE: Russ and Janice Pohlman Zoning Petition
Town of Deerfield, Dane County WI

Russ and Janice Pohlman are life-long farmers and presently own and live on over 200 acres in the Town of Deerfield. They are petitioning to create an approximately 4.2 acre lot for their family members to locate on the farm. The lot would be to the LC-1 district to accommodate both the family members new home and small trucking business. The lot will front on County Highway BB which avoids any "spring township road bans". As an interesting historical note, the Pohlman ancestors settled this land in 1858 and when Russ and Janice's grandchild moves into the new home, he will be the 9th generation on the family farm.

If you need additional information, please contact me at 608-695-6262 or dave@propertyshop-realtors.com

David R. Dinkel, AS Authorized Agent

David R. Dinkel Broker/Owner

RE/MAX Property Shop
33 N. Main St. PO Box 103
Deerfield, WI 53531
608-695-6262 cell
608-764-5451 office
608-764-5452 fax



383950

487013

383513

383415

385000

N65°45'55"W
116.13'

S72°44'05"W
85.54'

S35°02'38"E
76.78'

S89°25'28"E
81.07'

N06°29'56"
847.62'

2.9 acres

S03°51'39"W
450.80'

S65°51'55"E
170.01'

48

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2018-11390
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	894848					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	9299	\$636.00	01/02/2019	SCW1		

Owner Info.:
RUSSELL J POHLMAN
127 COUNTY HIGHWAY BB
MARSHALL, WI 53559

Work Description:

DEAN A SCHNEIDER

JANICE POHLMAN

IMMANUEL EVANGELICAL LUTHERAN CHURCH
138 COUNTY HIGHWAY BB
MARSHALL, WI 53559

RUSSELL J POHLMAN

ANDREW M THOMPSON
158 COUNTY HIGHWAY BB
MARSHALL, WI 53559

RUSSELL J POHLMAN

CATHY ANN RASMUSSEN
147 COUNTY HIGHWAY BB
MARSHALL, WI 53559

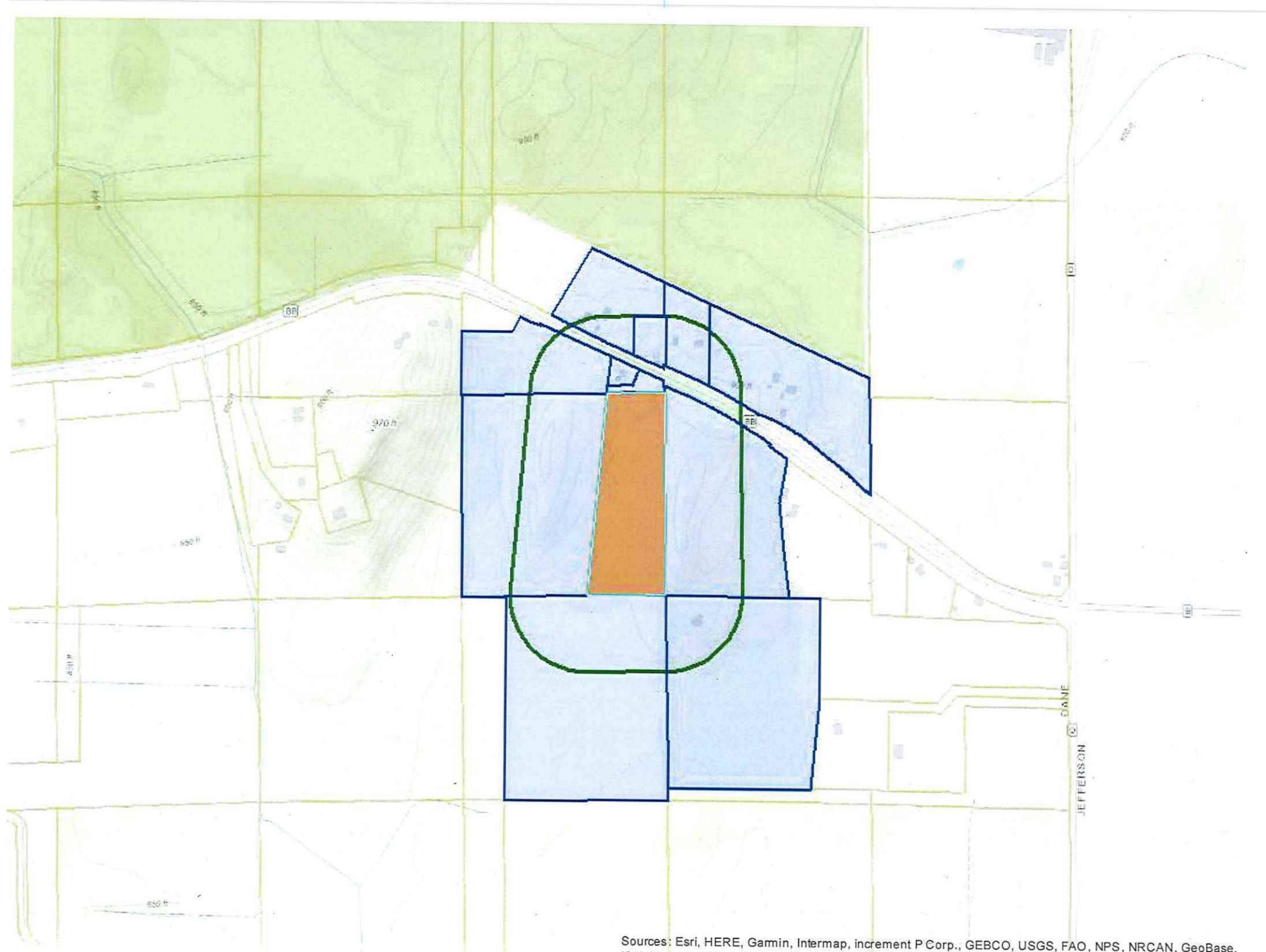
DEAN A SCHNEIDER

DARLENE DAVIS
124 COUNTY HIGHWAY BB
MARSHALL, WI 53559

TERRANCE M BURTON
92 COUNTY HIGHWAY BB
MARSHALL, WI 53559

RUSSELL J POHLMAN
127 COUNTY HIGHWAY BB
MARSHALL, WI 53559

RUSSELL J POHLMAN
127 COUNTY HIGHWAY BB
MARSHALL, WI 53559



RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPCUP-2019-02462
Application Type: DaneCounty/Zoning/Conditional Use/NA
Address:

Receipt No.	899774					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	9326	\$345.00	02/13/2019	SLJ3		

Owner Info.: RUSSELL J POHLMAN
127 COUNTY HIGHWAY BB
MARSHALL, WI 53559

Work Description: SINGLE FAMILY RESIDENCE FOR CARETAKER / OWNER OF BUSINESS