

# Dane County Rezone & Conditional Use Permit


<b>Application Date</b>	<b>Petition Number</b>
09/20/2018	DCPREZ-2018-11364
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT P RIEGE	PHONE (with Area Code) (608) 764-5602	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 140 FAIR OAK RD		ADDRESS (Number & Street) 306 W 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	
		east and south east of 638 USH 12/18		west and south of 638 USH 12/18	
TOWNSHIP CHRISTIANA	SECTION 3	TOWNSHIP CHRISTIANA	SECTION 3	TOWNSHIP CHRISTIANA	SECTION 3
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-032-8501-3		0612-032-8001-8		0612-031-8511-2	

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-4 Agriculture District	38.5		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.6		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.8		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b> 
				<b>PRINT NAME:</b> DAVID RIESOP
				<b>DATE:</b> 9/20/2018



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:

- **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>Robert Riege</u>	Agent's Name <u>Wisconsin Mapping LLC</u>
Address <u>140 Fair Oak Rd.</u> <u>Deerfield, WI. 53531</u>	Address <u>306 W. Quarry St.</u> <u>Deerfield, WI. 53531</u>
Phone _____	Phone <u>(608) 764-5602</u>
Email _____	Email <u>wismapping@charter.net</u>

Town: Christiana Parcel numbers affected: 0612-032-8501-3, 0612-032-8001-8, 0612-031-8511-2

Section: 03 Property address or location: NE 1/4 - NW 1/4 & NW 1/4 - NE 1/4

Zoning District change: (To / From / # of acres) Lot 1&2 A-1(EX) to A-4, Lot 3&4 A-1(EX) to RH-1

Soil classifications of area (percentages) Class I soils: 8 % Class II soils: 80 % Other: 12 %

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:

Creating two residential lots south of USH 12 & 18 and creating two Ag. lots North of USH 12 & 18.

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Submitted By: David R. Dinke, RE/MAX Property Shop Date: 9/20/2018

David R. Dinke

20 September 2018

To: Dane County Zoning

RE: Four lot re-zoning application for property in Section 3 of Town of Christiana, Dane County WI

Bob and Kim Riege are full-time farmers with properties in the Town of Christiana and in the Town of Deerfield in Dane County WI. Regarding Section 3 of the Town of Christiana, they are applying to re-zone farmland that is located on both sides of Hwy 12/18. On the north side of the highway, Lot 1 and Lot 2 of the Preliminary C. S. M. would be zoned to the A-4 District. On the south side of the highway, Lot 3 and Lot 4 would be zoned to the RH-1 District.

Lot 3 will be sold to a third party. Under the Christiana Town Plan, there is a "phasing restriction of one lot every five years per "1979 farm"" Accordingly, we propose a deed restriction on the Lot 4 that prohibits the sale of, and building on, of Lot 4 for 5 years from this re-zoning of Lot 3 and Lot 4. We see this technique as good planning for the use of the overall property. In the event, the various governmental entities prefer not to do this technique, then we would like Lot 4 to be zoned to the A-4 District.

The remainder of the land south of the highway is about 45 acres and would stay in the A-1(EX) District.

Please contact me at 608-695-6262 as needed. drd

**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

RECEIPT

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

Application: DCPREZ-2018-11364  
Application Type: DaneCounty/Zoning/Rezone/NA  
Address:

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Receipt No.	882087					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	9638	\$486.00	09/20/2018	SCW1		

Owner Info.: ROBERT P RIEGE  
140 FAIR OAK RD  
DEERFIELD, WI 53531

Work Description:

Current Owner  
407 W MADISON ST  
CAMBRIDGE WI 53523

G & L ACRES LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

STEVEN H MANCHESKI  
LOREEN D MANCHESKI  
586 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

THOMAS W HANSON  
598 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

Current Owner  
407 W MADISON ST  
CAMBRIDGE WI 53523

DUANE V HINCHLEY  
2844 STATE HIGHWAY 73  
CAMBRIDGE WI 53523

Current Owner  
407 W MADISON  
CAMBRIDGE WI 53523

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

ARINGTON TREE FARM LLC  
2935 EVERGREEN DR  
CAMBRIDGE WI 53523

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

THOMAS W HANSON  
598 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

RUTLAND INC  
W5946 APPLE LN  
FORT ATKINSON WI 53538

HIGHLANDER FARMS LLC  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

THOMAS W HANSON  
598 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

DALE E KLEMP  
3101 CLEAR VIEW RD  
CAMBRIDGE WI 53523

DUANE V HINCHLEY  
2844 STATE HIGHWAY 73  
CAMBRIDGE WI 53523

HIGHLANDER FARMS LLC  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

EKLOF REV LIVING TR ERIK R & KELLY L  
3097 FADNESS RD  
DEERFIELD WI 53531

DUANE V HINCHLEY  
2844 STATE HIGHWAY 73  
CAMBRIDGE WI 53523

EKLOF REV LIVING TR ERIK R & KELLY L  
3097 FADNESS RD  
DEERFIELD WI 53531

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

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ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

SHAUL REV LIVING TR JOAN E  
816 SHAUL LN  
DEERFIELD WI 53531

SHAUL REV LIVING TR JOAN E  
816 SHAUL LN  
DEERFIELD WI 53531

SHAUL REV LIVING TR JOAN E  
816 SHAUL LN  
DEERFIELD WI 53531

BYRON L BUCHLI  
SHARON L BUCHLI  
3055 FADNESS RD  
DEERFIELD WI 53531

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

DUANE V HINCHLEY  
2844 STATE HIGHWAY 73  
CAMBRIDGE WI 53523

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

RANDAL W BOBOLZ  
JODIE K BOBOLZ  
3078 FADNESS RD  
DEERFIELD WI 53531

MAX E BARTH TR  
RUTH I BARTH TR  
312 N SEGOE RD APT 35A  
MADISON WI 53705

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

SHAUL REV LIVING TR JOAN E  
816 SHAUL LN  
DEERFIELD WI 53531

MAX E BARTH TR  
RUTH I BARTH TR  
312 N SEGOE RD APT 35A  
MADISON WI 53705

EKLOF REV LIVING TR ERIK R & KELLY L  
3097 FADNESS RD  
DEERFIELD WI 53531

ROBERT P RIEGE  
KIM D RIEGE  
140 FAIR OAK RD  
DEERFIELD WI 53531

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

SHAUL REV LIVING TR JOAN E  
816 SHAUL LN  
DEERFIELD WI 53531

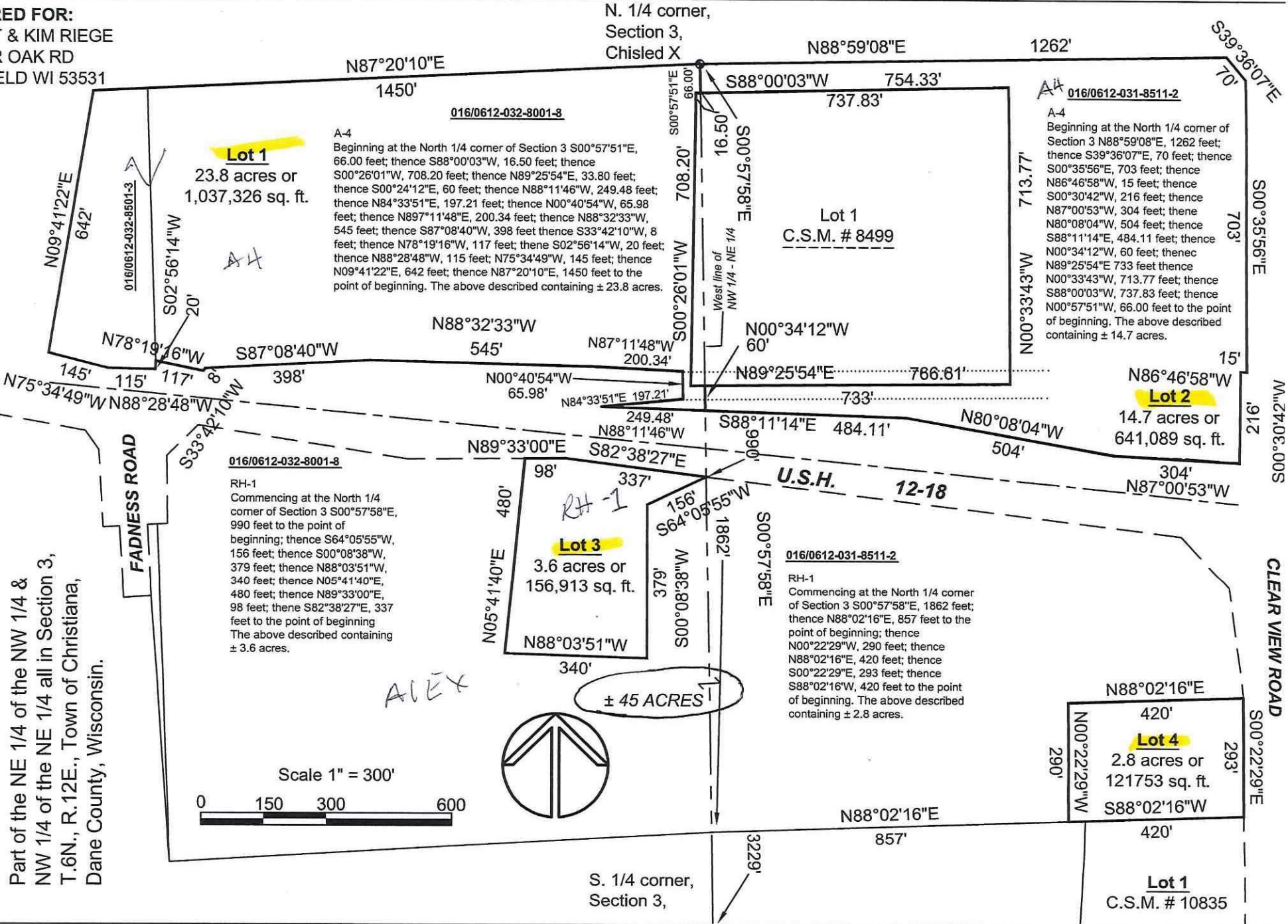
SHAUL REV LIVING TR JOAN E  
816 SHAUL LN  
DEERFIELD WI 53531

MORAN REV LIVING TR  
662 US HIGHWAY 12 & 18  
CAMBRIDGE WI 53523

# Preliminary Certified Survey Map

PREPARED FOR:  
 ROBERT & KIM RIEGE  
 40 FAIR OAK RD  
 WAUKESHA WISCONSIN 53531

N. 1/4 corner,  
 Section 3,  
 Chisled X





Survey Map

PREPARED FOR  
RT & KH  
AIR OAK  
FIELD

N. 1/4 corner  
Section 3  
Chisled X

N87°20'10"E  
1450'

016/0612-032-8001-8

**Lot 1**  
23.8 acres or  
1,037,326 sq. ft.

A-4  
Beginning at the North 1/4 corner of Section 3 S00°57'51"E, 66.00 feet; thence S88°00'03"W, 16.50 feet; thence S00°26'01"W, 708.20 feet; thence N89°25'54"E, 33.80 feet; thence N84°33'51"E, 197.21 feet; thence N00°40'54"W, 65.98 feet; thence N89°11'48"E, 200.34 feet; thence N88°32'33"W, 545 feet; thence S87°08'40"W, 398 feet; thence S33°42'10"W, 8 feet; thence N78°19'16"W, 117 feet; thence S02°56'14"W, 20 feet; thence N88°28'48"W, 115 feet; N75°34'49"W, 145 feet; thence N09°41'22"E, 642 feet; thence N87°20'10"E, 1450 feet to the point of beginning. The above described containing ± 23.8 acres.

N88°32'33"W  
545'

N87°11'48"W  
200.34'

N00°40'54"W  
65.98'

N75°34'49"W  
145'

N88°28'48"W  
115'

S87°08'40"W  
398'

FADNESS ROAD

016/0612-032-8001-8

RH-1  
Commencing at the North 1/4 corner of Section 3 S00°57'58"E, to the point of beginning; thence S64°05'55"W, 1862 feet; thence S00°08'38"W, 379 feet; thence N88°03'51"W, 340 feet; thence S82°38'27"E, 1862 feet to the point of beginning. The above described containing ± 45 ACRES.

N88°03'51"W  
340'

± 45 ACRES



S64°05'55"W  
1862'

S00°08'38"W  
379'

U.S.H. 12-18

016/0612-031-8511-2

RH-1  
Commencing at the North 1/4 corner of Section 3 S00°57'58"E, 1862 feet; thence N88°02'16"E, 857 feet to the point of beginning; thence N00°22'29"W, 290 feet; thence N88°02'16"E, 420 feet; thence S00°22'29"E, 293 feet; thence S88°02'16"W, 420 feet to the point of beginning. The above described containing ± 2.8 acres.

N88°02'16"E  
420'

**Lot 4**  
2.8 acres or  
121,753 sq. ft.

N00°22'29"W  
290'

CLEAR VIEW ROAD

016/0612-031-8511-2

A-4  
Beginning at the North 1/4 corner of Section 3 N88°59'08"E, 1262 feet; thence S39°36'07"E, 70 feet; thence S00°35'56"E, 703 feet; thence N86°46'58"W, 15 feet; thence S00°30'42"W, 216 feet; thence N87°00'53"W, 304 feet; thence N80°08'04"W, 504 feet; thence S88°11'14"E, 484.11 feet; thence N00°34'12"W, 60 feet; thence N89°25'54"E, 733 feet; thence N00°33'43"W, 713.77 feet; thence S88°00'03"W, 737.83 feet; thence N00°57'51"W, 66.00 feet to the point of beginning. The above described containing ± 14.7 acres.

N86°46'58"W  
**Lot 2**

14.7 acres or  
641,089 sq. ft.

N00°33'43"W  
713.77'

N80°08'04"W  
504'

N87°00'53"W  
304'

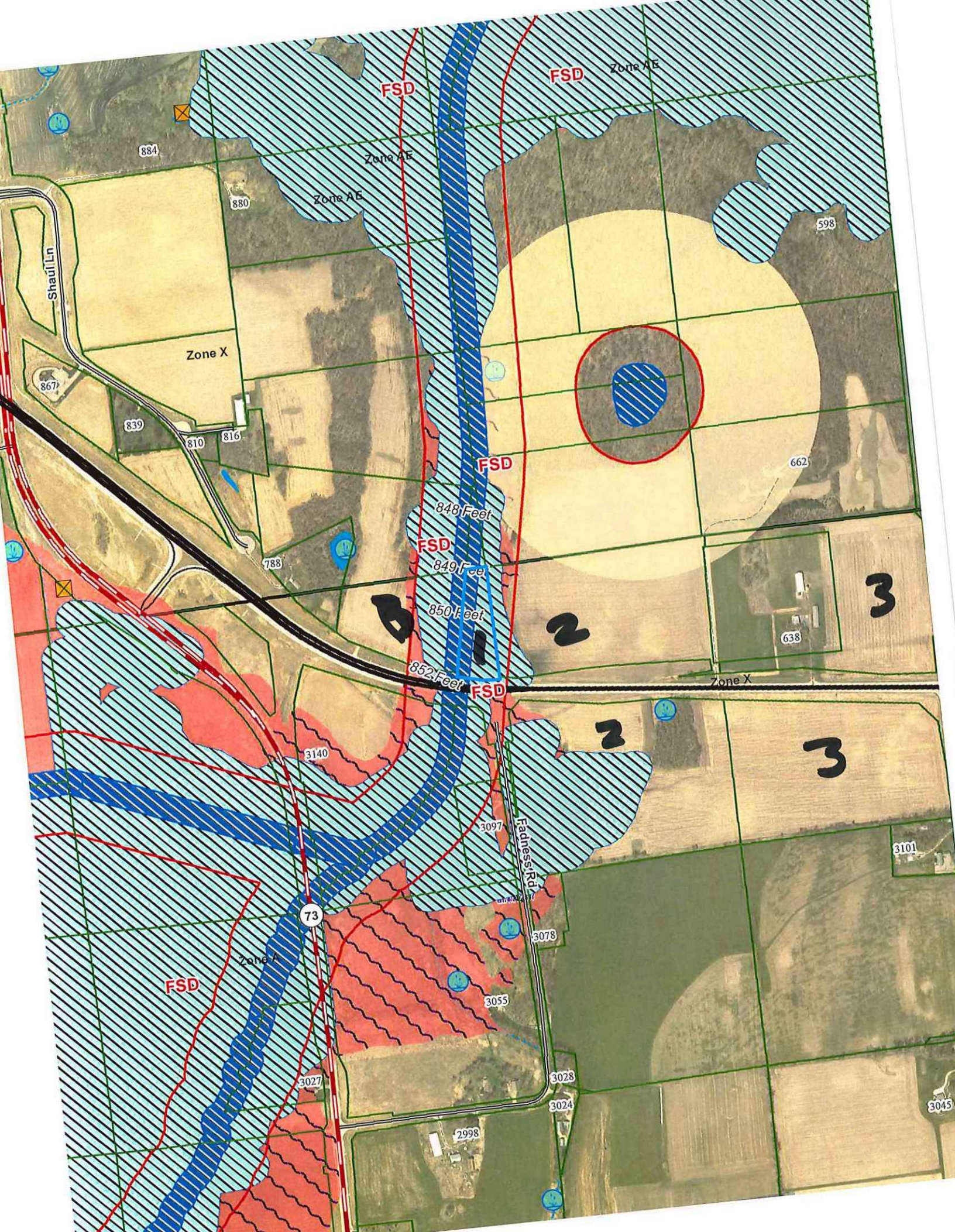
S00°35'56"E  
703'

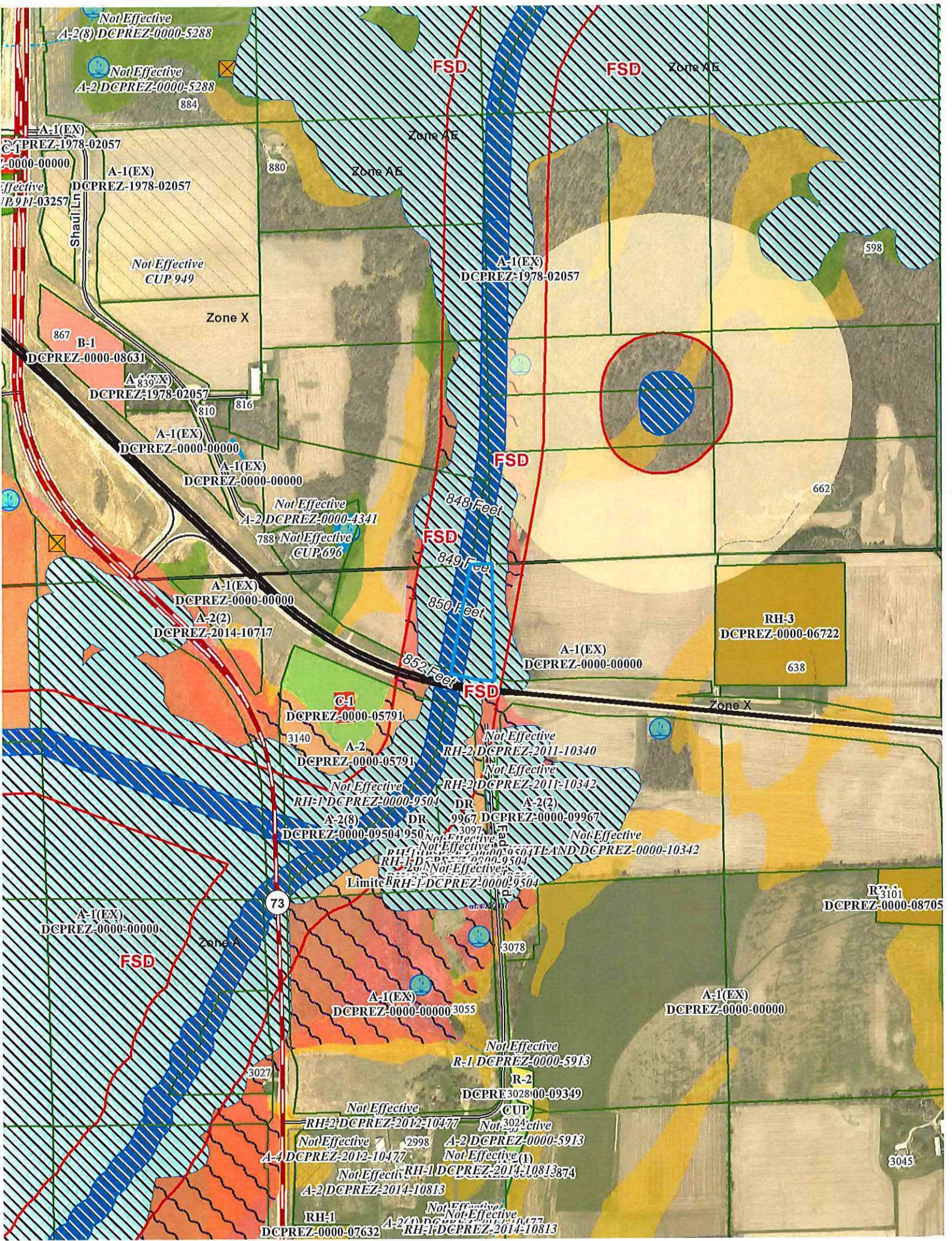
15'

S00°22'29"E  
293'

S00°22'29"E  
290'

S.M.





Not Effective  
A-2(8) DCPREZ-0000-5288

Not Effective  
A-2 DCPREZ-0000-5288  
884

A-1(EX)  
DCPREZ-1978-02057  
A-0000-00000  
Effective  
B-9(1)-03257

A-1(EX)  
DCPREZ-1978-02057

Not Effective  
CUP 949

Zone X

B-1  
DCPREZ-0000-08631

A-1(EX)  
DCPREZ-1978-02057

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

Not Effective  
A-2 DCPREZ-0000-4341  
783 Not Effective  
CUP 696

A-1(EX)  
DCPREZ-0000-00000

A-2(2)  
DCPREZ-2014-10717

848 Feet

849 Feet

850 Feet

852 Feet

FSD

FSD

FSD

C-1  
DCPREZ-0000-05791

A-2  
DCPREZ-0000-05791

Not Effective  
RH-1 DCPREZ-0000-9504

A-2(8)  
DCPREZ-0000-09504-9504

Not Effective  
RH-1 DCPREZ-0000-9504

Not Effective  
RH-1 DCPREZ-0000-9504

DR  
A-2(2)  
DCPREZ-0000-09967

Not Effective  
RH-2 DCPREZ-2011-10340

Not Effective  
RH-2 DCPREZ-2011-10342

DR  
A-2(2)  
DCPREZ-0000-09967

Not Effective  
RH-1 DCPREZ-0000-10342

Not Effective  
RH-1 DCPREZ-0000-9504

A-1(EX)  
DCPREZ-0000-00000

FSD

A-1(EX)  
DCPREZ-0000-00000-3055

Not Effective  
R-1 DCPREZ-0000-5913

R-2  
DCPREZ-0000-09349

Not Effective  
RH-2 DCPREZ-2012-10477

Not Effective  
A-2 DCPREZ-0000-5913

Not Effective  
A-4 DCPREZ-2012-10477

Not Effective (1)  
RH-1 DCPREZ-2014-10813-874

Not Effective  
A-2 DCPREZ-2014-10813

RH-1  
DCPREZ-0000-07632

Not Effective  
RH-1 DCPREZ-2014-10813

FSD

FSD

Zone AE

Zone AE

Zone AE

A-1(EX)  
DCPREZ-1978-02057

598

662

RH-3  
DCPREZ-0000-06722

638

Zone X

Not Effective  
RH-2 DCPREZ-2011-10340

Not Effective  
RH-2 DCPREZ-2011-10342

DR  
A-2(2)  
DCPREZ-0000-09967

Not Effective  
RH-1 DCPREZ-0000-10342

Not Effective  
RH-1 DCPREZ-0000-9504

Limit R-1 DCPREZ-0000-9504

R-3101  
DCPREZ-0000-08705

3078

A-1(EX)  
DCPREZ-0000-00000

Not Effective  
R-1 DCPREZ-0000-5913

R-2  
DCPREZ-0000-09349

Not Effective  
RH-2 DCPREZ-2012-10477

Not Effective  
A-2 DCPREZ-0000-5913

Not Effective  
A-4 DCPREZ-2012-10477

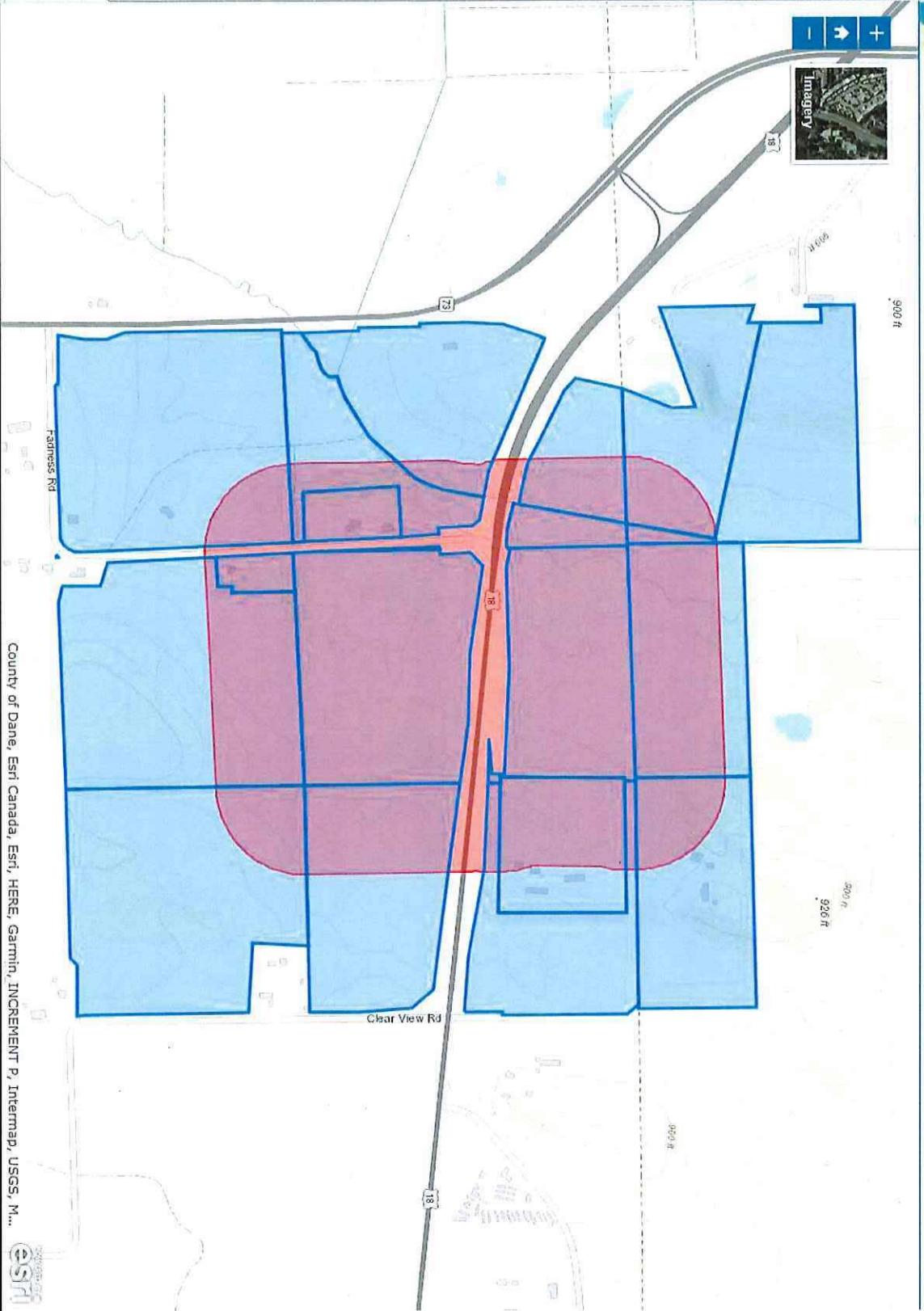
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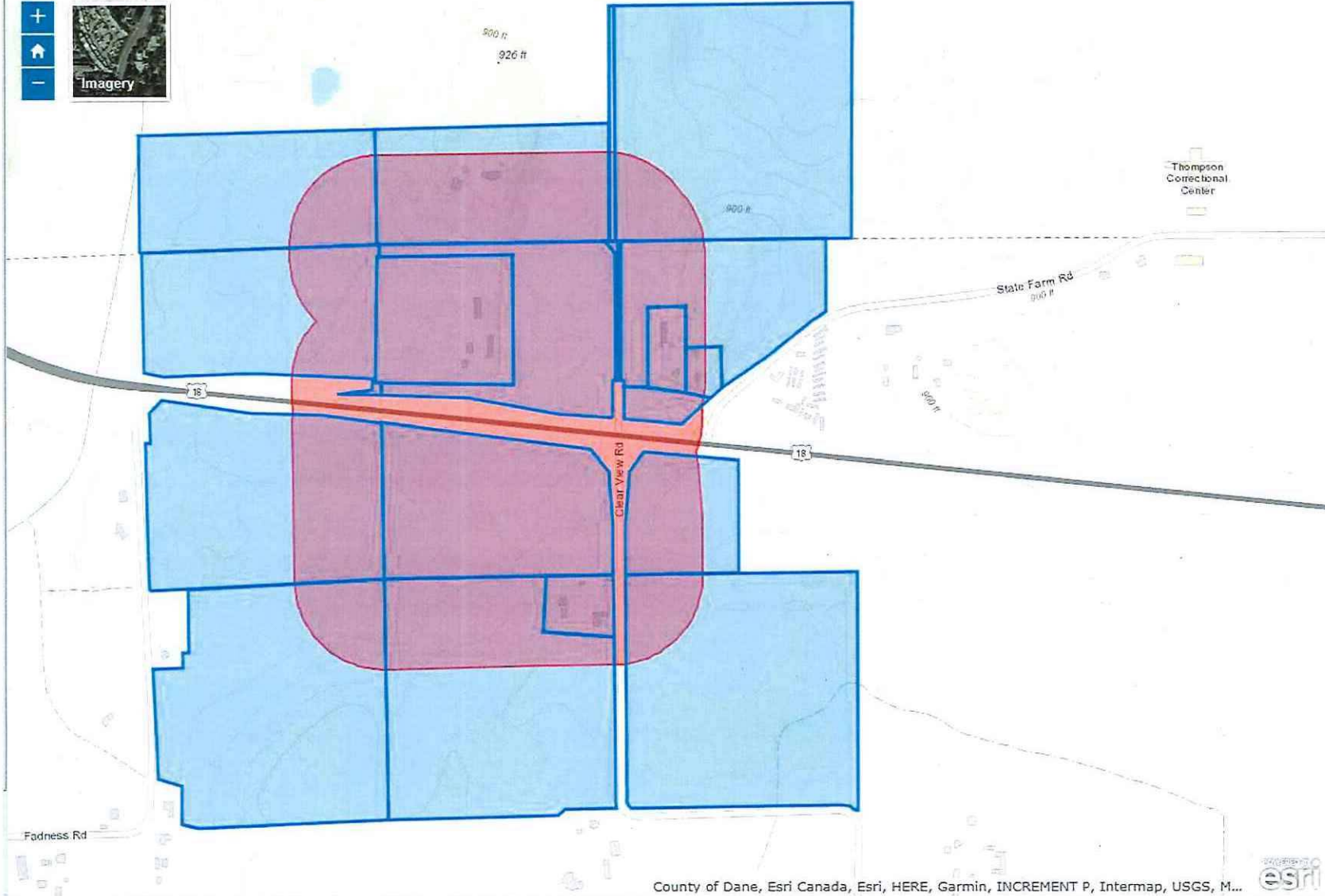
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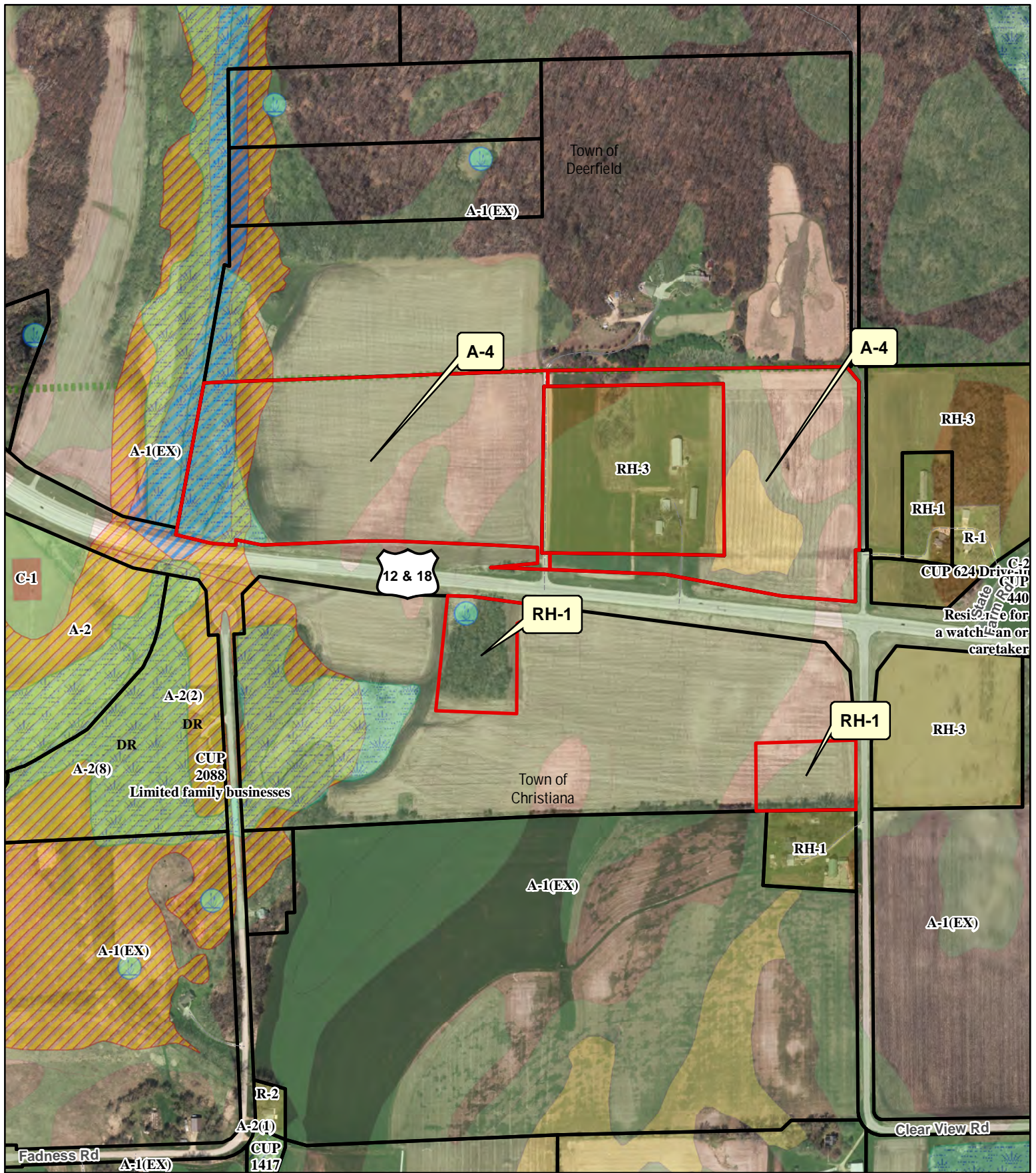
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DCPREZ-0000-07632

Not Effective  
RH-1 DCPREZ-2014-10813

3045

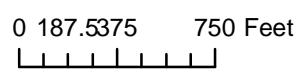






**Legend**

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11364  
 ROBERT P RIEGE