

Dane County Rezone Petition

Application Date	Petition Number
12/01/2023	DCPREZ-2023-12006
Public Hearing Date	
2/27 /2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LLOYD & BARBARA L MELTON (WAYNE MELTON REP)	PHONE (with Area Code) (608) 698-8181	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 1060 PRAIRIE QUEEN RD		ADDRESS (Number & Street) 306 WEST QUARRY ST.	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS melton390@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	
TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-081-9501-2		0612-081-8300-0			

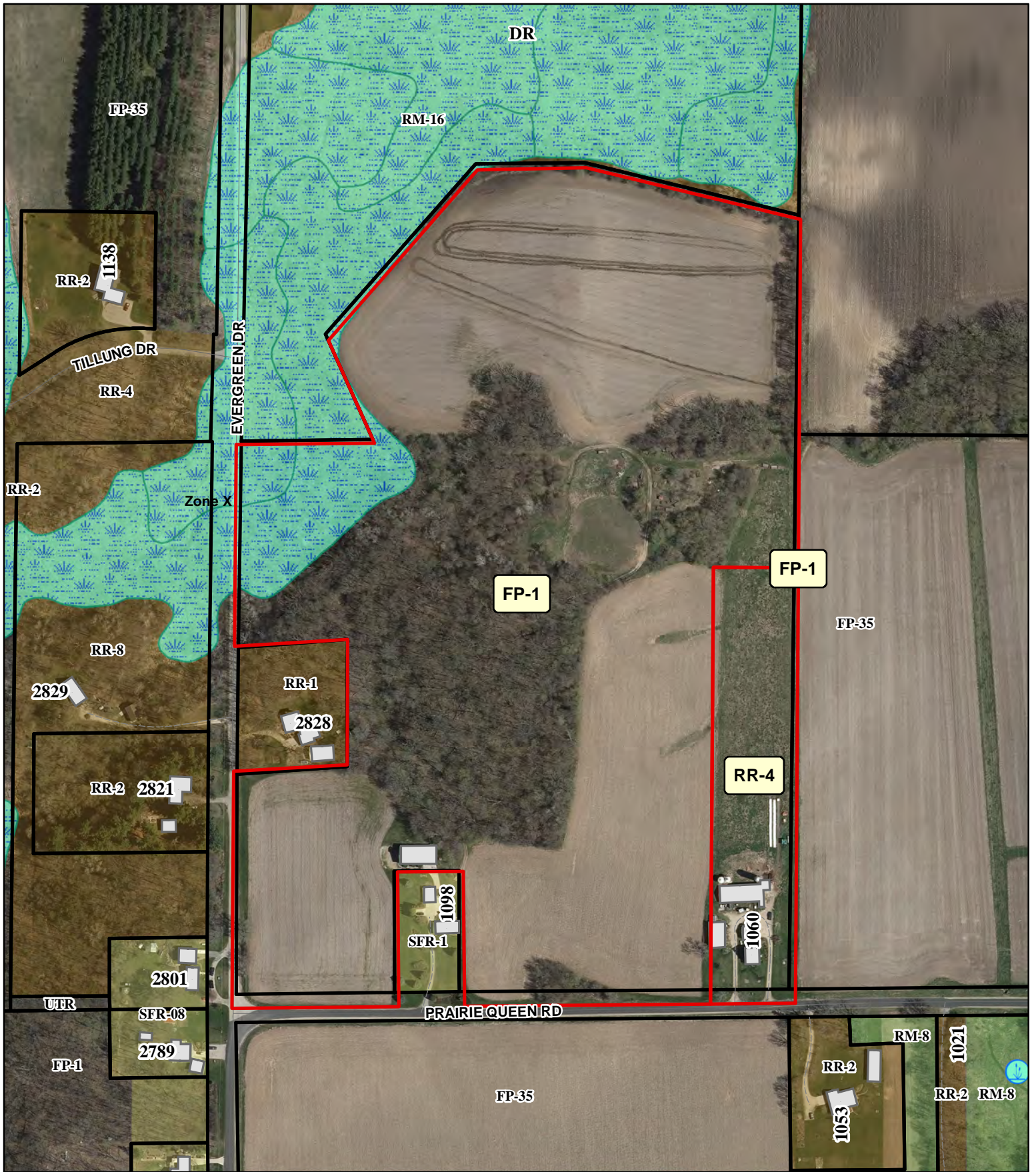
REASON FOR REZONE

SEPARATE FARMSTEAD FROM FARM AND CREATE TWO AGRICULTURAL LOTS




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	45.8
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.7

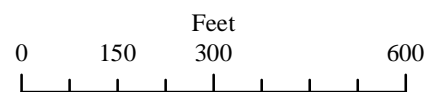
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: NOTE THE EXISTING GARAGE BUILDING LOCATED ON PROPOSED FP-1 LOT



REZONE 12006

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplains





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

• 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:	LLOYD & BARBARA MELTON	Agent Name:	WISCONSIN MAPPING LLC
Address (Number & Street):	1060 PRAIRIE QUEEN RD.	Address (Number & Street):	306 WEST QUARRY ST.
Address (City, State, Zip):	CAMBRIDGE, WI. 53523	Address (City, State, Zip):	DEERFIELD, WI. 53531
Email Address:		Email Address:	WISMAPPING@CHARTER.NET
Phone#:		Phone#:	608-764-5602

PROPERTY INFORMATION			
Township:	CHRISTIANA	Parcel Number(s):	016/0612-081-9501-2 & 016/0612-081-8300-0
Section:	8	Property Address or Location:	1060 PRAIRIE QUEEN RD., CAMBRIDGE, WI. 53523

REZONE DESCRIPTION		
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p><i>X This is to implement my mother's last will and testament (Barbara Melton). The survey map has two parcels involved and is being made into three. The farmland will stay farmland and the buildings will include 4.7 acres and become RR4. No splits or building will be done just rezone the house with farm buildings.</i></p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	± 45
FP-35	RR-4	± 4.7

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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.

X Owner/Agent Signature Wayne Melton Personal Rep. Date 11-21-2023

Preliminary Certified Survey Map

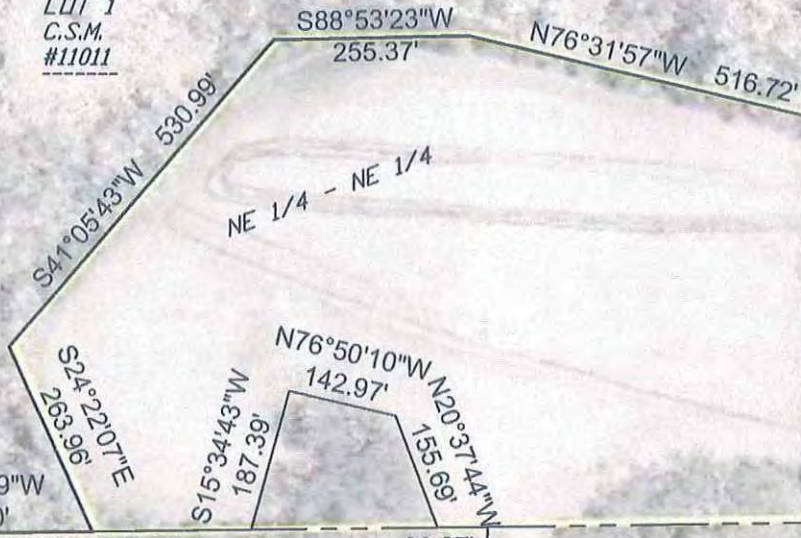
NE COR.
SECTION 8

PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T.6N., R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

Referred to the Dane County Coordinate System.



LOT 1
C.S.M.
#11011



S89°28'29\"/>

S89°28'29\"/>



LOT 2
± 23.8 ACRES

EVERGREEN DRIVE

S00°27'07\"/>

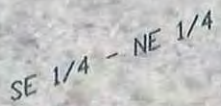
S00°26'25\"/>

N86°43'00\"/>

LOT 1
C.S.M.
#3278

LOT 2
C.S.M.
#3278

LOT 1
± 22.0 ACRES



297.25'
S86°43'00\"/>

N89°29'14\"/>

LOT 1
C.S.M.
#7636

N00°30'46\"/>

S00°30'46\"/>

LOT 3
± 4.7 ACRES

N89°36'18\"/>

S00°23'41\"/>



N89°29'14\"/>

PRAIRIE QUEEN ROAD

N89°29'14\"/>

E 1/4 COR.
SECTION 8

Scale 1" = 250'



Lot 1 & 2, FP-1

Part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of Section 8, T.6N., R.12E., town of Christiana, Dane County, Wisconsin.

Commencing at the East 1/4 corner of Section 8, thence N00°23'42"E, 1020.37 feet to the point of beginning; thence continue N00°23'42"E, 817.72 feet; thence N76°31'57"W, 516.72 feet; thence S88°53'23"W, 255.37 feet; thence S41°05'43"W, 530.99 feet; thence S24°22'07"E, 263.96 feet; thence S89°28'29"W, 324.60 feet; thence S00°27'07"W, 472.70 feet to Northwest Corner of Lot 1 of Dane County Certified Survey Map Number 3278; thence along the North line of said Lot 1 N86°43'00"E, 297.25 feet; thence S00°26'25"W, 293.89 feet to the Southeast Corner of Lot 2 of Dane County Certified Survey Map Number 3278; thence S86°43'00"W, 297.25 feet along the South line of said Lot 2; thence S00°26'25"W, 555.12 feet; thence N89°29'14"E, 391.17 feet to Southwest Corner of Lot 1 of Dane County Certified Survey Map Number 7636; thence N00°30'46"W, 316.00 feet; thence N89°29'14"E, 154.00 feet; thence S00°30'46"E, 316.00 feet; thence N89°29'14"E, 575.86 feet; thence N00°23'41"E, 1023.53 feet; thence S89°36'18"E, 199.12 feet to the point of beginning. The above described containing ± 45 acres.

Lot 3, RR-4

Part of the SE 1/4 of the NE 1/4 of Section 8, T.6N., R.12E., town of Christiana, Dane County, Wisconsin.

Beginning at the East 1/4 corner of Section 8, thence N00°23'42"E, 1020.37 feet; thence N89°36'18"W, 199.12 feet; thence S00°23'41"W, 1023.53 feet; thence N89°29'14"E, 199.14 feet to the point of beginning. The above described containing ± 4.7 acres.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		Applicant:	Wayne Melton		
Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Buck
Section:	08	Density Number	35	Original Farm Acres	77.96
Density Study Date	8/15/2023	Original Splits	2.23	Available Density Unit(s)	0



Reasons/Notes:

The original ~80 acre farm was eligible for 2 density units ("splits"). 2 prior splits per Certified Survey Maps 3278 and 7636. CSM 11011 (Arington) created an ag/open space lot and is deed restricted to prohibit development. No additional splits remain available for new development.

Proposed separation of the existing home and creation of 2 ag lots would not count toward density limitation.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061208180010	25.58	ARINGTON TREE FARM LLC	11011
061208197903	0.99	DAVID R MELTON	07636
061208196904	0.92	GUETSCHOW TR, STEVEN & SUSAN	03278
061208196708	0.83	GUETSCHOW TR, STEVEN & SUSAN	03278
061208195012	35.97	LLOYD E MELTON & BARBARA L MELTON	
061208183000	13.67	LLOYD E MELTON & BARBARA L MELTON	