


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/10/2019	DCPREZ-2019-11434
Public Hearing Date	C.U.P. Number
07/23/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RONALD LUND	PHONE (with Area Code) (608) 332-1627	AGENT NAME CHRIS MILLER CONSTRUCTION LLC	PHONE (with Area Code) (608) 206-1106
BILLING ADDRESS (Number & Street) 1404 FAULKNER ROAD		ADDRESS (Number & Street) 3186 KINNEY ROAD	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS UTICAFARMER1@YAHOO.COM		E-MAIL ADDRESS CHRIS.MILLER.CONSTRUCTION@GMAIL.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	
1300 DROTNING ROAD					
TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-083-9000-6					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.3		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
				PRINT NAME: CHRIS MILLER

COMMENTS: CREATING ONE RESIDENTIAL LOT.

DATE: 5-10-19



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.

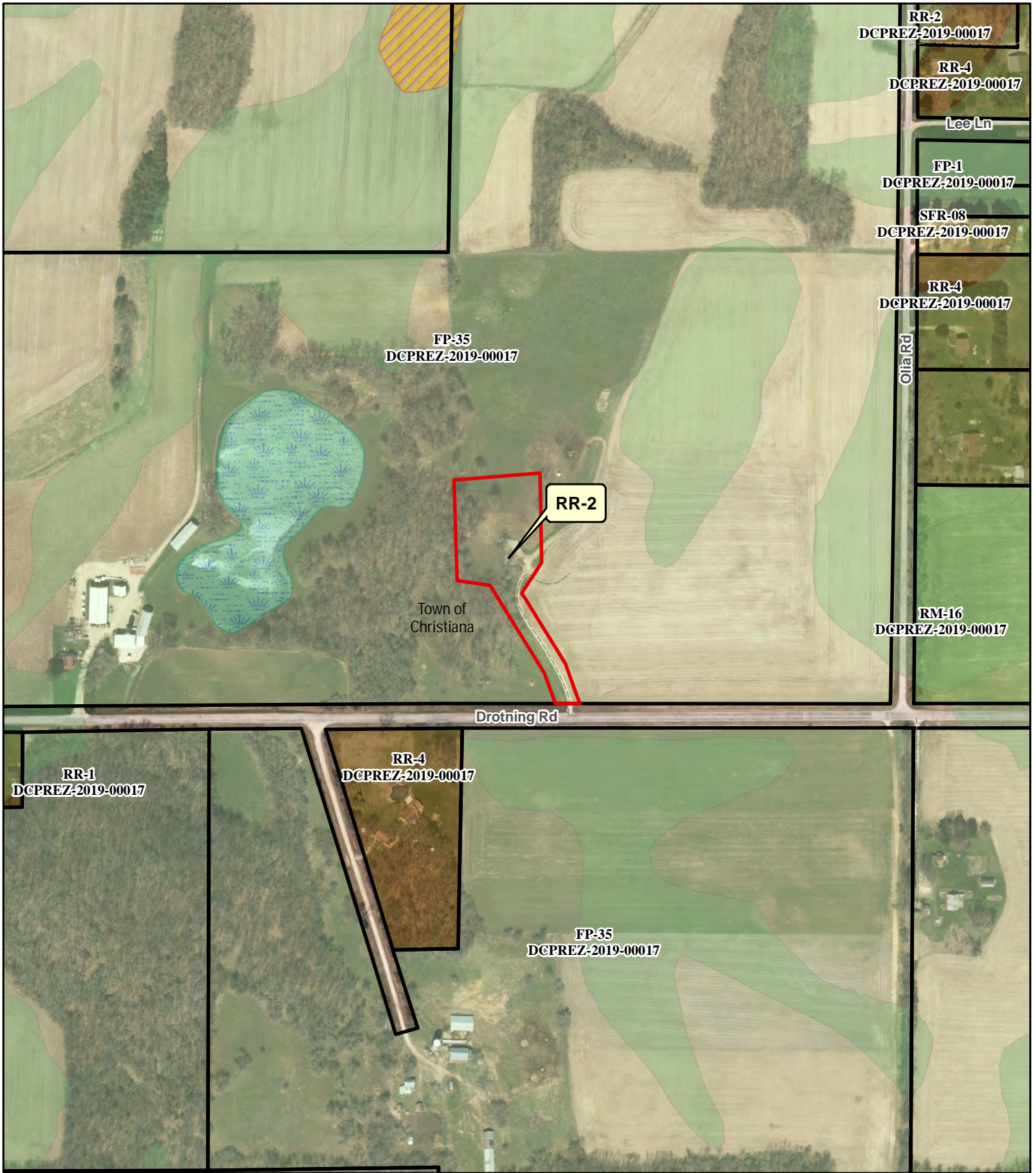
Owner's Name RONALD LUND Agent's Name CHRIS MILLER
 Address 1404 FAULKNER DEERFIELD, WI 53531 Address 3186 KINNEY RD,
 Phone 608-332-1627 Phone COTTAGE GROVE, WI 53527
 Email uticafarmer1@yahoo.com Email chris.miller.construction@gmail.com
 Email 608-206-1106

Town CHRISTIANA Parcel numbers affected: 016/0612-083-9000-6
 Section: 8 Property address or location: 1300 DROTUNG RD.
 Zoning District change: (To / From / # of acres) TO RR-2 FROM A-1 EX FP-3.5

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See Attached





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:
OPERATING FARMER WOULD LIKE TO BUILD NEW HOME
ON OLD FARMSTEAD!

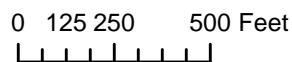
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Chris Miller Date: 3-18-19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11434
RONALD LUND



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

February 26, 2019

Chris Miller
3186 Kinney Rd
Cottage Grove, WI 53527
Delivered via email

Dear Chris,

Attached is a density study report you requested for property owned by Lund Family Farm, Inc. in sections 7 & 8 of the Town of Christiana. The property is located in the town's Agricultural Preservation Area, where the density of non-farm residential development is limited to 1 lot or non-farm use (aka "split") per 35 acres of land owned as of May 3, 1979. The property was previously owned by Carl Lund and totaled approximately 126 acres as of May 3, 1979.

Based on the town's density policy, the farm unit remains *eligible for three (3) possible splits* in addition to the existing farm residence located on parcel 0612-074-9500-2. Note that the town does not count separation of residences existing as of 5/3/79 as a split.

You noted on the application that you wanted to know about options for new residential construction on the property. A secondary farm residence could be permitted under a Conditional Use Permit for a family member involved in the farm operation. While this is an option, a rezoning and land division is the most common option for creating a new residential building site as it provides the most flexibility for property owners. I'd be happy to discuss the two options with you at your convenience, so please feel free to contact me.

Please note that this density analysis does not preclude or guarantee town or county approval of a particular land division, rezone, or development proposal. The Town of Christiana Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town land use plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to county Zoning Committee, Board, and Executive approval. A copy of this density study is being forwarded to the Town of Christiana Clerk, Kathy Wilson.

If you have any questions about this density analysis, please contact me by phone at 267-2536, or email at allan@countyofdane.com.

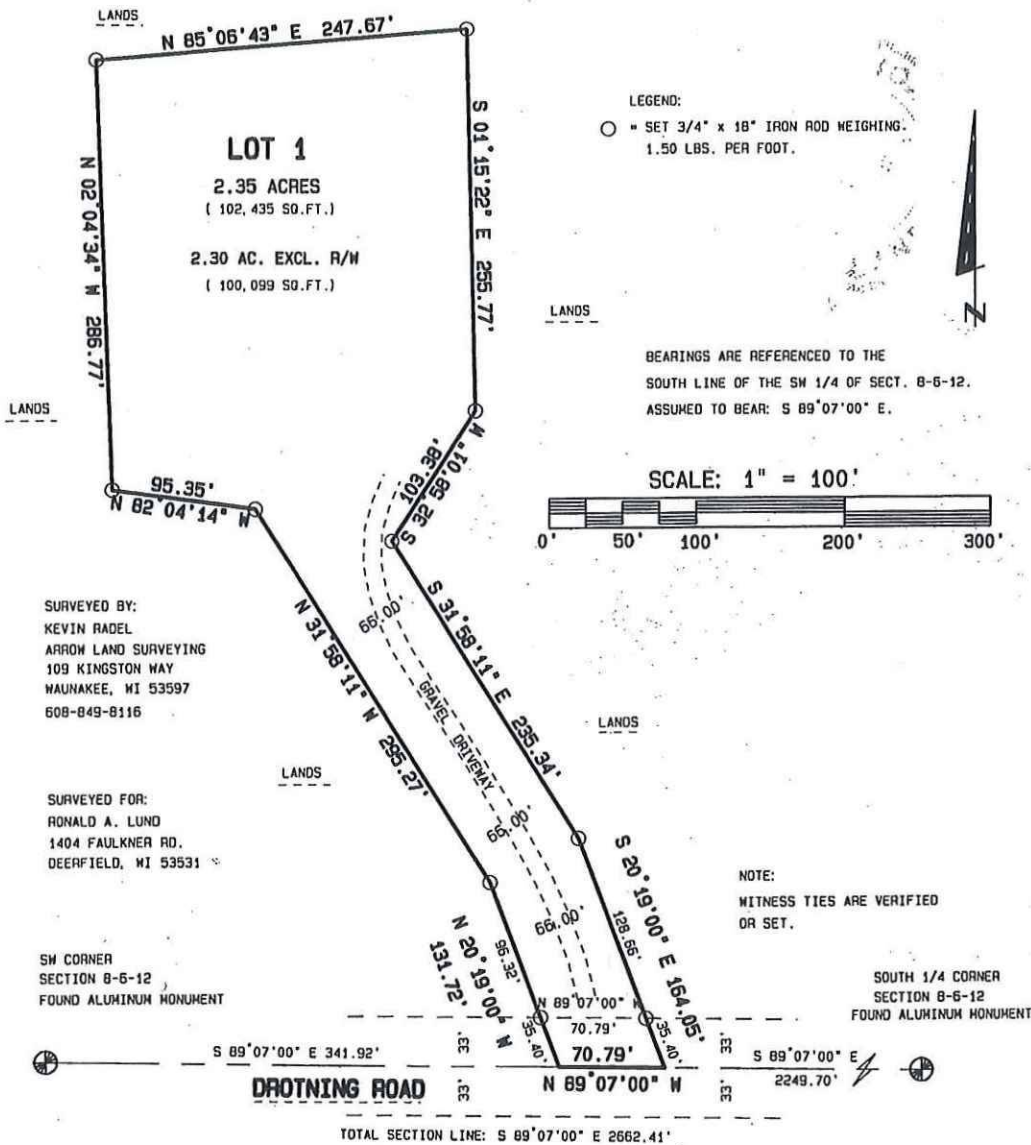
Sincerely,

Majid Allan
Senior Planner

cc: Kathy Wilson, Town of Christiana Clerk
Ron Lund (via email)

MAP FOR REZONING AND PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, T6N,
R12E, TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



REZONE FROM _____ TO _____


Part of the SW 1/4 of the SW 1/4 of Section 8, T6N, R12E, Town of Christiana, Dane County, Wisconsin, being further described as follows:

Commencing at southwest corner of said Section 8; thence S89°07'00"E 341.92 feet along the south line of the SW 1/4 of said Section 8, to the point of beginning.

Thence N20°19'00"W 131.72 feet; thence N31°58'11"W 295.27 feet; thence N82°04'14"W 95.35 feet; thence N2°04'34"W 286.77 feet; thence N85°06'43"E 247.67 feet; thence S1°15'22"E 255.77 feet; thence S32°58'01"W 103.38 feet; thence S31°58'11"E 235.34 feet; thence S20°19'00"E 164.05 feet to the south line of said SW 1/4; thence N89°07'00"W 70.79 feet along said south line, to the point of beginning.

Contains 2.35 acres.

Parcel Number - 016/0612-083-9000-6**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR12E	08	SW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 8-6-12 SW1/4 SW1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	LUND FAMILY FARM LLC	
Primary Address	1300 DROTNING RD	
Billing Address	920 PRAIRIE QUEEN RD CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	40.300	
Land Value	\$23,400.00	
Improved Value	\$0.00	
Total Value	\$23,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
FP-35 DCPREZ-2019-00017
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 (2018) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$23,400.00	\$0.00	\$23,400.00
Taxes:		\$304.05
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$304.05

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
AFF	03/04/2014	5056625		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0612-083-9000-6

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
 Dane County Land Information Council
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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



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MJR LEASING INC
1220 LEE LN
CAMBRIDGE, WI 53523

MUSTAFA SHENTOUR
2670 OLIA RD
CAMBRIDGE, WI 53523

MARC L HOPKINS
2710 OLIA RD
CAMBRIDGE, WI 53523

GLENN E KELLEY
2646 OLIA RD
CAMBRIDGE, WI 53523

DANIEL L KLECKER
1319 DROTNING RD
DEERFIELD, WI 53531

TROY J HINCHLEY
1216 DROTNING RD
CAMBRIDGE, WI 53523

SKAAR JT REV LIVING TR, DUANE L & DOROTHY J
1466 SCHADEL RD
DEERFIELD, WI 53531

SKAAR JT REV LIVING TR, DUANE L & DOROTHY J
1466 SCHADEL RD
DEERFIELD, WI 53531

Current Owner
920 PRAIRIE QUEEN RD
CAMBRIDGE, WI 53523

MARGIT OHRN
2589 EVERGREEN
CAMBRIDGE, WI 53523

LUND FAMILY FARM LLC
920 PRAIRIE QUEEN RD
CAMBRIDGE, WI 53523

JOSEPH R BRADY
2732 OLIA RD
CAMBRIDGE, WI 53523

LUND FAMILY FARM LLC
920 PRAIRIE QUEEN RD
CAMBRIDGE, WI 53523

MARC HOPKINS
2710 OLIA RD
CAMBRIDGE, WI 53523

LUND FAMILY FARM LLC
920 PRAIRIE QUEEN RD
CAMBRIDGE, WI 53523

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.

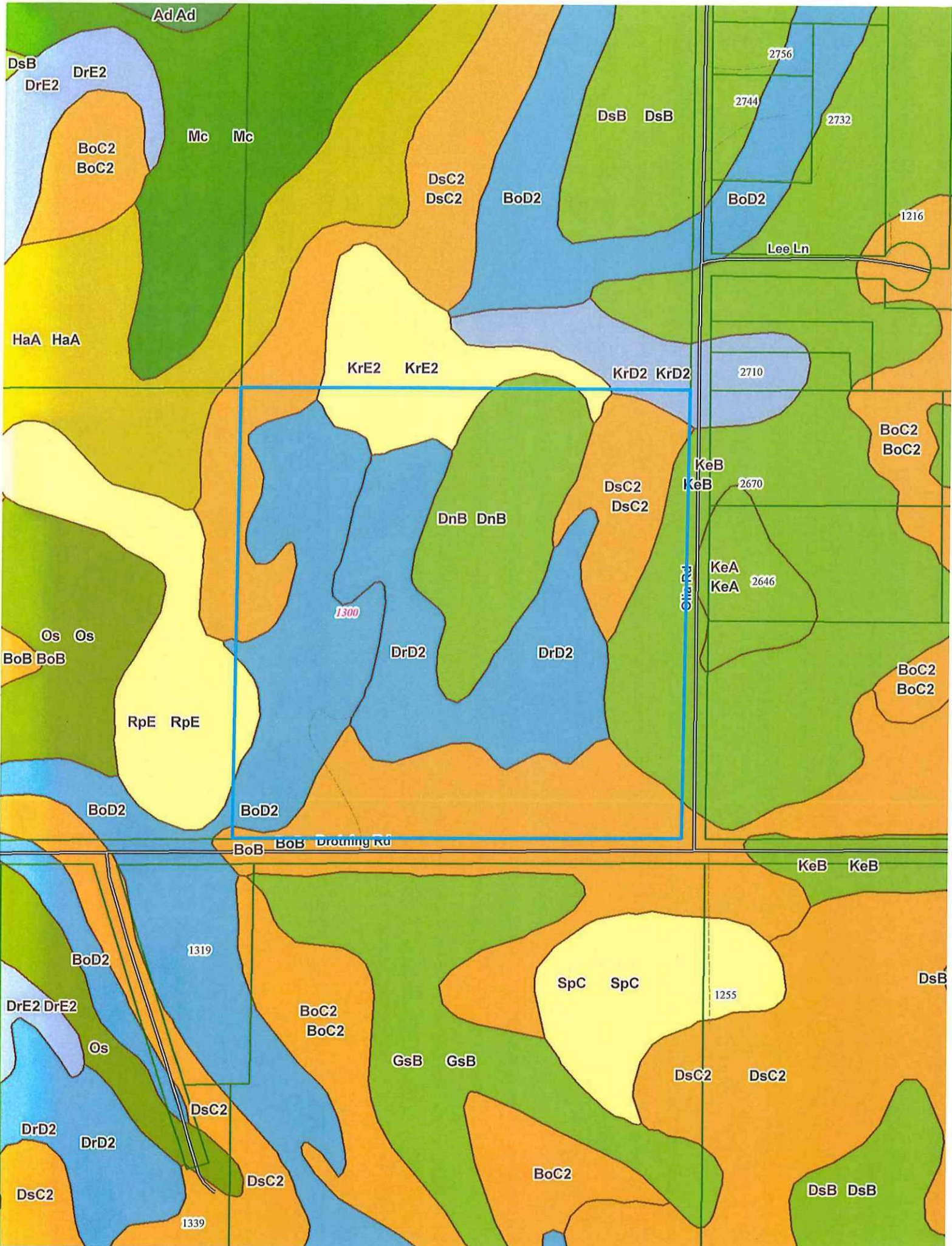
		Applicant: Chris Miller			
Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Lund
Section:	07, 08	Density Number	35	Original Farm Acres	126.51
Density Study Date	2/26/2019	Original Splits	3.61	Available Density Unit(s)	3



Reasons/Notes:
Three (3) possible splits remain available to the farm, in addition to the existing farm residence.

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
061208390006	37.92	LUND FAMILY FARM LLC	
061208385003	39.11	LUND FAMILY FARM LLC	
061208290703	10.16	LUND FAMILY FARM LLC	
061207495002	39.33	LUND FAMILY FARM LLC	





FSD Zone A

2756

2744

2732

1216

Lee Ln

2710

2670

2646

1300

Zone X

Drothing Rd

Cler Rd

1319

1255

1339

