

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 04/29/2020 | DCPREZ-2020-11567 |
| Public Hearing Date | C.U.P. Number |
| 07/28/2020 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|--|--|
| OWNER NAME SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | PHONE (with Area Code) (608) 764-5510 | AGENT NAME LINDA SKAAR | PHONE (with Area Code) (608) 807-8467 |
| BILLING ADDRESS (Number & Street) 1466 SCHADEL RD | | ADDRESS (Number & Street) 1587 SCHADEL ROAD | |
| (City, State, Zip) DEERFIELD, WI 53531 | | (City, State, Zip) Deerfield, WI 53531 | |
| E-MAIL ADDRESS skaardl11@gmail.com | | E-MAIL ADDRESS skaar00@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 | |
| 2522 Evergreen Drive | | | | | |
| TOWNSHIP CHRISTIANA | SECTION 17 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0612-171-9001-8 | | | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|---|---------------------------------|-------|---------------------------------------|-------|
| SEPARATING EXISTING RESIDENCE FROM FARMLAND | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 2.1 | | |

| | | | | |
|---|--|--|---|---|
| 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: |
|---|--|--|---|---|



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: | Duane L Skaar | Agent Name: | Linda Skaar |
| Address (Number & Street): | 1466 Schadel Rd | Address (Number & Street): | 1587 Schadel Rd |
| Address (City, State, Zip): | Deerfield, WI 53531 | Address (City, State, Zip): | Deerfield, WI 53531 |
| Email Address: | skardl11@gmail.com | Email Address: | skaar00@gmail.com |
| Phone#: | 608-764-5510 | Phone#: | 608-807-8467 |

| PROPERTY INFORMATION | |
|----------------------|---|
| Township: Christiana | Parcel Number(s): 016/0612-171-9001-8 |
| Section: 17-6-12 | Property Address or Location: 2522 Evergreen Drive, Cambridge |

| 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>To divide and sell buildings and 2.1 acres for residence. No additional homesite is being developed.</p> | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Existing Zoning District(s)</th> <th style="width: 33%;">Proposed Zoning District(s)</th> <th style="width: 33%;">Acres</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">FP-35</td> <td style="text-align: center;">RR2</td> <td style="text-align: center;">2.1</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | Existing Zoning District(s) | Proposed Zoning District(s) | Acres | FP-35 | RR2 | 2.1 | | | | | | |
| Existing Zoning District(s) | Proposed Zoning District(s) | Acres | | | | | | | | | | | |
| FP-35 | RR2 | 2.1 | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

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 |
|--|--|---|---|---|





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.

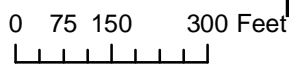
Owner/Agent Signature *[Signature]*

Date 4.27.2020



Legend

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

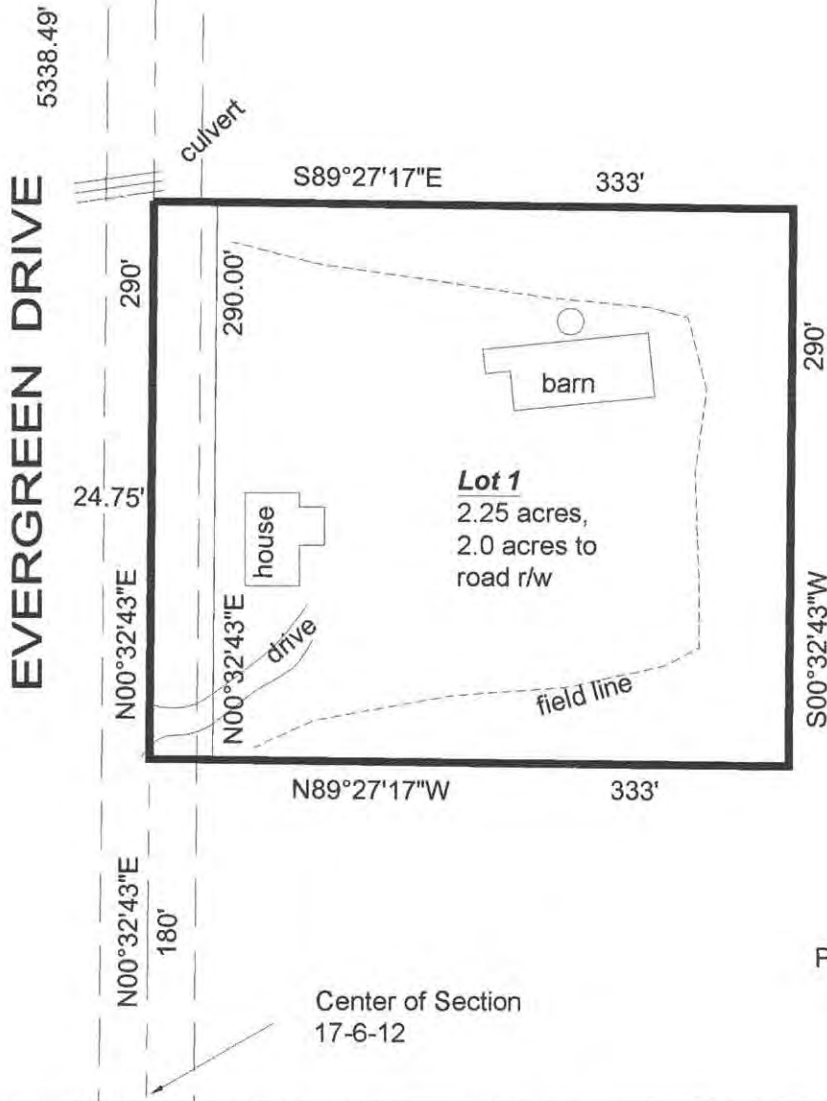


Petition 11567
 SKAAR JT REV LIVING TR,
 DUANE L & DOROTHY J

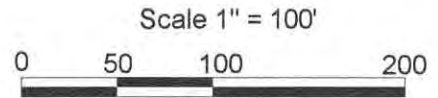
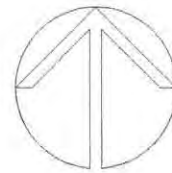
Na

Preliminary Certified Survey Map

Part of the SW 1/4 of the NE 1/4 of Section 17, T.6N., R.12E.,
Town of Christiana, Dane County, Wisconsin



Referred to the Dane
County Coordinate
System.



Prepared for Skaar Revocable
Trust, 1466 Schadel Road,
Deerfield, Wi.

Parcel #0612-171-9001-8

Center of Section
17-6-12

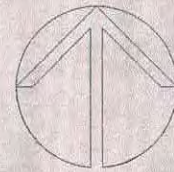
Part of the SW 1/4 of the NE 1/4 of Section 17, T.6N., R.12E., Town of Christiana, Dane
County, Wisconsin, described as follows:

Commencing at the Southwest corner of the NE 1/4 of Section 17; thence N00°32'43"E,
180 feet to the point of beginning; thence continue N00°32'43"E, 290 feet; thence
S89°27'17"E, 333 feet; thence S00°32'43"W, 290 feet; thence N89°27'17"W, 333 feet to
the point of beginning. Containing 2.25 acres more or less

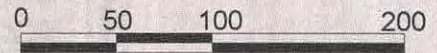
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System.



Scale 1" = 100'



Prepared for Skaar Revocable
Trust, 1466 Schadel Road,
Deerfield, WI.

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Center of Section
17-6-12

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the point of beginning. Containing 2.25 acres more or less



Lot 1
2.25 acres,
2.0 acres to
road r/w

field line

drive

barn

house

culvert

EVERGREEN DRIVE

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: Linda Skaar

| | | | | | |
|---------------------------|------------|------------------------|-----------|----------------------------------|----------------|
| Town | Christiana | A-1EX Adoption | 7/19/1979 | Orig Farm Owner | Mrs Arne Olson |
| Section: | 17 | Density Number | 35 | Original Farm Acres | 118.85 |
| Density Study Date | 2/25/2020 | Original Splits | 3.4 | Available Density Unit(s) | 3 |



Reasons/Notes:

The original May 3, 1979 ~120 acre Olson farm remains eligible for 3 possible splits. Note that the town of Christiana does not count separation of houses existing as of 5/3/79 as a split toward the 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 |
|--------------|-------|---|-----|
| 061217197502 | 0.56 | OLSON TR EST, MARY | |
| 061217192507 | 0.49 | OLSON TR EST, MARY | |
| 061217295003 | 38.92 | SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | |
| 061217195013 | 40 | SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | |
| 061217190018 | 38.89 | SKAAR JT REV LIVING TR, DUANE L & DOROTHY J | |

From: Allan, Majid <Allan@countyofdane.com>
Sent: Tuesday, February 25, 2020 1:19 PM
To: 'skaar00@gmail.com'
Cc: 'kathy.wilson@townofchristiana.com'
Subject: Density study for Skaar property 2522 Evergreen
Attachments: CHLindaSkaar(Olson farm sec 17)2020.pdf

Hi Linda,

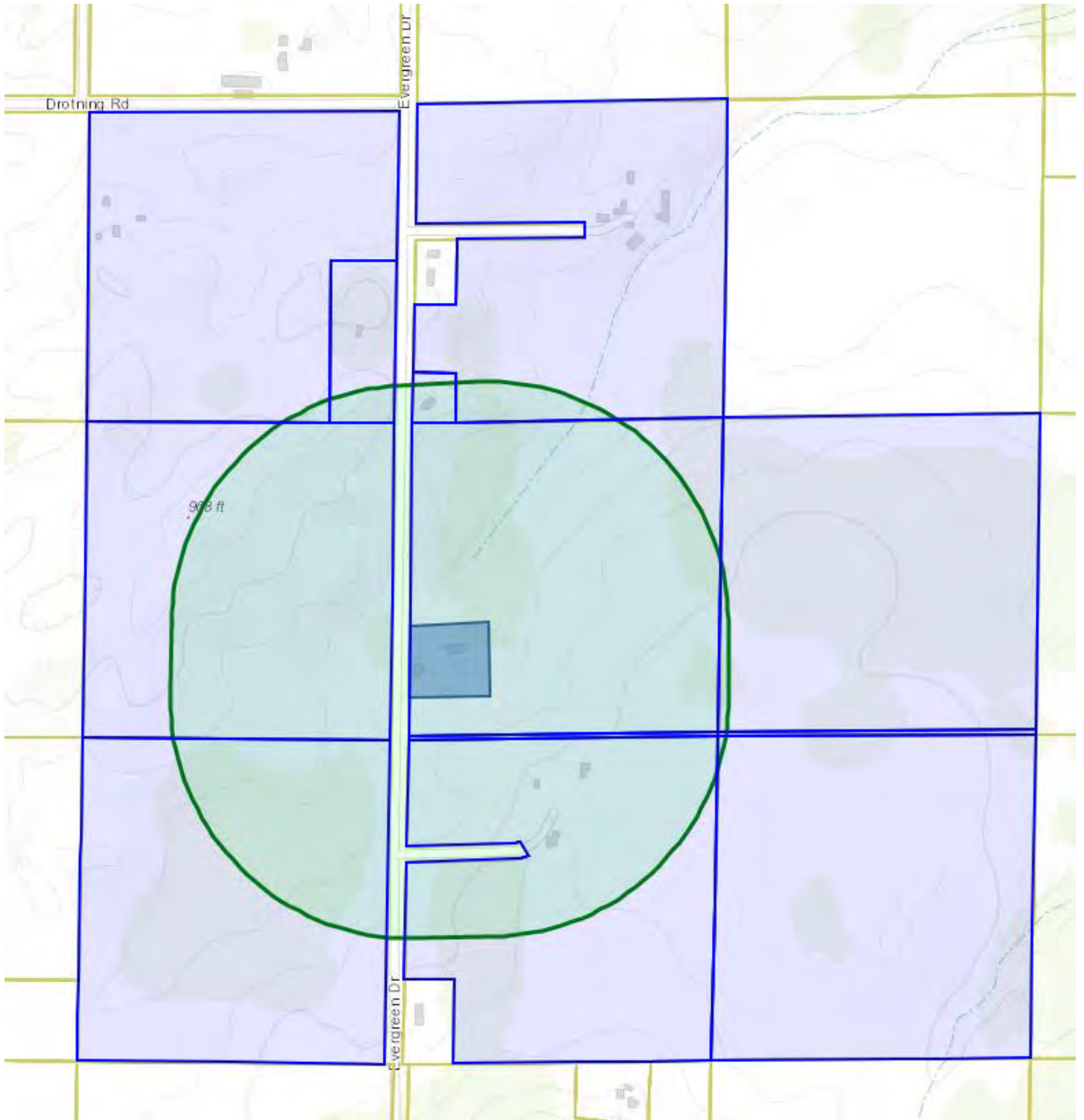
Attached is a density study report for your property at 2522 Evergreen Dr. The property is eligible for 3 splits.

My understanding is that you're interested in parceling off the existing residence for sale. This is very commonplace. As indicated on the density study, the town of Christiana does not count the separation of residences existing prior to May 3, 1979 as a split.

I've cc'd town clerk, Kathy Wilson so that she has the study for the town records. Please let me know if you have any questions.

Thanks,
Majid

Majid Allan
Senior Planner, Dane County Planning & Development
210 Martin Luther King Jr. Blvd, room 116
Madison, WI 53703
allan@countyofdane.com / 608-267-2536



JESSE L JOHNSON
BRIDGET J JOHNSON
2580 EVERGREEN DR
CAMBRIDGE, WI 53523

OLSON TR EST, MARY
1466 SCHADEL RD
DEERFIELD, WI 53531

SKAAR JT REV LIVING TR, DUA...
1466 SCHADEL RD
DEERFIELD, WI 53531

MARGIT OHRN
2589 EVERGREEN
CAMBRIDGE, WI 53523

SKAAR JT REV LIVING TR, DUA...
1466 SCHADEL RD
DEERFIELD, WI 53531

MARGIT E OHRN
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1466 SCHADEL RD
DEERFIELD, WI 53531

SKAAR JT REV LIVING TR, DUA...
1466 SCHADEL RD
DEERFIELD, WI 53531

JAMES E JOHNSON
JANE I JOHNSON
2614 EVERGREEN DR
CAMBRIDGE, WI 53523

JACQUELINE S WAAG
GEORGE A WAAG
840 COUNTY HIGHWAY B
CAMBRIDGE, WI 53523

JACQUELINE S WAAG
GEORGE A WAAG
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