

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/19/2014	DCPREZ-2014-10794
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBY LYNNE ROGERS	PHONE (with Area Code)	AGENT NAME JIM LOWREY	PHONE (with Area Code) (608) 334-5376
BILLING ADDRESS (Number & Street) 1445 KRABY DR 1445 KRABY DR		ADDRESS (Number & Street) 2316 BERGE HINNY RD	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) CAMBRIDGE, WI 53523	
E-MAIL ADDRESS		E-MAIL ADDRESS jimsrealfarm@yahoo.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	
1445 Kraby Rd				1445 kraby Rd	
TOWNSHIP CHRISTIANA	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP CHRISTIANA	SECTION 06
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-064-9211-4				0612-063-9502-3	

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND TWO SMALL AGRICULTURE LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.0		
A-1Ex Exclusive Ag District	A-4 Agriculture District	43		

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	SSA1	<i>Jim Lowrey</i>
Applicant Initials <i>JL</i>	Applicant Initials <i>JL</i>	Applicant Initials <i>JL</i>		PRINT NAME:

*Jim Lowrey*  
DATE:  
*11-19-2014*

Petition # 10794

Public Hearing Date 01/27/14

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use?  Yes /  No
- 2. Zoning District fit the proposed and remaining lots (s)?  Yes /  No
- 3. Proposed lot meet the minimum width and area requirements?  Yes /  No
- 4. Do the existing structures meet the setbacks for the District?  Yes /  No
- 5. Do the existing structures meet the height limitations?  Yes /  No
- 6. Do the existing (proposed) structures meet the lot coverage?  Yes /  No
- 7. Do the Accessory structures meet the principal structure ratio?  Yes /  No
- 8. Existing building heights conform to district?  Yes /  No
- 9. Shoreland, Wetland, Flood plain issues?  Yes /  No
- 10. Steep slope issues?  Yes /  No
- 11. Commercial parking standards met?  Yes /  No
- 12. Screening requirements met?  Yes /  No
- 13. Outside lighting requirements?  Yes /  No

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning Review**

- 1. Density Study Needed?  Yes /  No
  - 2. Determination of Legal Status  Yes /  No
  - 3. In compliance with Town plan?  Yes /  No
  - 4. Land Division Compliance?  Yes /  No
- Splits       /

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: issue)



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 Roby Rogers Agent's Name Jim Lowrey  
 Address 1445 Kraby Dr Address 2316 Berge Hingy Rd Cambridge  
 Phone \_\_\_\_\_ Phone 608-334-5376 W. 53523  
 Email \_\_\_\_\_ Email Simsreal farm @ Yahoo.com

Town: \_\_\_\_\_ Parcel numbers affected: \_\_\_\_\_

Section: 01 06 Property address or location: 1445 Kraby Rd

Zoning District change: (To / From / # of acres) RH-1 - 3 Acres, 8 Acres - A-4  
4 1/2 35 Acres A-4

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% 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:

Roby would like to create a new home site with 8 Acres to A-4 for pasture to stay as one unit to be sold together to third party. Remaining acreage to A-4 as it may end up less than 35 when actual surveying is done

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

Submitted By: [Signature]

Date: 11-19-2014

Lot 1

Part of the SW ¼ of the SE ¼ of Section 6, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Beginning at the South ¼ corner of Section 6; thence S89°04'E along the South line of the SW ¼ of the SE ¼, 709 feet to the West line of County Trunk Highway W; thence N25°15'E along said West line, 522 feet to the South line of Kraby Road; thence N77°52'W, 617 feet; thence S20°42'W, 210 feet; thence N77°52'W, 66 feet; thence S24°17'W, 519 feet to the point of beginning. Containing 8.6 acres more or less.

Lot 2

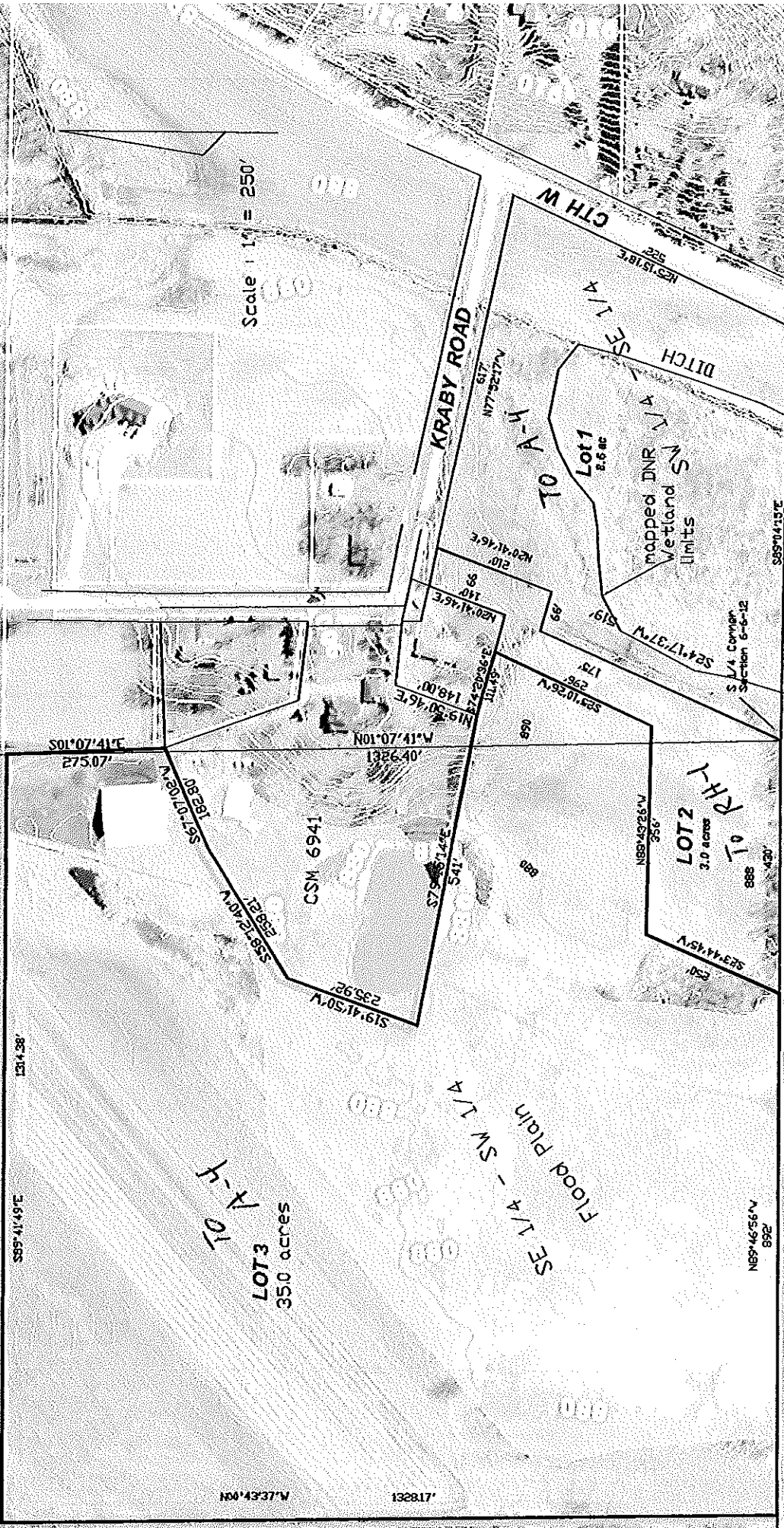
Parts of the SW ¼ of the SE ¼ and the SE ¼ of the SW ¼ of Section 6, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Beginning at the South ¼ corner of Section 6; thence N89°47'W along the South line of the SE ¼ of the SW ¼, 430 feet; thence N23°45'E, 250 feet; thence S88°43'E, 356 feet; thence N25°10'E, 296 feet; thence S74°20'E, 66 feet; thence N20°42'E, 140 feet to the South line of Kraby Road; thence S77°52'E, 66 feet; thence S20°42'W, 210 feet; thence N77°52'W, 66 feet; thence S24°17'W, 519 feet to the point of beginning. The above described containing 3 acres more or less.

Lot 3

Part of the SW ¼ of the SE ¼ of Section 6, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of Section 6; thence N89°47'W, 430 feet to the point of beginning; thence N89°47'W, 892 feet to the Southwest corner of the SE ¼ of the SW ¼; thence N00°43'W, 1328 feet to the Northwest corner of said ¼ - ¼; thence S89°42'E, 1314 feet to the Northeast corner of said ¼ - ¼; thence S01°08'E, 275 feet to the North line of Lot 1 of Dane County Certified Survey Map number 6941; thence along said Lot 1, the following four courses, S67°07'W, 190 feet; thence S58°12'W, 258 feet; thence S19°42'W, 236 feet; thence S79°15'E, 541 feet to the Southeast corner of said lot 1; thence S74°20'E, 111 feet; thence S25°10'W, 296 feet; thence N88°43'W, 356 feet; thence S23°45'W, 250 feet to the point of beginning. The above described containing 35 acres more or less



Scale 1" = 250'

N00°43'37"W 1328.17'

LOT 3  
350 acres  
TO A-H

SE 1/4 - SW 1/4  
Flood Plain

CSM 6941

LOT 2  
3.0 acres  
TO RH-1

Lot 1  
2.6 ac  
TO A-W  
SE 1/4  
mapped DNR  
Wetland  
limits

KRABY ROAD

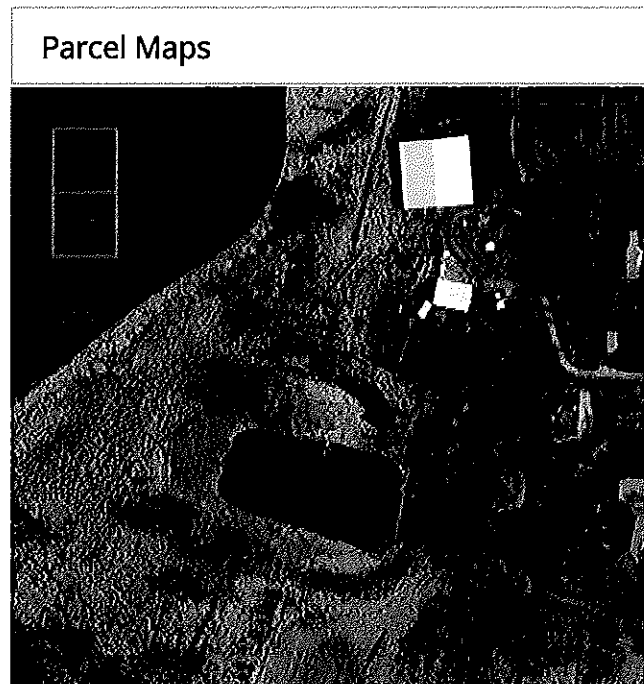
CTH W

DITCH

S 1/4 Corner  
Section 6-6-12

**Parcel Number -** **Current**  
**016/0612-063-9930-5**

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	LOT 1 CSM 6941 CS34/314&315 R21016/43-11...	
Owner Name	ROBY LYNNE ROGERS	
Primary Address	1445 KRABY DR	
Billing Address	1445 KRABY DR DEERFIELD WI 53531	



**Parcel Maps**

- DCiMap
- Google Map
- Bing Map

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1	
Assessment Acres	5.000	
Land Value	\$88,000.00	
Improved Value	\$124,800.00	
Total Value	\$212,800.00	

**Tax Summary (2013)** More +

- E-Statement
  - E-Bill
  - E-Receipt
- [Pay Taxes Online](#)

[Show Valuation Breakout](#)

**Zoning Information**

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

<b>Zoning</b>
RH-2 DCPREZ-0000-05448

[Zoning District Fact Sheets](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$88,000.00	\$136,500.00	\$224,500.00
<b>Taxes:</b>		\$3,407.35
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$85.11
<b>Specials(+):</b>		\$193.67
<b>Amount:</b>		\$3,515.91

**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
QCD	11/08/2004	3987751		

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: 0612-063-9930-5

By Owner Name: ROBY LYNNE ROGERS

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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City-County Bldg  
Madison, WI

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## 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

August 6, 2014

Jim Lowery  
2316 Berge Hinny Rd  
Cambridge, WI 53523

Dear Jim,

Attached is a density study you requested for property owned by Roby Rogers in section 6 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 (a/k/a "split") per 35 acres of land owned as of May 3, 1979. The Rogers property was previously owned by C.S. Severson and totaled approximately 51 acres as of 5/3/79.

As indicated on the density study, it appears one (1) possible split remains available to the Rogers property. Any proposal for new development will need to satisfy the town's standards and criteria for siting new residential development.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Christiana reviews all applications to rezone property, and apply interpretations, standards and criteria as set forth in their respective comprehensive plans 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 provided to the town of Christiana for their records.

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

Sincerely,

Majid Allan  
Senior Planner

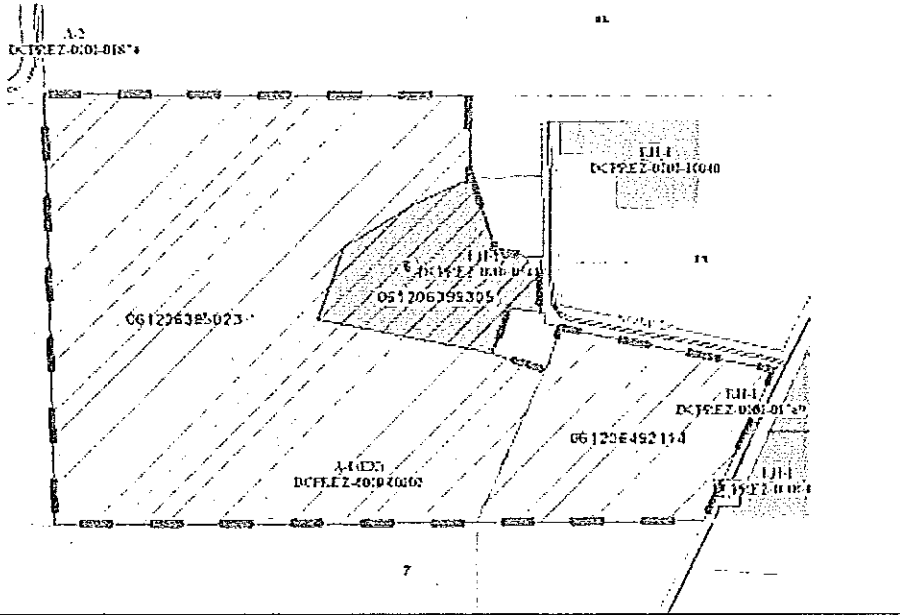
cc: Roby Rogers (by email)  
Sandy Everson, town clerk (by email)



# 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.

<b>Applicant:</b> Jim Lowery					
<b>Town</b>	Christiana	<b>A-1EX Adoption</b>	7/19/1979	<b>Orig Farm Owner</b>	C.S. Severson
<b>Section:</b>	06	<b>Density Number</b>	35	<b>Original Farm Acres</b>	51.15
<b>Density Study Date</b>	7/31/2014	<b>Original Splits</b>	1.46	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

One split remains available to the original farm. CSM 6941 separated the existing farm residence and does not count as a split under the town of Christiana density policy.

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
061206492114	8.63	ROBY L ROGERS	
061206399305	5.12	ROBY LYNNE ROGERS	06941
061206395023	37.4	ROBY LYNNE ROGERS	