

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/23/2017	DCPREZ-2017-11208
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/28/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME LATSCH IRREV TR, VICTORIA J	PHONE (with Area Code) (608) 206-7315	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1439 KRABY RD		ADDRESS (Number & Street)	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS GRAM_LUCIOUS@YAHOO.COM		E-MAIL ADDRESS	

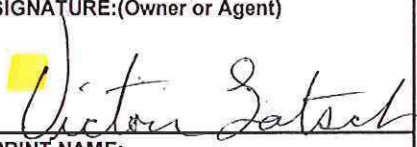
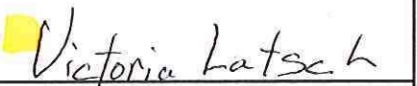
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1439 KRABY ROAD		1445 KRABY ROAD			
TOWNSHIP CHRISTIANA	SECTION 6	TOWNSHIP CHRISTIANA	SECTION 6	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-064-9200-7		0612-063-9930-5			


REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-2 Residence District	.66		
RH-2 Rural Homes District	R-2 Residence District	.073		
A-4 Agriculture District	R-2 Residence District	.03		

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: 

COMMENTS: REZONE TO CLEAN UP PROPERTY LINES.

DATE:  


# Preliminary Certified Survey Map

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

SW 1/4 - SE 1/4

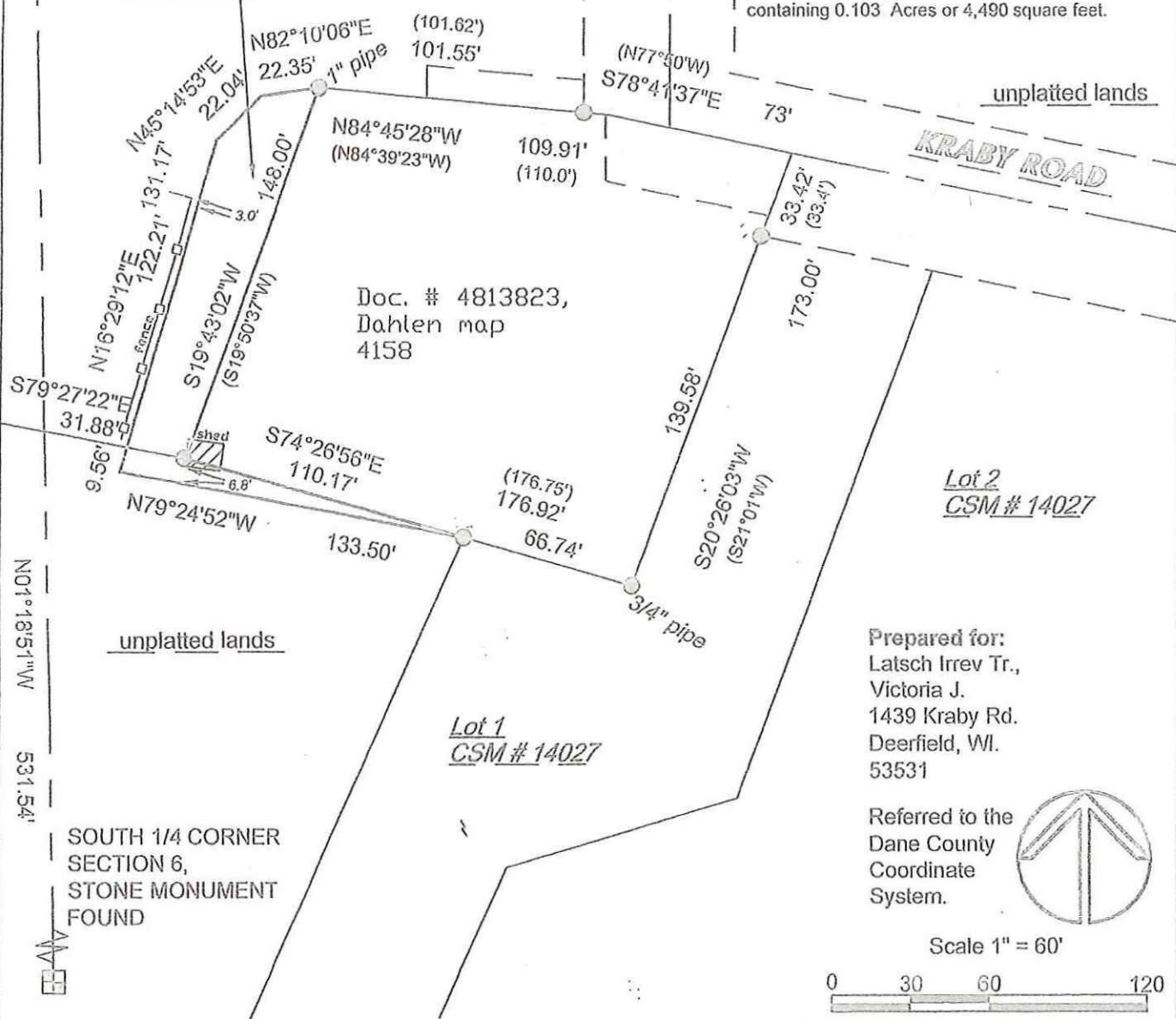
Legend:  
 ○ = 3/4" dia. iron rod found  
 unless otherwise noted  
 Parentheses indicate  
 recorded as values.

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

Commencing at the South 1/4 corner of Section 6;  
 thence N01°18'51"W, along the West line of the SW  
 1/4, 531.54 feet; thence S79°27'22"E, 31.88 feet to  
 the point of beginning; thence N16°29'12"E, 122.21  
 feet; thence N45°14'53"E, 22.04 feet; thence  
 N82°10'06"E, 22.35 feet to the Northwest corner of  
 lands described in Document number 4813823;  
 thence S19°43'02"W, 148.00 feet; thence  
 S74°26'56"E, 110.17 feet; thence N79°24'52"W,  
 133.50 feet; thence N16°29'12"E, 9.56 feet to the  
 point of beginning. The above area described  
 containing 0.103 Acres or 4,490 square feet.

Lot 1  
CSM # 6941

4,490 sq. ft.  
 0.103 acres



Doc. # 4813823,  
 Dahlen map  
 4158

unplatted lands  
**KRABY ROAD**

Lot 2  
CSM # 14027

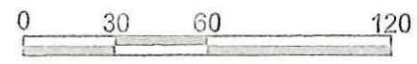
Lot 1  
CSM # 14027

Prepared for:  
 Latsch Irrev Tr.,  
 Victoria J.  
 1439 Kraby Rd.  
 Deerfield, WI.  
 53531

Referred to the  
 Dane County  
 Coordinate  
 System.



Scale 1" = 60'



N01°18'51"W  
 531.54'

SOUTH 1/4 CORNER  
 SECTION 6,  
 STONE MONUMENT  
 FOUND





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 Victoria Latsch Agent's Name \_\_\_\_\_  
 Address 1439 Kraby Dr. Deerfield Address \_\_\_\_\_  
 Phone 608-206-7315 53531 Phone \_\_\_\_\_  
 Email gram-lucious@yahoo.com Email \_\_\_\_\_

Town: Christiana  Parcel numbers affected: 016/0612-063-9930-5

Section: 6  Property address or location: 0612-063-9503-0

Zoning District change: (To / From / # of acres) R-2 from R-1EX, A-44 RH-2 0612-064-9200-7

To

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: To clean up property line.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Victoria Latsch Date: 8-18-17

## Parcel Number - 016/0612-063-9930-5

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR12E	06	SE of the SW
Plat Name	CSM 06941	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 6941 CS34/314&315 R21016/43-11/24/92 DESCR AS SEC 6-6-12 PRT SE1/4SW1/4 & PRT SW1/4SE1/4 (5.00 ACRES) SUBJ TO ACCESS ESMT IN DOC 3124645 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	ROBY LYNNE ROGERS	
Primary Address	1445 KRABY RD	
Billing Address	1445 KRABY RD DEERFIELD WI 53531	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G1	
Assessment Acres	5.000	
Land Value	\$88,000.00	
Improved Value	\$124,800.00	
Total Value	\$212,800.00	

[Show Valuation Breakout](#)

### Open Book

Open Book dates have passed for the year

Starts: ~~05/31/2017~~ - 01:00 PM

Ends: ~~05/31/2017~~ - 03:00 PM

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/07/2017~~ - 05:00 PM

Ends: ~~06/07/2017~~ - 07:00 PM

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

### Zoning Information

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

### Zoning

RH-2 DCPREZ-0000-05448

[Zoning District Fact Sheets](#)



**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2016)**

[More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$88,000.00	\$124,800.00	\$212,800.00
<b>Taxes:</b>		\$3,130.48
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$85.87
<b>Specials(+):</b>		\$208.67
<b>Amount:</b>		\$3,253.28

**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

Document Types and their Abbreviations

Document Types and their Definitions

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Madison, WI 53703




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## Parcel Number - 016/0612-064-9200-7

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR12E	06	SW of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	<p>SEC 6-6-12 PRT SW1/4SE1/4 COM 544.5 FT N &amp; 693 FT W FR INTER S OF SEC S LN &amp; CTH W CLN TH N77DEG50MINW 73 FT TH N84DEG20MINW 110 FT TH S20DEG10MINW 148 FT TH S73DEG59MIN E 176.75 FT TH N21DEG1MIN E 173 FT TO POB .66 ACRE TOG W/ACCESS ESMT IN DOC 3124645</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	LATSCH IRREV TR, VICTORIA J 	
Primary Address	1439 KRABY RD	
Billing Address	1439 KRABY RD DEERFIELD WI 53531	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G1	
Assessment Acres	0.660	
Land Value	\$39,600.00	
Improved Value	\$138,400.00	
Total Value	\$178,000.00	

Show Valuation Breakout

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Ends: ~~-05/31/2017 - 03:00 PM~~

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[About Board Of Review](#)

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### Zoning Information

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### Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2016)** [More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$39,600.00	\$138,400.00	\$178,000.00
<b>Taxes:</b>		\$2,618.56
<b>Lottery Credit(-):</b>		\$161.48
<b>First Dollar Credit(-):</b>		\$85.87
<b>Specials(+):</b>		\$208.67
<b>Amount:</b>		\$2,579.88

**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
WD	11/17/2011	4813824		

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By Parcel Number: 0612-064-9200-7

[Document Types and their Abbreviations](#)

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R-1A  
DCPREZ-0000-06431

A-2  
DCPREZ-0000-08874

RH-1  
DCPREZ-0000-08874

2987

2992  
A-1(EX)  
DCPREZ-0000-00000

DR  
10040

DR  
10040

1469  
1466  
Not Effective  
A-1(EX) DCPREZ-0000-00000  
R-II-1  
DCPREZ-0000-10040

DR  
10040

1459  
1445I-2  
DCPREZ-0000-05448

1432  
A-1(EX)  
DCPREZ-0000-00000

A-4  
DCPREZ-2014-10794

Kraby Rd  
Not Effective  
R-1 DCPREZ-0000-00000

Not Effective  
A-1(EX) DCPREZ-0000-00000

RH-1  
DCPREZ-2014-10794

A-4  
DCPREZ-2014-10794

RH-1 Not Effective  
DCPREZ-0000-00000

2920  
R-II-1  
DCPREZ-0000-00000

2900

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

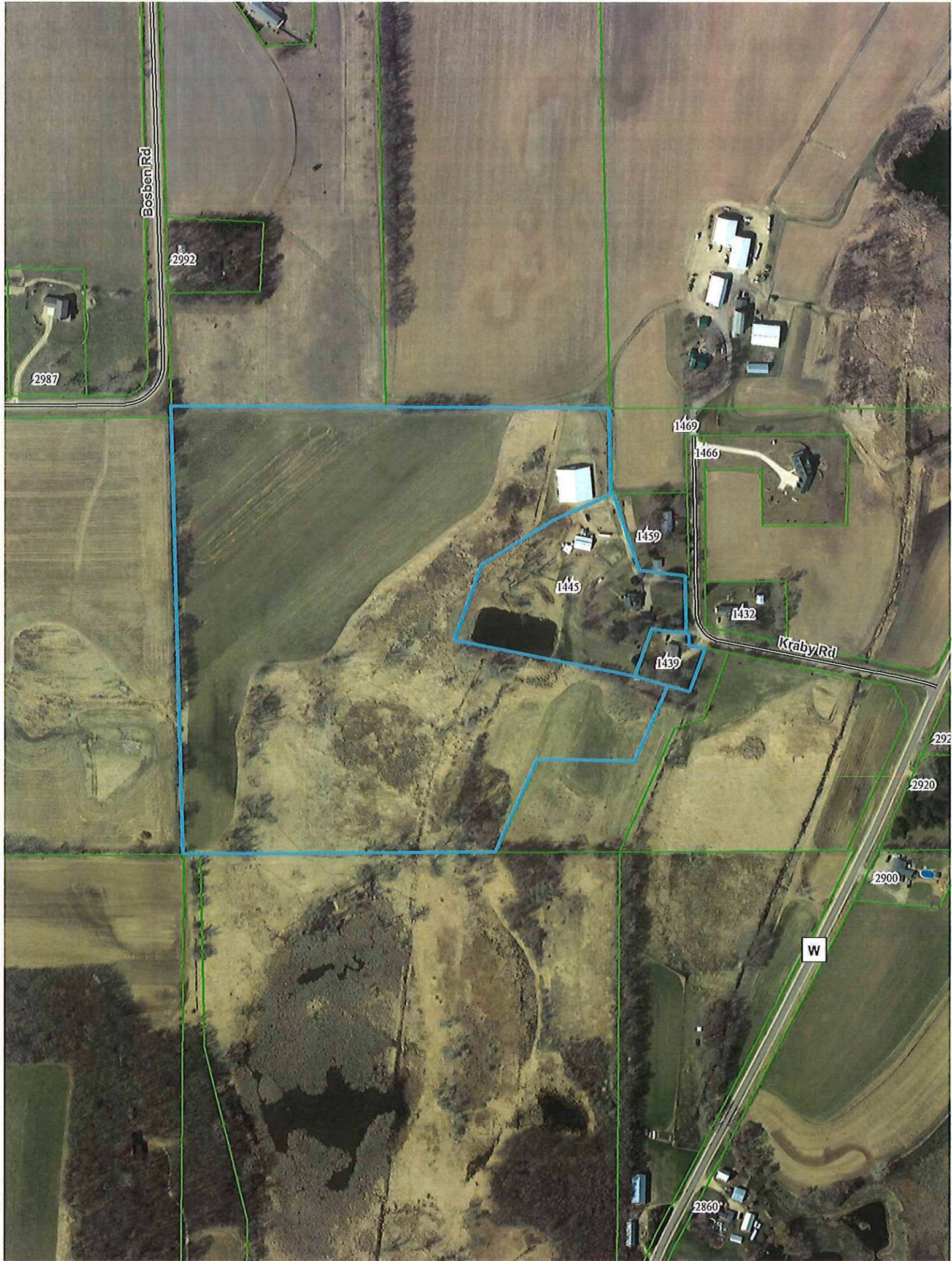
W

2860













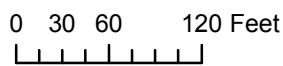
**Legend**

**Significant Soils** Floodplain

Wetland

**Class** Class 1

Class 2



Petition 11208  
 LATSCH IRREV TR,  
 VICTORIA J