

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/14/2017	DCPREZ-2017-11201
Public Hearing Date	C.U.P. Number
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN C LUBICK	PHONE (with Area Code) (608) 438-5380	AGENT NAME JIM LOWREY	PHONE (with Area Code) (608) 334-5376
BILLING ADDRESS (Number & Street) 3621 N FAIR OAK RD		ADDRESS (Number & Street) 2316 BENGE 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	
3593 N FAIR OAK RD					
TOWNSHIP DEERFIELD	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-262-9540-4					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.9		
A-1Ex Exclusive Ag District	A-2 Agriculture District	29		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JL</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JL</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JL</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>Jim Lowrey</i> <i>Jim Lowrey</i>
				PRINT NAME: <u>Jim Lowrey</u>
				DATE: <u>8-14-2017</u>



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 John Lobick  
Address 3593 N. Fair Oak Rd  
Phone Deerfield WI 53531  
608-438-5380  
Email \_\_\_\_\_

Agent's Name Jim Lowrey  
Address 2316 Berger Hinny Rd.  
Phone Cambridge WI 53523  
608-334-5376  
Email Jimsrealtfarm@yahoo.com

Town: Deerfield Parcel numbers affected: 0718-862-9540-4

Section: 01 26 Property address or location: 3593 N. Fair Oak Rd

Zoning District change: (To / From / # of acres) A1-EX TO RHD New Lot & A-2 for  
Remaining Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 10 % Other: 90 %

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:

Separate a building site from farm to allow Daughter to  
build new home.

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

Submitted By: Jim Lowrey

Date: 8-14-17

August 8, 2017

To whom it may concern,

John & Tina Lubick, who live at 3593 N Fair Oak Rd. in the Town of Deerfield would like to rezone +/- 6 acres for their Daughter to be able to build her new home on the farm. If you should have any questions please give me a call or email me.

Thank you,  
Jim Lowrey  
Badger Realty Group  
[jimsrealfarm@yahoo.com](mailto:jimsrealfarm@yahoo.com)  
608-334-5376

#### List of Neighbors

Kenneth Weaver – 451 London Rd, Deerfield  
Craig Kitzman – 455 London Rd, Deerfield  
Brian Matuszeske – 3635 N Fair Oak Rd. Deerfeild  
Damon Hesse – 464 London Rd Deerfield  
Gerald Brown -468 London Rd Deerfield  
Wilke Land Investments – N 7249 Stoney Creek Rd Waterloo  
Janet Jackson – 467 London Rd Deerfield  
Brad Keevil – 451 London Rd Deerfield  
Mancheski Acres – 366 London Rd Deerfield  
Sarah Nichols – 3521 Prairie Dr Deerfield



Petition # 11201

Public Hearing Date 10/24/17

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

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

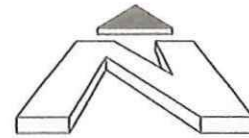
Contacts / Correspondence: (date: issue)

# PRELIMINARY CERTIFIED SURVEY

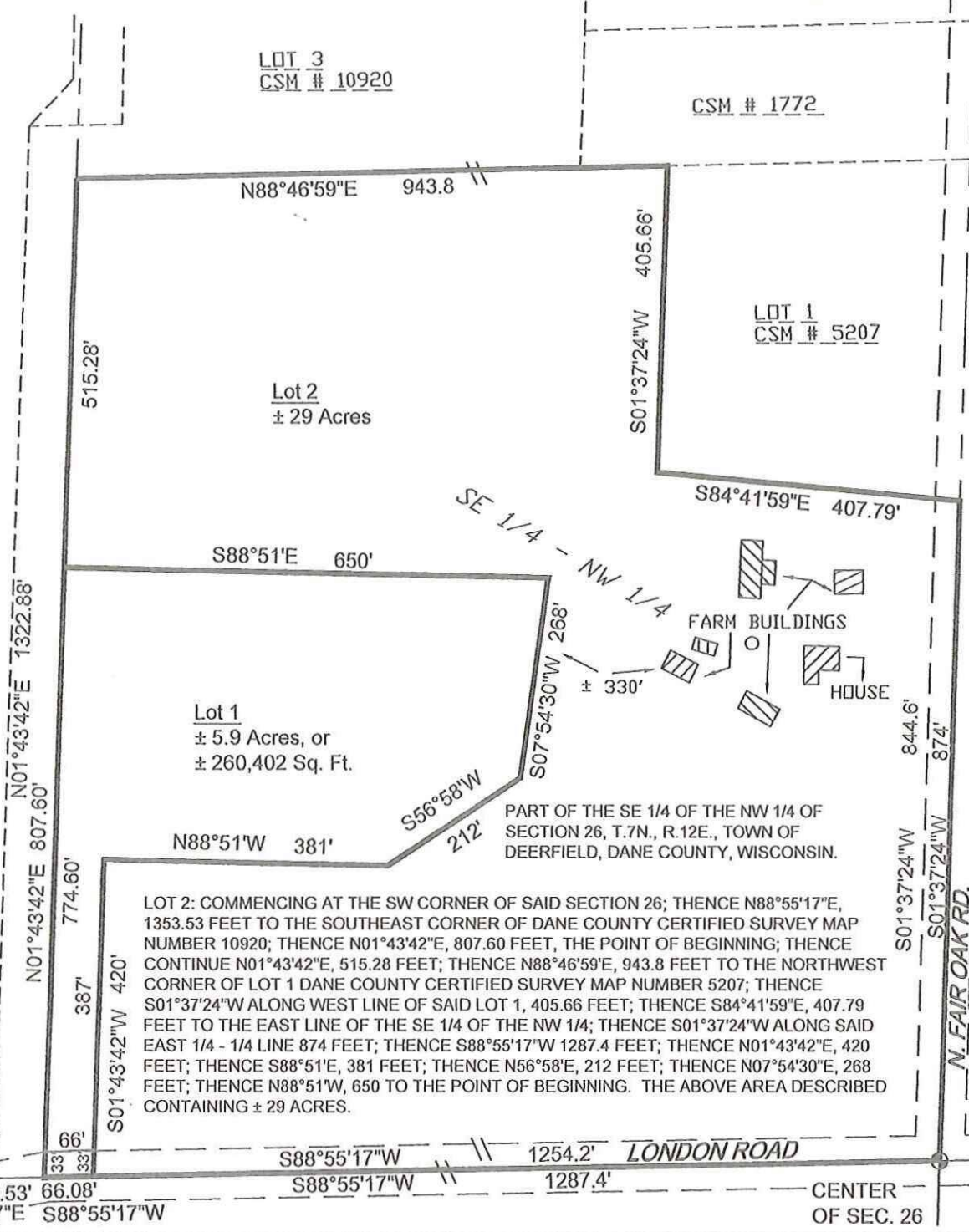
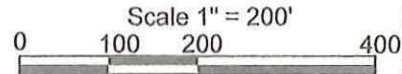
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

LOT 1 : COMMENCING AT THE SW CORNER OF SAID SECTION 26; THENCE N88°55'17"E, 1353.53 FEET TO THE SOUTHEAST CORNER OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10920, THE POINT OF BEGINNING; THENCE N01°43'42"E, 807.60 FEET; THENCE S88°51'E, 650 FEET; THENCE S07°54'30"W, 268 FEET; THENCE S56°58'W, 212 FEET; THENCE N88°51'W, 381 FEET; THENCE S01°43'42"W, 420 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4; THENCE S88°55'17"W ALONG SAID SOUTH 1/4 - 1/4 LINE, 66 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING ± 5.9 ACRES.



Referred to the Dane County Coordinate System.



LOT 3  
CSM # 10920

CSM # 1772

LOT 1  
CSM # 5207

Lot 2  
± 29 Acres

Lot 1  
± 5.9 Acres, or  
± 260,402 Sq. Ft.

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

LOT 2: COMMENCING AT THE SW CORNER OF SAID SECTION 26; THENCE N88°55'17"E, 1353.53 FEET TO THE SOUTHEAST CORNER OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 10920; THENCE N01°43'42"E, 807.60 FEET, THE POINT OF BEGINNING; THENCE CONTINUE N01°43'42"E, 515.28 FEET; THENCE N88°46'59"E, 943.8 FEET TO THE NORTHWEST CORNER OF LOT 1 DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5207; THENCE S01°37'24"W ALONG WEST LINE OF SAID LOT 1, 405.66 FEET; THENCE S84°41'59"E, 407.79 FEET TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4; THENCE S01°37'24"W ALONG SAID EAST 1/4 - 1/4 LINE 874 FEET; THENCE S88°55'17"W 1287.4 FEET; THENCE N01°43'42"E, 420 FEET; THENCE S88°51'E, 381 FEET; THENCE N56°58'E, 212 FEET; THENCE N07°54'30"E, 268 FEET; THENCE N88°51'W, 650 TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING ± 29 ACRES.

SW COR.  
SEC. 26

1353.53' 66.08'  
N88°55'17"E S88°55'17"W

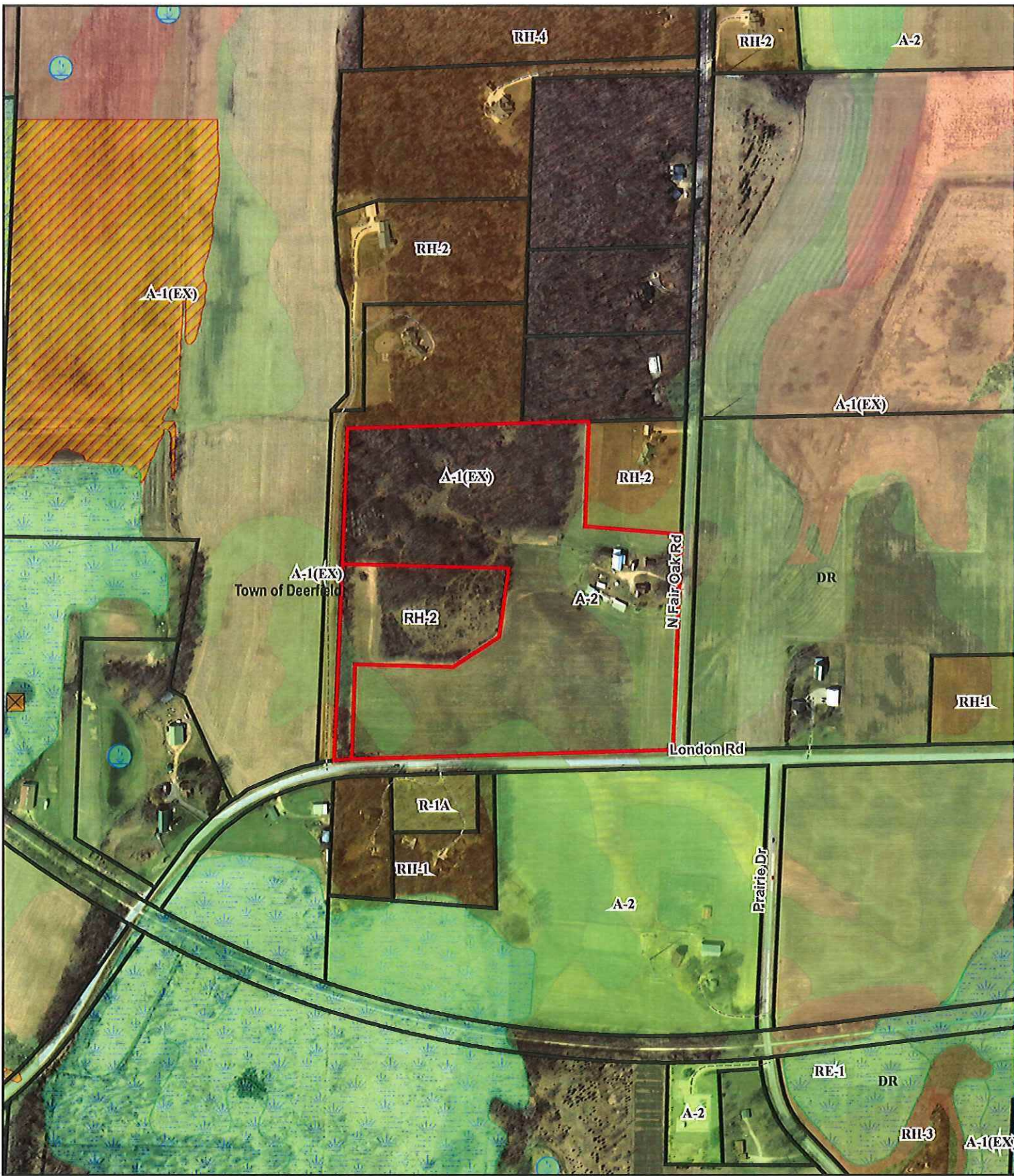
S88°55'17"W 1254.2' LONDON ROAD

S88°55'17"W 1287.4'

CENTER  
OF SEC. 26

N. FAIR OAK RD.





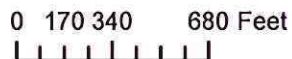
**Legend**

**Significant Soils Class**

- Floodplain
- Wetland



- Class 1
- Class 2



Petition 11201  
JOHN C LUBICK