

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/12/2016	DCPREZ-2016-11087
Public Hearing Date	C.U.P. Number
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL G LARSON	PHONE (with Area Code)	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3004 SUNRISE CT		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
TOWNSHIP CROSS PLAINS		SECTION 27		TOWNSHIP	
SECTION		SECTION		SECTION	
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-272-8980-3					

REASON FOR REZONE	CUP DESCRIPTION
90' X 50' X 25' ACCESSORY BUILDING	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	A-2 (1) Agriculture District	1.0		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RLB	X 
Applicant Initials <i>ML</i>	Applicant Initials <i>ML</i>	Applicant Initials <i>ML</i>		PRINT NAME:

COMMENTS: 30% LOT COVERAGE IN A-2(1)

X MIKE LARSON
DATE:
X 12/12/16



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 Mike Larson Agent's Name _____
 Address PO Box 620033 Middlebn, WI 53562 Address _____
 Phone 608-843-2600 Phone _____
 Email mlarson@adanceable.com Email _____

Town: CrPlains Parcel numbers affected: 020/0707-8980-3
 Section: 04-27 Property address or location: 3745 ²⁷²⁻CTHP
 Zoning District change: (To / From / # of acres) B-1 to A-2(i) Agriculture

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 100 % Other: _____ %
PoB

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: Prop. 90' x 50' x 25' Acc Bldg in A-2(i)

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 12/12/14

Part of the Northwest ¼ of the Northwest ¼ of Section 27, Township 7 North, Range 7 East, in the Town of Cross Plains, Dane County, Wisconsin, described as follows: Commencing 235.25 feet South of Northeast corner of said Northwest ¼ of the Northwest ¼, the place of beginning; thence West 451.25 feet thence South 97.0 feet; thence East 451.25 feet; thence North along the center of the highway 97.0 feet to the place of beginning.

TAX ROLL PARCELL NUMBER: 020/0707-272-8980-3

ADDRESS PER TAX ROLL: 3745 COUNTY HIGHWAY P

X *W. Johnson*

X 12/10/14

A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

Permitted Uses 10.126(2)

- o Agricultural uses
- o Accessory buildings
- o Single family home – one per parcel
- o Home occupations
- o Utility services

Conditional Uses 10.126(3)

- o Unlimited livestock on 3 to 16 acres
- o Sale of agricultural and dairy products not produced on the premises
- o Kennels
- o Training of dogs at a dog kennel
- o Retail sales of pet food, pet supplies and related items at a kennel
- o Horse boarding and riding stables
- o Horse shows / events
- o Training of horses at a horse boarding facility
- o Hay and sleigh rides
- o Retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable
- o Native wildlife rehabilitation facilities
- o Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's)
- o Dependency living arrangements
- o Limited family businesses
- o Airports & landing strips
- o Communications towers
- o Religious uses
- o Schools
- o Governmental uses
- o Cemeteries
- o Parking or storage of not more than two trucks, semi-tractors, or semi-trailers with gross vehicle weight over 12,000 pounds
- o Mineral extraction operations
- o Asphalt plants
- o Ready mix concrete plants
- o Dumping Grounds
- o Sanitary landfill sites
- o Demolition material disposal sites
- o Incinerator sites
- o Salvage recycling centers
- o Solid waste recycling centers
- o Storage of explosive materials
- o Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres

Setbacks and Height requirements for Structures 10.126

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirements

Side yard for residences: 25 feet total, with no single side less than 10 feet minimum

Rear yard for residences: 50 feet minimum

For uncovered decks/porches: 38 feet minimum

Setbacks for accessory buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock:

Minimum 50-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Minimum Lot Area and Width 10.126(5)

A-2 (1): 1 acre

A-2 (2): 2 acres

A-2 (4): 4 acres

A-2 (8): 8 acres

A-2: 16 acres

Residential lots:

Public Sewer: 100 feet at building line and 15,000 sq.ft.

Septic System: 100 feet at building line and 20,000 sq.ft.

Salvage recycling centers: 3 acres minimum

Maximum Lot Coverage all buildings and structures

Parcels less than 2 acres: 30% maximum or 35% for corner lots On parcels 2 acres and larger: 10%

R-1
DCPREZ-0000-06448
8672

8654

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

R-3
DCPREZ-2013-10608
Not 3755ctive
A-1(EX) DCPREZ-0000-00000

Not Effective
CUP 262
B-1
DCPREZ-0000-00000

W Mineral Point Rd

R-1
DCPREZ-2013-10608
8669

R-1
DCPREZ-0000-08289
8659
Not Effective
A-1(EX) DCPREZ-0000-00000

8655
R-2
DCPREZ-0000-05999

B-1
DCPREZ-0000-00000
3751

D 3
3749
DCPREZ-0000-06389

P

3745

Outdoor amusement park for other entertainment activity
CUP 1450
3752
CUP
C-1
DCPREZ-0000-070

B-1
DCPREZ-0000-00000

3737

Outdoor amusement parks or other entertainment activity open to the public (permanent/temporary)
CUP 1353
Not Effective
C-1 DCPREZ-0000-0

A-1(EX)
DCPREZ-0000-10084

3733

3738

3729

Not Effective
B-1 DCPREZ-0000-00000
C-2
DCPREZ-0000-10084

C-2
DCPREZ-0000-10084
3723
C-2
DCPREZ-0000-02687

C-2
DCPREZ-0000-10084

CUP
C-1
DCPREZ-0000-0531
Outdoor night games

8663

8659

8655

3751

3749

3743

gone
by
owner
12/12/16

3737

1640

1640

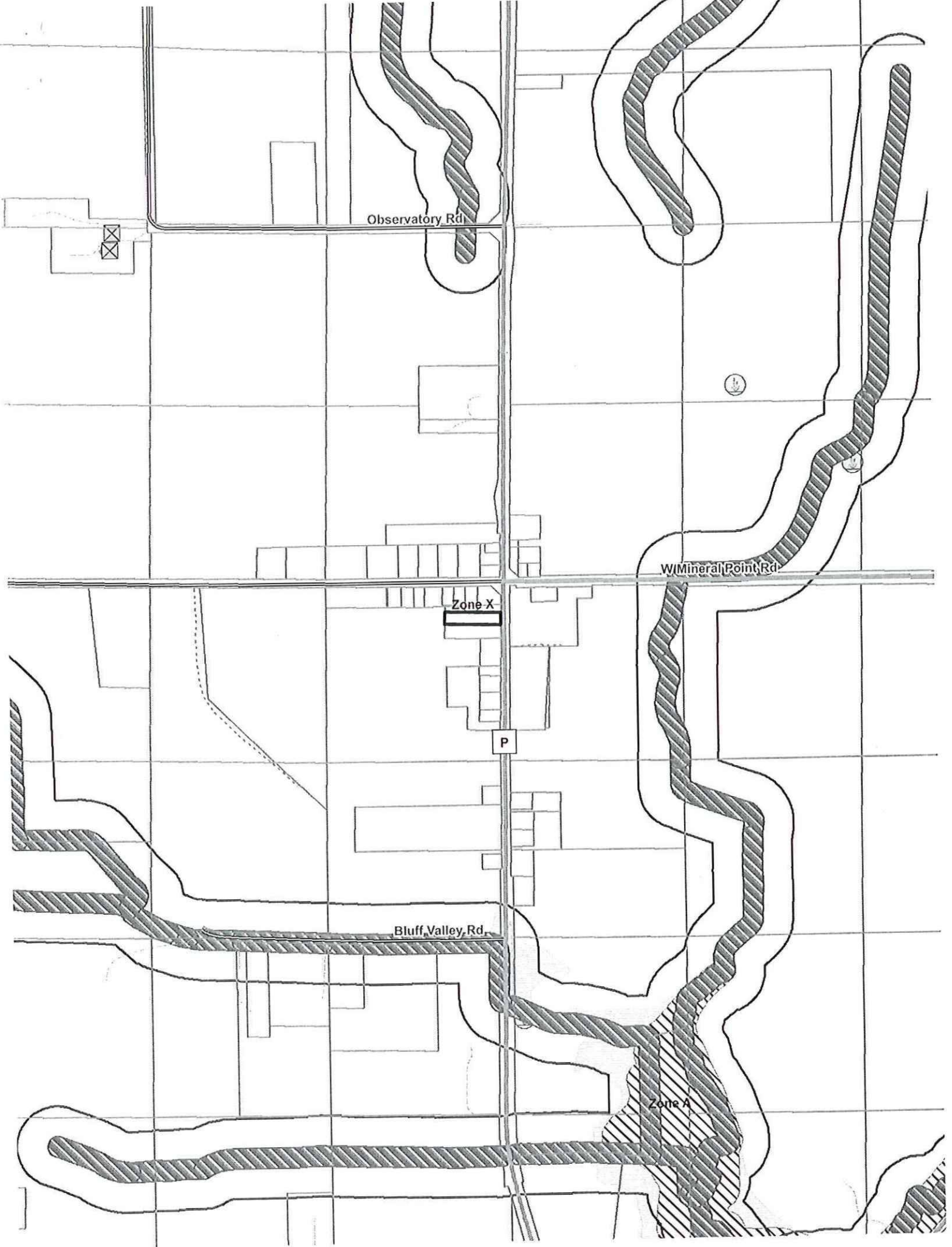
4500

6140

43560

13068.0

3733



Observatory Rd

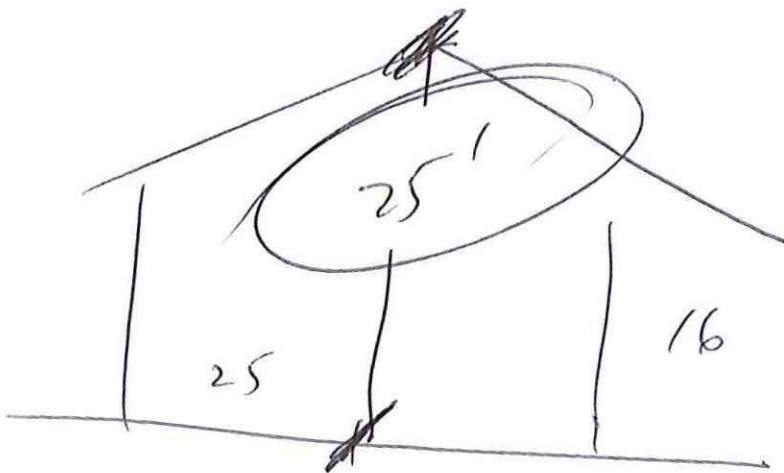
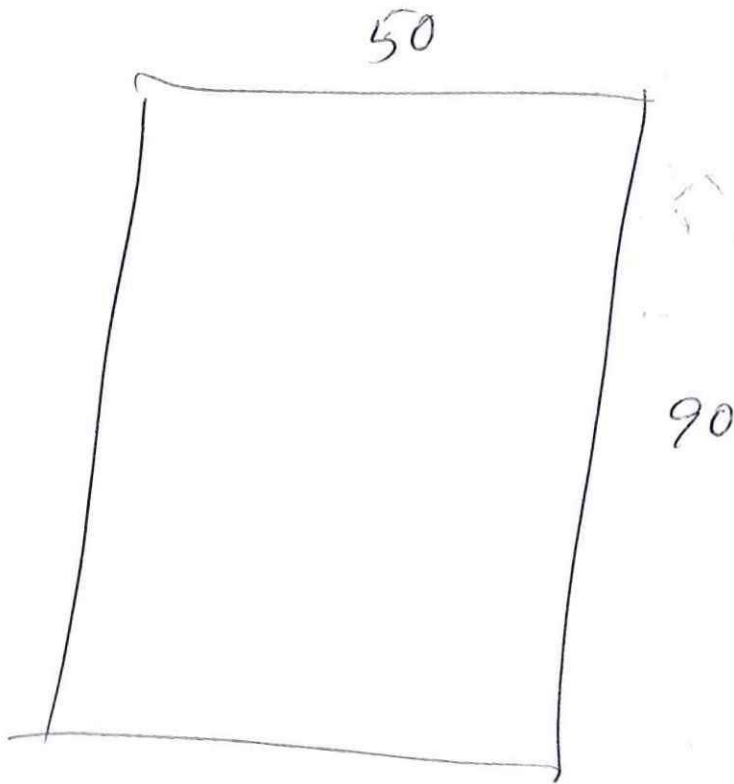
W Mineral Point Rd

Zone X

P

Bluff Valley Rd

Zone A



$$\frac{4}{12} = \frac{x}{25}$$

$$100 = 12x$$

$$\frac{100}{12} = \frac{50}{6} = \frac{25}{3}$$

$$\frac{16}{8\frac{1}{3}} = \frac{16}{\frac{25}{3}} = \frac{16 \times 3}{25} = \frac{48}{25} = 1\frac{23}{25}$$

$$\frac{24\frac{1}{3}}{25} = \frac{73}{25} = 2\frac{23}{25}$$

Dane County Zoning Guide for Accessory Buildings

This document is intended for reference only. Please contact Dane County Zoning Division at (608) 266-4266 for specific ordinance language.

	Residential	Rural Homes	A-2 Agriculture	A-1 < 35 ac	A-1EX, A-3 < 35 ac	A-1 > 35 ac	A-1EX, A-3 > 35 ac
Residence Required?	Yes	Yes	No* <i>Yes</i>	No (limit 1)*	Yes*	No**	No**
Maximum size	100% of the building footprint of principal residence	10% of lot area	10% of lot area	10% of lot area (lots < 2 ac = 30%)	10% of lot area (lots < 2 ac = 30%)	None	None
Maximum height	12'	35'	35' (Farm bldgs. Not limited)	16' (Farm bldgs. Not limited)	35' (12' < 2 Acres) (Farm bldgs. Not limited)	16' (Farm bldgs. Not limited)	35' (Farm bldgs. Not limited)
Side / rear yard setbacks, non-livestock building	Varies by district	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	10'	10'
Side / rear yard setbacks, livestock building	Not allowed	50' †	50' †	50' †	50' †	10' †	10' †
Sanitary fixtures allowed? ‡	Not allowed	Not allowed	Allowed only in farm accessory bldgs on parcels \geq 2 ac with CUR	Not allowed	Not allowed	Allowed in farm accessory bldgs.	Allowed in farm accessory bldgs.
Permit required?	Yes	Yes	Yes	Yes	Yes	Yes	Yes

* On lots under 35 acres in the A-1, A-1EX, A-2, or A-3 districts that are used for agricultural purposes, agricultural accessory buildings are permitted, but are limited to barns, sheds, silos or other structures that are clearly related to a legitimate farm operation or agricultural accessory use.

** On lots in the A-1, A-3, and A-1EX district over 35 acres in size, and on lots in the A-4 district, that are in agricultural use, agricultural accessory buildings that are clearly related to the agricultural use are permitted without the need for a primary residence to be on the property.

† Any accessory building intended for the housing of livestock which is located on a parcel adjacent to an existing "R" residential zoning district shall be setback a minimum of 100 feet from all side and rear property lines, except with respect to existing buildings when the residence district has been created for an existing farm residence or by separating a farm residence from a farm property and the separated parcel has been rezoned to a "R" district after or at the time of the division.

‡ Sanitary Fixture: Any plumbing fixture that requires discharge to a private onsite wastewater treatment system or public sanitary sewer system pursuant to state or county plumbing code.

Updated 10/23/13, Sections 10.123(5)(b), 10.11(b), 10.05(3)(b) of the Dane County Code of Ordinances.

4/12 50 x 90 x

4500 #

Parcel Number - 020/0707-272-8980-3

ARCMAP 38826

SFR 1640 \$
Prop 4500 \$
6140 \$ ← Parcel Parents

Current

30% 11647.8 \$
Allow

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CROSS PLAINS	
Parcel Description	SEC 27-7-7 PRT NW1/4 NW1/4 BEG 235.25 FT...	
Owner Name	MICHAEL G LARSON	
Primary Address	3745 COUNTY HIGHWAY P	
Billing Address	3004 SUNRISE CT MIDDLETON WI 57562	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	1.000	
Land Value	\$105,000.00	
Improved Value	\$78,800.00	
Total Value	\$183,800.00	

Show Valuation Breakout

43560 \$
 10% 4356.0 \$
 30% 13068 \$
 Prop 4500 \$
 6140 \$

A - 2 (1) Agriculture
 1. Single-family 1640 \$
 2. Tractor, car, pickup truck, Hay baler, RV, boat & traile ATV & Trailer

Open Book

Open Book dates have passed for the year

Starts: ~~07/20/2016~~ 04:00 PM

Ends: ~~07/20/2016~~ 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~08/08/2016~~ 04:30 PM

Ends: ~~08/08/2016~~ 06:30 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

B-1

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1001	CR PLAINS/BERRY FIRE
OTHER DISTRICT	1001	CR PLAINS/BERRY EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/31/2016	5280148		

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: 0707-272-8980-3

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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