

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 12/05/2023 | DCPREZ-2023-12008 |
| Public Hearing Date | |
| 02/27/2024 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|--|
| OWNER NAME DALE, RONALD, JAMES, AND DENNIS LUND | PHONE (with Area Code) (608) 695-1732 | AGENT NAME DENNIS LUND | PHONE (with Area Code) (608) 695-1732 |
| BILLING ADDRESS (Number & Street) 920 PRAIRIE QUEEN ROAD | | ADDRESS (Number & Street) 920 PRAIRIE QUEEN ROAD | |
| (City, State, Zip) CAMBRIDGE, WI 53523 | | (City, State, Zip) Cambridge, WI 53523 | |
| E-MAIL ADDRESS christianafarms@frontier.com | | E-MAIL ADDRESS christianafarms@frontier.com | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| 2490 Clear View Road | | | | | |
| TOWNSHIP CHRISTIANA | SECTION 14 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0612-143-8500-0 | | | | | |

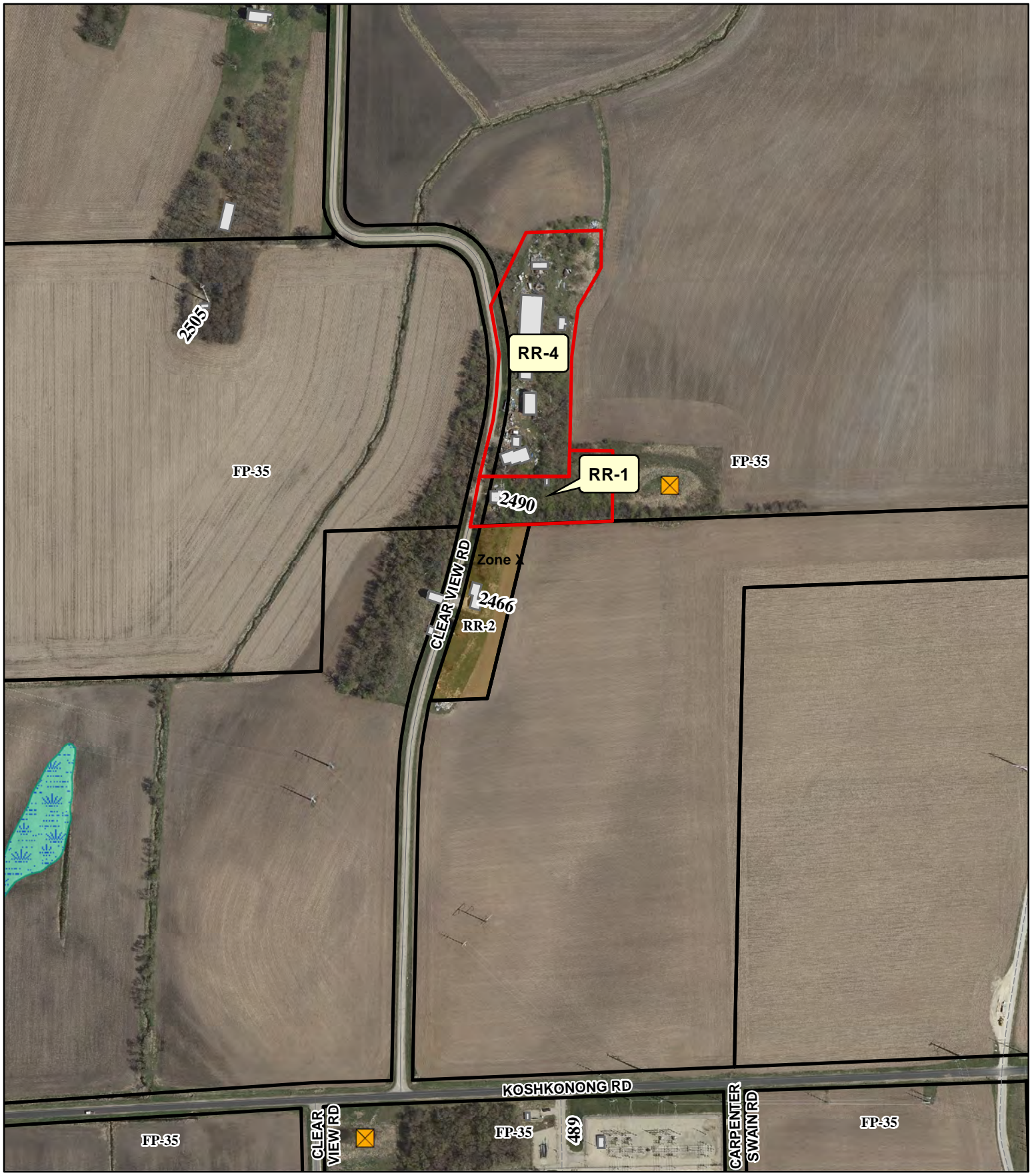
REASON FOR REZONE

SEPARATING TWO EXISTING RESIDENCES FROM THE FARMLAND




| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|---------------------------------|-------|
| FP-35 Farmland Preservation District | RR-1 Rural Residential District | 1.4 |
| FP-35 Farmland Preservation District | RR-4 Rural Residential District | 4.1 |

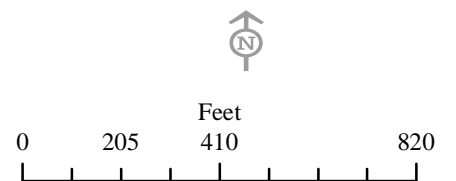
| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS RWL1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|---|--|--|---|---|

NOTE: Aerial photo shows the potential of a junk violation on property. A site inspection is needed to determine compliance.



REZONE 12008

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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: | Dale,Ronald,James and Dennis Lund | Agent Name: | Dennis Lund |
| Address (Number & Street): | 920 Prairie Queen Rd | Address (Number & Street): | 920 Prairie Queen Rd |
| Address (City, State, Zip): | Cambridge, WI 53523-9450 | Address (City, State, Zip): | Cambridge, WI 53523-9450 |
| Email Address: | Christianafarms@frontier.com | Email Address: | Christianafarms@frontier.com |
| Phone#: | 608-695-1732 | Phone#: | 608-695-1732 |

PROPERTY INFORMATION

| | | | |
|-----------|------------|-------------------------------|---|
| Township: | Christiana | Parcel Number(s): | 016/0612-143-8500-0 |
| Section: | 14 | Property Address or Location: | 2478 & 2490 Clearview Road, Cambridge, WI 53523 |

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

We recently purchased the farm are want to separate the 2 existing houses built prior to 1979 to sell for residential purposes. Lot 1 (on the preliminary survey map included) has a current address of 2478 Clearview Road, Cambridge WI 53523 will be rezoned to RR-1 from FP-35 on 1.5 acres. Lot 2 (on the preliminary survey map included) has a current address of 2490 Clearview Road, Cambridge, WI 53523 will be rezoned to RR-4 from FP-35 on 4.6 acres. Both lots are currently on the same parcel so will be creating 2 new parcels.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|--------------------------------|
| FP-35 | RR-1 & RR-2 | (Lot 1)-1.5 & (Lot 2)4.6 acres |
| | Lot 1 - RR1- 1.4 acres | |
| | Lot 2 - RR4 - 4.1 acres | |

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.

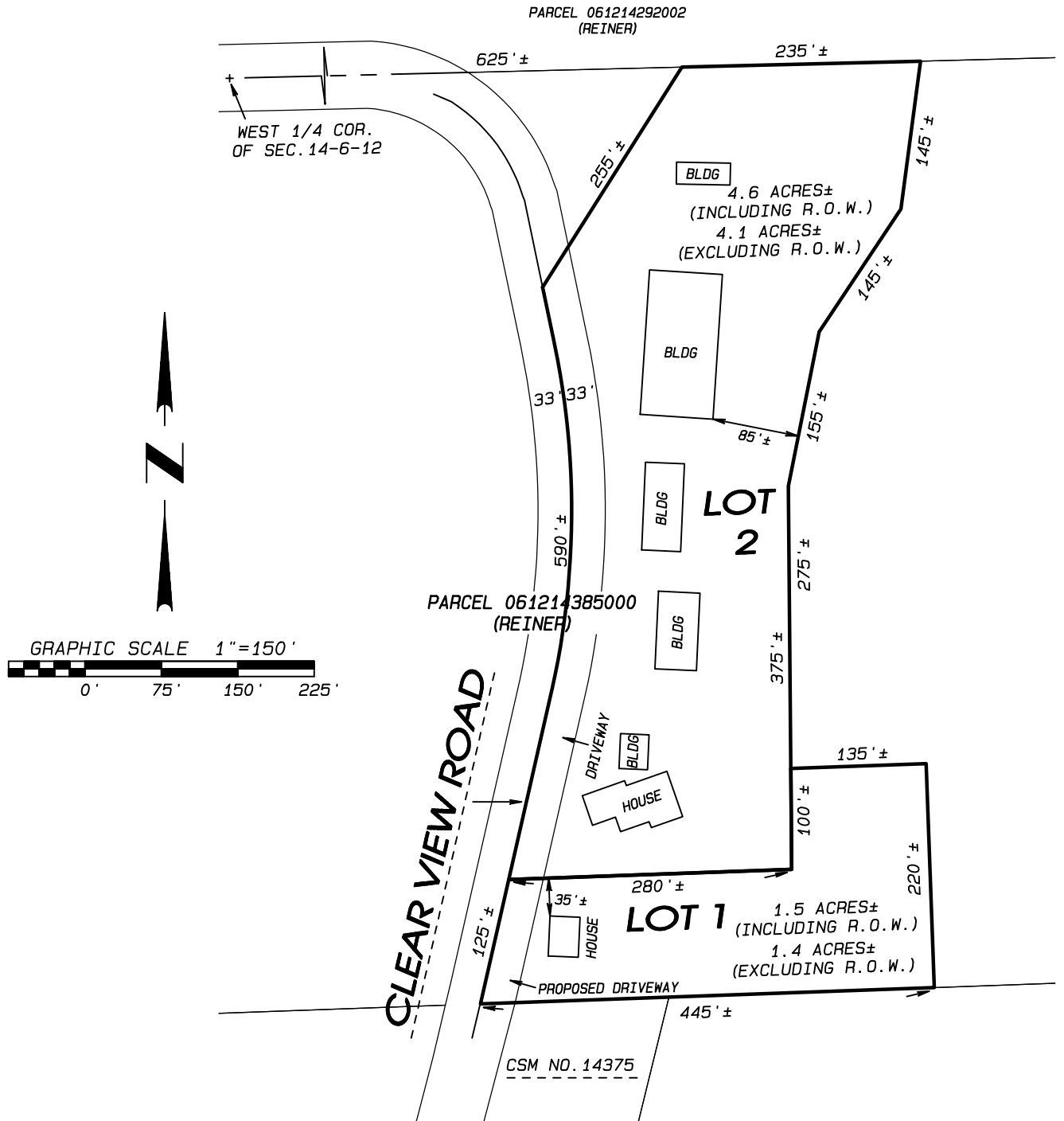
| | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input 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 12/5/2023

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SW1/4 OF SECTION 14, T.6N., R.12E. OF THE 4TH P.M., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



DATE: 11/28/2023
 REVISED 12/05/2023

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 123 - 501 For: LUND



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534



- Land Surveying
- Land Planning
- Civil Engineering

December 5, 2023

TO: LUND

RE: DESCRIPTION OF PROPOSED LOT 1 **FP-35 to RR-1**

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, T.6N., R.12E. OF THE 4TH P.M., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE SOUTHERLY ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION, 894.84 FEET; THENCE EASTERLY 450.60 FEET TO THE NW CORNER OF CSM NO.14375, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE NORTHERLY ALONG THE CENTERLINE OF CLEAR VIEW ROAD, 125 FEET, MORE OF LESS; THENCE EASTERLY 280 FEET, MORE OF LESS; THENCE NORTHERLY 100 FEET, MORE OF LESS; THENCE EASTERLY 135 FEET, MORE OF LESS; THENCE SOUTHERLY 220 FEET, MORE OF LESS; THENCE WESTERLY 445 FEET, MORE OF LESS TO THE PLACE OF BEGINNING.

Note: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No.123-501A



- Land Surveying
- Land Planning
- Civil Engineering

December 5, 2023

TO: LUND

RE: DESCRIPTION OF PROPOSED LOT 2 **FP-35 to RR-4**

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, T.6N., R.12E. OF THE 4TH P.M., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE SOUTHERLY ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION, 894.84 FEET; THENCE EASTERLY 450.60 FEET TO THE NW CORNER OF CSM NO.14375; THENCE NORTHERLY ALONG THE CENTERLINE OF CLEAR VIEW ROAD, 125 FEET, MORE OF LESS TO THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE NORTHERLY CONTINUING ALONG SAID CENTERLINE 590 FEET, MORE OF LESS; THENCE NORTHEASTERLY 255 FEET, MORE OF LESS TO THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE EASTERLY ALONG SAID EAST-WEST CENTERLINE 235 FEET, MORE OF LESS; THENCE SOUTHERLY 145 FEET, MORE OF LESS; THENCE SOUTHWESTERLY 145 FEET, MORE OF LESS; THENCE SOUTHERLY 155 FEET MORE OR LESS; THENCE SOUTHERLY 375 FEET, MORE OR LESS; THENCE WESTERLY 280 FEET, MORE OF LESS TO THE PLACE OF BEGINNING.

Note: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No.123-501B

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: | Dennis Lund | | |
| Town | Christiana | A-1EX Adoption | 7/19/1979 | Orig Farm Owner | Francis Renier |
| Section: | 14, 15 | Density Number | 35 | Original Farm Acres | 173.28 |
| Density Study Date | 10/12/2023 | Original Splits | 4.95 | Available Density Unit(s) | 4 |



Reasons/Notes:

The 1979 farm unit remains eligible for 4 possible density units, or "splits". No prior splits taken.

Note that the town does not count separation of residences existing as of May 3, 1979, as a split towards 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 |
|--------------|-------|------------------------------|-----|
| 061215480002 | 40.58 | REINER FAMILY REAL ESTATE TR | |
| 061214385000 | 25.79 | REINER FAMILY REAL ESTATE TR | |
| 061214380005 | 27.05 | REINER FAMILY REAL ESTATE TR | |
| 061214295607 | 12.8 | REINER FAMILY REAL ESTATE TR | |
| 061214295009 | 27.67 | REINER FAMILY REAL ESTATE TR | |
| 061214292002 | 17.4 | REINER FAMILY REAL ESTATE TR | |
| 061214290004 | 22.08 | REINER FAMILY REAL ESTATE TR | |