

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/19/2018	DCPREZ-2018-11362
Public Hearing Date	C.U.P. Number
11/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EAST KOSHKONONG EVANGELICAL LUTHERAN CHURCH	PHONE (with Area Code) (608) 423-4012	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 454 E CHURCH RD		ADDRESS (Number & Street) 306 W QUARRY ST	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS WISMAPPING@CHARTER.NET	

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	
453 E CHURCH RD					
TOWNSHIP CHRISTIANA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-263-9650-2					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING RESIDENCE FROM CHURCH PARKING LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.28		
A-1Ex Exclusive Ag District	C-1 Commercial District	0.78		

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 SLJ3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Rezone & Conditional Use Permit

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OWNER NAME EAST KOSHKONONG EVANGELICAL LUTHERAN CHURCH	PHONE (with Area Code) (608) 423-4012	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 764-5602
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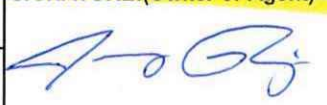
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
453 E CHURCH RD		SEE			
TOWNSHIP CHRISTIANA	SECTION 26			TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-263-9650-2					

REASON FOR REZONE	CUP DESCRIPTION
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SEPARATING RESIDENCE FROM CHURCH PARKING LOT	REVISED
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	1.28	A-2(.) OR R-1A	
A-1Ex Exclusive Ag District	C-1 Commercial District	0.78		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JR</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Jeremy Riesop</u>
DATE: <u>9/18/2018</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:

- **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	<u>Trustees of 1st E. Kosh. Norwegian Evl. Church</u>	Agent's Name	<u>Wisconsin Mapping LLC</u>
Address	<u>453 E. Church Road</u>	Address	<u>306 W. Quarry St., Deerfield, WI. 53531</u>
	<u>Cambridge, WI. 53523</u>	Phone	<u>(608) 764-5602</u>
Phone	<u>(608) 423-4012</u>	Email	<u>wismapping@charter.net</u>
Email			

Town: Christiana Parcel numbers affected: ~~0612-263-0840-4~~ 0612-263-9650-2

Section: 26 Property address or location: 453 E. Church Rd. Cambridge, WI. 53523

Zoning District change: (To / From / # of acres) Lot 1 to ~~RH-1~~ ^{A-20} from A-1(EX) Lot 2 to C1 from A-1(EX)
1.28 Acres 0.78 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 100 % 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:

Separating house residence from parking lot for church

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

Date: 9/18/2019

Parcel Number - 016/0612-263-9650-2**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
PLSS (T,R,S,QQ,Q)	06N 12E 26 SE SW (Click link above to access images for Qtr-Qtr)	
Section	06N 12E 26 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 26-6-12 PRT SE1/4SW1/4 COM SEC S1/4 COR TH N 992.5 FT TH S87DEGW 983.7 FT TO POB TH S 264 FT TH S87DEGW 330 FT TH N 353.61 FT TH S39DEGE 11.85 FT TH ALG CRV TO L RAD 199.7 FT C S65DEGE 178.84 FT TH N87DEGE 159.99 FT TO POB This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	EAST KOSHKONONG EVANGELICAL LUTHERAN CHURCH 	
Primary Address	453 E CHURCH RD	
Billing Address	454 E CHURCH RD CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	1.880	
Land Value	\$66,200.00	
Improved Value	\$179,400.00	
Total Value	\$245,600.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: -05/17/2018 - 04:30 PM

Ends: -05/17/2018 - 06:30 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: -05/29/2018 - 05:00 PM

Ends: -05/29/2018 - 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

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2017) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
Taxes:		\$0.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$174.67
Amount:		\$174.67

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	08/23/1965	1140073	D805	146

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: 0612-263-9650-2

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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FIRST EAST KOSHKONONG CHURCH CEMETERY
436 E CHURCH RD
CAMBRIDGE WI 53523

FIRST KOSHKONONG CHURCH
454 E CHURCH RD
CAMBRIDGE WI 53523

TRUSTEES OF 1ST EAST KOSHKONONG NORWEGIAN ANGLICAL LUTHERAN CHURCH
454 E CHURCH RD
CAMBRIDGE WI 53523

EAST KOSHKONONG EVANGELICAL LUTHERAN CHURCH
454 E CHURCH RD
CAMBRIDGE WI 53523

FIRST KOSHKONONG CHURCH
454 E CHURCH RD
CAMBRIDGE WI 53523

JUNE E RAMBERG
428 E CHURCH RD
CAMBRIDGE WI 53523

A & D OLSON FARMS
510 E CHURCH RD
CAMBRIDGE WI 53523

FIRST EAST KOSHKONONG
NOT PROVIDED
CAMBRIDGE WI 53523

FIRST KOSHKONONG CHURCH
454 E CHURCH RD
CAMBRIDGE WI 53523

TAYLOR REV TR
443 E CHURCH RD
CAMBRIDGE WI 53523

EAST KOSHKONONG LUTHERAN CHURCH
454 E CHURCH RD
CAMBRIDGE WI 53523

ERIC S LEIN
336 HOOPEN RD
CAMBRIDGE WI 53523

DAVID GUNNULSON
1813 HILLSIDE RD
CAMBRIDGE WI 53523

ROBERT A VEUM
MONICA VEUM
1981 366 LIEN VEUM RD
CAMBRIDGE WI 53523

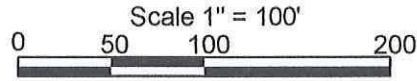
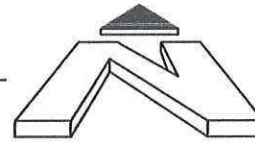
Current Owner
Current Owner
436 E CHURCH RD
CAMBRIDGE WI 53523

SCOTT S ZAHN
JACKIE L ZAHN
444 E CHURCH RD
CAMBRIDGE WI 53523

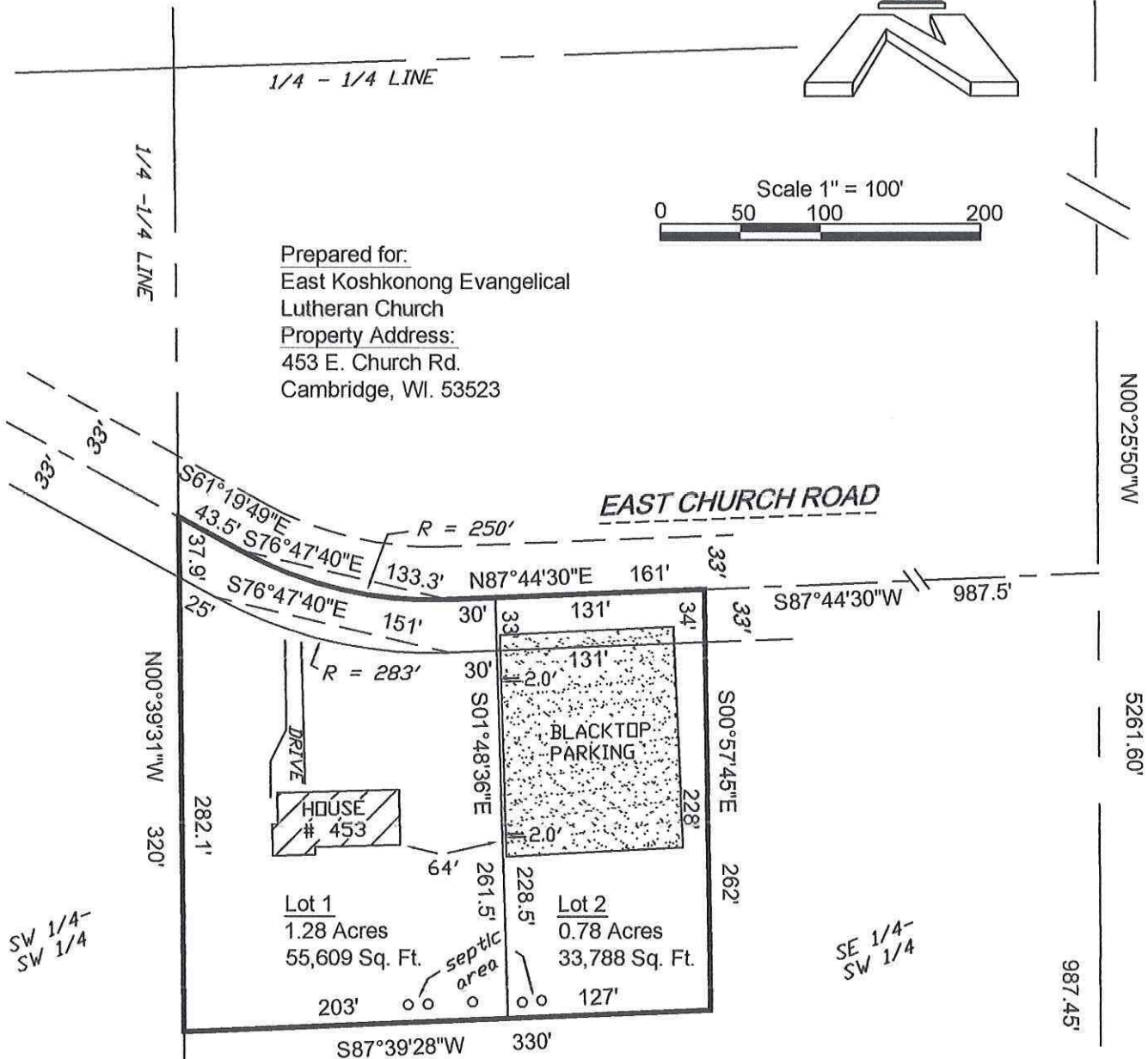
Preliminary Certified Survey

N. 1/4
SEC. 26

Part of the SE 1/4 of the SW 1/4, Section 26, T.06N., R.12E., Town of Christiana, Dane County, Wisconsin.



Prepared for:
East Koshkonong Evangelical
Lutheran Church
Property Address:
453 E. Church Rd.
Cambridge, WI. 53523



Part of the SE 1/4 of the SW 1/4, Section 26, T.06N., R.12E., Town of Christiana, Dane County, Wisconsin.

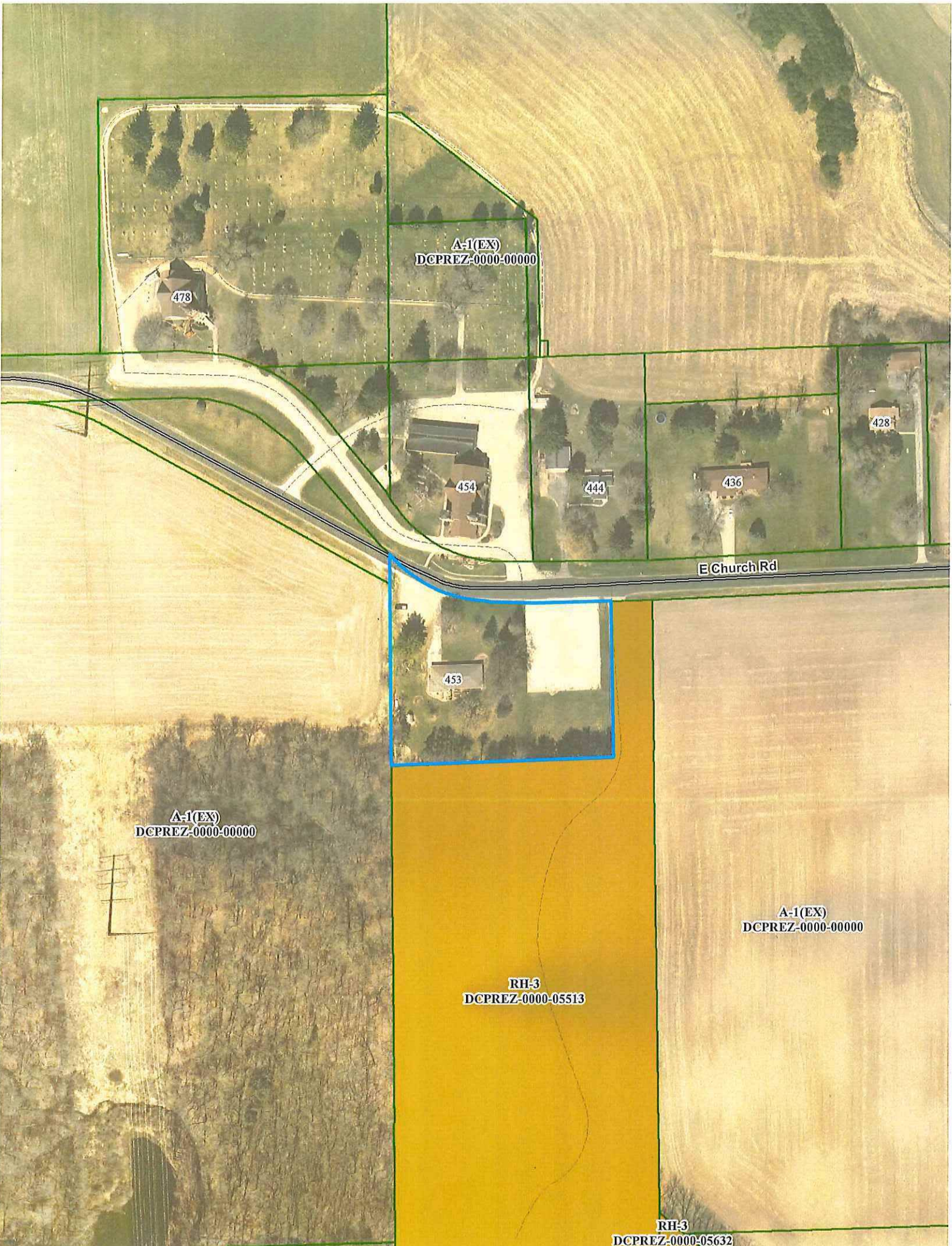
Lot 1:

Commencing at the South 1/4 corner of said Section 26; thence N00°25'50"W along the East 1/4 line, 987.45 feet; thence S87°44'30"W along the centerline of East Church Road, 1118.5 feet to the point of beginning; thence S01°48'36"E, 261.5 feet; thence S87°39'28"W, 203 feet to the West line of the SE 1/4 of the SW 1/4; thence N00°39'31"W along said West 1/4 - 1/4 line 320 feet to the centerline of said East Church Road; thence S61°19'49"E along centerline, 43.5 feet to the point of curvature of a curve to the left, said curve having a radius of 250 feet, the long chord of which bears S76°47'40"E, 133.3 feet; thence N87°44'30"E, 30 feet to the point of beginning. The above area described containing 1.28 acres or 55,609 square feet.

Lot 2:

Commencing at the South 1/4 corner of said Section 26; thence N00°25'50"W along the East 1/4 line, 987.45 feet; thence S87°44'30"W along the centerline of East Church Road, 987.5 feet to the point of beginning; thence S00°57'45"E, 262 feet; thence S87°39'28"W, 127 feet; thence N01°48'36"W, 261.5 feet to the centerline of East Church Road; thence N87°44'30"E along said centerline, 131 feet to the point of beginning. The above area described containing 0.78 acres or 33,788 square feet.

S. 1/4
SEC. 26



A-1(EX)
DCPREZ-0000-00000

478

454

444

436

428

E Church Rd

453

A-1(EX)
DCPREZ-0000-00000

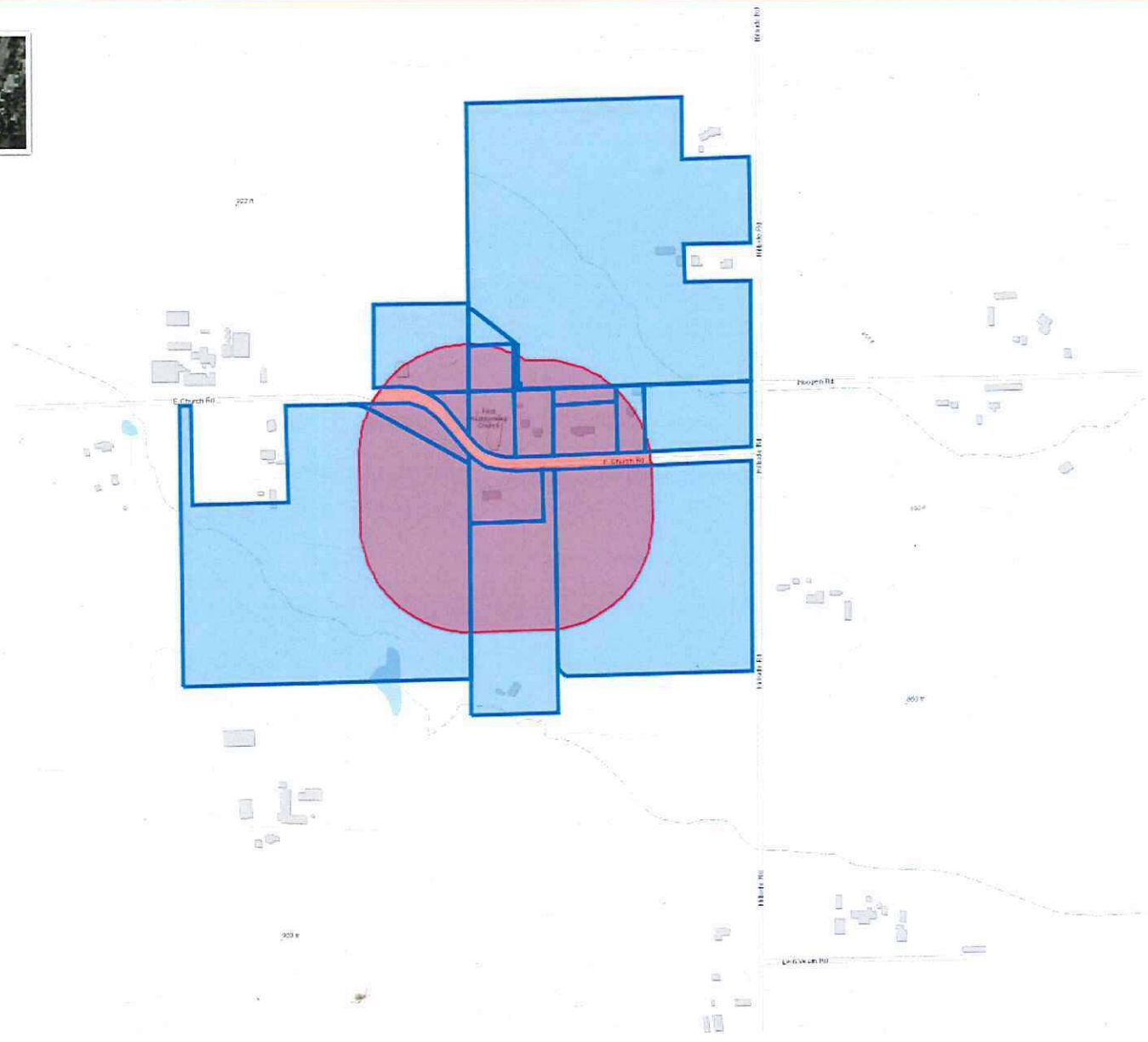
A-1(EX)
DCPREZ-0000-00000

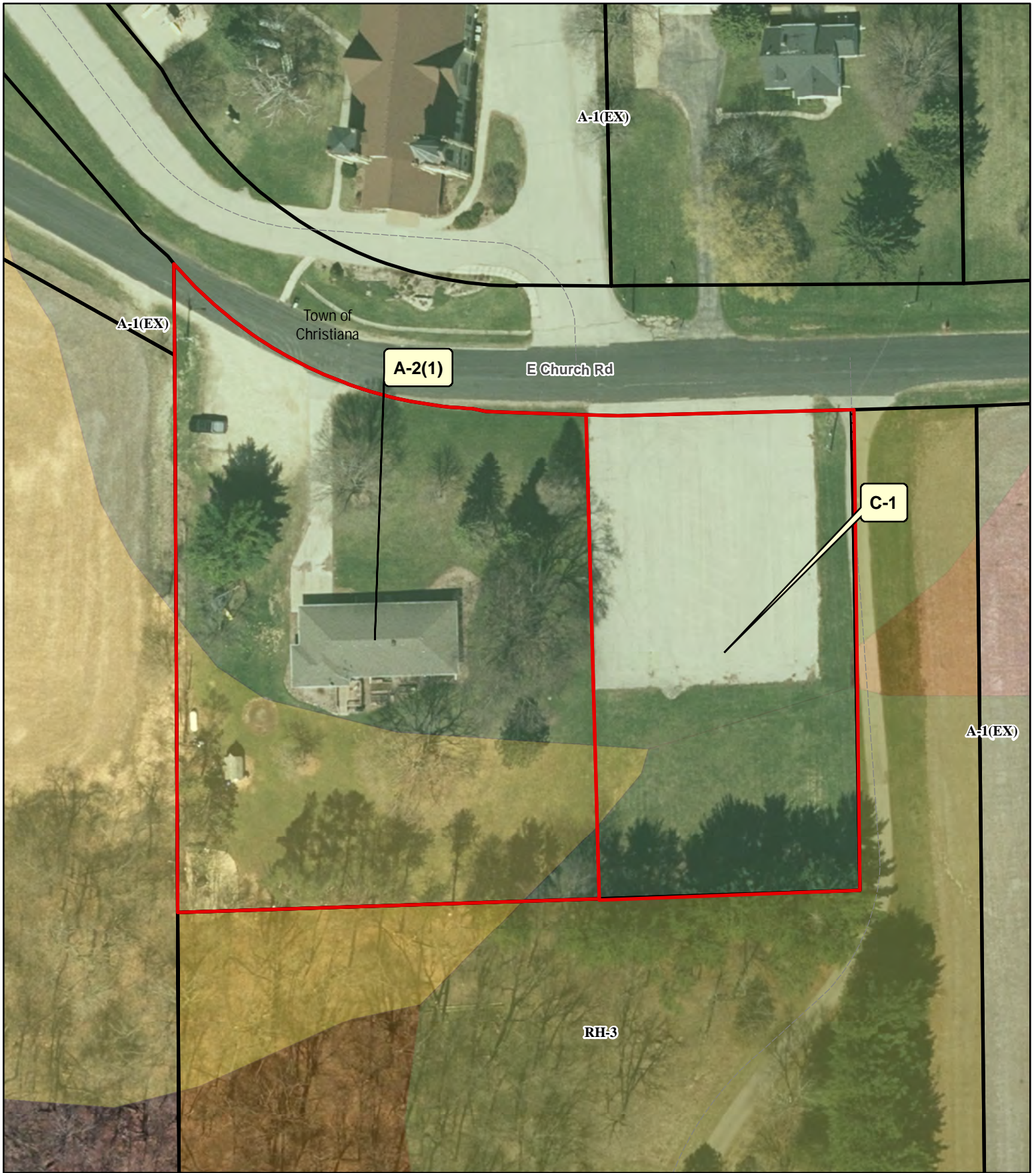
RH-3
DCPREZ-0000-05513

RH-3
DCPREZ-0000-05632







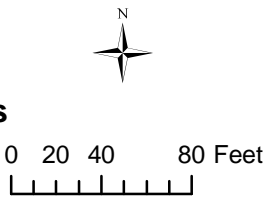
Imagery





Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11362
 EAST KOSHKONONG
 EVANGELICAL LUTHERAN
 CHURCH