

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/05/2016	DCPREZ-2016-10962
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JAMES A LOWREY	PHONE (with Area Code) (608) 334-5376	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2316 BERGE HINNY RD		ADDRESS (Number & Street)	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip)	
E-MAIL ADDRESS JIMSREALFARM@YAHOO.COM		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	
2316 BERGE HINNY		2316 BERGE HINNY ROAD			
TOWNSHIP CHRISTIANA	SECTION 21	TOWNSHIP CHRISTIANA	SECTION 21	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-212-9500-4		0612-212-8040-0			

REASON FOR REZONE	CUP DESCRIPTION
ENLARGE CURRENT RESIDENTIAL LOT.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	4.1		
A-1Ex Exclusive Ag District	A-4 Agriculture District	31.2		
RH-1 Rural Homes District	RH-2 Rural Homes District	2.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials <u>JL</u>				PRINT NAME: <u>Jim Lowrey</u>

COMMENTS: ENLARGE CURRENT RESIDENTIAL LOT.

DATE: <u>2-5-16</u>
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# TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # 10961

Dane County Zoning & Land Regulation Committee Public Hearing Date 1

Whereas, the Town Board of the Town of Christiana having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one):  Approved  Denied  Postponed

Town Planning Commission Vote: 3 In favor 0 opposed 1 abstained

Town Board Vote: 2 in favor 0 opposed 1 abstained

### THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1.  Deed restriction limiting use(s) in the \_\_\_\_\_ zoning district to only the following:  
\_\_\_\_\_
- 2.  Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 3.  Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 4.  Condition that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 5.  Other Condition(s). Please specify:  
\_\_\_\_\_

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

\_\_\_\_\_  
\_\_\_\_\_

I, Sandra Everson, as Town Clerk of the Town of \_\_\_\_\_, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on December 8, 2015.

Town Clerk Sandra Everson Date: December 10, 2015.

# TOWN OF CHRISTIANA PLAN COMMISSION APPLICATION REZONE, CONDITIONAL USE PERMIT OR LAND DIVISION

Contact Person <i>Jim Lowrey</i>	Telephone number <i>608-334-5376</i>
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## SECTION A - GENERAL INFORMATION

Applicant's name <i>Jim Lowrey</i>	Date of application <i>11-11-15</i>
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Full address  <i>2316 Berry Hwy</i>
Home telephone number <i>608-334-5376</i>
Owner's name (if different than applicant's)  <i>I don't know</i>
Full address  <i>The petition or public hearing date</i>

*I don't know  
the petition or  
public hearing date*

I, \_\_\_\_\_  
(owner's name)

this application pertains to  
the first Plan Commission meeting on  
11-11-15  
Date

Agent's name \_\_\_\_\_

## SECTION B - PROPERTY DESCRIPTION AND INFORMATION

Section <i>21</i>	¼ ¼ section <i>NE ¼ - NW ¼</i>	Parcel number <i>212-9500-4</i> <i>016/0612-212-8040-0</i>
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Parcel address  
*2316 Berry Hwy Rd Cambridge, WI 53523*

Parcel location (if no address) \_\_\_\_\_

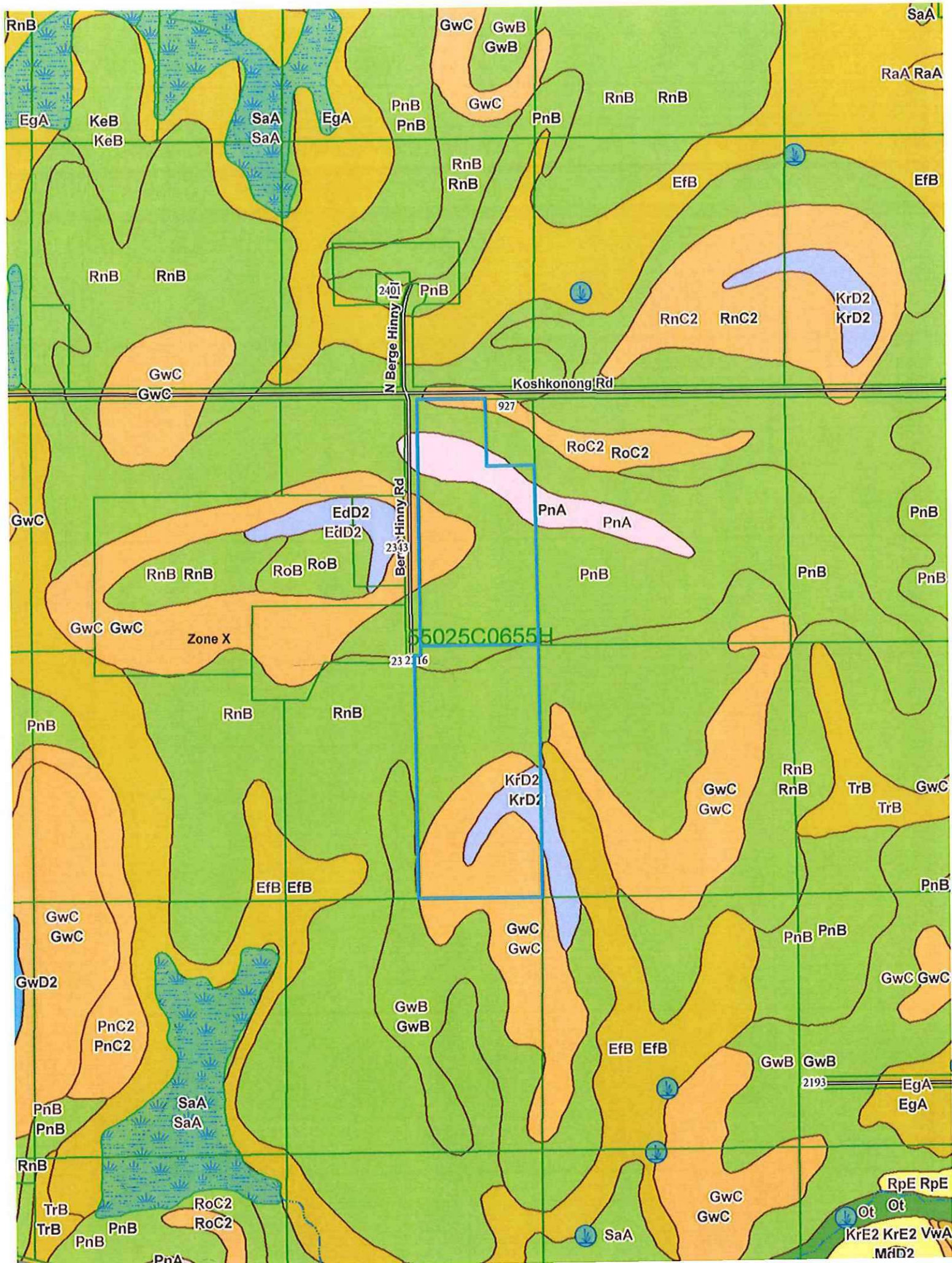
Total acres in parcel <i>35.3</i>	Total acres to be rezoned <i>4.1</i>	Present zoning <i>A1-EX</i>	Requested zoning <i>RH - A2</i>
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Intent or purpose  
*We would like to add 4 acres to our existing RH parcel, change remaining acreage to A-2*

January 27, 2016

Jim & Linda Lowrey would like to add 6 acres to there existing 2 acre RH-1 lot and rezone the entire 8 +/- acreage to the RH-2 district. The remaining 31 acres would be rezoned to the A-4 district as the property is deed restricted. If you have any questions feel free to contact me either by email or phone.

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



A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

Koshkonong Rd

927

RH-1  
DCPREZ-0000-09626

A-1(EX)  
DCPREZ-0000-00000

DR

RH-1  
DCPREZ-0000-101623

Beje, Henny Rd

A-4  
DCPREZ-0000-10101

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

RH-2  
DCPREZ-0000-10101

A-1(EX)  
DCPREZ-0000-1600-00000

RH-1  
DCPREZ-0000-09383

Zone X

6502503855H

DR

A-1(EX)  
DCPREZ-0000-00000

A-2  
DCPREZ-0000-07793



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 Jim Lowrey Agent's Name \_\_\_\_\_  
 Address 2316 Berge Hinny Rd, Cambridge Address \_\_\_\_\_  
 Phone 608-334-5376 53523 Phone \_\_\_\_\_  
 Email jimsrealfarm@yahoo.com Email \_\_\_\_\_

Town: Christiana Parcel numbers affected: 0612-212-9500-4 + 0612-212-8040-0  
 Section: 01 21 Property address or location: 2316 Berge Hinny Rd.  
 Zoning District change: (To / From / # of acres) RH-2 - From RH-1

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:  
Add to existing home lot



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: 2-4-2016

## Parcel Number - 016/0612-212-9500-4

Current

[← Parcel Parents](#)

**Summary Report**

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 21-6-12 E1/2 SE1/4 NW1/4	
Owner Names	JAMES A LOWREY LINDA K LOWREY	 
Primary Address	2316 BERGE HINNY RD	
Billing Address	2316 BERGE HINNY RD CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1 G4	
Assessment Acres	20.300	
Land Value	\$49,900.00	
Improved Value	\$317,200.00	
Total Value	\$367,100.00	

[Show Valuation Breakout](#)

### Zoning Information

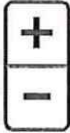
For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)
RH-1 2.06 Acres DCPREZ-0000-09383

[Zoning District Fact Sheets](#)



**Parcel Maps**



Esri, HERE, DeLorme, MapmyInd...

**DCiMap**

**Google Map**

**Bing Map**

**Tax Summary (2015)** **More +**

**E-Statement**

**E-Bill**

**E-Receipt**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$49,900.00	\$317,200.00	\$367,100.00
<b>Taxes:</b>		\$5,383.92
<b>Lottery Credit(-):</b>		\$132.91
<b>First Dollar Credit(-):</b>		\$82.28
<b>Specials(+):</b>		\$193.67
<b>Amount:</b>		\$5,362.40

**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
PRD	10/05/2005	4116868		

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: 0612-212-9500-4

By Owner Name: JAMES A LOWREY

By Owner Name: LINDA K LOWREY

[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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## Parcel Number - 016/0612-212-8040-0

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	21	NE of the NW	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 21-6-12 E1/2 NE1/4 NW1/4 EXC CSM 12104 <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	JAMES A LOWREY		
Current Co-Owner	LINDA K LOWREY		
Primary Address	<b>No parcel address available.</b>		
Billing Address	2316 BERGE HINNY RD CAMBRIDGE WI 53523		

Assessment Summary		More +
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G4 G5	
Assessment Acres	18.011	
Land Value	\$4,100.00	
Improved Value	\$0.00	
Total Value	\$4,100.00	

Show Valuation Breakout

**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**



DCiMap

**Tax Summary (2015)** More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$4,100.00	\$0.00	\$4,100.00
<b>Taxes:</b>		\$60.13
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$60.13

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
PRD	10/05/2005	4116868		

Show More ▼

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By Parcel Number: 0612-212-8040-0

By Owner Name: JAMES A LOWREY

By Owner Name: LINDA K LOWREY

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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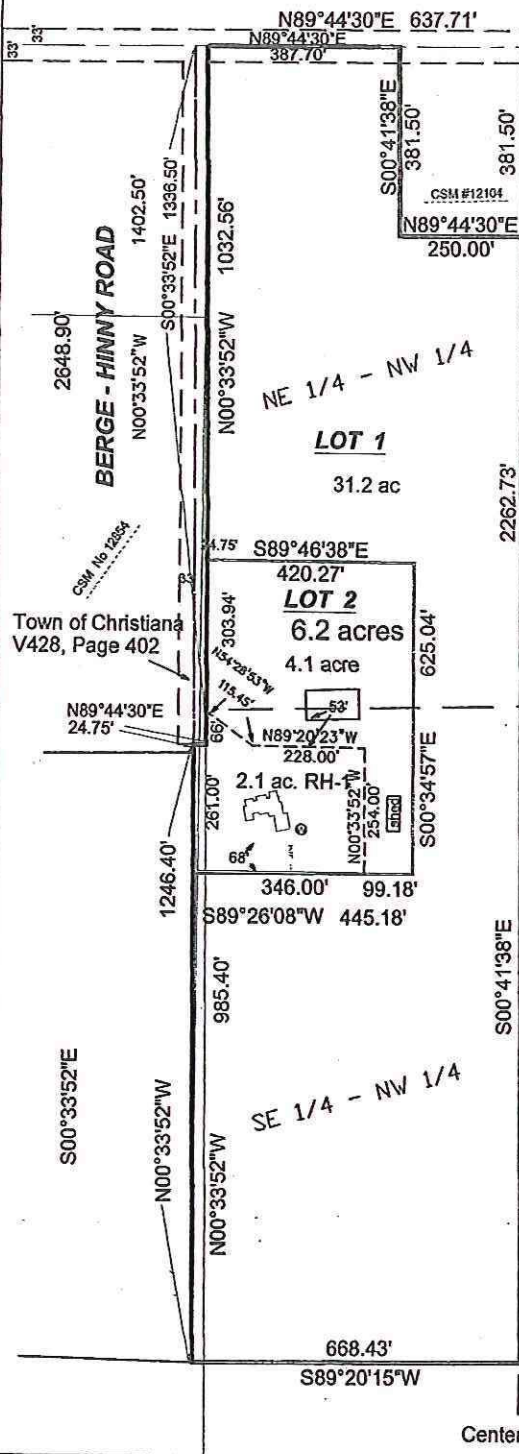
Madison, WI 53703



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# Preliminary Certified Survey Map

Part of the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 all in Section 21, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



Soils:  
Class I = 10%  
Class II = 58%  
Class III = 24%  
Class VI = 8%

North 1/4 Corner,  
Section 21

Prepared for:  
James Lowry  
2316 Berge - Hinney Road,  
Cambridge, WI. 53523, owner

**Description:**

Part of the SE 1/4 of the NW 1/4 of Section 21, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

RH-1 to A2(4); Part of LOT 2

Commencing at the N 1/4 corner of Section 21; thence S89°44'30"W, 637.71 feet to the East line of Berge-Hinney Road; thence S00°33'52"E along said East line, 1336.50 feet to the point of beginning; thence continue S00°33'52"E, 66.00 feet; thence S89°44'30"W, 24.75 feet; thence S00°33'52"E, 261.00 feet; thence N89°26'08"E, 346.00 feet; thence N00°33'52"W, 254.00 feet; thence N89°20'23"W, 228.00 feet; thence N54°28'53"W, 115.45 feet to the point of beginning. Containing 2.117 acres.

A1 - ex to A2(4); Part of LOT 2

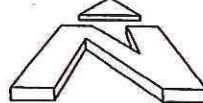
Parts of the SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, all in Section 21, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the N 1/4 corner of Section 21; thence S89°44'30"W, 637.71 feet to the East line of Berge-Hinney Road; thence S00°33'52"E along said East line, 1336.50 feet to the point of beginning; thence S54°28'53"E, 115.45 feet; thence S89°20'23"E, 228.00 feet; thence S00°33'52"E, 254.00 feet; thence N89°26'08"E, 99.18 feet; thence N00°34'57"W, 625.04 feet; thence N89°46'38"W, 420.27 feet; thence S00°33'52"E, 303.94 feet to the point of beginning. Containing 4.1 acres.

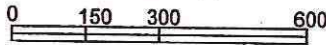
A1 - ex to A4; LOT 1

Parts of the SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, all in Section 21, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the N 1/4 corner of Section 21; thence S89°44'30"W, 250.00 feet to the point of beginning; thence continue S89°44'30"W, 387.70 feet to the East line of Berge-Hinney Road; thence S00°33'52"E along said East line, 1032.56 feet; thence S89°46'38"E, 420.27 feet; thence S00°34'57"E, 625.04 feet; thence S89°26'08"W, 445.18 feet; thence S00°33'52"E, 985.40 feet; thence N89°20'15"E, 668.43 feet; thence N00°41'38"W, 2262.73 feet; thence S89°44'30"W, 250.00 feet; thence N00°41'38"W, 381.50 feet to the point of beginning. Containing 31.2 acres.



Scale 1" = 300'



## Wisconsin Mapping, LLC

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4752-15 Date 01/05/2016  
Sheet 1 of 1