


# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/19/2017	DCPREZ-2017-11229
Public Hearing Date	C.U.P. Number
12/11/2017	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME ARINGTON TREE FARM LLC		PHONE (with Area Code) (608) 575-9673		AGENT NAME WISCONSIN MAPPING LLC		PHONE (with Area Code) (608) 764-5602	
BILLING ADDRESS (Number & Street) 2935 EVERGREEN DRIVE				ADDRESS (Number & Street) 306 WEST QUARRY STREET			
(City, State, Zip) CAMBRIDGE, WI 53523				(City, State, Zip) DEERFIELD, WI 53531			
E-MAIL ADDRESS JOE@ARINGTONTREEFARM.COM				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			
1166 TILLUNG DRIVE		1166 TILLUNG DRIVE		1167 TILLUNG DRIVE			
TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP CHRISTIANA	SECTION 8		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0612-081-8740-0		0612-081-8790-0		0612-081-9050-8			
REASON FOR REZONE				CUP DESCRIPTION			
REZONE DUE TO VACATION OF TOWN ROAD.							
FROM DISTRICT:		TO DISTRICT:		ACRES		DANE COUNTY CODE OF ORDINANCE SECTION	
A-1Ex Exclusive Ag District		A-2 (4) Agriculture District		9.2			
A-1Ex Exclusive Ag District		RH-1 Rural Homes District		.5			
RH-1 Rural Homes District		RH-2 Rural Homes District		4			
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?		INSPECTOR'S INITIALS		SIGNATURE:(Owner or Agent)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		PMK2			
Applicant Initials _____		Applicant Initials _____		Applicant Initials _____		PRINT NAME:	
COMMENTS: REZONE DUE TO VACATION OF TOWN ROAD.						DAVID RIESOP	
						DATE:	
						10/19/2017	



DANE COUNTY  
**PLANNING & DEVELOPMENT**

## Zoning Change Application

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

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 Arlington Tree Farm LLC

Agent's Name David Riesop

Address 2935 Evergreen Drive, Cambridge, WI

Address 306 West Quarry, Deerfield, WI

Phone  
(608) 575-9673

Phone  
(608) 764-5602

Email  
joe@arlingtontreefarm.com

Email  
wismapping@charter.net

Town: Christiana ☒ Parcel numbers affected: 061208187400, 189200, 185500, 190508, 187900

Section: 08 ☒ Property address or location: 1166 Tillung Drive

Zoning District change: (To / From / # of acres) A-1 ex to A2(4) = 9.2 ACRES, a-1 EX TO RH-1 = 0.6 ACRES

RH-2 / RH-1 - Lot 4

lots 243

RH-1 / A-1 Ex

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

Proposal is to vacate Tillung Drive. This would result in existing parcels under control of Arlington Tree Farm to have no frontage. An application will be made for a waiver of frontage and new csm recorded to realign the existing lots with a shared access agreement.



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

Submitted By: [Signature]

Date: 10/19/2017



**Parcel Number - 016/0612-081-8740-0****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	08	NE of the NW	
Plat Name	CSM 13007		
Block/Building			
Lot/Unit	1		
Parcel Description	LOT 1 CSM 13007 CS83/102-104 10/28/2010 F/K/A LOT 1 CSM 5210 CS23/298 R9824/62-4/14/87 & ALSO INCL & DESCR AS SEC 8-6-12 PRT NW1/4 NE1/4 & PRT NE1/4NW1/4 (3.417 ACRES) <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	MARK ROSENBERG		
Current Co-Owner	ALAINE ROSENBERG		
Primary Address	1166 TILLUNG DR		
Billing Address	1166 TILLUNG DR CAMBRIDGE WI 53523		

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4	
Assessment Acres	3.417	
Land Value	\$72,100.00	
Improved Value	\$223,600.00	
Total Value	\$295,700.00	

Show Valuation Breakout

#### Open Book

Open Book dates have passed for the year

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#### Zoning Information

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

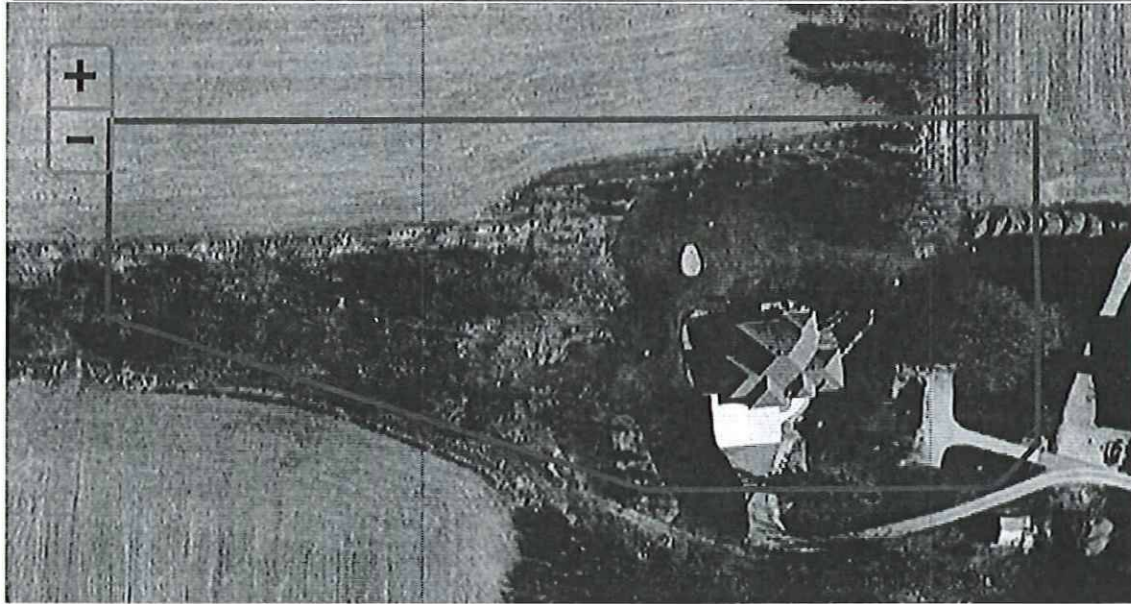
#### Zoning

RH-1 2.3 Acres DCPREZ-0000-10145

RH-1 DCPREZ-0000-04601

[Zoning District Fact Sheets](#)

## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$72,100.00	\$223,600.00	\$295,700.00
Taxes:		\$4,219.16
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$82.79
Specials(+):		\$208.67
Amount:		\$4,345.04

## District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/04/2011	4796997		

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By Parcel Number: 0612-081-8740-0

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**Parcel Number - 016/0612-081-8790-0****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	08	NW of the NE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 8-6-12 PRT NW1/4NE1/4 BEG AT NW COR LOT 1 CSM 5210 TH N00DEG40'30"E 50.0 FT TH N89DEG40'26"E 479.00 FT TH S00DEG40'38"W 184.0 FT TH S89DEG40'26"W TO SE COR CSM 5210 TH N43DEG18'00"E 42.82 FT TH N00DEG40'38"E ALG E LN SD CSM 5210 103.0 FT TO NE COR THF TH S89DEG40'26"W ALG N LN SD CSM 279.0 FT TO POB EXC CSM 13007 <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	ARINGTON TREE FARM LLC		
Primary Address	1166 TILLUNG DR		
Billing Address	% SHARED MEDICAL SERVICES 209 LIMESTONE PASS COTTAGE GROVE WI 53527		

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G7	
Assessment Acres	0.781	
Land Value	\$9,400.00	
Improved Value	\$18,200.00	
Total Value	\$27,600.00	

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#### Zoning Information

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

#### Zoning

A-1(EX) DCPREZ-0000-10145

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)



## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,400.00	\$18,200.00	\$27,600.00
Taxes:		\$393.81
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$82.79
Specials(+):		\$0.00
Amount:		\$311.02

## District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/16/2005	4054284		

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**Parcel Number - 016/0612-081-9050-8****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	08	SW of the NE	
Plat Name	CSM 04482		
Block/Building			
Lot/Unit	1		
Parcel Description	LOT 1 CSM 4482 CS19/204&205 R6103/20-9/19/84 DESCR AS SEC 8-6-12 PRT SW1/4NE1/4 (5.017 ACRES) TOG W/ESMT IN R484/269 <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	ARINGTON TREE FARM LLC		
Primary Address	1167 TILLUNG DR		
Billing Address	209 LIMESTONE PASS COTTAGE GROVE WI 53527		



Assessment Summary <span>More +</span>	
Assessment Year	2017
Valuation Classification	G1
Assessment Acres	5.017
Land Value	\$88,100.00
Improved Value	\$130,800.00
Total Value	\$218,900.00

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#### Zoning Information

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

#### Zoning

A-1(EX)

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)

## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$88,100.00	\$130,800.00	\$218,900.00
<b>Taxes:</b>		\$3,220.23
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$85.87
<b>Specials(+):</b>		\$208.67
<b>Amount:</b>		\$3,343.03

## 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
WD	09/19/2017	5358315		

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**Parcel Number - 016/0612-081-8920-0****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	08	NW of the NE	
Plat Name	CSM 13001		
Block/Building			
Lot/Unit	1		
Parcel Description	LOT 1 CSM 13001 CS83/85-86 10-14-10 DESCR AS SEC 08-06-12 PRT OF NW1/4 NE1/4 (2.267 ACRE) <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	JOEL CHESEBRO		
Current Co-Owner	JENNIFER L CHESEBRO		
Primary Address	1138 TILLUNG DR		
Billing Address	1138 TILLUNG RD CAMBRIDGE WI 53523		

Assessment Summary <span>More +</span>	
Assessment Year	2017
Valuation Classification	G1
Assessment Acres	2.267
Land Value	\$68,900.00
Improved Value	\$387,800.00
Total Value	\$456,700.00

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#### Zoning Information

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

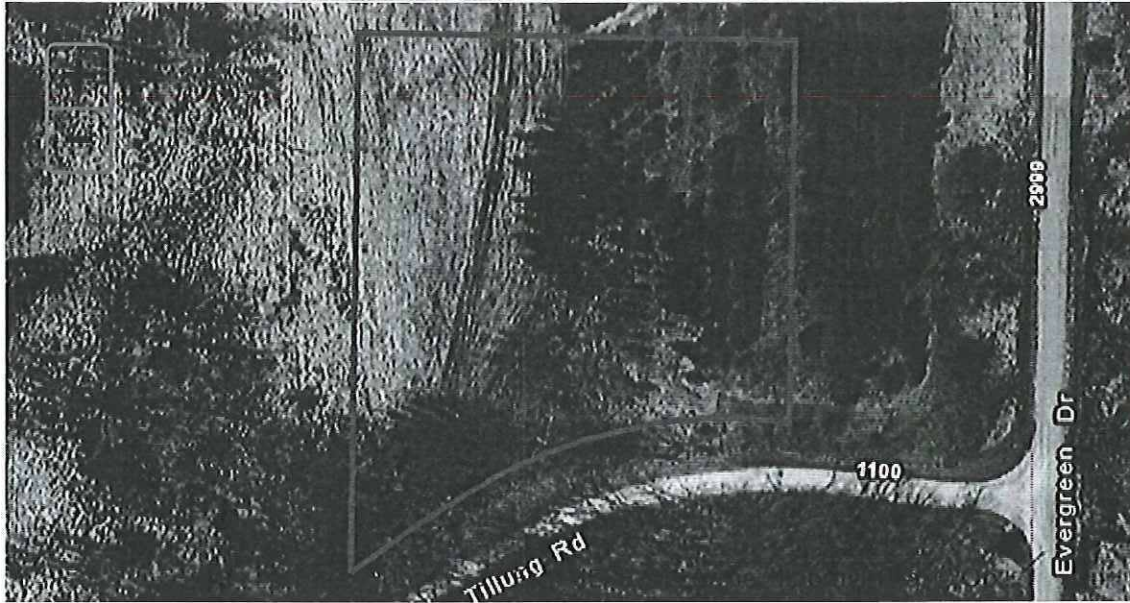
#### Zoning

RH-1 DCPREZ-0000-10145

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$68,900.00	\$387,800.00	\$456,700.00
Taxes:		\$6,516.38
Lottery Credit(-):		\$155.69
First Dollar Credit(-):		\$82.79
Specials(+):		\$8.67
Amount:		\$6,286.57

## District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE



Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/20/2011	4771491		

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**Parcel Number - 016/0612-081-8550-0****Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF CHRISTIANA		
State Municipality Code	016		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR12E	08	NW of the NE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 8-6-12 NW1/4NE1/4 EXC CSM 5210 SUBJ TO DRIVE ESMT IN R484/269 EXC DOC 2187036 (R13900/97) EXC CSM 13001 EXC CSM 13007 <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	ARINGTON TREE FARM LLC		
Primary Address	No parcel address available.		
Billing Address	209 LIMESTONE PASS COTTAGE GROVE WI 53527		

Assessment Summary		More +
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	32.810	
Land Value	\$48,000.00	
Improved Value	\$1,400.00	
Total Value	\$49,400.00	

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**Zoning Information**

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**Zoning**

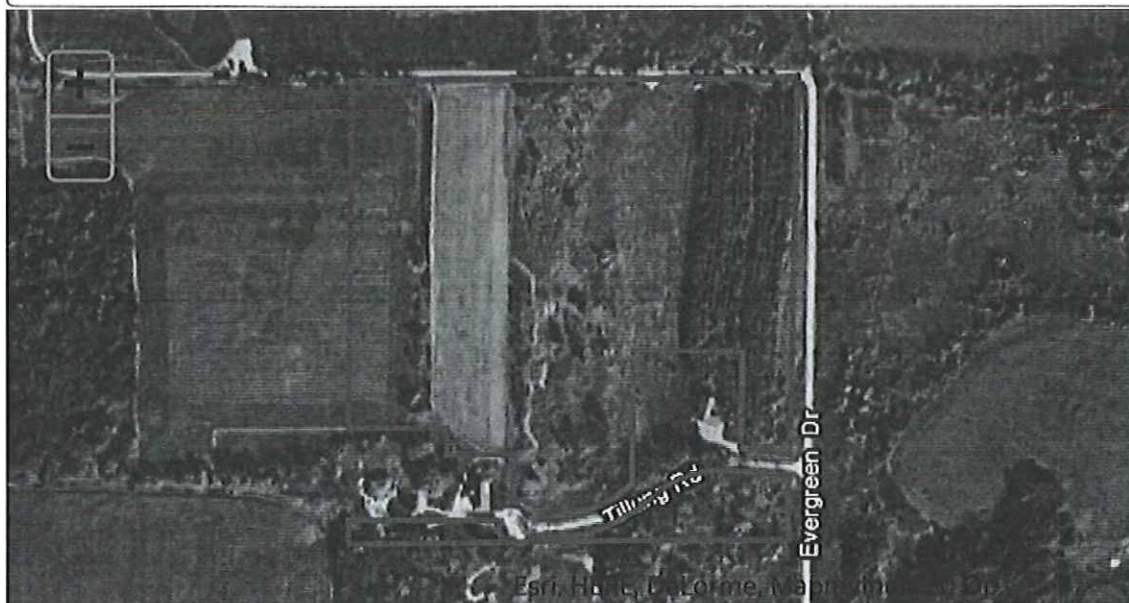
A-1(EX)

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)



## Parcel Maps



DCiMap

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$48,100.00	\$1,400.00	\$49,500.00
Taxes:		\$706.28
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$82.79
Specials(+):		\$0.00
Amount:		\$623.49

## District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	02/27/2013	4965202		

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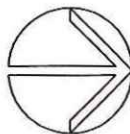
Madison, WI 53703



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Part of Dane County Certified Survey Maps 4482, 13001, and 13007,  
being in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of  
Section 8, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin

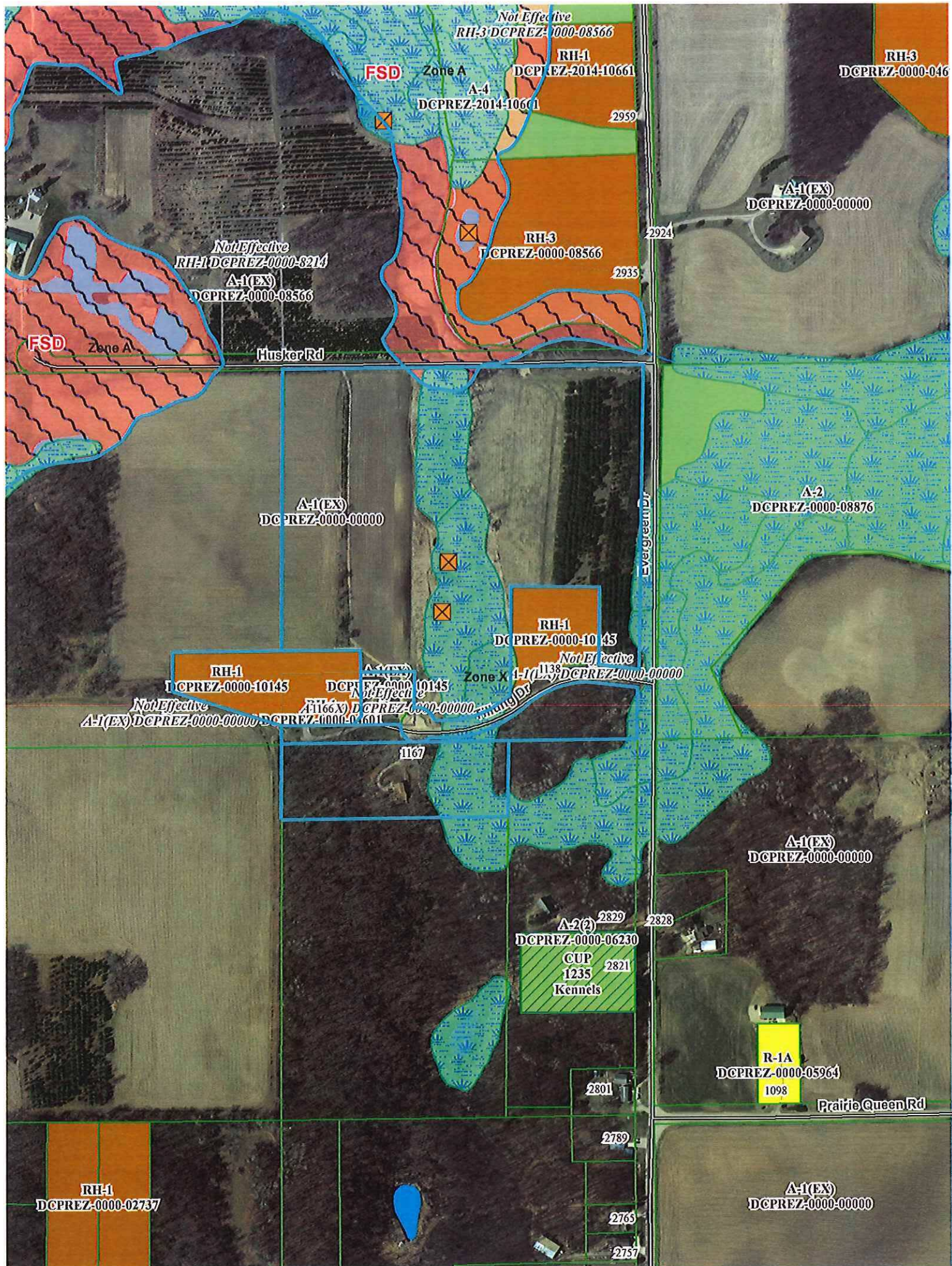
A-1 ex To A2(4)  
Part of Lot 1 of Dane county Certified Survey Map number 4482, also being parts of the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼, all in Section 8, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin:  
Beginning at the Southwest corner of Lot 1 of CSM 4482; thence North, 240 feet; thence East, 292 feet; thence North, 280 feet; thence East, 192 feet; thence South, 193; thence N82°E, 166 feet; thence N65°50'E, 412 feet; thence N82°10'E, 120 feet; thence S82°38'E, 145 feet to the West line of Evergreen Drive; thence S0°45'W, 250 feet to the South line of the NW ¼- NE ¼; thence S89°53'W, 461 feet to the Northeast corner of Lot 1 of CSM 4482; thence South, 265 feet to its Southeast corner thereof; thence West, 825 feet to the point of beginning. Containing 9.2 acres more or less.



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

Dwg. No. 5039-17 Date 9/07/2017  
 Sheet \_\_\_\_\_ of \_\_\_\_\_  
 Document No. \_\_\_\_\_  
 C.S.M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_







STEVEN WETZEL  
LAURIE SCHAMMEL  
2829 EVERGREEN DR  
CAMBRIDGE WI 53523

ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

MARK ROSENBERG  
ALAINÉ ROSENBERG  
1166 TILLUNG DR  
CAMBRIDGE WI 53523

JOEL CHESEBRO  
JENNIFER L CHESEBRO  
1138 TILLUNG RD  
CAMBRIDGE WI 53523

ROGER DEINLEIN  
2821 EVERGREEN DR  
CAMBRIDGE WI 53523

ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

MARK ROSENBERG  
ALAIN ROSENBERG  
1166 TILLUNG DR  
CAMBRIDGE WI 53523

ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

ARINGTON TREE FARM LLC  
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COTTAGE GROVE WI 53527



ARINGTON TREE FARM LLC  
209 LIMESTONE PASS  
COTTAGE GROVE WI 53527

JOEL CHESEBRO  
JENNIFER L CHESEBRO  
1138 TILLUNG RD  
CAMBRIDGE WI 53523

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MARK ROSENBERG  
ALAINE ROSENBERG  
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LAURIE SCHAMMEL  
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ROGER DEINLEIN  
2821 EVERGREEN DR  
CAMBRIDGE WI 53523

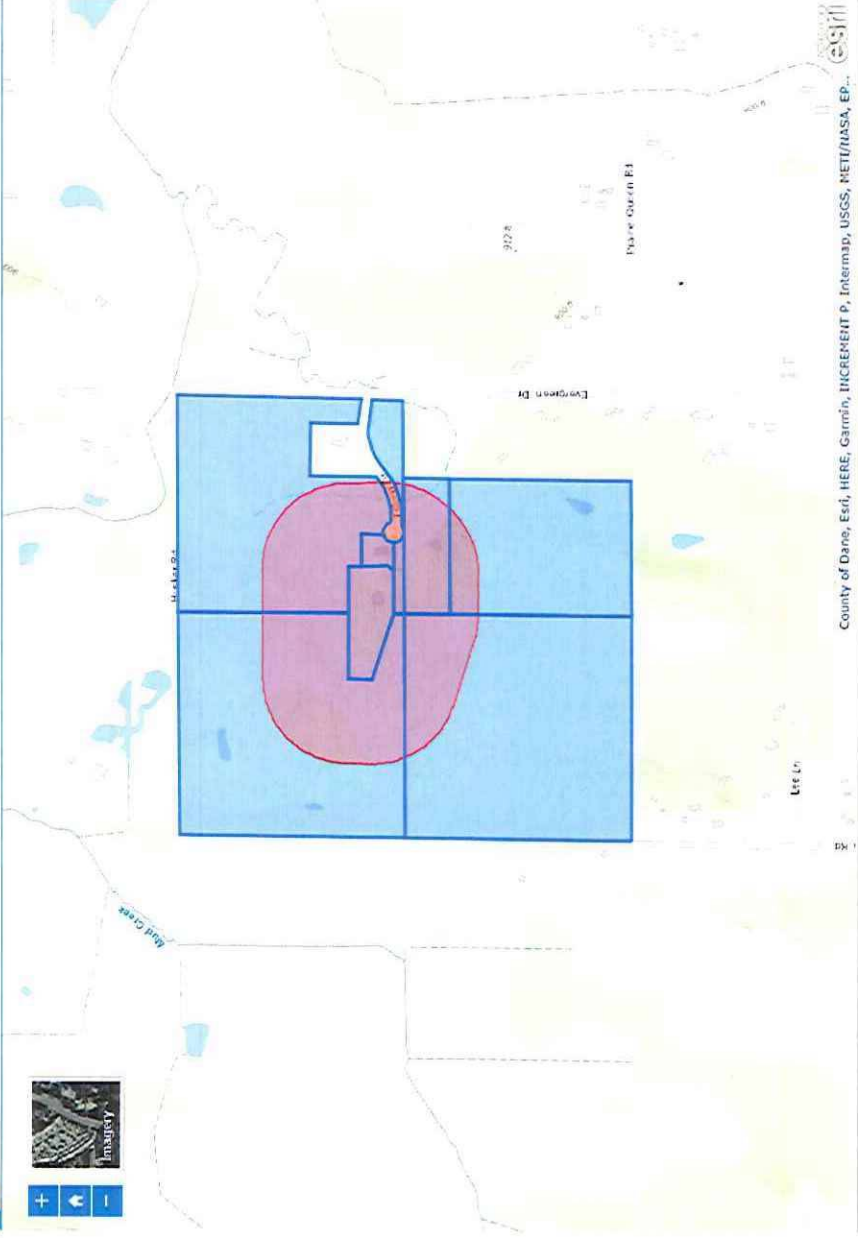
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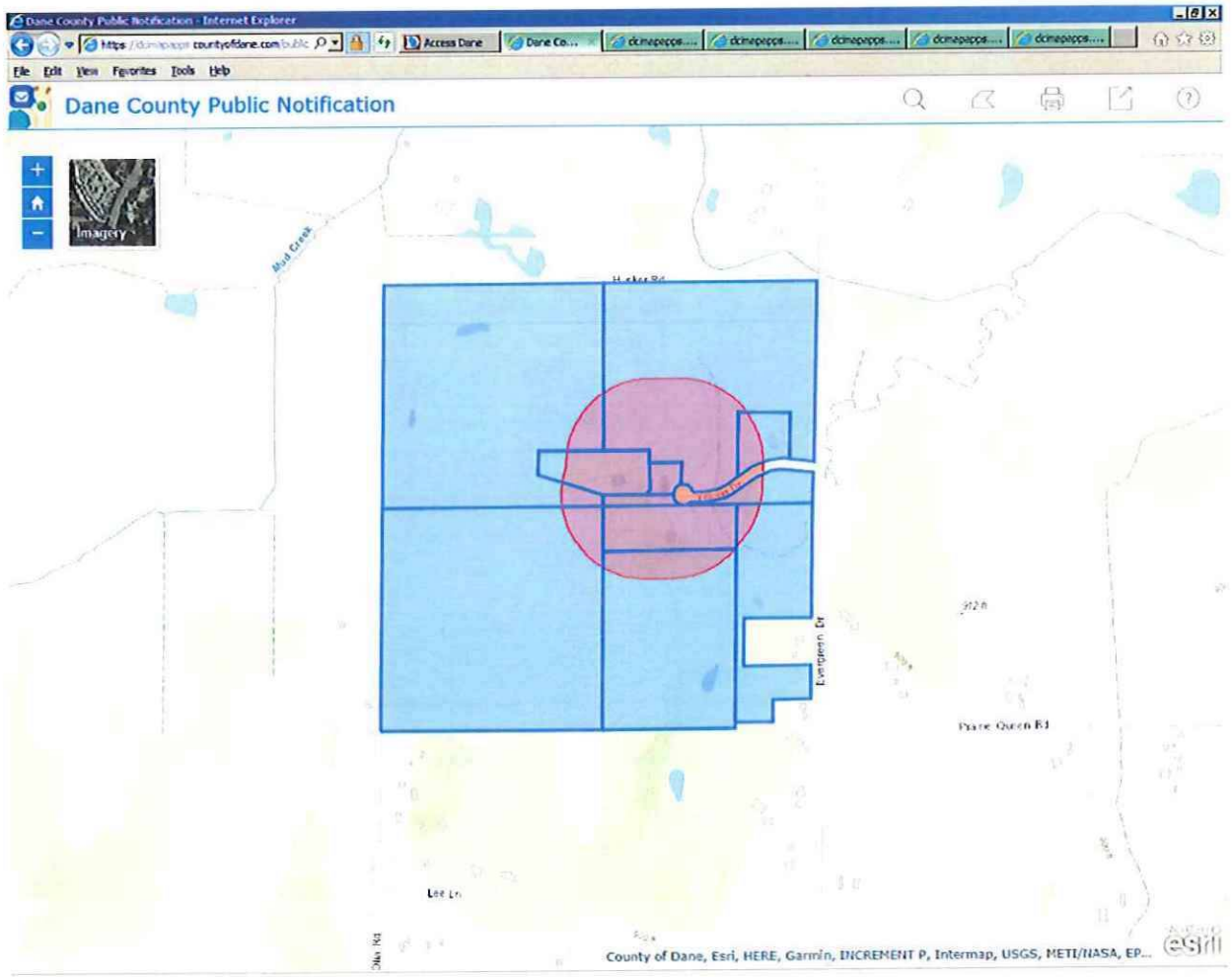
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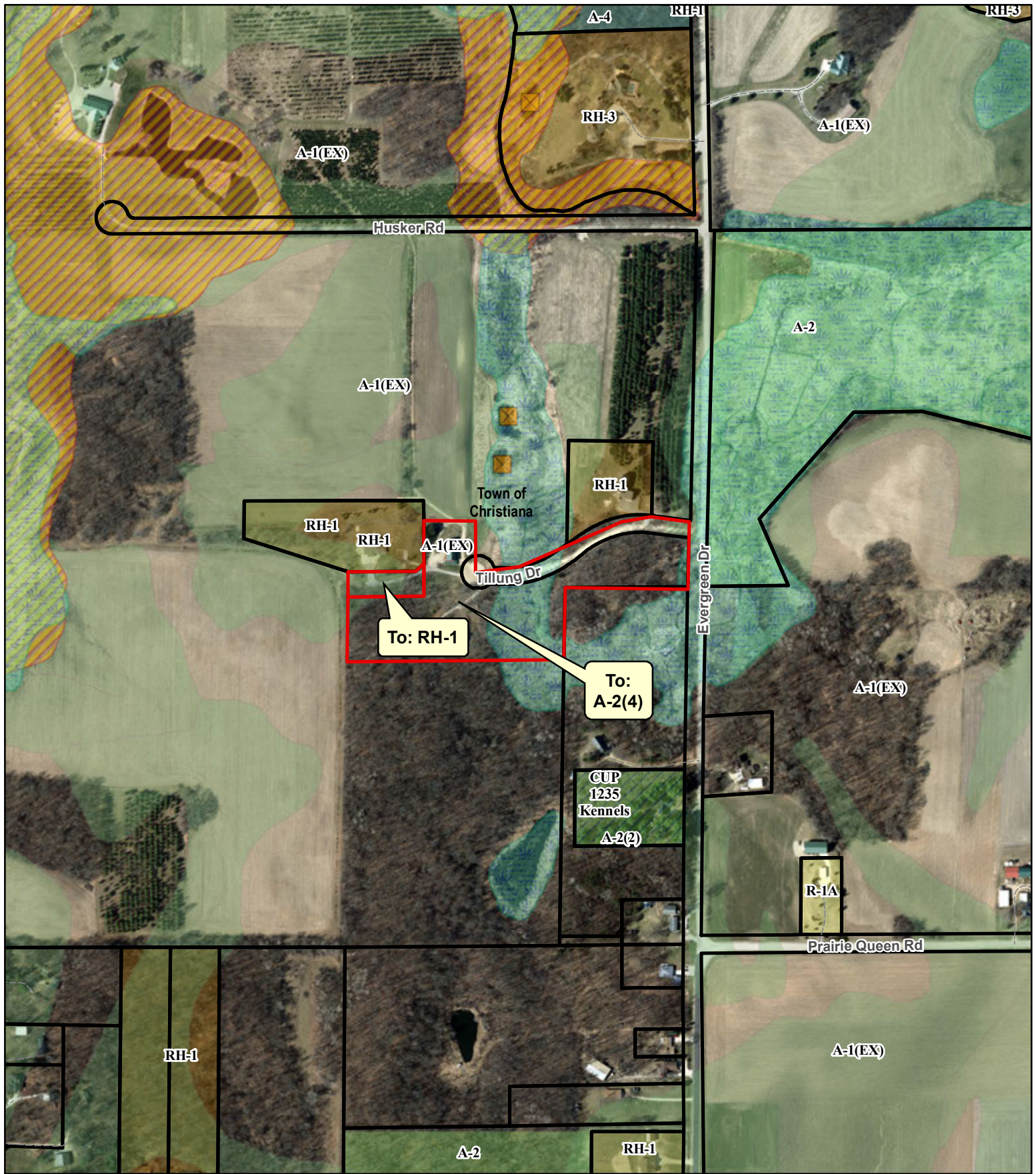
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## Legend

**Significant Soils**

**Class**

Class 1

Class 2

Floodplain

Wetland



0 165 330 660 Feet



Petition 11229  
**ARINGTON TREE FARM**  
 LLC