

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
06/05/2025	DCPREZ-2025-12188
<b>Public Hearing Date</b>	
08/26/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES LORD	PHONE (with Area Code) (608) 219-9409	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES LLC	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7364 COUNTY HIGHWAY V		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 7570 Mussen Road					
TOWNSHIP ROXBURY	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-113-8501-0					

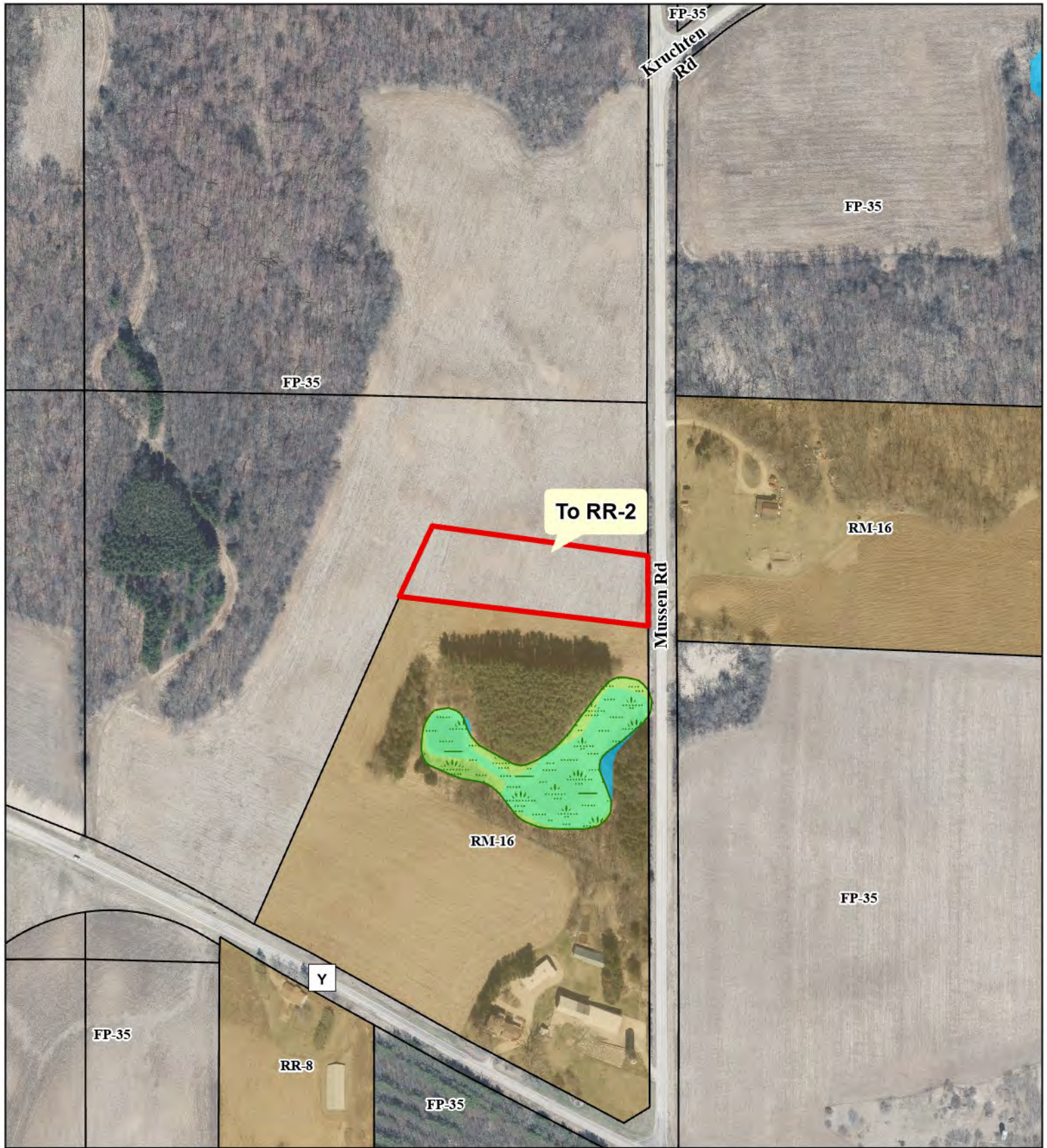
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.13

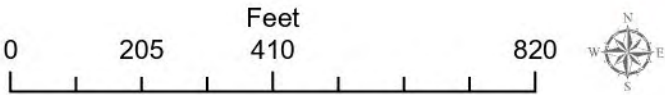
<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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COMMENTS: PROPOSED LOT IS WITHIN 1000 FEET OF A LAKE AND IS SUBJECT TO SHORELAND REGULATIONS.



**Rezone 12188**  
**JAMES LORD**

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas





**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"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	JAMES LORD	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7364 Cty Hwy V	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	LODI, WI 53555	Address (City, State, Zip):	Wauunakee, WI 53597
Email Address:		Email Address:	
Phone#:	608-219-9409	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	ROXBURY	Parcel Number(s):	0907-113-8501-0
Section:	11	Property Address or Location:	NW 1/4 OF THE SW 1/4

### 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 ☒

JAMES AND HIS SISTER OWN THIS LAND AND ARE ESTATE PLANNING TO DIVIDE UP THE LAND BETWEEN EACH OTHER. THEY HAVE 3 SPLITS AVAILABLE ON THE LAND AND EACH WANT TO KEEP 1 FOR FUTURE BUILDING. THIS SPLIT IS INTENDED TO BE SOLD OFF SO THERE IS NOT AN UNEVEN NUMBER.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.13

**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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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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

Date

6-4-25

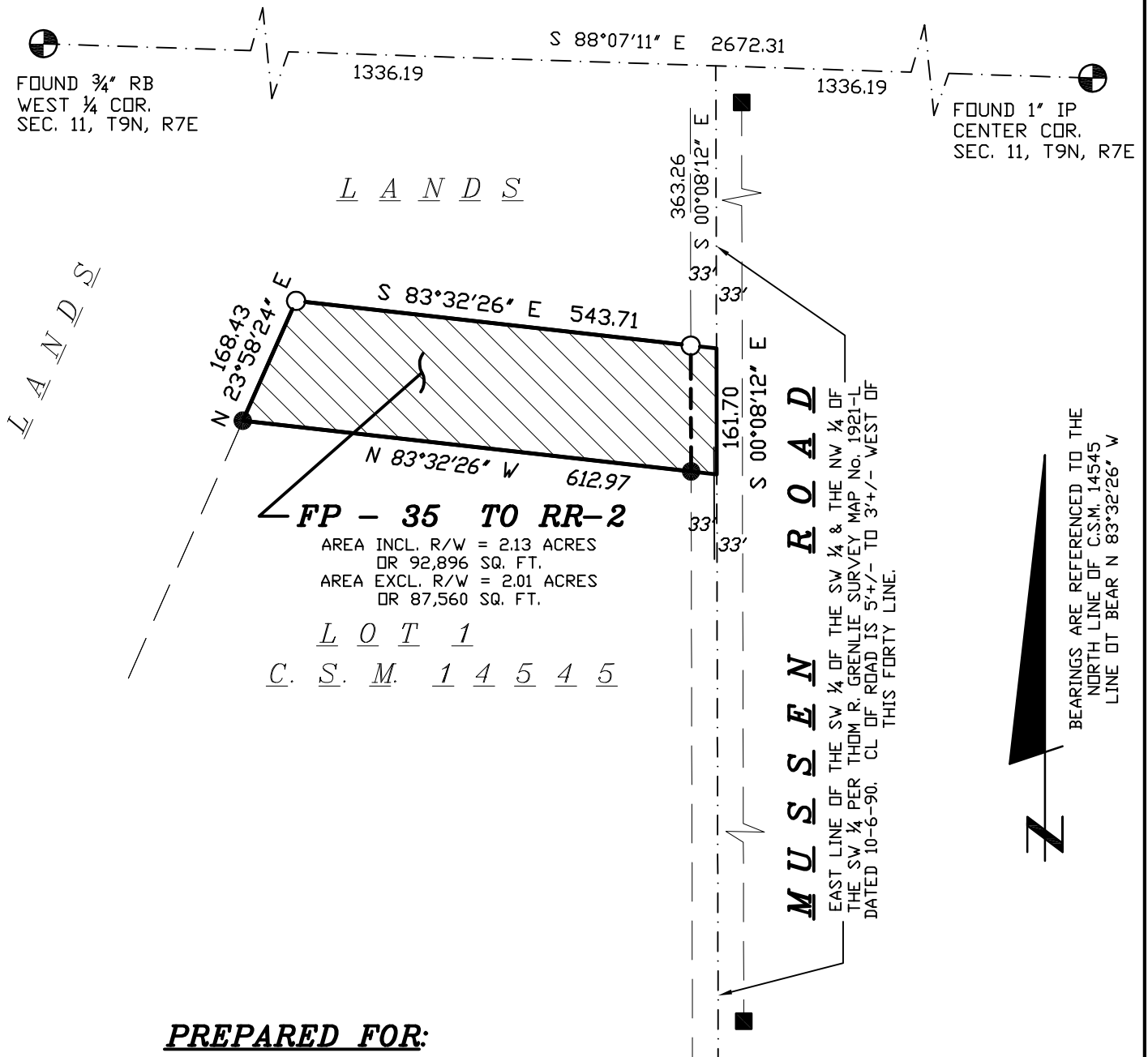


# REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

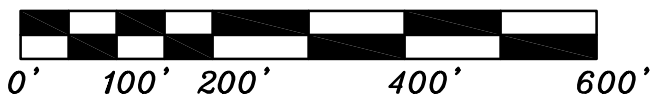
Located in the NW ¼ of the SW ¼ of Section 11, T9N R7E,  
Town of Roxbury, Dane County, Wisconsin.



## PREPARED FOR:

JAMES LORD  
7364 CTY HWY V  
LODI, WI 53555

SCALE 1" = 200'



REVISION: 4-29-2025

25W-162

## FP-35 TO RR-2

A parcel of land located in part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, being more particularly described as follows:

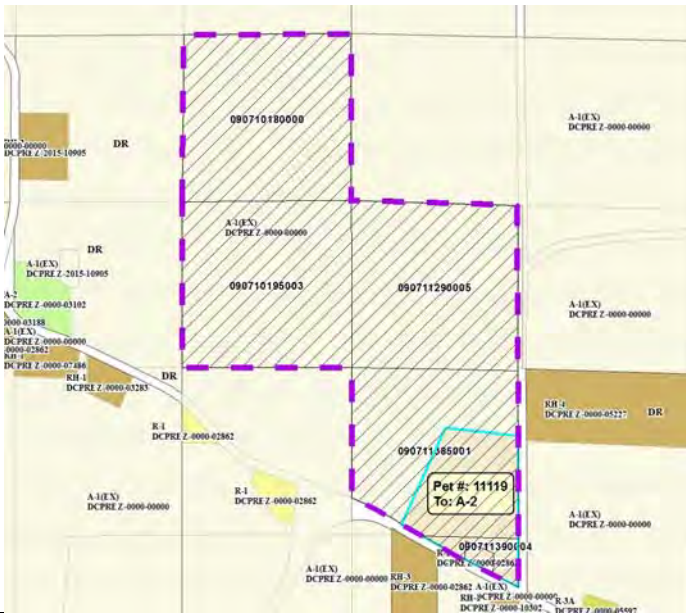
Commencing at the West  $\frac{1}{4}$  corner of said Section 11; thence S  $88^{\circ}07'11''$  E along the north line of said SW  $\frac{1}{4}$ , 1336.19 feet to the East line of said SW  $\frac{1}{4}$ ; thence S  $00^{\circ}08'12''$  E along said East line, 363.26 feet to the point of beginning.

thence continue S  $00^{\circ}08'12''$  E along said east line, 161.70 feet to the north line of Certified Survey Map No. 14545; thence N  $83^{\circ}32'26''$  W along said north line, 612.97 feet; thence N  $23^{\circ}58'24''$  E, 168.43 feet; thence S  $83^{\circ}32'26''$  E, 543.71 feet to the point of beginning. This parcel contains 2.13 acres and is subject to a road right of way of 33.00 feet over the most easterly part thereof.

# 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.

<b>Public Hearing Date</b>	04/28/2017	<b>Petition Number</b>	11119	<b>Applicant:</b>	Gary Barbian
<b>Town</b>	Roxbury	<b>A-1EX Adoption</b>	07/26/1978	<b>Orig Farm Owner</b>	D, C, & G. Barbian
<b>Section:</b>	10, 11	<b>Density Number</b>	35	<b>Original Farm Acres</b>	160.13
<b>Density Study Date</b>	04/06/2017	<b>Original Splits</b>	4.58	<b>Available Density Unit(s)</b>	3



## Reasons/Notes:

- [4] Original Housing Density Rights
- [-1] Original Farm Home, this proposal enlarges existing lot around home.
- [3] HDR's Remain with farmstead

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
090711390200	0.8	GARY G BARBIAN & CLIFFORD C BARBIAN	
090711390004	2.55	GARY G BARBIAN & CLIFFORD C BARBIAN	
090711385001	37.65	GARY G BARBIAN & CLIFFORD C BARBIAN	
090711290005	39.18	GARY G BARBIAN & CLIFFORD C BARBIAN	
090710195003	40.05	GARY G BARBIAN & CLIFFORD C BARBIAN	
090710180000	39.92	GARY G BARBIAN & CLIFFORD C BARBIAN	