

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/19/2022	DCPREZ-2022-11879
<b>Public Hearing Date</b>	
09/20/2022	

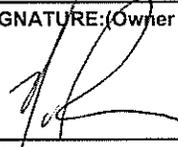
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCHOEPP INCOME TR	PHONE (with Area Code) (608) 444-9765	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8913 COUNTY HIGHWAY KP		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS dddelight38@gmail.com		E-MAIL ADDRESS noa@williamsonsurveying.com	

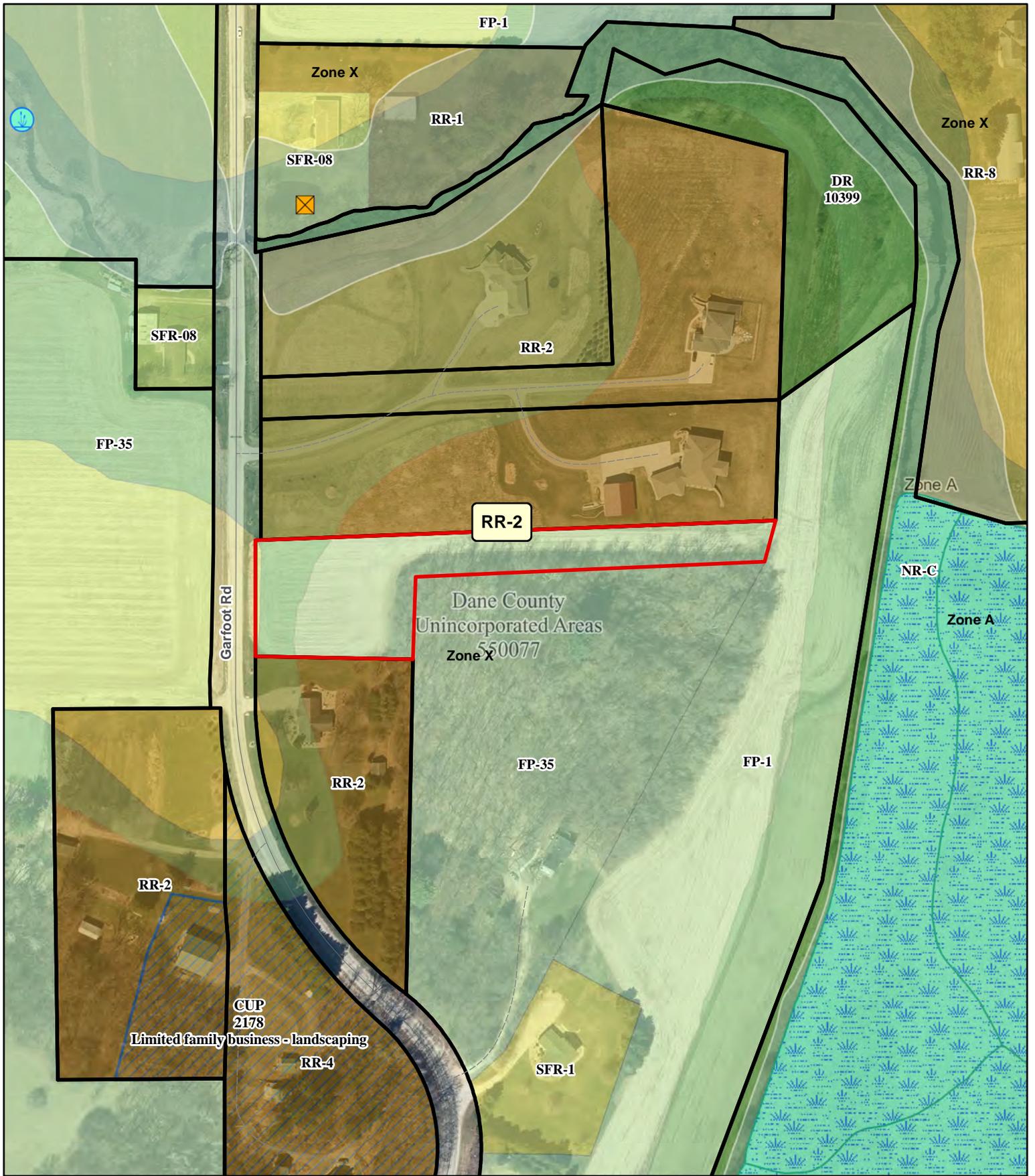
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4600 Garfoot Road					
TOWNSHIP CROSS PLAINS	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-043-8560-0					

## REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

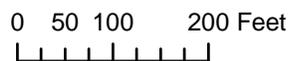
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	1.89

<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>  RUH1	<b>SIGNATURE: (Owner or Agent)</b> 
<b>PRINT NAME:</b> NOA PRIEVE				
<b>DATE:</b> 7/20/2022				



**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11879  
**SCHOEPP INCOME TR**



**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:	Schoepp Income Trust	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	8913 County Highway KP	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Cross Plains, WI 53528	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:	dddelight38@gmail.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-444-9765	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	0707-043-8560-0
Section:	4	Property Address or Location:	4600 Garfoot Road

### 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

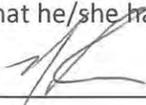
Linus and Donna Schoepp would like to transfer 1.89 acres from Lot 4 of CSM 13311 to their daughters existing lot. This is lot 1 of CSM 5657

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	same	2.0 - existing no change
FP-1	RR-2	1.89
		total new lot 3.89 - r/w

**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 7/18/22



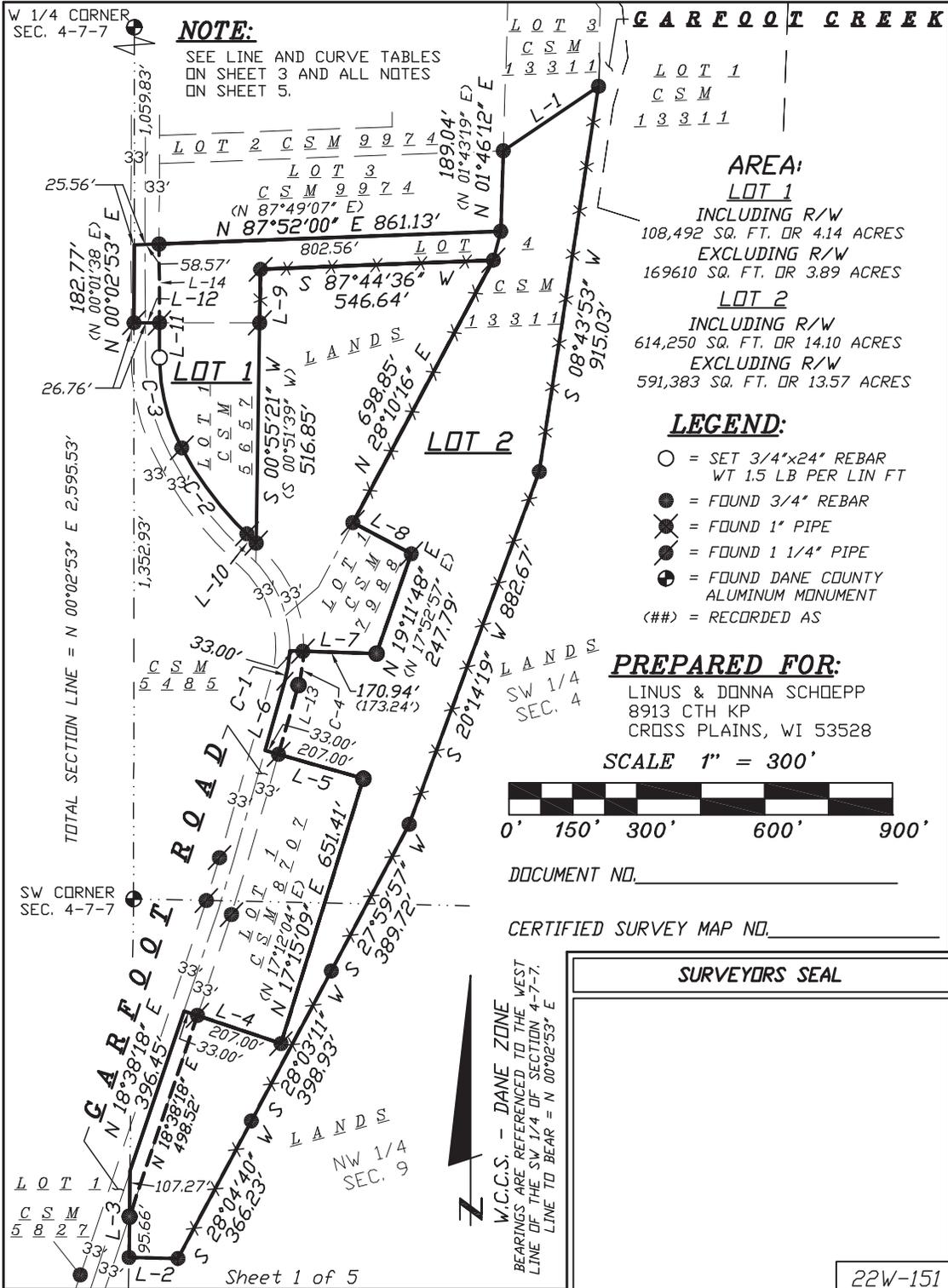


# CERTIFIED SURVEY MAP

## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Lot 1 Certified Survey Map No. 5657 and also Lot 4 Certified Survey Map No. 13311, located in part of the SW and NW 1/4's of the SW 1/4 of Section 4 and the NW 1/4 of the NW 1/4 of Section 9, all being in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



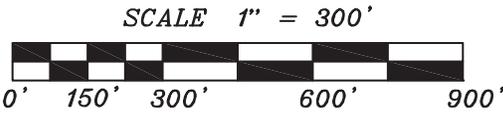
**NOTE:**  
SEE LINE AND CURVE TABLES  
ON SHEET 3 AND ALL NOTES  
ON SHEET 5.

LOT 1	CSM
13311	13311
LOT 2	CSM
13311	13311

**AREA:**  
**LOT 1**  
INCLUDING R/W  
108,492 SQ. FT. OR 4.14 ACRES  
EXCLUDING R/W  
169610 SQ. FT. OR 3.89 ACRES  
**LOT 2**  
INCLUDING R/W  
614,250 SQ. FT. OR 14.10 ACRES  
EXCLUDING R/W  
591,383 SQ. FT. OR 13.57 ACRES

- LEGEND:**
- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
  - = FOUND 3/4" REBAR
  - ⊗ = FOUND 1" PIPE
  - ⊙ = FOUND 1 1/4" PIPE
  - ⊕ = FOUND DANE COUNTY  
ALUMINUM MONUMENT
  - (##) = RECORDED AS

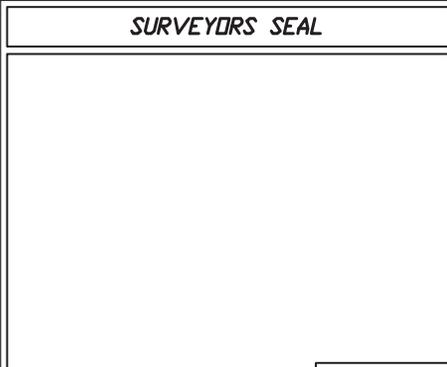
**PREPARED FOR:**  
LINUS & DONNA SCHOEPP  
8913 CTH KP  
CROSS PLAINS, WI 53528



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SURVEYORS SEAL



W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 4-7-7.  
LINE TO BEAR = N 00°02'53" E

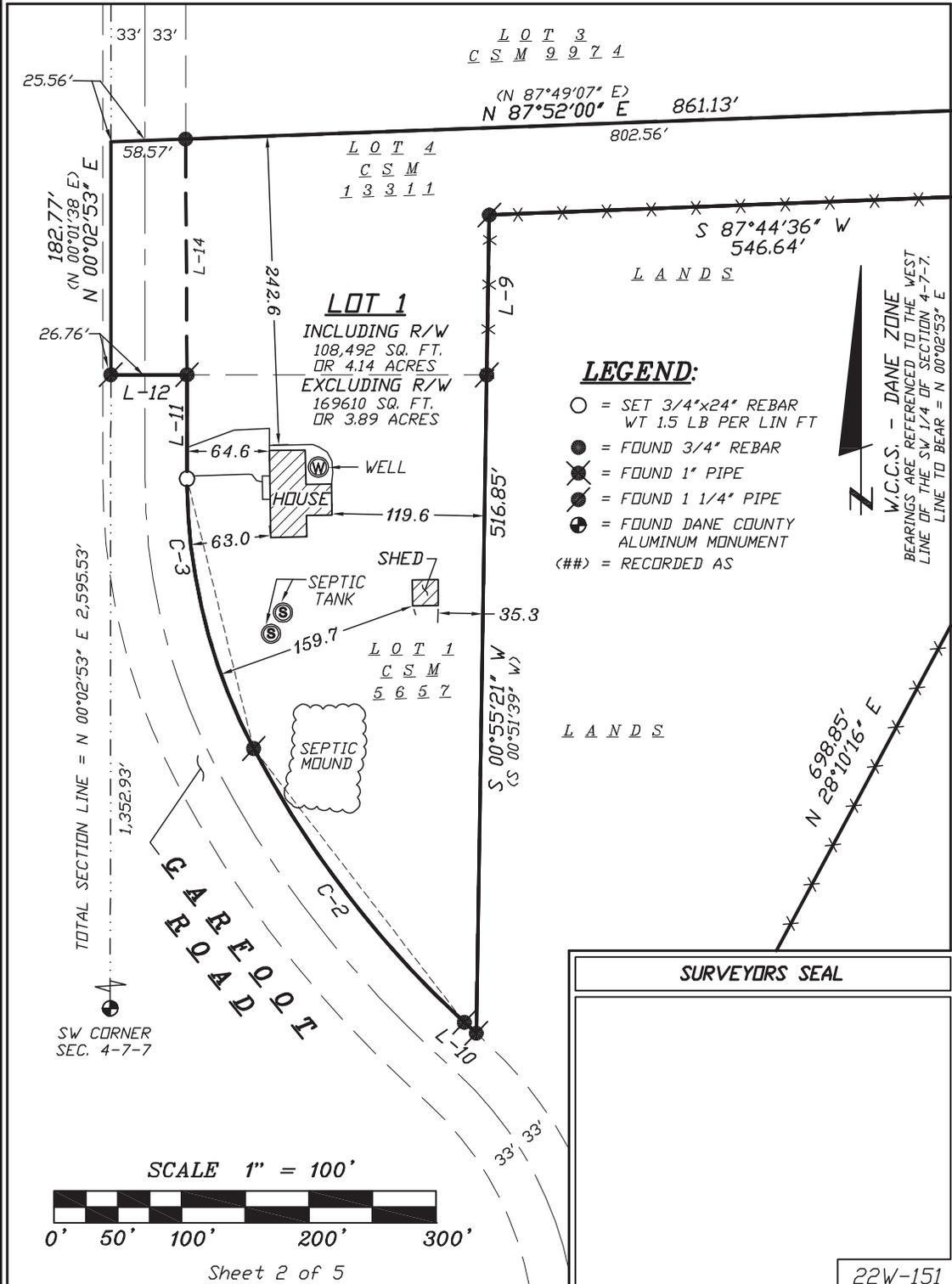


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Lot 1 Certified Survey Map No. 5657 and also Lot 4 Certified Survey Map No. 13311, located in part of the SW and NW 1/4's of the SW 1/4 of Section 4 and the NW 1/4 of the NW 1/4 of Section 9, all being in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.





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## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lot 1 Certified Survey Map No. 5657 recorded in the Dane County Register of Deeds Office in Volume 26 of Certified Surveys, Pages 178 through 180, as Document No. 2110031. Located in part of the SW and NW 1/4's of the SW 1/4 of Section 4, and also Lot 4 Certified Survey Map No. 13311, recorded in the Dane County Register of Deeds Office in Volume 86 of Certified Surveys, Pages 61 through 67, as Document No. 4887317. Located in part of the SW and NW 1/4's of the SW 1/4 of Section 4 and the NW 1/4 of the NW 1/4 of Section 9, all being in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

Total Area: 794,742 sq. ft. or 18.24 acres

Date \_\_\_\_\_

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	290.00'	N 08°51'52" E 72.29'	72.48'	14°19'09"
		(N 37°38'20" W 271.28')	(272.62')	(19°43'20")
C-2	792.00'	N 37°33'38" W 271.19'	272.53'	19°42'57"
		(N 13°54'04" W)		
C-3	454.87'	N 13°52'00" W 218.18'	220.33'	27°45'11"
C-4	323.00'	N 08°51'58" E 80.49'	80.70'	14°18'57"

## LINE TABLE:

L-#	BEARING	DIST.
L-1	N 55°56'17" E	269.97'
L-2	N 88°42'21" W	114.74'
L-3	N 00°43'16" E	202.93'
	(S 71°24'47" E)	
L-4	S 71°21'42" E	240.00'
	(N 74°00'00" W)	
L-5	N 73°56'55" W	240.00'
L-6	N 16°03'05" E	168.86'
	(S 89°36'23" E)	(206.24')
L-7	S 88°15'40" E	203.94'
	(N 63°08'55" W)	(155.53')
L-8	N 61°53'07" W	155.68'
L-9	S 00°54'13" W	125.62'
L-10	N 47°31'00" W	12.64'
L-11	N 00°00'06" E	81.57'
	(WEST)	(59.76')
		(59.73')
L-12	N 89°58'03" W	59.82'
L-13	N 16°03'05" E	168.87'
L-14	N 00°21'05" W	184.99'

SURVEYORS SEAL



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**OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
*Sheryl A. Hankel*

STATE OF WISCONSIN  
DANE COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ the above named Sheryl A. Hankel to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

\_\_\_\_\_  
*Notary Public*

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*Print Name*

**OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Schoepp Income Trust*

\_\_\_\_\_  
*Authorized Representative*

STATE OF WISCONSIN  
DANE COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
*Print Name*

*Sheet 4 of 5*

**SURVEYORS SEAL**

22W-151



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ REGISTERED LAND SURVEYORS  
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**NOTES:**

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 4, T7N, R7E.

**TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Cross Plains on this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Nancy Meinholz  
Town Clerk

**VILLAGE OF CROSS PLAINS APPROVAL**

Resolved that this certified survey map in the Town of Cross Plains is hereby acknowledged and approved by the Village of Cross Plains on this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Bobbi Zauner  
Village Clerk

**DANE COUNTY APPROVAL**

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

DOCUMENT NO. \_\_\_\_\_

**REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_ through \_\_\_\_.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

<b>SURVEYORS SEAL</b>

**FP-35 to RR-2**

A parcel being part of Lot 4 of certified survey map number 13311 located in part of the NW¼ of the SW¼ of section 4, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin being more particularly described as commencing at the West ¼ corner of said section 4; thence S 00°02'53" W, 1,059.83 feet to the point of beginning.

Thence N 87°52'00" E, 861.13 feet; thence S 14°23'42" W, 70.07 feet; thence S 87°44'36" W, 546.64 feet, Thence S 00°54'13" W, 125.62 feet; thence S 89°58'03" W 295.01 feet, thence N 00°02'53" E, 182.77 feet to the point of beginning. Said parcel contains 2.15 acres including right of way and 1.89 acres excluding right of way located over the westerly portion thereof.