

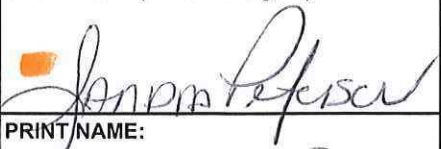

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/22/2018	DCPREZ-2018-11370
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/18/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PETERSEN REV TR, DANIEL R & SANDRAA	PHONE (with Area Code) (608) 833-7912	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7861 E OAKBROOK CIR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MADISON, WI 53717		(City, State, Zip)	
E-MAIL ADDRESS DANPETERSEN@CHARTER.NET		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	
3888 BIRCH TRAIL					
TOWNSHIP CROSS PLAINS	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-242-9000-2					

REASON FOR REZONE			CUP DESCRIPTION	
REZONE TO A-2 FOR SANITARY PLUMBING FIXTURE ALLOWANCE WITH A CUP.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	38		
R-1 Residence District	A-2 Agriculture District	2		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b> Sandora Petersen
<b>COMMENTS: REZONE TO A-2 FOR SANITARY PLUMBING FIXTURE ALLOWANCE WITH A CUP.</b>				<b>DATE:</b> 

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
10/22/2018	DCPCUP-2018-02446
<b>Public Hearing Date</b>	
12/18/2018	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME PETERSEN REV TR, DANIEL R & SANDRAA	Phone with Area Code (608) 833-7912	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 7861 E OAKBROOK CIR		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MADISON, WI 53717		(City, State, Zip)	
E-MAIL ADDRESS DANPETE@WISCONSIN-BUILT.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

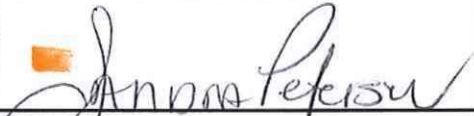
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3888 BIRCH TRAIL					
TOWNSHIP CROSS PLAINS	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-242-9000-2		---		---	

CUP DESCRIPTION
-----------------

PLUMBING SANITARY FIXTURES

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
---------------------------------------	-------

10.126(3)(x)	40
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<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials  PMK2	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b> Sandra Petersen <b>DATE:</b> 10/23/2018
---	---------------------------------	---

COMMENTS: REZONE TO A-2 FOR SANITARY PLUMBING FIXTURE ALLOWANCE WITH A CUP.



# 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 DAN PETERSEN Agent's Name \_\_\_\_\_  
 Address 7861 E. OAKBROOK CIRCLE Address \_\_\_\_\_  
MADISON, WI 53717  
 Phone \_\_\_\_\_ Phone \_\_\_\_\_  
608-833-1912  
 Email DANPETERSEN@CHARTER.NET Email \_\_\_\_\_

Town: Cross Plains Parcel numbers affected: NW 1/4 NW 1/4 0707-242-9000.2

Section: 24 Property address or location: 3888 Birch Trail

Zoning District change: (To / From / # of acres) 2 Ac RI & 38 Ac Alex To A2  
Total 40 Acres

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: COMBINE RI AND Alex TO A2 TO  
ALLOW AN ACCESSORY BUILDING AND  
CUP OF ONE TOILET IN THE ACCESSORY  
BUILDING

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Dan Petersen Date: 10/17/2018



DANE COUNTY  
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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 required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Dan & Sandy PETERSEN Agent \_\_\_\_\_  
 Address 7861 E. DAKBROOK CIRCLE Address \_\_\_\_\_  
 Phone MADISON, WISC 53717 Phone \_\_\_\_\_  
 (H) 608-833-7912 (W) 608-764-8661  
 Email DANPETE@WISCONSIN-BUILDS.COM Email \_\_\_\_\_

Parcel numbers affected: 0707-242-9000-2 Town: Cross Plains Section: 24  
NW 1/4 NW 1/4 SECTION 24 Property Address: 3888 Birch Trail  
CROSS PLAINS

Existing/ Proposed Zoning District : \_\_\_\_\_

- o Type of Activity proposed: WOODWORKING HOBBY SHOP, AND STORAGE & MAINTENANCE OF OUR OWN EQUIPMENTS & RECREATIONAL VEHICLES. PURPOSE OF CUP IS TO
- o Hours of Operation N/A REQUEST PERMISSION TO INSTALL
- o Number of employees N/A ONE SANITARY FIXTURE (TOILET) AND
- o Anticipated customers N/A ONE SINK IN THE ACCESSORY BUILDING
- o Outside storage N/A
- o Outdoor activities N/A
- o Outdoor lighting N/A
- o Outside loudspeakers N/A
- o Proposed signs N/A
- o Trash removal N/A
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 9/14/2010

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. *A Bathroom Within An Accessory Building Will Not Be Visible Or Accessible To Neighbors*
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. *See #1 Above*
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *See #1 & #6*
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. *Full And Complete Plans Are Being Developed By Our Builder / Architects*
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. *See Existing Plot Plan Showing Existing Driveway,*
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. *I Acknowledge That Sanitary Fixtures Are Not Permitted Under A1-EX Zoning. I Would Kindly Request Consideration As Mentioned In A2 or A3*

Legal Desc.



STATE BAR OF WISCONSIN FORM 2 -2003  
WARRANTY DEED

Document Number

Document Name

**THIS DEED**, made between Frederick C. Kriss, An Unmarried Individual ("Grantor," whether one or more), and Daniel R. Petersen and Sandra J. Petersen Revocable Trust

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

**The South 40 acres of the West 1/2 of the Northwest 1/4 of Section 24, Township 7 North, Range 7 East, in the Town of Cross Plains, Dane County, Wisconsin.**

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5425327  
07/16/2018 12:05 PM  
Trans Fee: 1,275.00  
Exempt #:  
Rec. Fee: 30.00  
Pages: 1

RETURN TO  
Daniel R. Petersen and Sandra J. Petersen  
Revocable Trust  
7861 E. Oakbrook Circle  
Madison, WI 53717

Tax Parcel No.:  
020-0707-242-9000-2

This is not a homestead property.

Exception to warranties: **Municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, and general taxes levied in the year of closing.**

Dated this 10 day of July, 2018.

Frederick C. Kriss  
Frederick C. Kriss

File No: 118060389

ACKNOWLEDGMENT

**SALLY DALTON**  
Notary Public - State at Large  
Kentucky  
My Commission Expires Aug. 11, 2021  
Notary ID 584858

STATE OF KENTUCKY  
FAYETTE COUNTY ) ss.

Personally came before me this 10 day of July, 2018 the above named Frederick C. Kriss to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Attorney Perry J. Armstrong

Sally Dalton  
\* Sally Dalton  
Notary Public Fayette County, KY Sally Dalton  
My Commission expires: 8/11/21

(Signatures may be authenticated or acknowledged. Both are not necessary.)

\$ 425,000.<sup>00</sup>  
- 1275.00

①

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003

\*Type name below signatures.

10/2/2018 DP

September 14, 2018

To: Greg Hyer  
Town Chair  
4296 County Road P  
Cross Plains, Wisconsin  
53528  
608-320-3243  
[tcpchair@tds.net](mailto:tcpchair@tds.net)

To: Dane County Zoning  
210 Martin Luther King Jr Dr  
Madison, Wisconsin  
53703-3342  
  
608-266-4266

From: Dan & Sandy Petersen  
7861 E. Oakbrook Circle  
Madison, Wisconsin  
53717  
(W) 608-764-8661  
(H) 608-833-7912  
(M) 608-239-4980  
[danp@wisconsin-built.com](mailto:danp@wisconsin-built.com)

Site: 3888 Birch Trail  
Cross Plains, Wisconsin  
53528  
40 acres total (See page 2)

## Town Chair & DC Zoning;

I am writing to present my request for clarification of criteria for modifying the existing property as follows:

- Existing 35-year-old, 6700 square foot home to be dismantled or demolished (only structure on the 40-acre property currently). Foundation to be removed and site reclaimed.
- Salvage and reuse the inspected well and the septic system for use in the new home.
- New 3500 square foot single story home to be design and constructed near the existing home but in a location that takes better advantage of views and the terrain. Home design and siting is currently being worked on.
- Construct an accessory building of 2,424 square feet for storing land maintenance equipment, recreational vehicles, and a hobby woodworking shop. Building to be partially heated. See plans attached.
- Accessory building to include one toilet, one laundry type tub, and a sill cock for washing vehicles etc.
- Home and accessory building to be separated by 150-250 feet (TBD)

The property is currently zoned A-1EX, with a portion zoned R-1



I am aware of the limitations on sanitary plumbing fixtures in accessory buildings as considered in A-1Ex. Zone property. If I understand correctly, A-2 does allow sanitary plumbing fixtures in some cases. I would kindly request your consideration of permitting the installation of the sanitary fixtures mentioned above, within the accessory building, as described in the **Conditional Use Application** attached. No living quarters are intended or allowed.

**CLARIFICATION PLEASE:**

Zoning A-1Ex also states a limitation of 100 feet from the existing home to the replacement home. Not knowing exactly where the new home will be sited yet, we do intend on staying in the same general area of what is noted as R-1 above map excerpt. It may or may not be within the 100 feet and need to know how literal this dimension will be enforced. I



also do not see this limitation within the A-2 Zoning. Would that allow the additional 50-100' of distance we are thinking about?

**GOALS:**

Your help to guide me through the proper application process and hoped for approvals would be appreciated... toward the following goals:

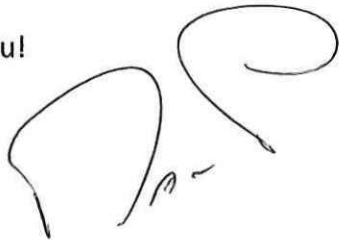
- ~~Fall of 2018~~ <sup>Spring 2019</sup>... Build the accessory building structure
- ~~Winter / Spring of 2019~~... demolish the existing house
- Spring / summer 2019 ... Build the new house and regrade site, and final landscaping.
- Spring/ Summer 2019 run water, septic, and power from existing locations to the accessory building and new home.
- Fall 2019 ..... occupy the new home

**SUMMARY:**

I am submitting this Conditional Use Application simultaneously to Dane County Zoning (walk-in), and by regular mail to Cross Plains Township Chair Greg Hyer. Please advise who I can expect next instructions from, and any critical dates and information requirements that I may have overlooked.

Last question is .... Can I apply for a building permit prior to CUP being finalized?

Thank you!

A handwritten signature in black ink, appearing to be 'D. S.', written in a cursive style.

File. DP

### Town of Cross Plains Land Use Petition Application

<b>OFFICIAL USE ONLY</b>	
Dane County Application Petition #: _____	
Site Visit Date: _____	
Plan Commission Meeting Date: _____	
Town Board Meeting Date: _____	

**Petitioner:**

Petitioner's Name: <u>DAN PETERSEN</u>		Date: <u>10/4/2018</u>
Petitioner's Address: <u>7861 E. OAKBROOK CIRCLE MADISON, WI 53717</u>		Email Address: <u>DANP@WISCONSIN-BUILD.COM</u> <u>DANPETERSEN@CHARTER.NET</u>
Home Phone: <u>608-833-7912</u>	Work Phone: <u>608-764-8661</u>	FAX: <u>608-764-8664</u>

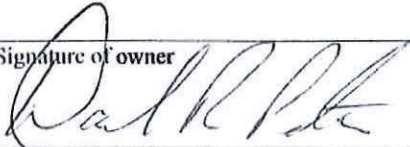
**Owner:**

Owner's Name (if different from petitioner): <u>DAN PETERSEN</u>	Home Phone: <u>608-833-7912</u>
--	---------------------------------

Full Address: 7861 E. OAKBROOK CIRCLE, MADISON, WI, 53717

I, DAN PETERSEN, authorize and agree to \_\_\_\_\_  
(owner's name) (petitioner's name)

submitting this petition pertaining to land I own in the Town of Cross Plains.

Signature of owner: 	Date: <u>10/4/2018</u>
---	------------------------

**Agent:**

Agent's Name: <u>N/A</u>	Phone: _____
Address: _____	

**Property information (separate copy for each parcel):**

Section: <u>24</u>	Parcel Number: <u>NW 1/4 NW 1/4</u>	Acres in Parcel: <u>40</u>	Acres to be rezoned: _____	Present zoning: <u>Alex R1</u>	New zoning: <u>A2</u>
Section: _____	Parcel Number: _____	Acres in Parcel: _____	Acres to be rezoned: _____	Present zoning: _____	New zoning: _____
Section: _____	Parcel Number: _____	Acres in Parcel: _____	Acres to be rezoned: _____	Present zoning: _____	New zoning: _____

Parcel address (if available): 3888 BIRCH TRAIL, CROSS PLAINS, WI, 53528

Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan):  
 \_\_\_\_\_  
 \_\_\_\_\_

Property information cont'd:

Is there a house or building on this parcel now? YES NO  
 Have you previously submitted an application to rezone this parcel? YES NO  
 Is this the original tract of land from December, 1981? YES NO - ?  
 Has the property been previously rezoned? YES NO R-1 ≈ 1983 PARTIAL  
 If yes, how many times? ONCE  
 Are there any deed restrictions on the property? YES NO  
 How many acres do you own on the parcel you are requesting a split to be taken from?

How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners? ONE 500 ATTACHED, #2874

Explain land divisions, provide dates and attach documentation. N/A

If this is a petition for a Land Use Plan Map amendment, attach a legal description of the parcel.  
 Attach a map of the parcel as it currently exists, showing public roads. ✓  
 Attach a preliminary map of the parcel(s) as they would exist under the proposed change.  
 The division of this parcel will create how many lots, parcels or building sites? N/A  
 Have you made an application for this change with Dane County? YES NO IN PROCESS

**Conditional Use Permit (CUP), Variance and/or Special Exemption**

Are you requesting: CUP VARIANCE OTHER  
 Is there presently a: CUP VARIANCE OTHER N/A

Please explain: A2 WOULD ALLOW FLEXIBILITY IN LOCATING AN ACCESSORY BUILDING.

Intent or purpose: A2 WOULD ALLOW CONSIDERATION OF A SANITARY FIXTURE IN AN ACCESSORY BUILDING. I AM REQUESTING PERMISSION FOR A TOILET & SINK ONLY, NO LIVING QUARTERS

**Applicant's Statement:**

If additional parcels are involved in this petition under ownership the same or different from the owners listed above, please provide the information requested above for each owner and the parcel(s) individually owned on a duplicate of this form.

I attest that all the information on this form is accurate.

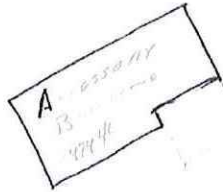


Signature of applicant

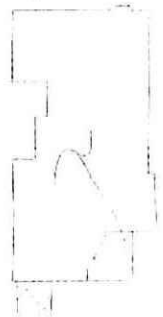
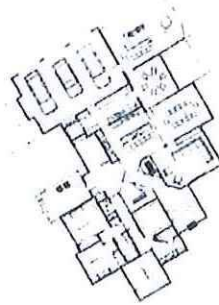
10/4/2018  
Date

Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.  
 Five additional sets of copies should be sent to the Clerk of the Town of Cross Plains.

1 **Sitework Plan**  
SCALE: 1" = 20'-0" when printed @ 11x17"



EXISTING DRIVE



FORUM  
IP 8/21/08



New Home for  
**Dan & Sarah Petersen**  
3680 Birch Trail, C      Hins, PA, 53520

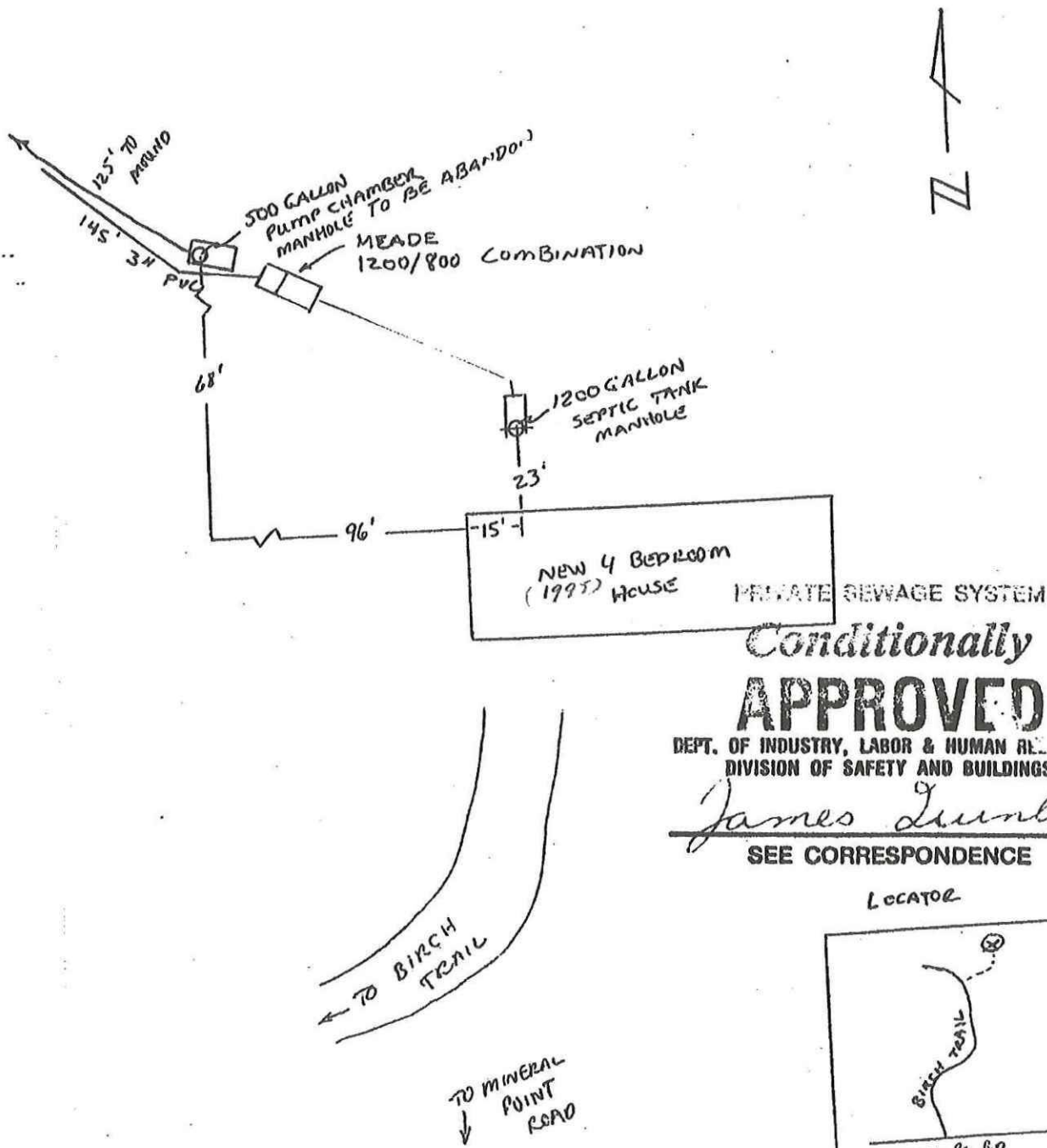


**Concept Design**  
Not for Construction

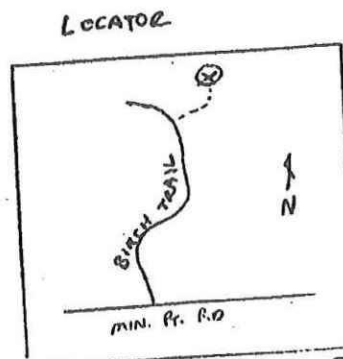
© 2008 Bouril Design Studio, LLC  
This drawing is the property of Bouril Design Studio, LLC  
It is to be used only for the project and location specified on the title block.  
No part of this drawing may be reproduced or transmitted in any form or by any means  
without the prior written permission of Bouril Design Studio, LLC.

Owner Frederick Kiss  
3888 Birch Tr,  
Cross Plains Wis

Signature Robert W. [Signature] License Number APRSW Date 2-18-95  
529

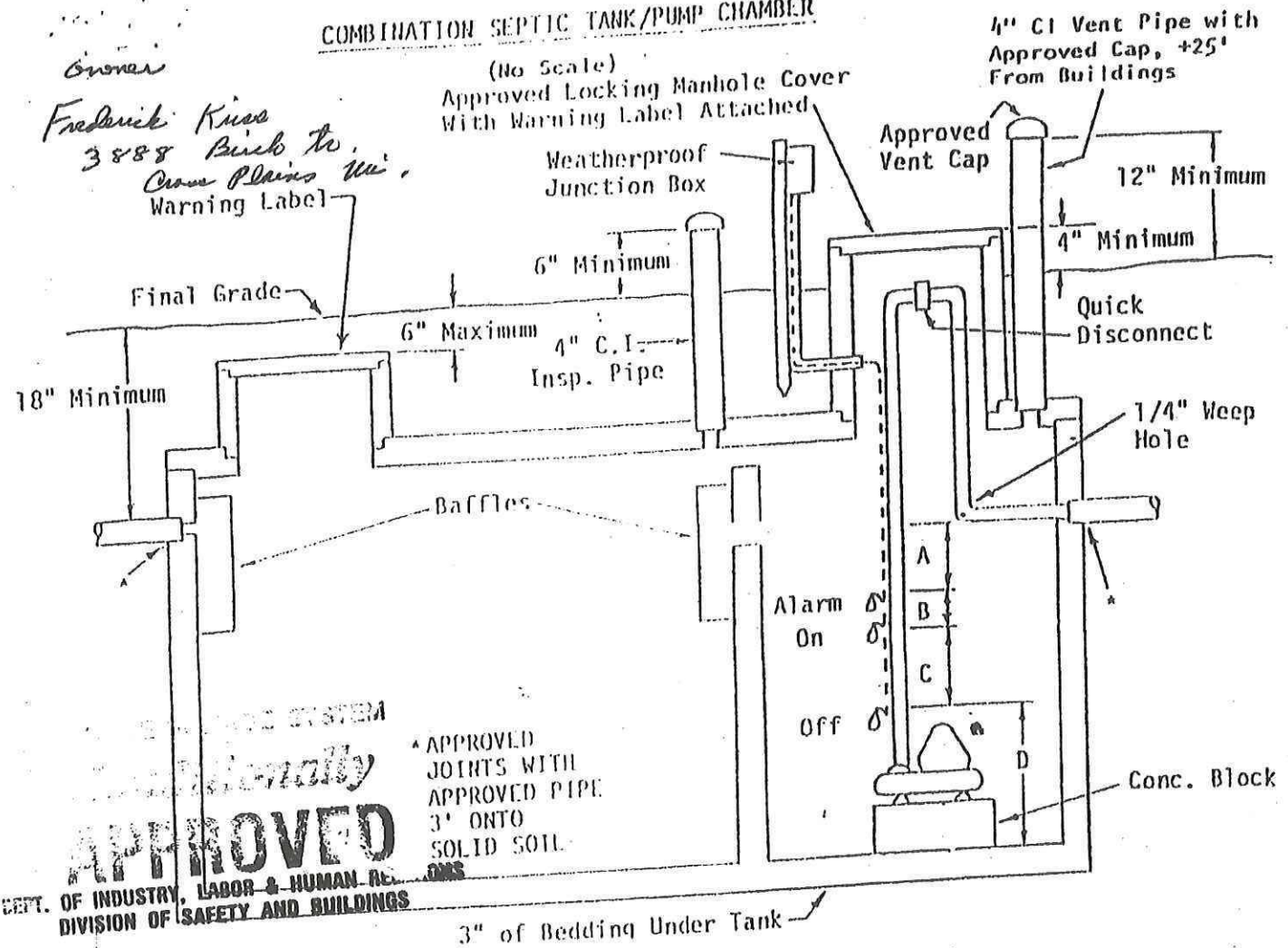


**Conditionally APPROVED**  
DEPT. OF INDUSTRY, LABOR & HUMAN RESOURCES  
DIVISION OF SAFETY AND BUILDINGS  
James [Signature]  
SEE CORRESPONDENCE



S95-00352

**COMBINATION SEPTIC TANK/PUMP CHAMBER**



DEPT. OF INDUSTRY, LABOR & HUMAN RESOURCES  
 DIVISION OF SAFETY AND BUILDINGS  
**APPROVED**

\* APPROVED JOINTS WITH APPROVED PIPE 3" ONTO SOLID SOIL

3" of Bedding Under Tank

Note: **SEE CORRESPONDENCE** Separate Circuits

Number of Doses: 3 Per Day  
 Gallons Per Day/# of Doses: 200 Gallons  
 Volume of Backflow: ..... + 0 Gallons  
 Total Dose Volume: ..... = 200 Gallons

Tank Manufacturer: MEADE  
 Tank Size-Septic/Pump: 1200/800 Gallons  
 Alarm Manufacturer: An Approved  
 Model Number: ALARM WILL BE  
 Switch Type: INSTALL  
 Pump Manufacturer: PEABODY BARNES  
 Model Number: SE 411  
 Minimum Discharge Rate: 78 GPM

Capacities: A 27 1/4 inches or 434 Gallons  
 + B 2 inches or 32 Gallons  
 + C 13 inches or 206 Gallons  
 + D 8 inches or 128 Gallons  
 Total..... = 50 1/4 inches or 800 Gallons

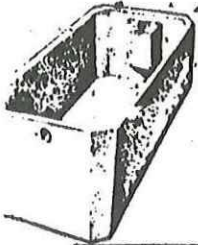
Vertical Difference Between Pump Off and Distribution Pipe: 0 feet  
 Minimum Required Supply Pressure: ..... 2.5 feet  
145 feet of Force Main Friction Factor/100 Feet: 1.9 feet  
3 Inch Diameter Force Main

Total Dynamic Head: ... = 4.4 feet

Internal Tank Dimensions: Length 50 1/2" ; Width 70" ; Liquid Depth 50 1/4"

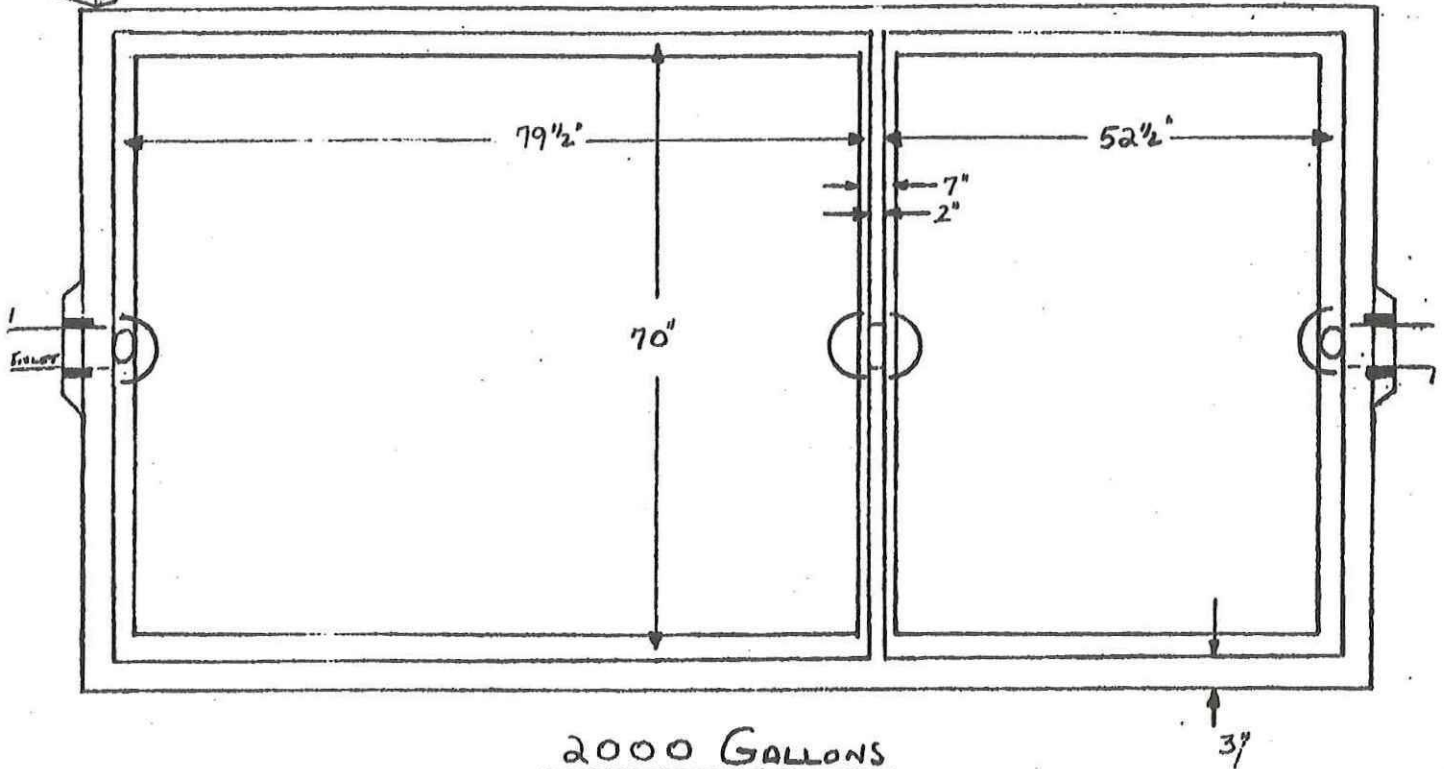
Signature Robert W. [unclear] License Number MARSW Date 2-18-95  
529

**S95-00352**



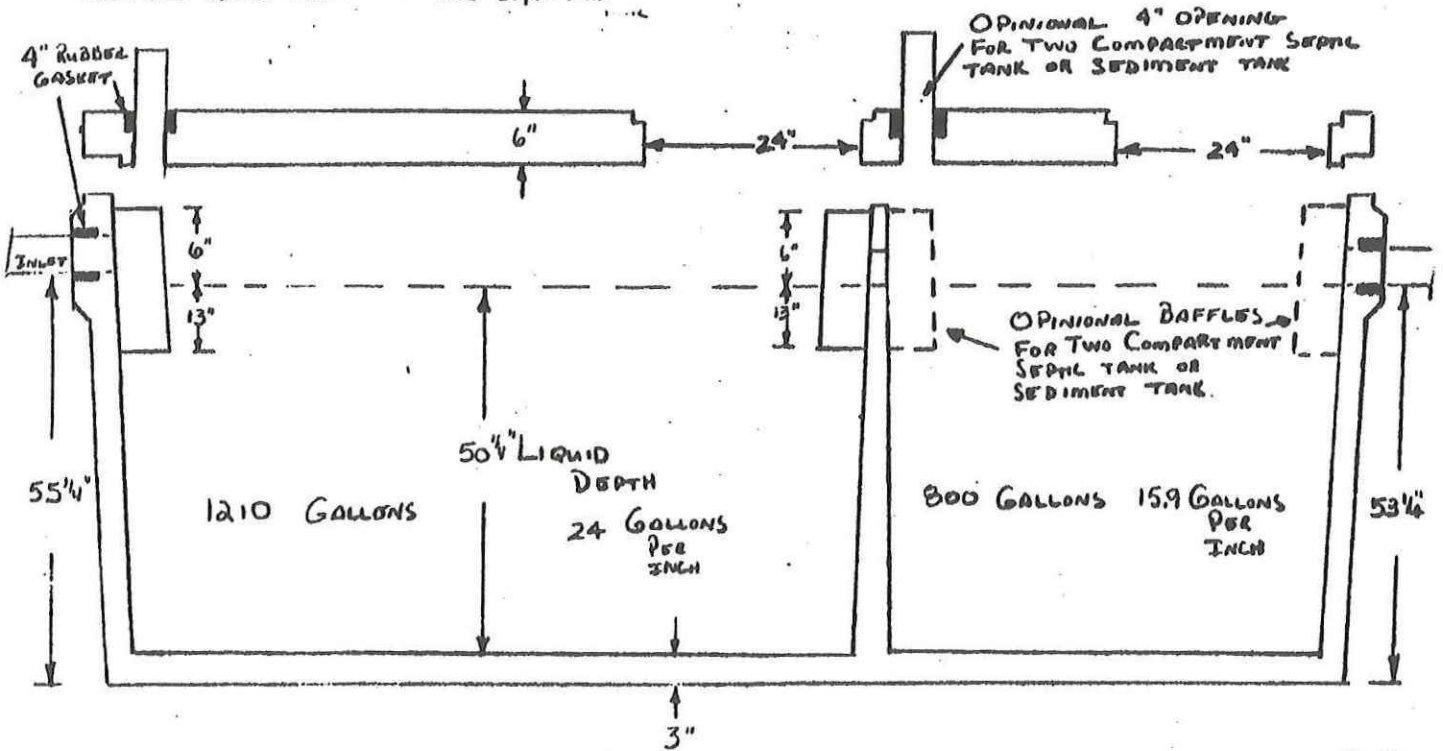
# Meade Concrete Products

LODI, WISCONSIN 53555 • TELEPHONE (800) 592-3803




## TANK USAGE

1200 GAL. SEPTIC TANK - 800 GAL. PUMP TANK  
 1200 GAL. SEPTIC TANK - 800 GAL. SEPTIC TANK



S95-00352

**Parcel Number - 020/0707-242-9000-2****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF CROSS PLAINS	
State Municipality Code	020	
PLSS (T,R,S,QQ,Q)	07N 07E 24 SW NW (Click link above to access images for Qtr-Qtr)	
Section	07N 07E 24 (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 24-7-7 PRT W1/2 NW1/4 S 40 ACRES THF <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	PETERSEN REV TR, DANIEL R & SANDRA A	
Primary Address	3888 BIRCH TRL	
Billing Address	7861 E OAKBROOK CIR MADISON WI 53717	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1 G4 G5 G5M	
Assessment Acres	40.000	
Land Value	\$189,400.00	
Improved Value	\$478,500.00	
Total Value	\$667,900.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~04/25/2018~~ - 04:00 PM

Ends: ~~04/25/2018~~ - 06:00 PM

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/14/2018~~ - 04:30 PM

Ends: ~~05/14/2018~~ - 06:30 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

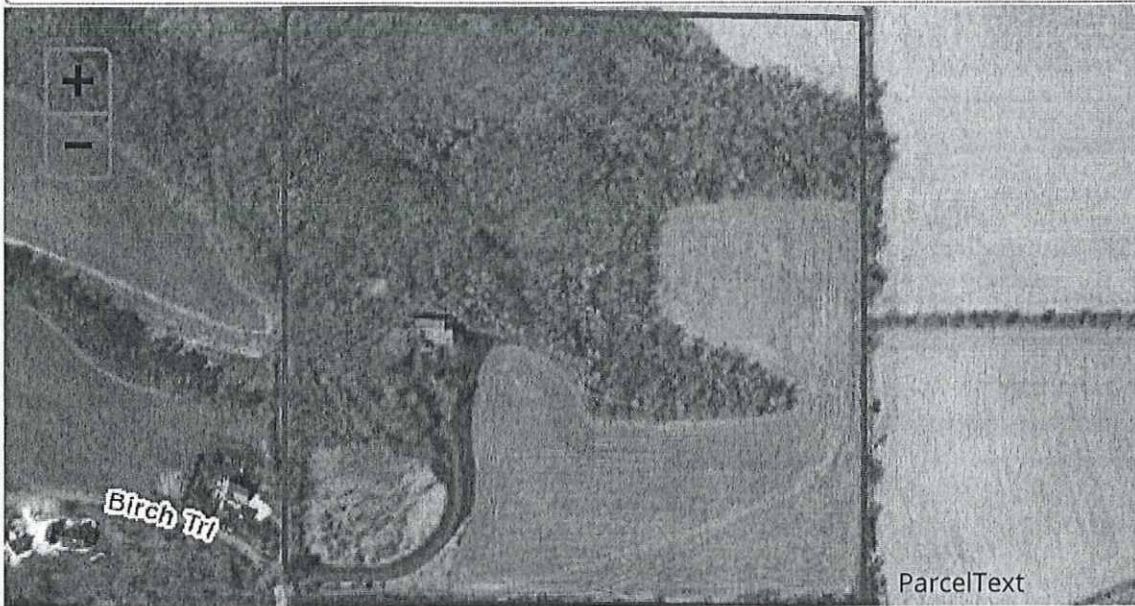
A-1(EX)

R-1 2 Acres DCPREZ-0000-02874

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

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
\$189,600.00	\$478,500.00	\$668,100.00
<b>Taxes:</b>		\$11,084.63
<b>Lottery Credit(-):</b>		\$124.58
<b>First Dollar Credit(-):</b>		\$71.19
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$10,897.53

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1001	CR PLAINS/BERRY EMS
OTHER DISTRICT	1001	CR PLAINS/BERRY FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	07/16/2018	5425327		

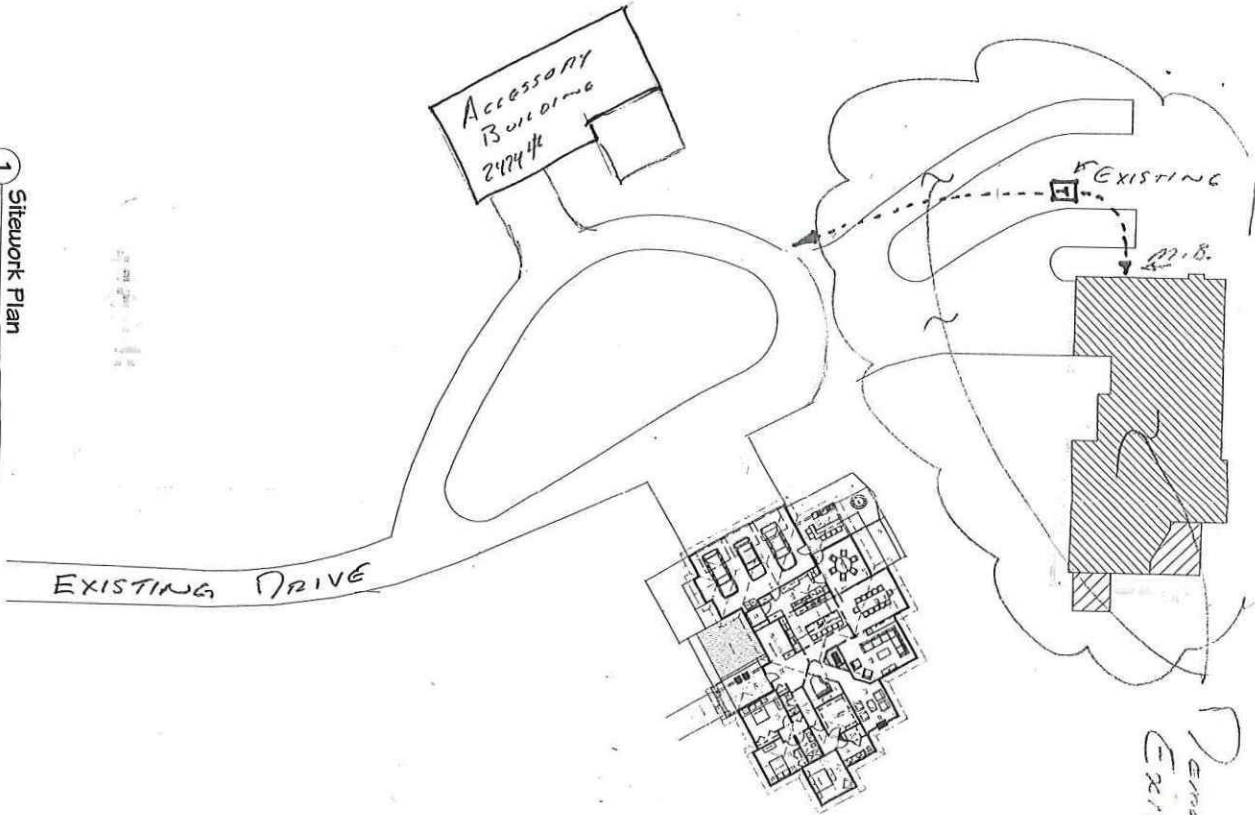
[Show More ▼](#)**DocLink**

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: 0707-242-9000-2

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.

1 Sitework Plan  
SCALE: 1" = 20'-0" when printed @ 11"x17"



P  
PRELIMINARY  
DP 8/23/2018



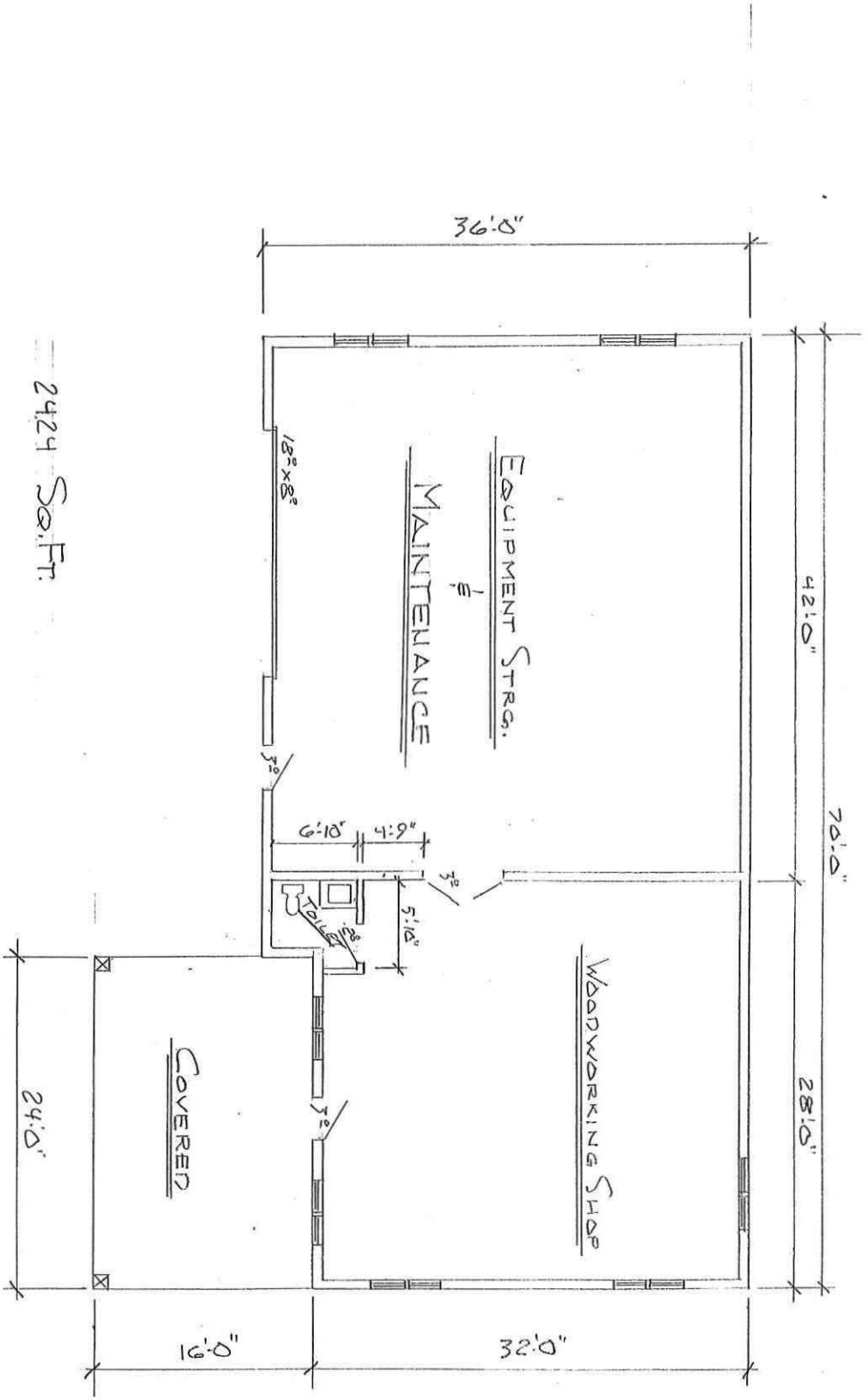
LMS
DATE
TIME
BY
REVISION
NO.
DESCRIPTION
DATE

New Home for  
**Dan & Sandy Petersen**  
3888 Birch Trail, Cross Plains, WI, 53528



Concept Design  
Not for Construction

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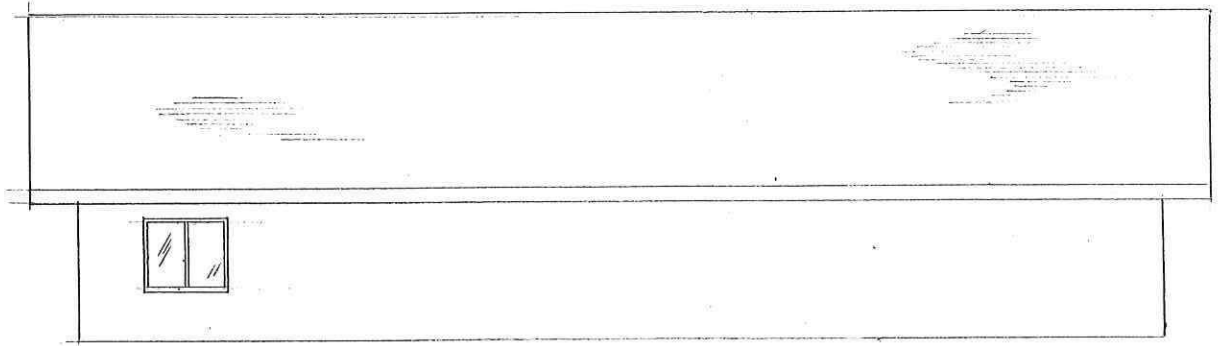


2424 Sq. Ft.

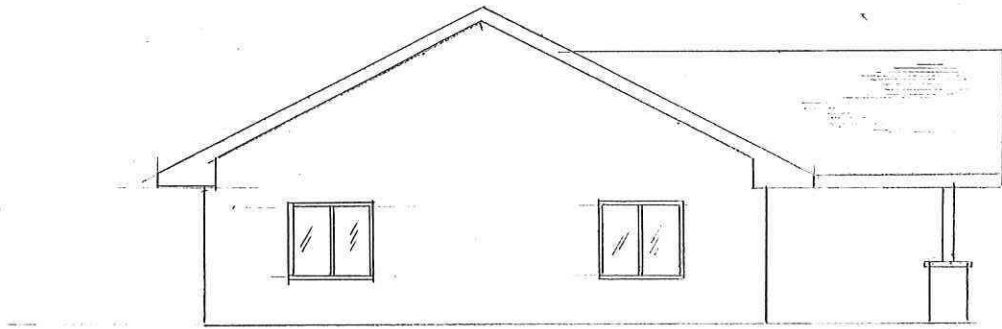
DAN & SANDY PETERSEN  
 3888 BIRCH TRAIL

NORTH

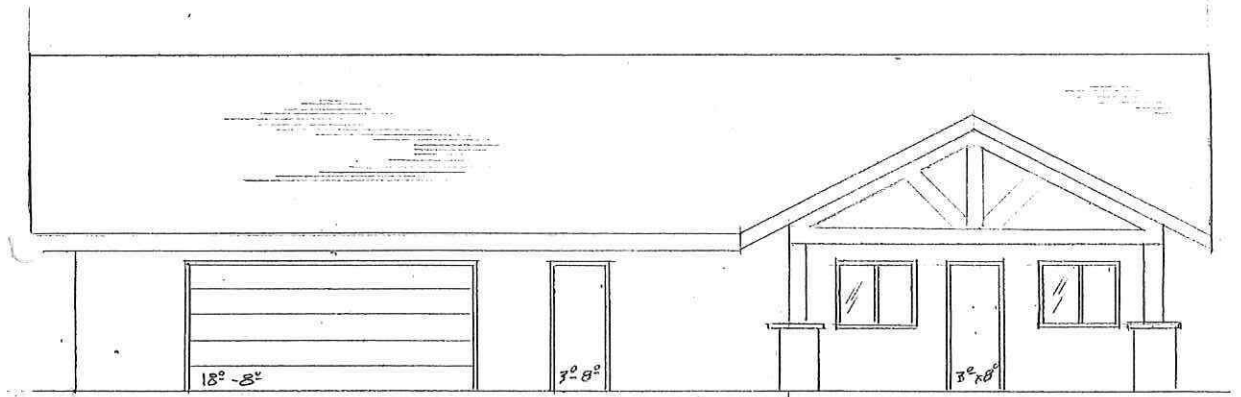
9-13-2018



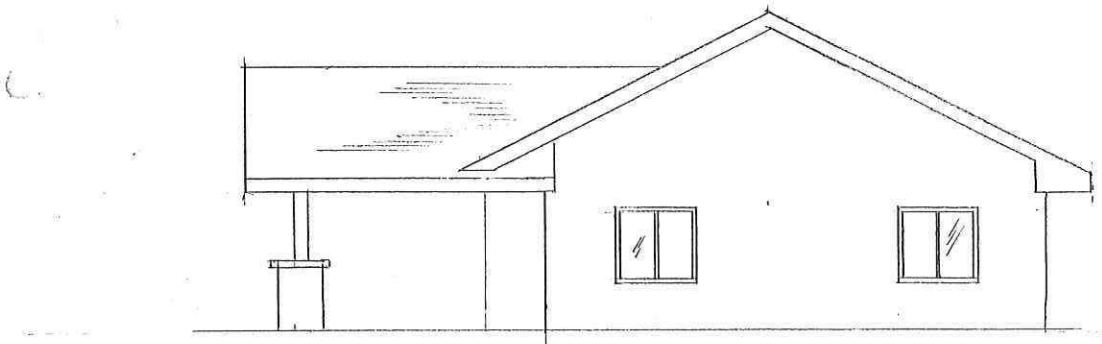
WEST ELEVATION



SOUTH ELEVATION

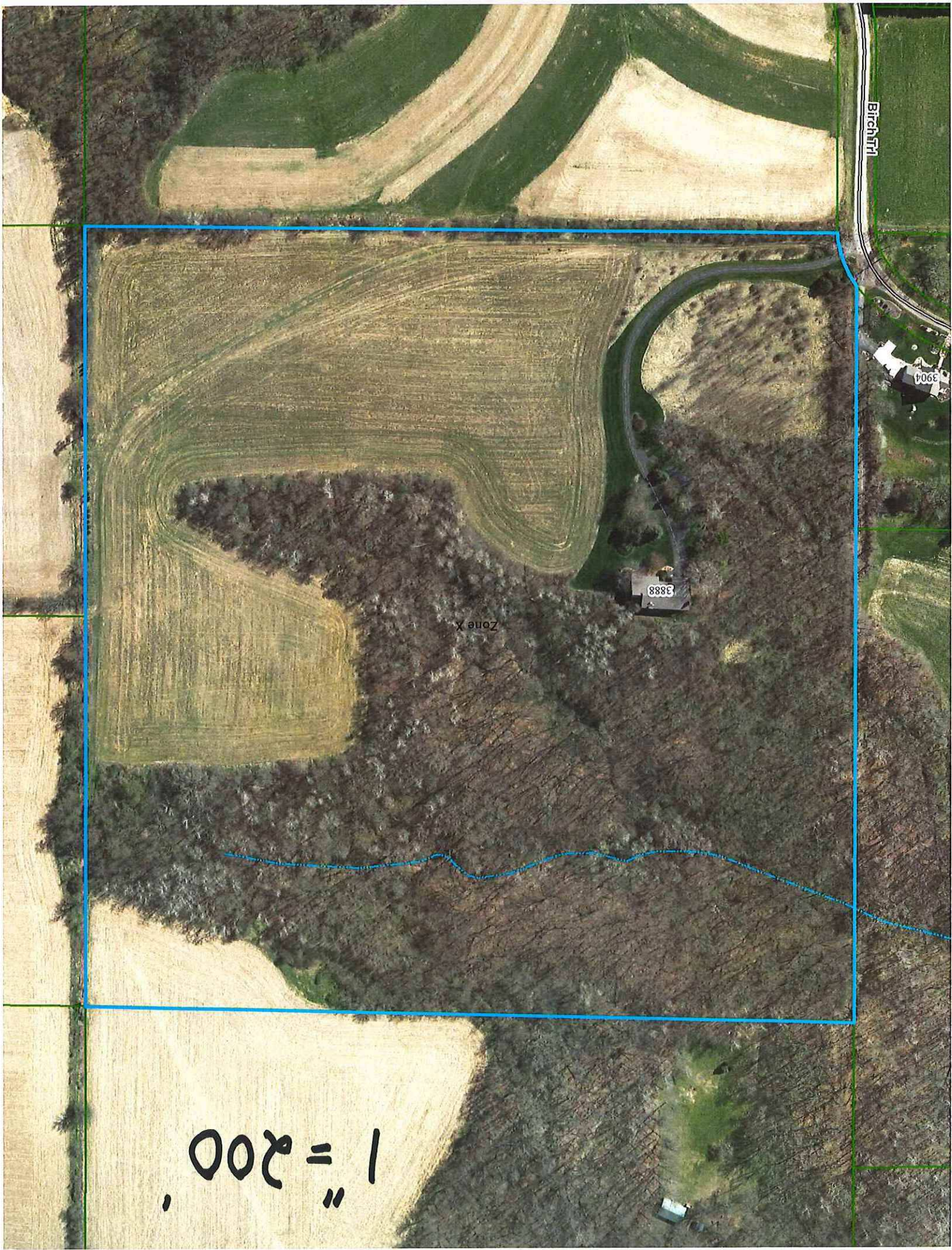


EAST ELEVATION



NORTH ELEVATION





Birch Trail

3904

3888

Zone X

1" = 200'



TDR SENDING AREA  
Petition Number 10609

A-1 (EX)  
DCPREZ-0000-00000

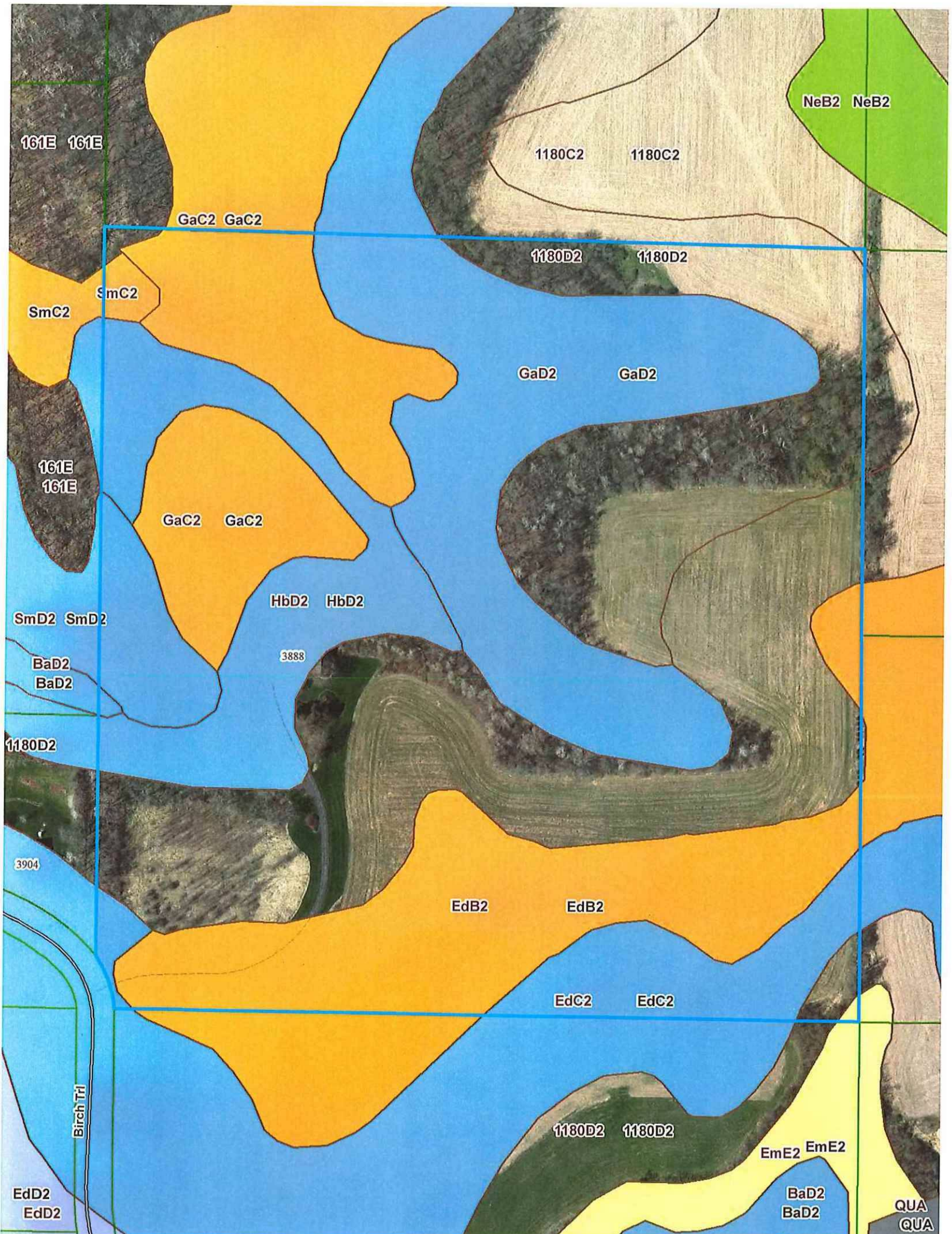
3888 R-1  
DCPREZ-0000-02874

RH-1  
DCPREZ-0000-06818

3904

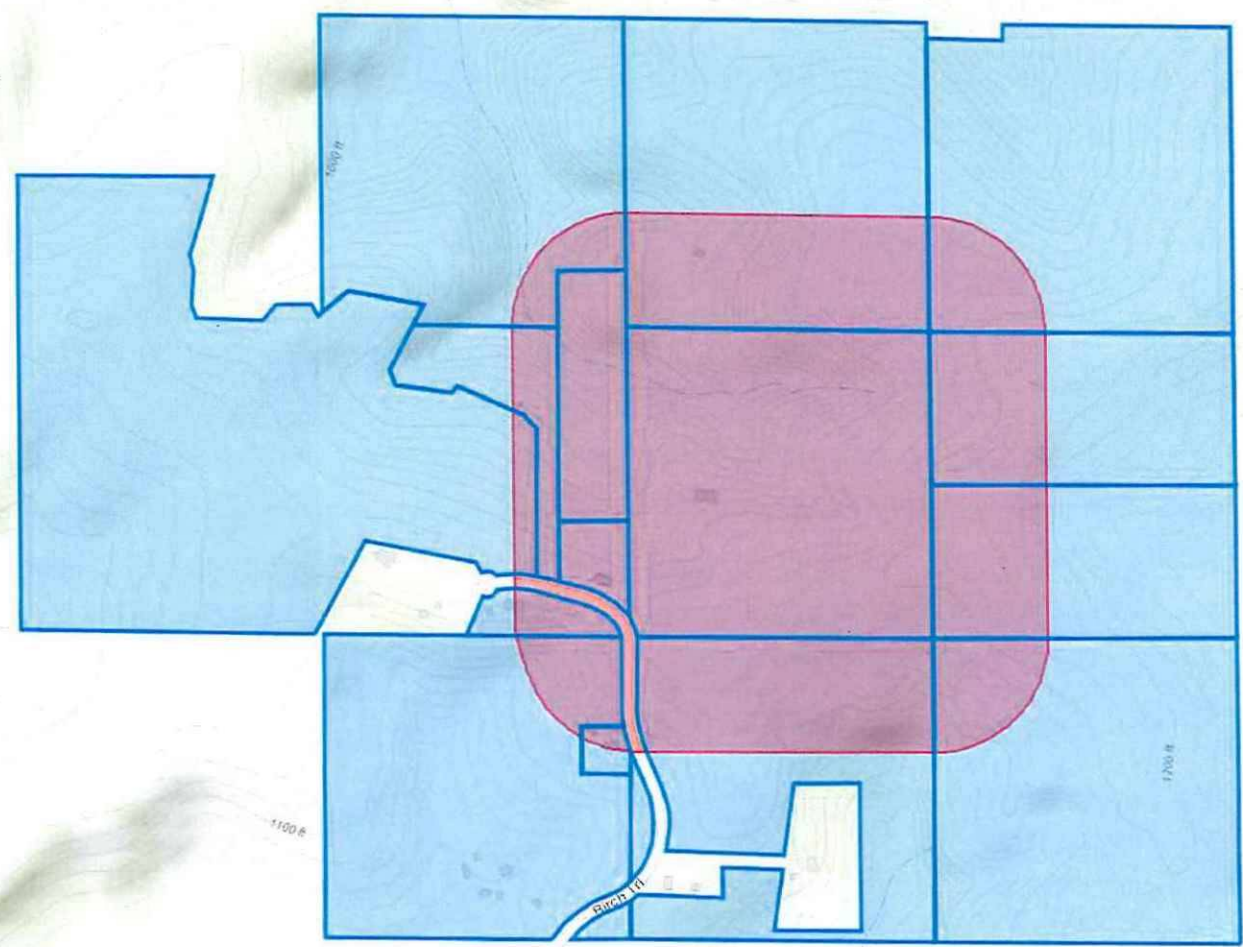
RH-1  
DCPREZ-0000-08151

Birch Trl





NORTH  
↑



1203 ft

1100 ft

1200 ft

1231 ft

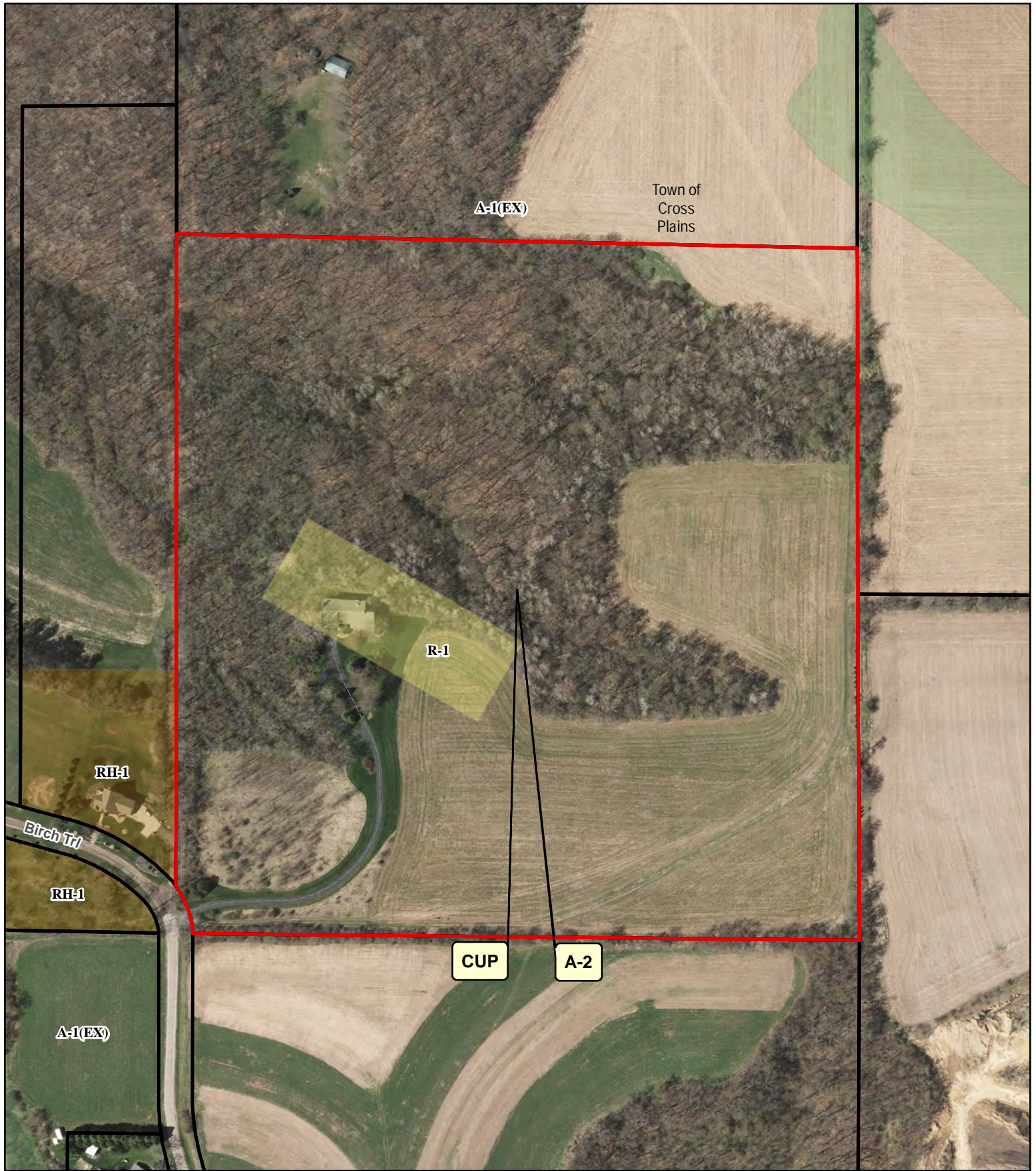
1100 ft

1100 ft





1200 ft

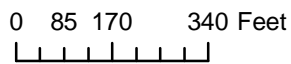
1150 ft





**Legend**

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



Petition 11370 /CUP 2446  
 PETERSEN REV TR,  
 DANIEL R & SANDRAA