

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/21/2020	DCPREZ-2020-11551
Public Hearing Date	C.U.P. Number
05/26/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TALLARD FARMS & LAND LLC	PHONE (with Area Code) (608) 575-3393	AGENT NAME MARK JOHNSON	PHONE (with Area Code) (608) 335-4228
BILLING ADDRESS (Number & Street) 3424 ICE AGE LN		ADDRESS (Number & Street) 1609 HIDDEN HILL DRIVE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona,, WI 53593	
E-MAIL ADDRESS nortmanm@firstweber.com		E-MAIL ADDRESS leslieasjohnson@gmail.com	

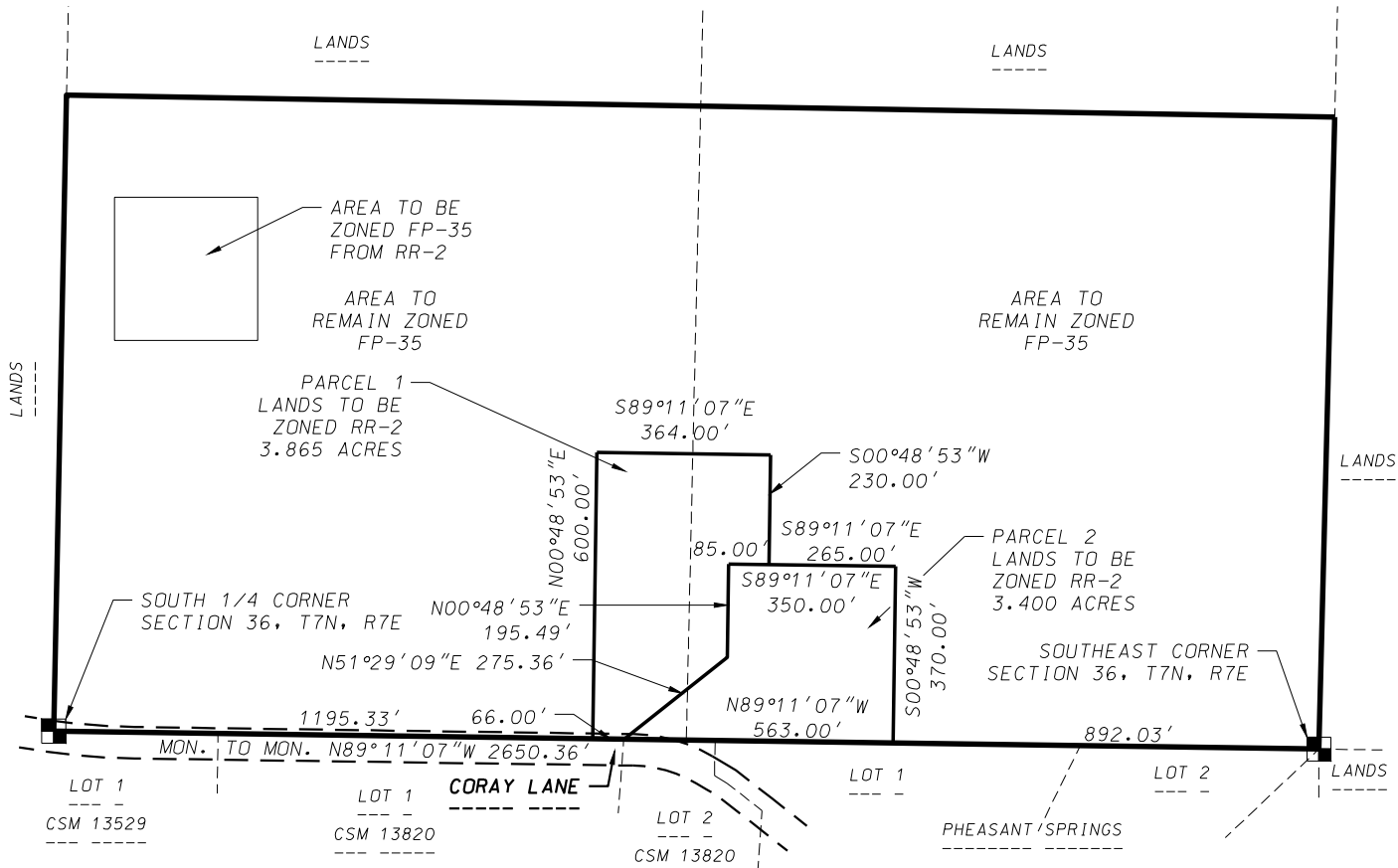
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
North of 7985 Corey Lane					
TOWNSHIP CROSS PLAINS	SECTION 36	TOWNSHIP CROSS PLAINS	SECTION 36	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-364-9500-0		0707-364-9000-5			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-2 (Rural Residential, 2 to 4 acres) District	FP-35 (General Farmland Preservation) District	2.0		
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	3.9		
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	4.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PETITION REVISED ON 4/21/20. THE LOTS WERE RECONFIGURED TO PROVIDE FRONTAGE FOR BOTH LOTS.

JOHNSON - ZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



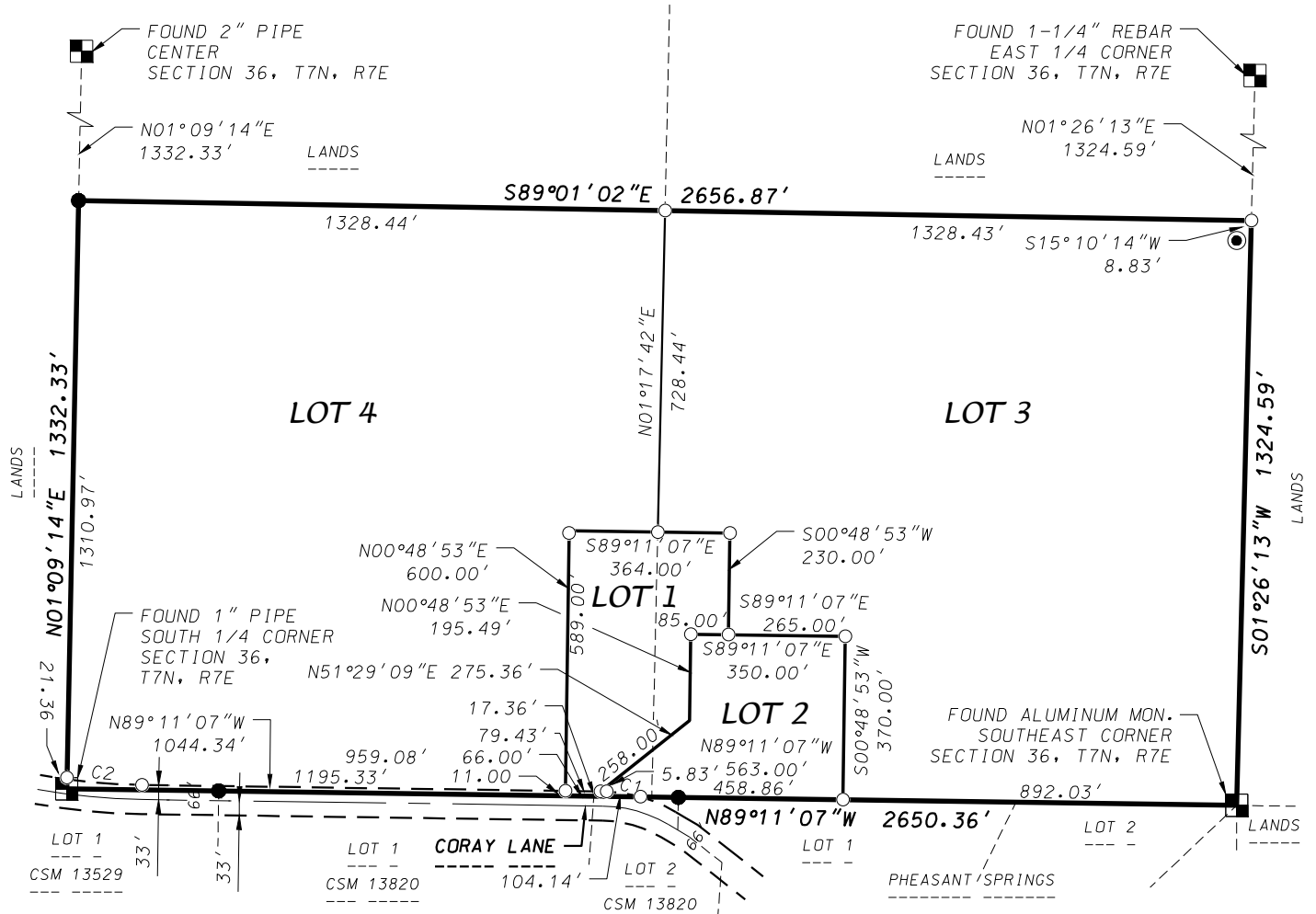
Scale 1" = 400'

DATE: 04-17-20

F.N.: 20-02-110

PRELIMINARY CERTIFIED SURVEY MAP

THE SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF
SECTION 36, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	333.00	85.59	85.83	N81°48'05"W	14°46'04"	IN-N74°25'03"W
2	1402.02	170.45	170.55	N85°42'01"W	06°58'12"	OUT-N82°12'55"W

LOT AREAS

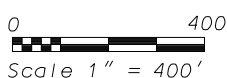
- LOT 1 - 168,364 SQUARE FEET INCLUDING ROW
167,564 SQUARE FEET EXCLUDING ROW
- LOT 2 - 148,086 SQUARE FEET INCLUDING ROW
147,324 SQUARE FEET EXCLUDING ROW
- LOT 3 - 1,562,548 SQUARE FEET
- LOT 4 - 1,646,133 SQUARE FEET INCLUDING ROW
1,633,123 SQUARE FEET EXCLUDING ROW

LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- PLACED 3/4"X18" IRON REBAR
WT=1.5LBS/FT



THE SOUTH LINE OF THE
SE1/4 OF SECTION 36,
T7N, R8E IS ASSUMED
TO BEAR
N89°11'07"W



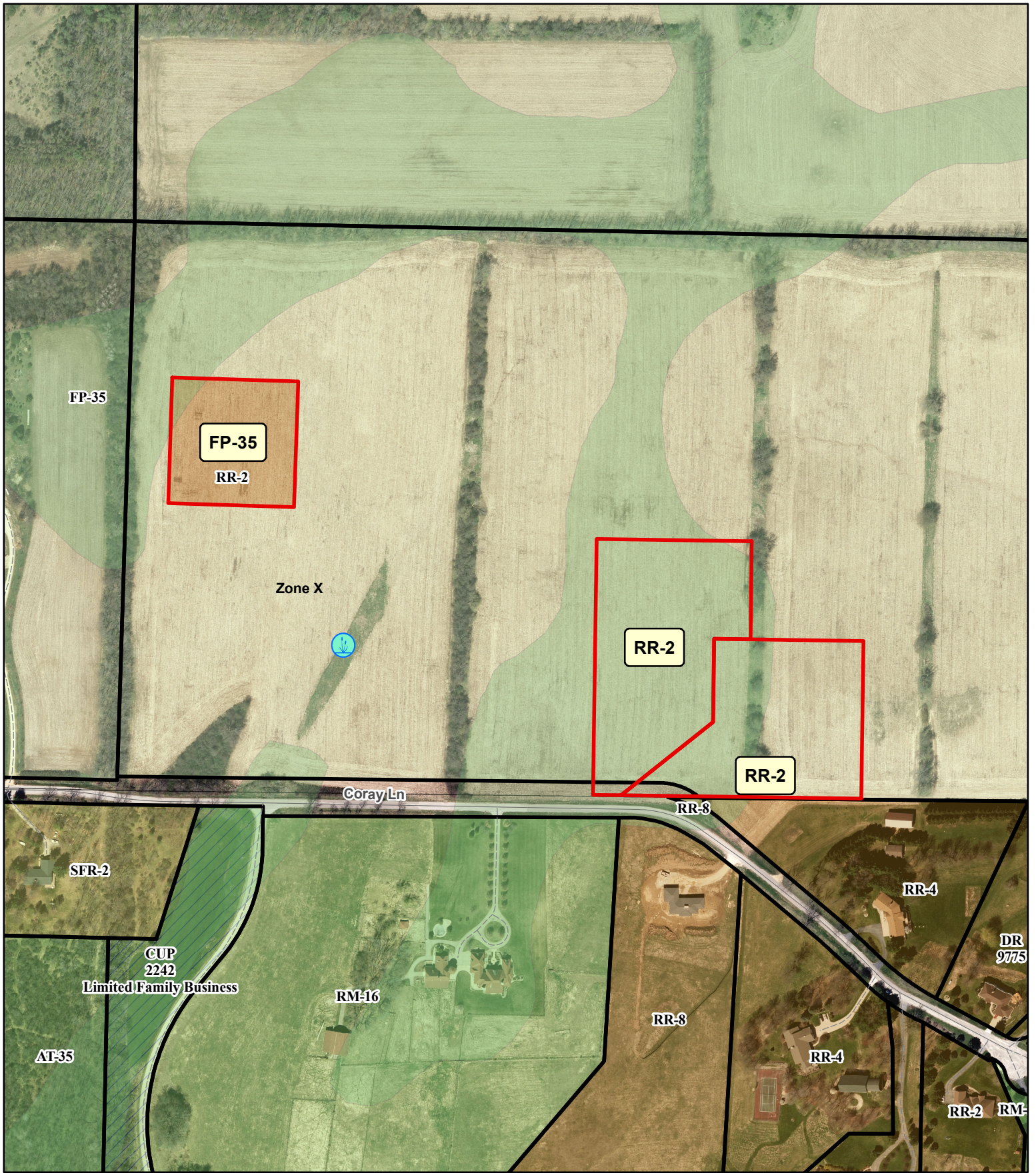
DATE: April 20, 2020
 F.N.: 20-02-110
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089

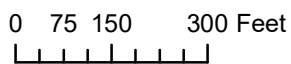
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11551
**TALLARD FARMS & LAND
 LLC**

Dane County Rezone & Conditional Use Permit

SEE REVISED

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---------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------	-----------------------------------------------------------------------------------

PRINT NAME:
Leslie Johnson
 MARK JOHNSON

DATE:
3/17/20

3910



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

Table with 2 columns: Fee Category, Amount. Includes General (\$395), Farmland Preservation Area (\$495), Commercial (\$545). Includes permit fee notes.

SEE REVISED REZONE APPLICATION

Table with 2 columns: Applicant Information. Includes Property Owner Name, Agent Name, Mailing Address, Email Address, and Phone# for both Tallard Farms & Land LLC and Mark and Leslie Johnson.

Table with 2 columns: Property Information. Includes Township (Cross Plains), Section (36), Parcel Number(s), and Property Address or Location (Coray Lane, Cross Plains).

Table with 2 columns: Rezone Description. Left column: Reason for the request. Right column: Is this application being submitted to correct a violation? (Yes/No checkboxes).

Create 2 buildable sites (two RR2 sites) on 80 acres by moving the existing RR2 buildable site to another location and re-zone a 2 acres site that is currently FP-35 to a two acre RR2 site. Leave the remaining 76 acres as FP-35.

Table with 3 columns: Existing Zoning District(s), Proposed Zoning District(s), Acres. Shows RR2 to FP-35 and FP-35 to RR2 conversions.

Applications will not be accepted until the applicant has met with department staff to review the application and determine that all necessary information has been provided. Only complete applications will be accepted.

Table with 4 columns: Checklist items. Includes Scaled drawing of proposed property boundaries, Legal description of zoning boundaries, Information for commercial development, and Application fee (non-refundable).

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application.

Owner/Agent Signature: Mark Johnson, Leslie Johnson

Date: 3/17/20

SEE REVISED

LANDS TO BE ZONED RR-2

LEGAL DESCRIPTIONS

Parcel 1:

FP-35 to RR-2

Part of the SE1/4 of the SE1/4 and part of the SW1/4 of the SE1/4 of Section 36, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 36; thence N89°11'07"W, 1350.89 feet along the South line of said SE1/4 to the point of beginning; thence continuing along said South line N89°11'07"W, 104.14 feet; thence N51°29'09"E, 274.81 feet; thence N00°48'53"E, 195.83 feet; thence S89°11'07"E, 350.00 feet; thence S00°48'53"W, 240.00 feet; thence N89°11'07"W, 299.77 feet; thence S51°29'09"W, 205.12 feet to the point of beginning. Containing 2.267 acres.

Parcel 2:

FP-35 to RR-2

Part of the SE1/4 of the SE1/4 and part of the SW1/4 of the SE1/4 of Section 36, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 36; thence N89°11'07"W, 1455.03 feet along the South line of said SE1/4; thence N51°29'09"E, 274.81 feet; thence N00°48'53"E, 195.83 feet to the point of beginning; thence N89°11'07"W, 275.00 feet; thence N00°48'53"E, 250.00 feet; thence S89°11'07"E, 360.00 feet; thence S00°48'53"W, 250.00 feet; thence N89°11'07"W, 85.00 feet to the point of beginning. Containing 2.066 acres.

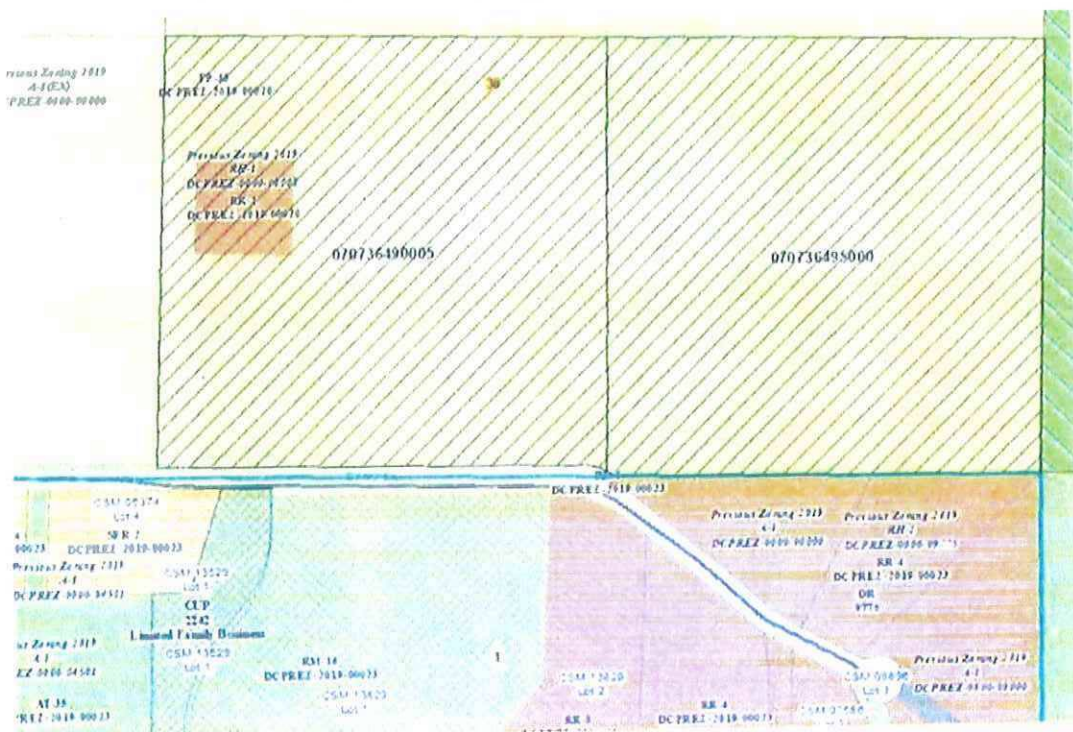
RR-2 to FP-35 (REMOVAL OF SPOT ZONE)

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 36; Town of Cross Plains described as follows: Commencing at the South quarter corner of said Section 36; thence N00°31'44" West, along the North-South quarter line of said Section 36, 677.30 feet; thence N89°28'16" East, 100.00 feet to the point of beginning; thence N00°31'44" West 295.17 feet; thence N89°28'16" East, 295.17 feet; thence S00°31'44" East, 295.17 feet; thence S89°28'16" West, 295.17 feet to the point of beginning.

From: "Standing, Brian" <Standing@countyofdane.com>
Date: January 23, 2020 at 3:58:22 PM EST
To: Jeff Tallard <jeffhouses@gmail.com>
Cc: "Greg Hyer (tcpchair@tds.net)" <tcpchair@tds.net>
Subject: RE: Density Study

Hi, Jeff

Two acres of Parcel Number 0707-364-9000-5 were rezoned to the RH-1 zoning district in 2000 (Petition 8008, effective 11/9/2000, attached) to allow for a single-family residence. (This zoning parcel was subsequently updated to the RR-2 zoning district when the Town of Cross Plains adopted the new county zoning ordinance last year.) See map below.



Although the 2-acre RR-2 zoning area is currently vacant, a house could be built there simply by getting an approved zoning permit. Because no further county board or town board action is required to develop this site, we count that rezone as "used." This is shown in the Density Study as the "one homesite taken."

So, to be clear:

1. There are currently no homes on the 79-acre original farm.
2. One home could be constructed, with a zoning permit, in the vacant two acres in RR-2 zoning on PIN 0707-364-9000-5, at any time.
3. Based on the density study, one additional homesite could be created anywhere on the original 79-acre farm, with the approval of a rezone and a land division. The town plan would require that such a homesite be at least two acres, meet town siting criteria, be the minimum size necessary to accommodate the use, and be located to minimize the impact on agriculture.
4. If a second residential lot or homesite is created, this will use up all of the density units, or "splits" allowed under the town plan. If this happens, the county and town will require that deed restriction documents be placed on the balance of the property to inform potential future landowner that the development potential on this farm has been exhausted.

I hope this is clear. Please let me know if you have any further questions. I've also cc'd Greg Hyer, the town chair and member of the town plan commission, on this e-mail.

Brian Standing
Senior Planner
Dane County Professional Employees Local 1871
Dane County Planning & Development

DCPREZ-2020-11551



TSCHUDY LIVING TR
7962 CORAY LN
VERONA, WI 53593

MATTHEW H HITCHMAN
8055 CORAY LN
VERONA, WI 53593

JEFFERY A MONSON
7818 PAULSON RD
VERONA, WI 53593

SUSAN COLBY
7961 CORAY LN
VERONA, WI 53593

JOHN E HAMACHER
3224 COUNTY HIGHWAY J
VERONA, WI 53593

PERRY J ARMSTRONG
8001 CORAY LN
VERONA, WI 53593

JEFFERY A MONSON
7818 PAULSON RD
VERONA, WI 53593

FRANCIS J BOLLIG
CAROL A BOLLIG
7972 CORAY LN
VERONA, WI 53593

HERMAN LANDSCAPE SERVIC...
PO BOX 45017
MADISON, WI 53744

LEMBERGER LIVING TR
7954 CORAY LN
VERONA, WI 53593

HERMAN & ANDERSON LIVING ...
3338 COUNTY HIGHWAY J
VERONA, WI 53593

RICHARD D HENDERSON
MARTHA CROMARTIE HENDER...
7965 CORAY LN
VERONA, WI 53593

DAVID C THUROW
CONCEPCION THUROW
8058 CORAY LN
VERONA, WI 53593

THOMAS E JOHNSON
BRITTANY D WENDLAND
8033 CORAY LN
VERONA, WI 53593

TALLARD FARMS & LAND LLC
3424 ICE AGE LN
VERONA, WI 53593

THOMAS E JOHNSON
BRITTANY D WENDLAND
8033 CORAY LN
VERONA, WI 53593

TALLARD FARMS & LAND LLC
3424 ICE AGE LN
VERONA, WI 53593


RN TR
7985 CORAY LN
VERONA, WI 53593

HERMAN & ANDERSON LIVING ...
3338 COUNTY HIGHWAY J
VERONA, WI 53593

RICHARD STORCH
PRISCILLA STORCH
8077 CORAY LN
VERONA, WI 53593

GKKGH LLC
501 LITTLE FOX TRL
MOUNT HOREB, WI 53572

Parcel Number - 020/0707-364-9500-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CROSS PLAINS	
State Municipality Code	020	
PLSS (T,R,S,QQ,Q)	07N 07E 36 SE SE (Click link above to access images for Qtr-Qtr)	
Section	07N 07E 36 (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)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 36-7-7 SE1/4 SE1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	TALLARD FARMS & LAND LLC	
Primary Address	No parcel address available.	
Billing Address	3424 ICE AGE LN VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4	
Assessment Acres	40.100	
Land Value	\$8,100.00	
Improved Value	\$0.00	
Total Value	\$8,100.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
FP-35

Zoning District Fact Sheets

District Information		
Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1002	MT HOREB FIRE
OTHER DISTRICT	1002	MT HOREB EMS