

Dane County Rezone Petition

Application Date	Petition Number
10/22/2021	DCPREZ-2021-11776
Public Hearing Date	
12/28/2021	

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

OWNER NAME JAMES AESCHBACH	PHONE (with Area Code) (608) 228-6377	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4480 DAHMEN PASS		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS jamesaesbach@gmail.com		E-MAIL ADDRESS noa@williamsonsurveying.com	

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

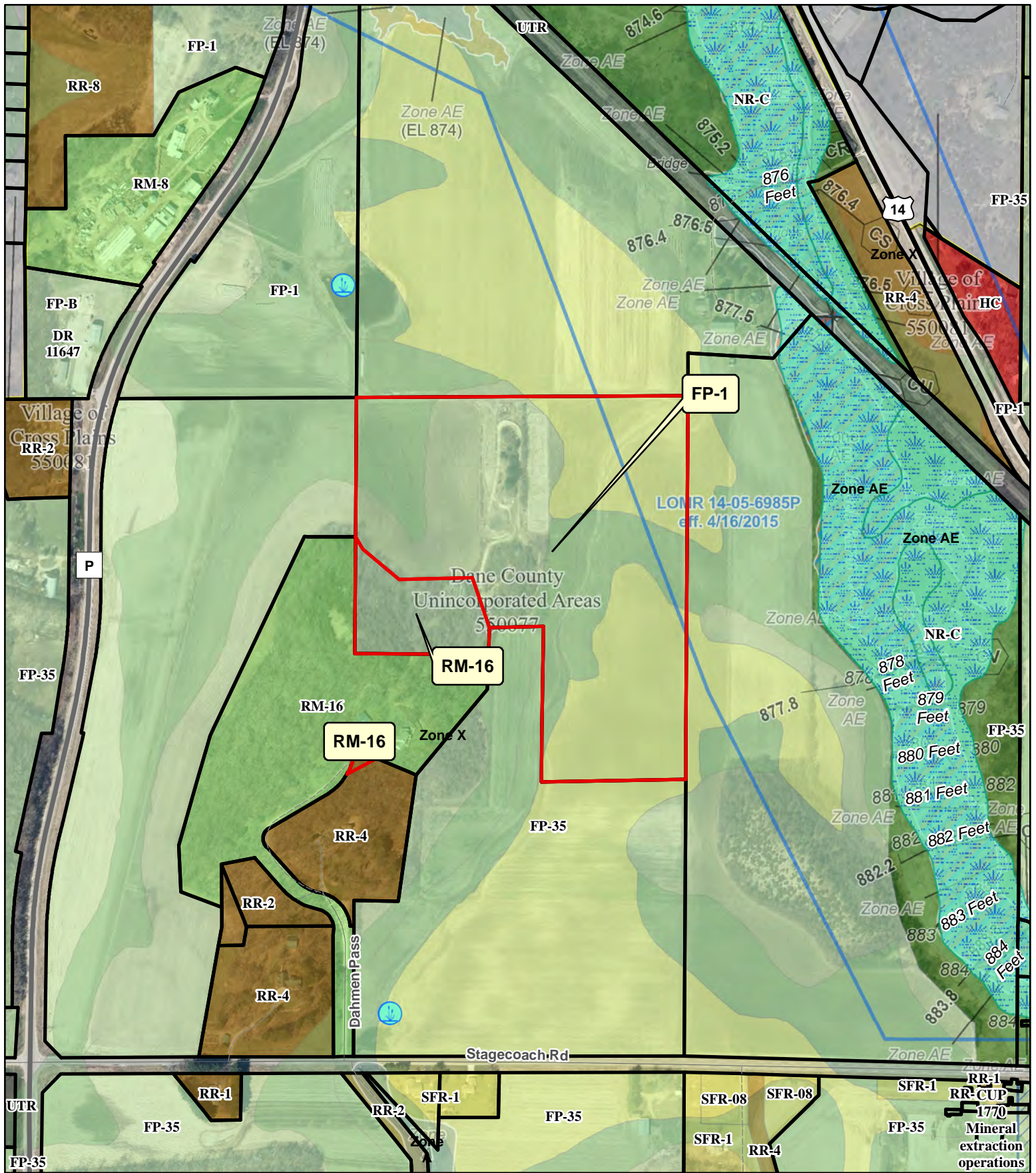
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4480 Dahmen Pass					
TOWNSHIP CROSS PLAINS	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-101-8830-0		0707-101-8220-8		0707-101-8002-0	

REASON FOR REZONE





EXPAND EXISTING RESIDENTIAL LOT

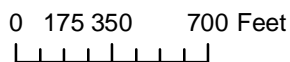
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	33.45
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	3.67
RR-4 Rural Residential District	RM-16 Rural Mixed-Use District	0.1

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



Legend

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



Petition 11776
JAMES AESCHBACH



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

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	JAMES AESCHBACH	Agent Name:	WILLIAMSON SURVEYING
Address (Number & Street):	4480 DAHMEN PASS	Address (Number & Street):	104A W MAIN ST
Address (City, State, Zip):	CROSS PLAINS, WI 53528	Address (City, State, Zip):	WAUNAKEE, WI 53597
Email Address:	JAMESAESCHBACH@GMAIL.COM	Email Address:	NOA@WILLIAMSONSURVEYING.CO
Phone#:	608-228-6377	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	CROSS PLAINS	Parcel Number(s):	070710188300,070710182208,070710180020,070710195020
Section:	10	Property Address or Location:	4480 DAHMEN PASS

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 IS PURCHASING LAND FROM BRUNNER AND MODIFYING PROPERTY LINES BETWEEN THOSE PARCELS. HE WOULD LIKE TO ADD SOME RM-16 LAND TO HIS EXISTING HOME SITE AND LEAVE THE REST OF THE LAND WHICH WILL BE UNDER 35 ACRES NOW IN FP-1 ZONING. THE FP-1 PARCEL WILL NEED A WAIVER OF FRONTAGE BECAUSE IT IS ACCESSED BY AN EASEMENT.

JAMES ALSO PURCHASED A SMALL TRIANGLE OF LAND FROM RHUDE TO THE SOUTH OF HIS HOUSE IN ORDER TO ADD IT TO HIS EXISTING HOME SITE. THIS TRIANGLE NEEDS TO BE REZONED TO RM-16 TO PROPERLY ADD IT TO HIS PARCEL. ALL OF THIS REZONING WILL BE FOLLOWED UP BY A CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	33.45
FP-35	RM-16	3.67
RR-4	RM-16	0.10

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 (non-refundable), payable to the Dane County Treasurer
--	--	---	---	---

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 _____

10/20/2021

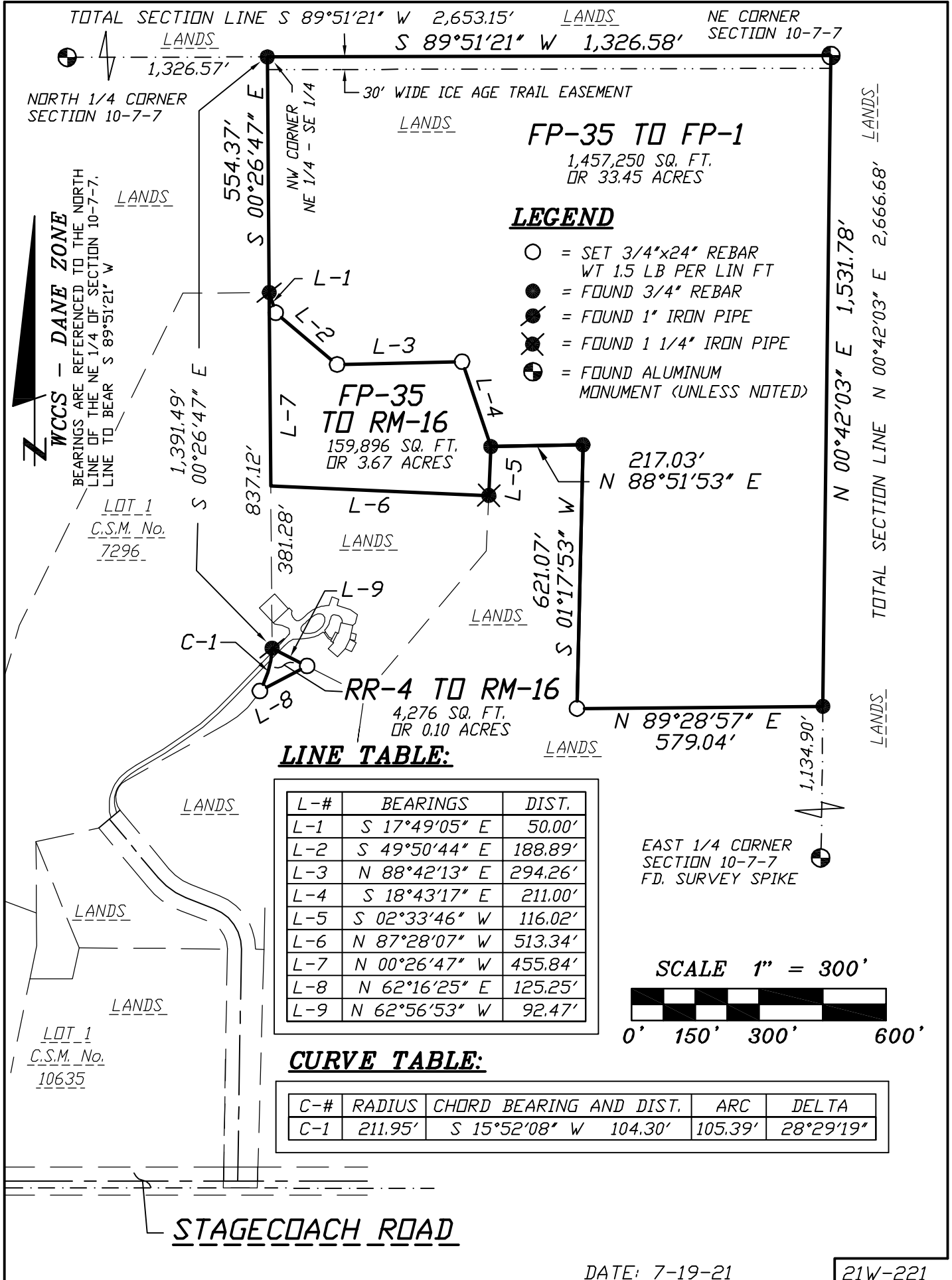


REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 1, Certified Survey Map No. 7296.



FP-35 TO FP-1
 1,457,250 SQ. FT.
 OR 33.45 ACRES

FP-35 TO RM-16
 159,896 SQ. FT.
 OR 3.67 ACRES

RR-4 TO RM-16
 4,276 SQ. FT.
 OR 0.10 ACRES

LEGEND

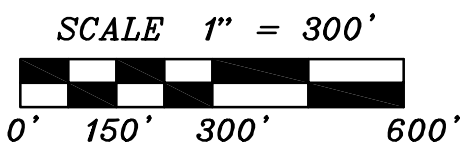
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊗ = FOUND 1 1/4" IRON PIPE
- ⊕ = FOUND ALUMINUM MONUMENT (UNLESS NOTED)

LINE TABLE:

L-#	BEARINGS	DIST.
L-1	S 17°49'05" E	50.00'
L-2	S 49°50'44" E	188.89'
L-3	N 88°42'13" E	294.26'
L-4	S 18°43'17" E	211.00'
L-5	S 02°33'46" W	116.02'
L-6	N 87°28'07" W	513.34'
L-7	N 00°26'47" W	455.84'
L-8	N 62°16'25" E	125.25'
L-9	N 62°56'53" W	92.47'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	211.95'	S 15°52'08" W 104.30'	105.39'	28°29'19"



STAGECOACH ROAD

DATE: 7-19-21

21W-221

FP-35 TO FP-1

A parcel of land located in part of the Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Northeast Corner of said Section 10; thence S 89°51'21" W along the north line of the said Northeast $\frac{1}{4}$, 1,326.58 feet to the Northwest Corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence S 00°26'47" E, 554.37 feet to the Northeast Corner of Lot 1, Certified Survey Map No. 7296; thence S 17°49'05" E, 50.00 feet; thence S 49°50'44" E, 188.89 feet; thence N 88°42'13" E, 294.26 feet; thence S 18°43'17" E, 211.00 feet; thence N 88°51'53" E, 217.03 feet; thence S 01°17'53" W, 621.07 feet; thence N 89°28'57" E, 579.04 feet to the east line of the said Northeast $\frac{1}{4}$; thence N 00°42'03" E, 1,531.78 feet to the point of beginning. This parcel contains 1,457,250 sq. ft. or 33.45 thereof.

FP-35 TO RM-16

A parcel of land located in part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 10; thence S 89°51'21" W along the north line of the said Northeast $\frac{1}{4}$, 1,326.58 feet to the Northwest Corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence S 00°26'47" E, 554.37 feet to the Northeast Corner of Lot 1, Certified Survey Map No. 7296 and to the point of beginning.

Thence S 17°49'05" E, 50.00 feet; thence S 49°50'44" E, 188.89 feet; thence N 88°42'13" E, 294.26 feet; thence S 18°43'17" E, 211.00 feet; S 02°33'46" W, 116.02 feet; thence N 87°28'07" W, 513.34 feet to the east line of said Lot 1, Certified Survey Map No. 7296; thence N 00°26'47" W along said east line, 455.84 feet to the point of beginning. This parcel contains 159,896 sq. ft. or 3.67 acres thereof.

RR-4 TO RM-16

A parcel of land located in part of the Southwest $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 10; thence S 89°51'21" W along the north line of the said Northeast $\frac{1}{4}$, 1,326.58 feet to the Northwest Corner of the said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence S 00°26'47" E, 1,391.49 feet to a point on the east line of Lot 1, Certified Survey Map No. 7296 and to the point of beginning.

Thence along said east line along an arc of a curve concaved northwesterly having a radius of 211.95 feet and a long chord bearing and distance of S 15°52'08" W, 104.30 feet; thence N 62°16'25" E, 125.25 feet; thence N 62°56'53" W, 92.47 feet to the point of beginning. This parcel contains 4,276 sq. ft. or 0.10 acres thereof.

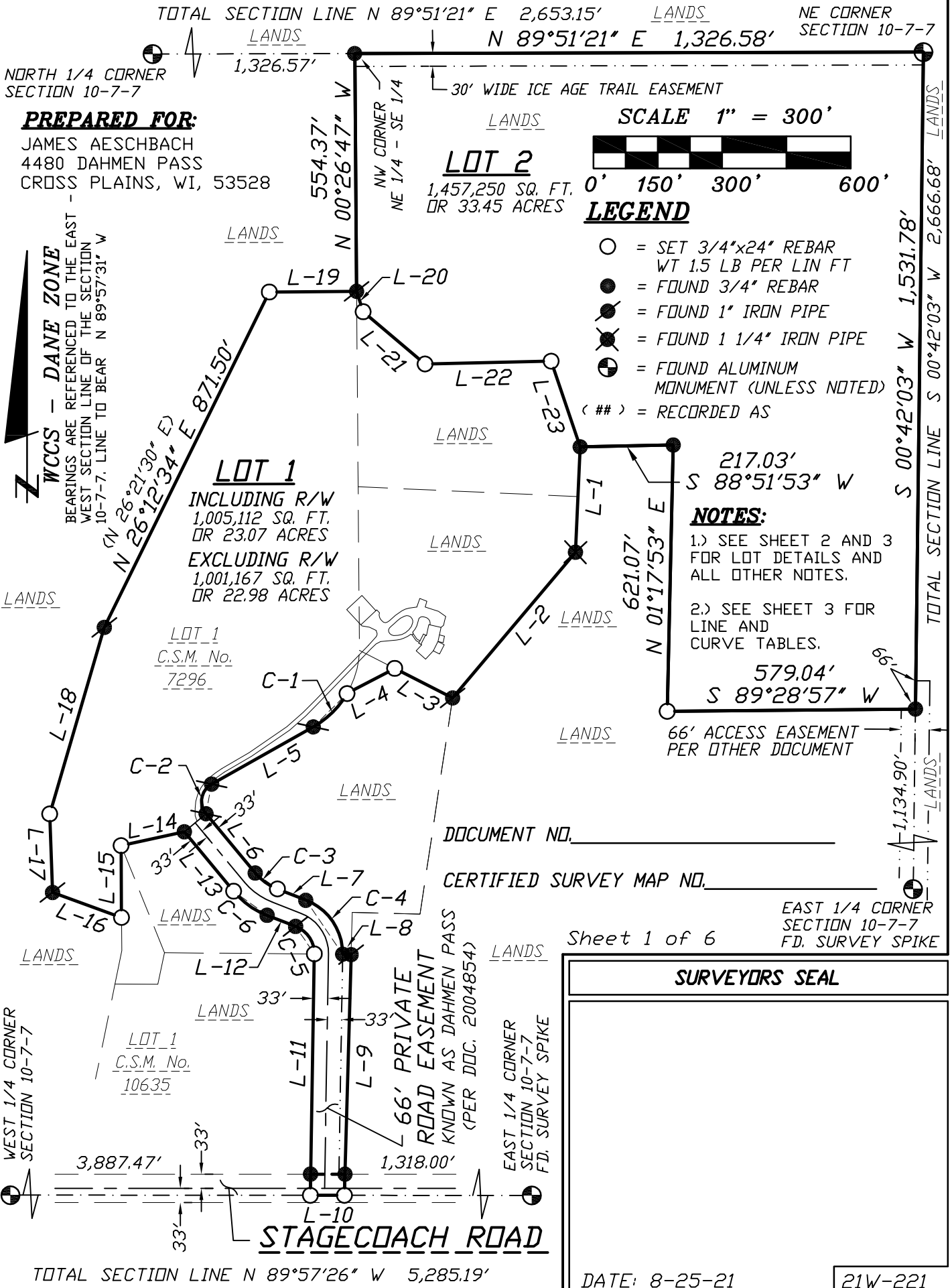


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E,
Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified
Survey Map No. 7296.



PREPARED FOR:
JAMES AESCHBACH
4480 DAHMEN PASS
CROSS PLAINS, WI, 53528

SCALE 1" = 300'
0' 150' 300' 600'

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

NOTES:

- 1.) SEE SHEET 2 AND 3 FOR LOT DETAILS AND ALL OTHER NOTES.
- 2.) SEE SHEET 3 FOR LINE AND CURVE TABLES.

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 6

EAST 1/4 CORNER SECTION 10-7-7
FD. SURVEY SPIKE

SURVEYORS SEAL

DATE: 8-25-21

21W-221



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

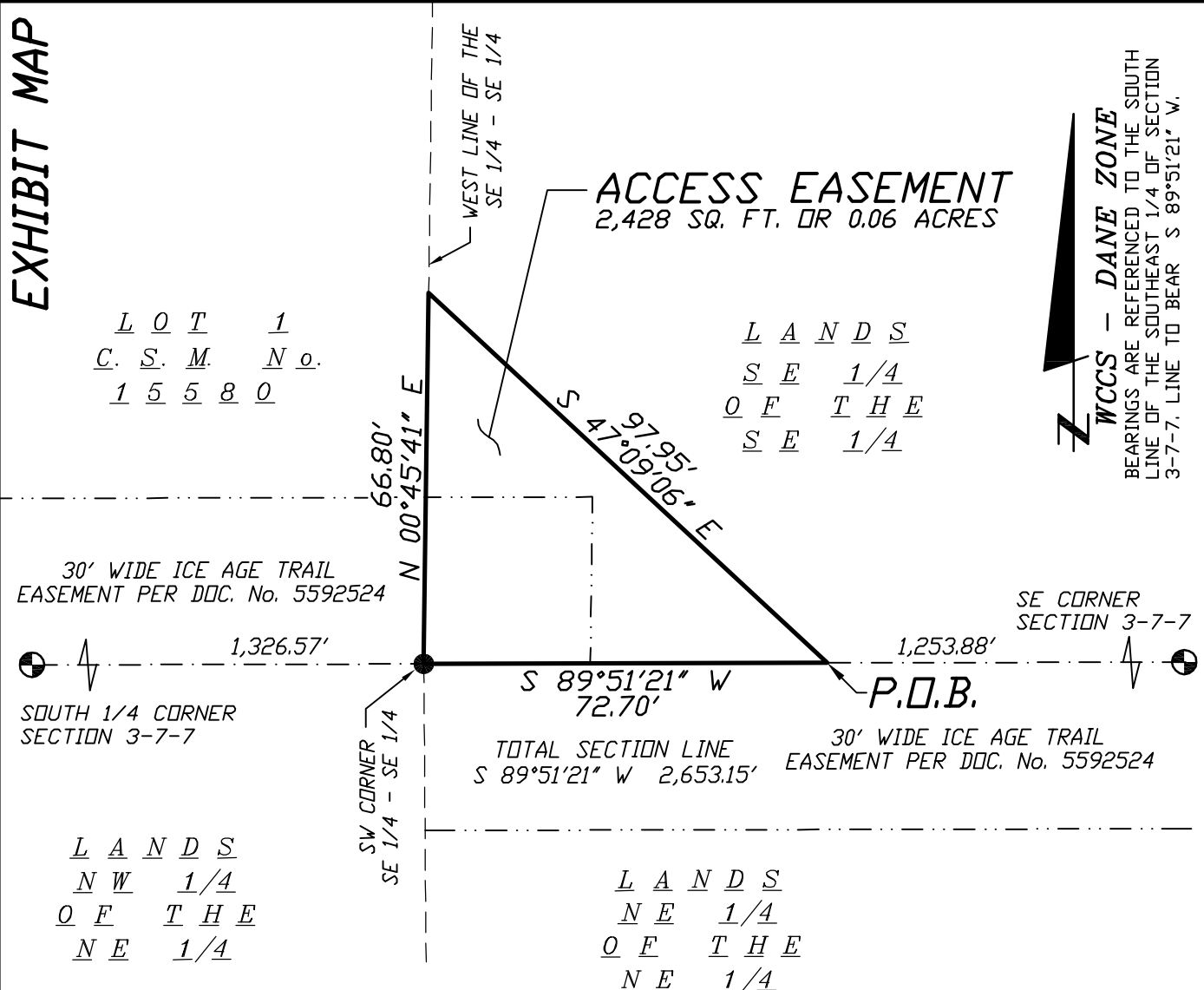
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP

L O T 1
C. S. M. N o.
1 5 5 8 0

L A N D S
S E 1/4
O F T H E
S E 1/4

WCCS - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHEAST 1/4 OF SECTION
3-7-7. LINE TO BEAR S 89°51'21" W.



L A N D S
N W 1/4
O F T H E
N E 1/4

L A N D S
N E 1/4
O F T H E
N E 1/4

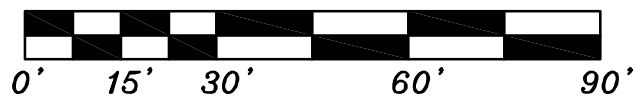
NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS EXHIBIT MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

LEGEND

- = FOUND 3/4" REBAR
- ⊕ = FOUND ALUMINUM MONUMENT
- (##) = RECORDED AS

SCALE 1" = 30'





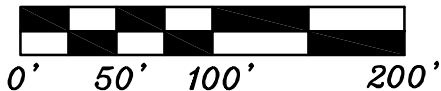
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 7296.

SCALE 1" = 100'



LOT 1

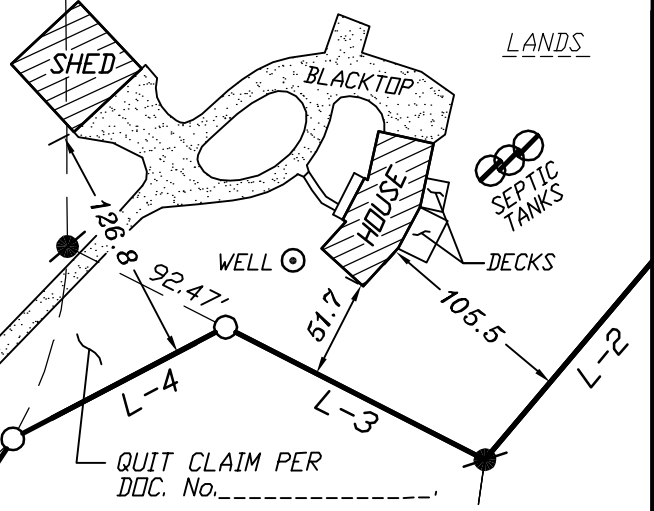
INCLUDING R/W
1,005,108 SQ. FT.
OR 23.07 ACRES

INCLUDING R/W
1,001,163 SQ. FT.
OR 22.98 ACRES

LOT 1
C.S.M. No.
7296

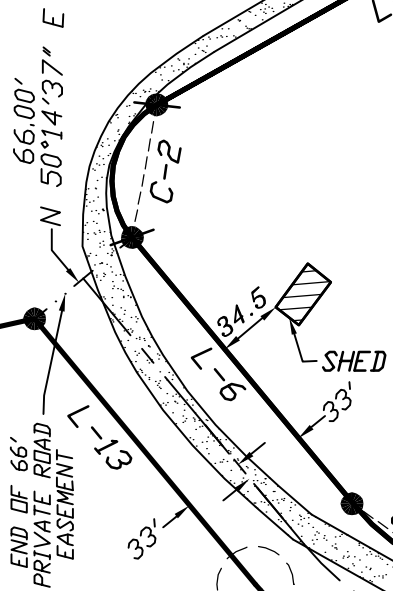
WCCS - DANE ZONE

BEARINGS ARE REFERENCED TO THE EAST -
WEST SECTION LINE OF THE SECTION
10-7-7. LINE TO BEAR N 89°57'31" W



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" IRON PIPE
- = FOUND 1 1/4" IRON PIPE
- ⊕ = FOUND ALUMINUM
MONUMENT (UNLESS NOTED)
- (##) = RECORDED AS



DETAIL NOT TO SCALE

LOT 1
C.S.M. No.
10635

66' PRIVATE
ROAD EASEMENT
KNOWN AS DAHMEN PASS
(PER DOC. 2004854)

Sheet 2 of 6

SURVEYORS SEAL

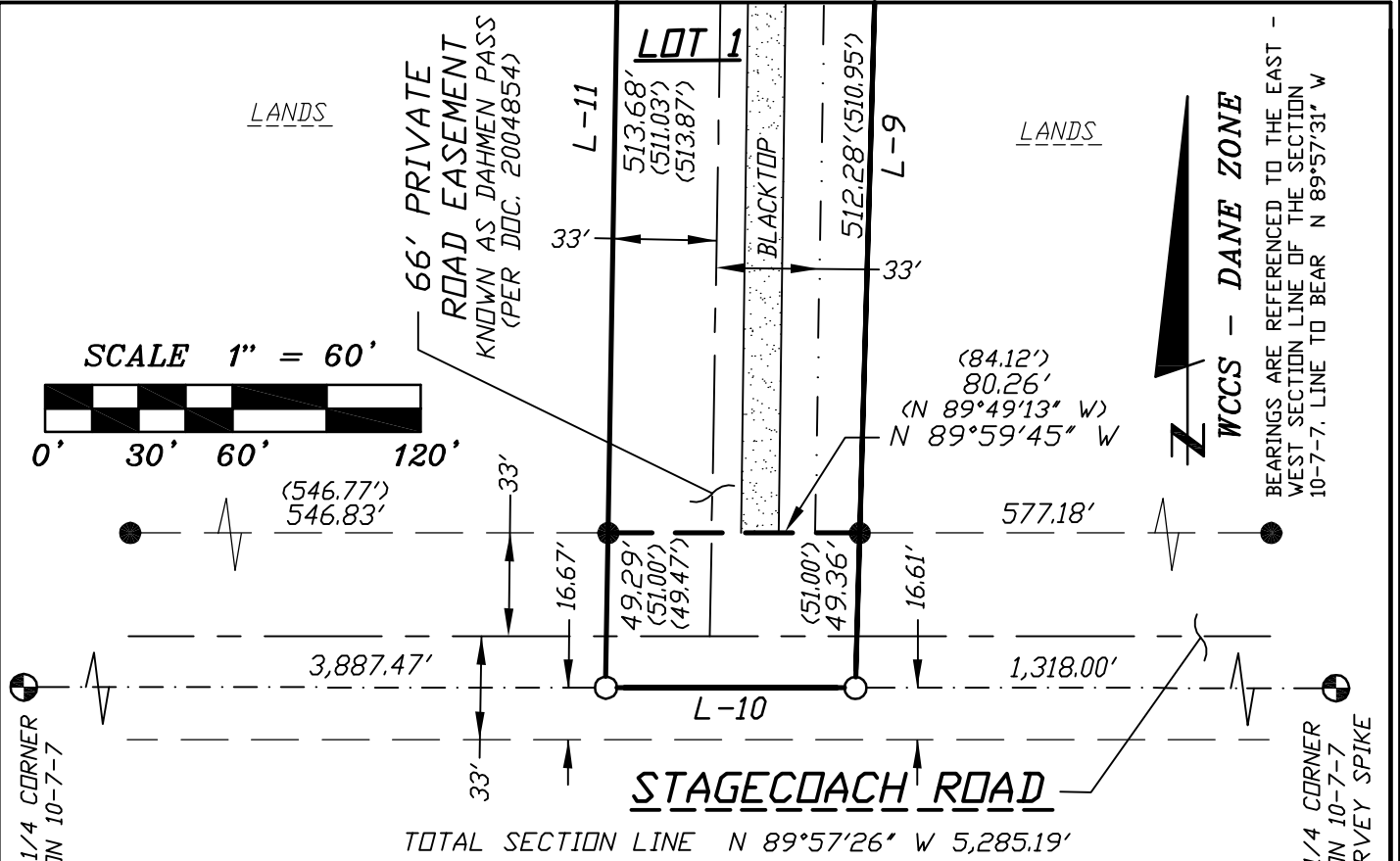


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E,
Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified
Survey Map No. 7296.



NOTES CONTINUED:

- 3.) 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.
- 4.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) SECTION CORNER AND TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORDED FOR THE WEST 1/4, EAST 1/4, NORTH 1/4, AND NE CORNER OF SECTION 10-7-7.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊗ = FOUND 1" IRON PIPE
- ⊗ = FOUND 1 1/4" IRON PIPE
- ⊙ = FOUND ALUMINUM MONUMENT (UNLESS NOTED)
- (##) = RECORDED AS

Sheet 3 of 6

SURVEYORS SEAL

21W-221