

# Dane County Rezone & Conditional Use Permit

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 01/23/2018                 | DCPREZ-2018-11265      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 04/24/2018                 |                        |

| OWNER INFORMATION  |  | AGENT INFORMATION                              |  |
|--|--|--|--|
| OWNER NAME<br>GRANT WILLRETT                             | PHONE (with Area Code)<br>(608) 334-0009 | AGENT NAME<br>JAMES GRAHAM                     | PHONE (with Area Code)<br>(608) 663-6464 |
| BILLING ADDRESS (Number & Street)<br>4209 OBSERVATORY DR |  | ADDRESS (Number & Street)<br>318 S MAIN ST     |  |
| (City, State, Zip)<br>CROSS PLAINS, WI 53528             |  | (City, State, Zip)<br>BLANCHARDVILLE, WI 53516 |  |
| E-MAIL ADDRESS<br>DOUG.WILLRETT@GMAIL.COM                |  | E-MAIL ADDRESS<br>JAMES@ACCESSIONLAW.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 |         |
| 4209 OBSERVATORY RD               |               | 4211 OBSERVATORY RD               |               |                                   |         |
| TOWNSHIP<br>CROSS PLAINS          | SECTION<br>16 | TOWNSHIP<br>CROSS PLAINS          | SECTION<br>16 | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         |
| 0707-162-9335-5                   |               | 0707-162-9041-0                   |               |                                   |         |

| REASON FOR REZONE   |                           |       | CUP DESCRIPTION                       |       |
|---|---------------------------|-------|---------------------------------------|-------|
| LOT LINE ADJUSTMENT, ALSO CHANGE ZONING FROM ONE RH-2 AND ONE RH-3 PARCEL TO TWO RH-2 PARCELS |                           |       |                                       |       |
| FROM DISTRICT:  | TO DISTRICT:              | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| RH-2 Rural Homes District   | RH-2 Rural Homes District | 4.93  |                                       |       |
| RH-3 Rural Homes District   | RH-2 Rural Homes District | 8.12  |                                       |       |

|   |  |  |                              |  |
|---|--|--|------------------------------|--|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials <i>W</i> | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <i>J</i> | DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <i>J</i> | INSPECTOR'S INITIALS<br>SLJ3 | SIGNATURE: (Owner or Agent)<br> |
|   |  |  |                              | PRINT NAME:<br>James Graham  |
|   |  |  |                              | DATE:<br>4/23/18   |



# 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 Grant & Doug Willrett  
 Address 4209 & 4211 Observatory Rd  
Cross Plains, WI 53528  
 Phone 608-334-0009  
 Email doug.willrett@gmail.com

Agent's Name JAMES GRAM  
 Address 318 S MAIN ST GLENDALE WISCONSIN  
53516  
 Phone 608-663-6464  
 Email james@accessionlaw.com

Town: Cross Plains Parcel numbers affected: 020/0707-162-9335-5 & -9041-0

Section: 01 Property address or location: 4209 & 4211 Observatory Rd

Zoning District change: (To / From / # of acres) Rezone Parcel 020/0707-162-9335-5 (8.115 ac) from RH-3 to RH-2 (5.22 ac after lot line change)

Soil classifications of area (percentages) Class I soils:     % Class II soils: 10% Other: 90%

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:  
Requesting lot line adjustment reducing the size of Parcel 9335-5 from 8.115 ac to 5.22 ac and increasing the adjacent Parcel 9041-0 from 4.93 ac to 7.70 ac, which requires the rezoning of the 9335-5 Parcel. The lot line change will divide the two Parcels according to the driveway that services the two parcels. It also will place a greenhouse and geothermal vertical loops on the appropriate ownerships.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 1/18/2018



**NEW LOT 1:**

Lot 2 of Dane County Certified Survey Map No. 5233 and part of Lot 1 of Dane County Certified Survey Map No. 5959, located in the SW ¼-NW ¼ of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin;

Beginning at the Southwest corner of Lot 2 of Dane County Certified Survey Map No. 5233; thence S 31°29'43" E, 30.76 feet; thence N 86°05'27" E, 117.01 feet; thence Northeasterly, 97.77 feet along the arc of a curve to the left having a central angle of 151°24'00" and a radius of 37.00 feet, the long chord of which bears N 68°05'52" E, 71.71 feet; thence Southeasterly, 234.57 feet along the arc of a curve to the right having a central angle of 33°35'59" and a radius of 400.00 feet, the long chord of which bears S 74°36'26" E, 231.22 feet; thence S 57°48'26" E, 113.87 feet; thence S 59°25'00" E, 30.70 feet; thence Northeasterly, 152.94 feet along the arc of a curve to the left having a central angle of 87°37'42" and a radius of 100.00 feet, the long chord of which bears N 76°46'09" E, 138.46 feet; thence N 00°09'32" W, 374.80 feet; thence N 28°22'07" E, 11.78 feet to a point on the Southerly right-of-way line of Observatory Road; thence N 61°37'53" W, 31.28 feet along the Southerly right-of-way line of Observatory Road; thence Northwesterly, 87.29 feet along the arc of a curve to the right having a central angle of 25°31'25" and a radius of 195.94 feet, the long chord of which bears N 48°52'10" W, 86.57 feet; thence N 38°40'20" W, 118.36 feet; thence N 89°45'30" W, 548.56 feet; thence S 03°53'01" E, 455.26 feet to the point of beginning, containing 7.70 acres, more or less.

**NEW LOT 2:**



Part of Lot 1 of Dane County Certified Survey Map No. 5959, located in the SW ¼-NW ¼ of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin;

Beginning at the Southwest corner of said Lot 1; thence N 33°54'46" W, 424.14 feet; thence S 89°22'47" E, 159.05 feet; thence N 86°05'27" E, 117.01 feet; thence Northeasterly, 97.77 feet along the arc of a curve to the left having a central angle of 151°24'00" and a radius of 37.00 feet, the long chord of which bears N 68°05'52" E, 71.71 feet; thence Southeasterly, 234.57 feet along the arc of a curve to the right having a central angle of 33°35'59" and a radius of 400.00 feet, the long chord of which bears S 74°36'26" E, 231.22 feet; thence S 57°48'26" E, 113.87 feet; thence S 59°25'00" E, 30.70 feet; thence Northeasterly, 152.94 feet along the arc of a curve to the left having a central angle of 87°37'42" and a radius of 100.00 feet, the long chord of which bears N 76°46'09" E, 138.46 feet; thence N 00°09'32" W, 374.80 feet; thence N 28°22'07" E, 11.78 feet to a point on the Southerly right-of-way line of Observatory Road; thence S 61°37'53" E, 68.72 feet along the Southerly right-of-way line of Observatory Road; thence S 00°09'32" E, 497.83 feet; thence S 78°25'17" W, 666.14 feet to the point of beginning, containing 5.22 acres, more or less.

## Parcel Number - 020/0707-162-9335-5

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 16 SW NW<br>(Click link above to access images for Qtr-Qtr)  |   |
| Section                 | 07N 07E 16<br>(Click link above to access images for Section)  |   |
| Plat Name               | CSM 05959<br>(Click link above to access images for Plat)<br>CSM 05959<br>(Click link above to access images for Surveys within Plat)  |   |
| Block/Building          |  |   |
| Lot/Unit                | 1<br>(Click link above to see images for this Lot)   |   |
| Parcel Description      | <p>LOT 1 CSM 5959 CS28/190&amp;191<br/>R13363/57-9/28/89 F/K/A PRT LOT 2 CSM 5708<br/>CS26/290&amp;291-12/19/88 DESCR AS SEC 16-7-7<br/>PRT SW1/4NW1/4 (8.115 ACRES) SUBJ TO JT<br/>DRIVEWAY ESMT AGRMT IN DOC #5013914</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p> |   |
| Current Owner           | GRANT WILLRETT   |  |
| Current Co-Owner        | WILLRETT JT REV TR, DOUGLAS & CINDY  |  |
| Primary Address         | 4209 OBSERVATORY RD  |   |
| Billing Address         | 4209 OBSERVATORY DR<br>CROSS PLAINS WI 53528   |   |

| Assessment Summary       |              | More + |
|--------------------------|--------------|--------|
| Assessment Year          | 2018         |        |
| Valuation Classification | G1 G4 G6     |        |
| Assessment Acres         | 8.115        |        |
| Land Value               | \$147,900.00 |        |
| Improved Value           | \$426,700.00 |        |
| Total Value              | \$574,600.00 |        |

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

| Zoning                 |
|------------------------|
| RH-3 DCPREZ-0000-04302 |

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 |
|--------------------------------|----------------------------|----------------------|
| \$147,900.00                   | \$426,700.00               | \$574,600.00         |
| <b>Taxes:</b>                  |                            | \$10,146.76          |
| <b>Lottery Credit(-):</b>      |                            | \$0.00               |
| <b>First Dollar Credit(-):</b> |                            | \$78.19              |
| <b>Specials(+):</b>            |                            | \$8.67               |
| <b>Amount:</b>                 |                            | \$10,077.24          |

**District Information**

| Type              | State Code | Description             |
|-------------------|------------|-------------------------|
| REGULAR SCHOOL    | 0469       | WIS HEIGHTS SCHOOL DIST |
| TECHNICAL COLLEGE | 0400       | MADISON TECH COLLEGE    |
| OTHER DISTRICT    | 1001       | CR PLAINS/BERRY FIRE    |
| OTHER DISTRICT    | 1001       | CR PLAINS/BERRY EMS     |

**Recorded Documents**

| Doc. Type | Date Recorded | Doc. Number | Volume | Page |
|-----------|---------------|-------------|--------|------|
| WD        | 12/22/2015    | 5205109     |        |      |

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By Parcel Number: 0707-162-9335-5

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Madison, WI 53703




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## Parcel Number - 020/0707-162-9041-0

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 16 SW NW<br>(Click link above to access images for Qtr-Qtr)   |        |
| Section                 | 07N 07E 16<br>(Click link above to access images for Section)   |        |
| Plat Name               | CSM 05233<br>(Click link above to access images for Plat)<br>CSM 05233<br>(Click link above to access images for Surveys within Plat)   |        |
| Block/Building          |   |        |
| Lot/Unit                | 2<br>(Click link above to see images for this Lot)  |        |
| Parcel Description      | <p>LOT 2 CSM 5233 CS23/341&amp;343<br/> R10019/33-5/18/87 DESCR AS SEC 16-7-7 PRT<br/> SW1/4NW1/4 &amp; SEC 17-7-7 PRT E1/2 NE1/4<br/> 4.929 ACRES TOG W/JT DRIVEWAY ESMT<br/> AGRMT IN DOC #5013914</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p> |        |
| Current Owner           | WILLRETT JT REV TR, DOUGLAS & CINDY    |        |
| Primary Address         | 4211 OBSERVATORY RD   |        |
| Billing Address         | 4211 OBSERVATORY RD<br>CROSS PLAINS WI 53528  |        |

| Assessment Summary       |              | More + |
|--------------------------|--------------|--------|
| Assessment Year          | 2018         |        |
| Valuation Classification | G1           |        |
| Assessment Acres         | 4.929        |        |
| Land Value               | \$136,400.00 |        |
| Improved Value           | \$613,000.00 |        |
| Total Value              | \$749,400.00 |        |

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

| Zoning                 |
|------------------------|
| RH-2 DCPREZ-0000-03853 |

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 |
|--------------------------------|----------------------------|----------------------|
| \$136,400.00                   | \$613,000.00               | \$749,400.00         |
| <b>Taxes:</b>                  |                            | \$12,433.51          |
| <b>Lottery Credit(-):</b>      |                            | \$124.58             |
| <b>First Dollar Credit(-):</b> |                            | \$71.19              |
| <b>Specials(+):</b>            |                            | \$8.67               |
| <b>Amount:</b>                 |                            | \$12,246.41          |

**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 FIRE    |
| OTHER DISTRICT    | 1001       | CR PLAINS/BERRY EMS     |

**Recorded Documents**

| Doc. Type | Date Recorded | Doc. Number | Volume | Page |
|-----------|---------------|-------------|--------|------|
| WD        | 12/22/2015    | 5205108     |        |      |

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By Parcel Number: 0707-162-9041-0

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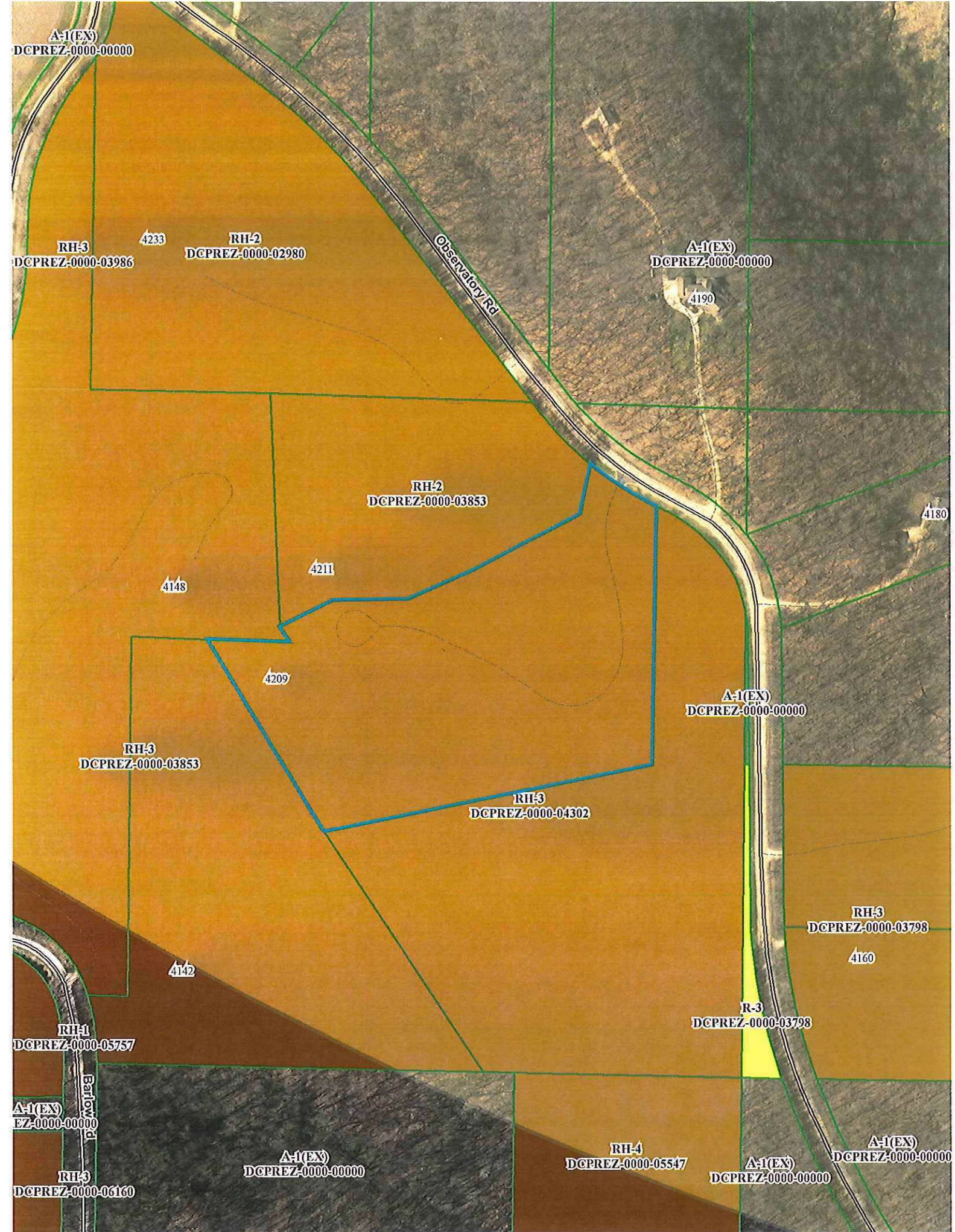
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A-1(EX)  
DCPREZ-0000-00000

RH-3  
DCPREZ-0000-03986

4233

RH-2  
DCPREZ-0000-02980

A-1(EX)  
DCPREZ-0000-00000

4190

RH-2  
DCPREZ-0000-03853

4180

4148

4211

4209

A-1(EX)  
DCPREZ-0000-00000

RH-3  
DCPREZ-0000-03853

RH-3  
DCPREZ-0000-04302

RH-3  
DCPREZ-0000-03798

4160

4142

R-3  
DCPREZ-0000-03798

RH-1  
DCPREZ-0000-05757

A-1(EX)  
EZ-0000-00000

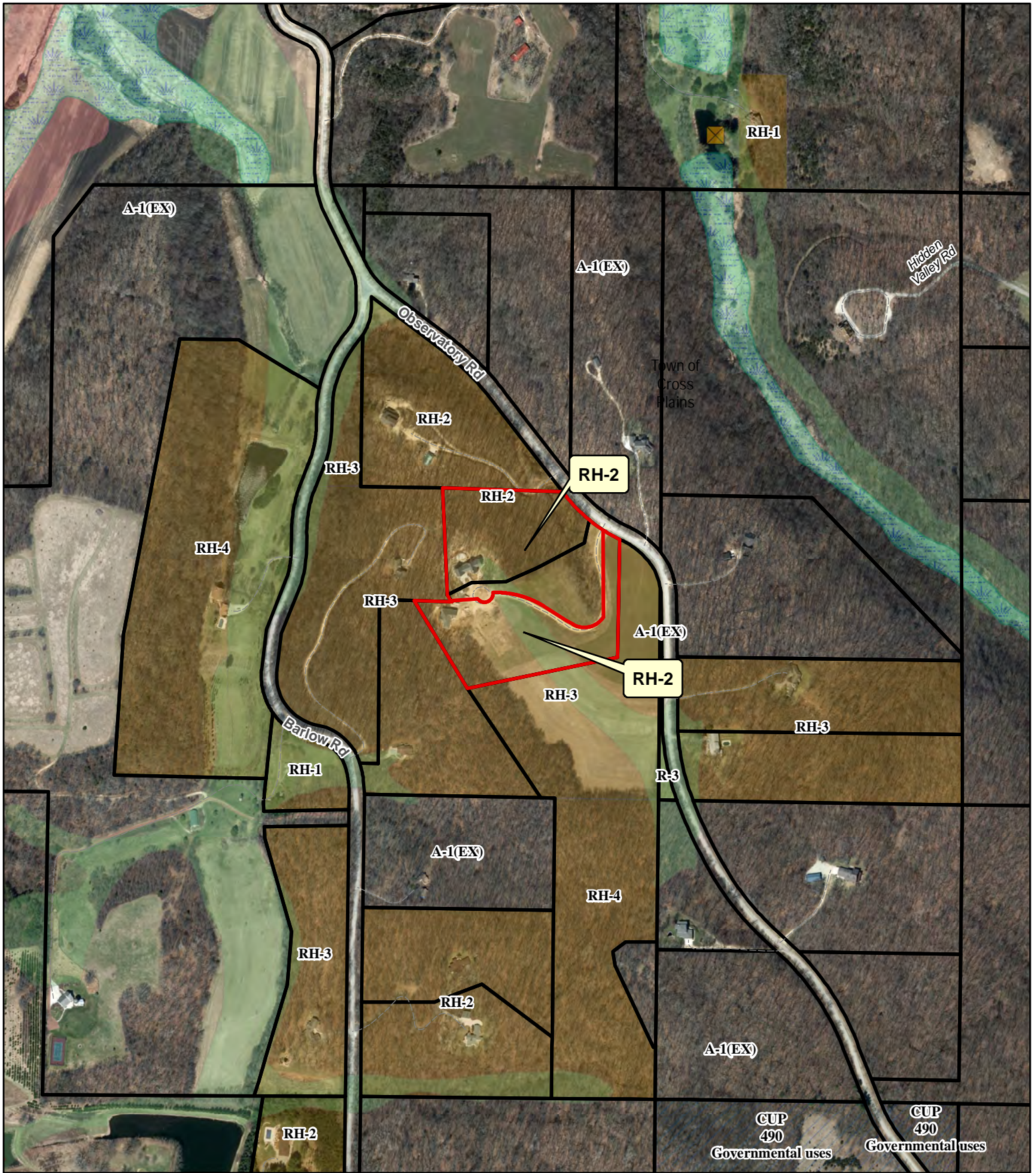
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A-1(EX)  
DCPREZ-0000-00000

RH-4  
DCPREZ-0000-05547

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000



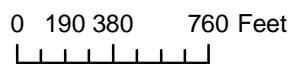
**Legend**

**Significant Soils** Floodplain

**Class** Wetland

Class 1

Class 2



Petition 11265  
GRANT WILLRETT