

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/18/2017	DCPREZ-2017-11167
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JANET H HOOPES	PHONE (with Area Code) (608) 513-8594	AGENT NAME BIRRENKOTT SURVEYING, INC.	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3800 UNIVERSITY AVE		ADDRESS (Number & Street) 1677 N BRISTOL ST	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		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	
4690 COUNTY HIGHWAY J					
TOWNSHIP CROSS PLAINS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-293-9795-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING THREE RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	A-2 Agriculture District	9.858		
A-1Ex Exclusive Ag District	A-2 Agriculture District	106.329		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Mark A. Pynnonen</i>
Applicant Initials <i>Map</i>	Applicant Initials <i>Map</i>	Applicant Initials _____		PRINT NAME: MARK A. PYNNONEN
				DATE: 5/18/17



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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 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	<u>Janet Hoopes</u>	Agent's Name	<u>Birrenkott Surveying, inc.</u>
Address	<u>4690 County Highway "J", Mount Horeb, WI 53572</u>	Address	<u>1677 North Bristol Street, Sun Prairie, WI 53590</u>
Phone	<u>(608) 513-8594</u>	Phone	<u>(608) 837-7463</u>
Email	<u></u>	Email	<u></u>

Town: Cross Plains Parcel numbers affected: 020 0707-293-8500-3, 020 0707-293-9501-0, 020 0707-293-9795-0, 020 0707-293-9002-0, 020 0707-293-9275-0

Section: 29 Property address or location: Southwest 1/4 of Section 29-7-7

Zoning District change: (To / From / # of acres) A-2 / RH-2 / 5.012, A-2 / RH-2 / 4.846, A-2 / A-1ex / 106.329

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 20 % Other: 80 %

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:

She wishes to combine her lot with the adjacent parcels and divide the parcels to create two buildable lots.

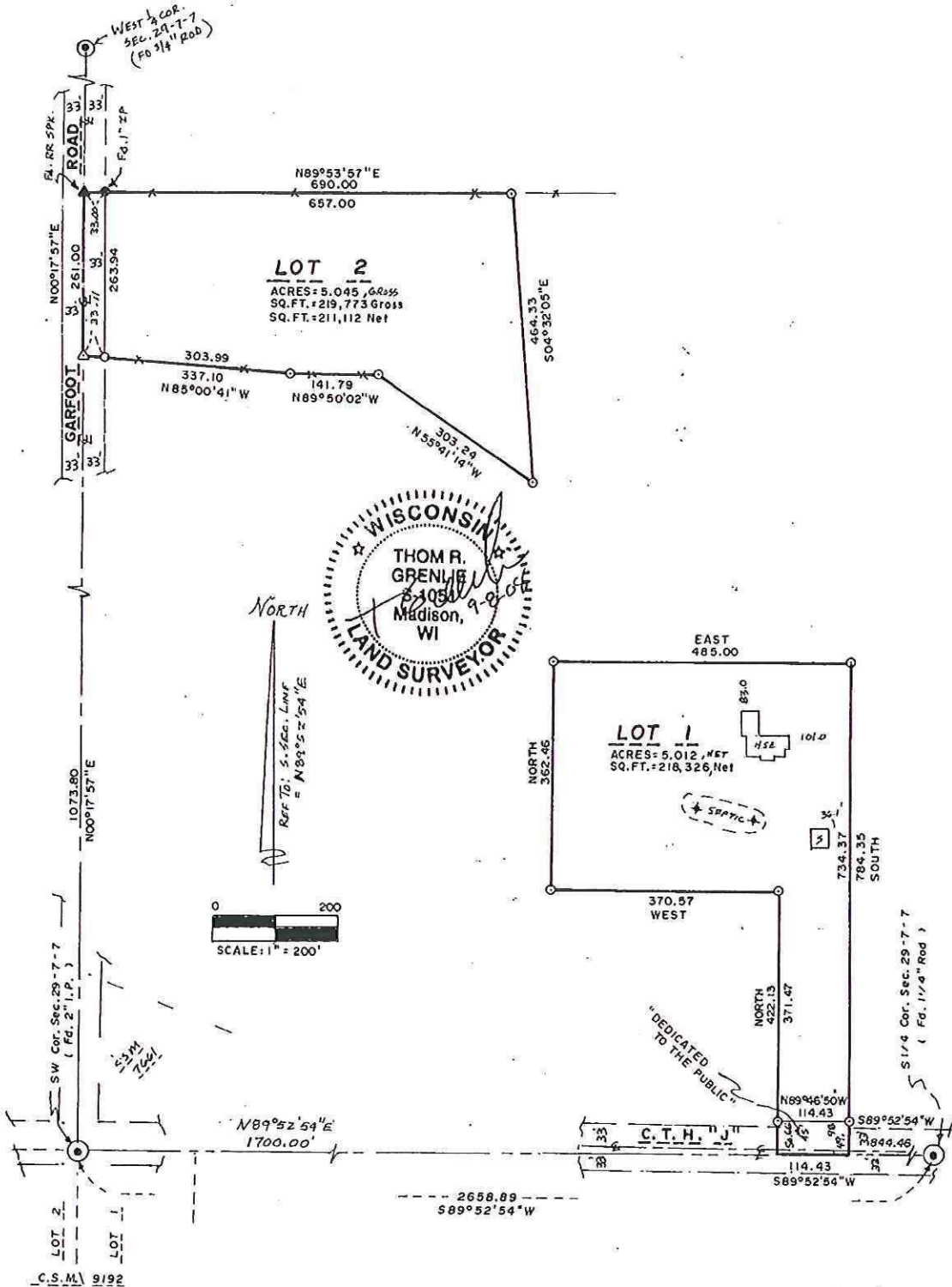
I authorize that I am the owner or have permission to act on behalf of the owner of the property.


Submitted By: Mark A. Pymmer

Date: 5/18/17

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.




THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882 # 4470088

SURVEYOR'S CERTIFICATE
 State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

A PART OF THE SW1/4, SW1/4 AND PART OF THE SE1/4, SW1/4, ALL IN SEC. 29-7-7, TN. OF CROSS PLAINS, DANE CO, WI.

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie 9-8-08

LEGAL DESCRIPTION: A PART OF THE SW1/4 OF THE Thom R. Grenlie, Registered Land Surveyor SW1/4, AND THE SE1/4 OF THE SW1/4; ALL IN SECTION 29, T7N, R7E, TOWN OF CROSS PLAINS, DANE CO, WI, DESCRIBED THUSLY: **LOT 1:** COMMENCING AT THE SOUTHWEST CORNER OF SEC. 29; THENCE N89°52'54''E 1700.00 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH 422.13 FEET; THENCE WEST 370.57 FEET; THENCE NORTH 362.46 FEET; THENCE EAST 485.00 FEET; THENCE SOUTH 784.35 FEET; THENCE S89°52'54''W 114.43 FEET TO POINT OF BEGINNING. **LOT 2:** COMMENCING AT THE SOUTHWEST CORNER OF SEC. 29; THENCE N0°17'57''E 1073.80 FEET TO THE POINT OF BEGINNING; THENCE N0°17'57''E 261.00 FEET; THENCE N89°53'57''E 690.00 FEET; THENCE S4°32'05''E 464.33 FEET; THENCE N55°41'14''W 303.24 FEET; THENCE N89°50'02''W 141.79 FEET; THENCE N85°00'41''W 337.10 FEET TO THE POINT OF BEGINNING. SUBJECT TO GARFOOT ROAD OVER WESTERLY 33 FEET THEREOF.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

Janet H. Hoopes
 JANET H. HOOPES

Elizabeth Jane Barber
 ELIZABETH JANE BARBER

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME SEPT 10, 2008, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT.

MY COMM. EXPIRES 2-13-11

Thom R. Grenlie
 NOTARY PUBLIC



TOWN OF CROSS PLAINS: APPROVED, PER THE TOWN BOARD OF THE TOWN OF CROSS PLAINS. THE PUBLIC HWY. R/W DEDICATION DESIGNATED HEREIN IS HEREBY ACKNOWLEDGED & ACCEPTED BY THE TOWN OF CROSS PLAINS.

Harold Krantz
 HAROLD KRANTZ, TOWN CHAIR

DATE: 9-10-08

LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24" iron pipe set
- ▲ min. wt.=1.13#/in ft.
- ▲ - FD. R.R. SPAKE
- ▲ - SAT. R.R. SPAKE
- SURVEYED TG HC
- DRAWN HC
- APPROVED
- FIELD BOOK 149-30
- DATE 9-8-08
- TAPE/FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 3494

SURVEYED FOR: JANET HOOPES 238-3300
 4690 HWY J, MT. HOREB, WI 53572
 DESCRIPTION-LOCATION: PRT S/12, SW1/4, SEC. 29, T7N, R7E, TOWN OF CROSS PLAINS, DANE CO, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REG. COMM. action of September 25, 2008

REGISTER OF DEEDS CERTIFICATE
 Received for recording this 25th day of September, 2008 at 3:54 o'clock P.m.
 and recorded in Volume 78 of Certified Survey Maps of Dane County on Page 283-284

DOCUMENT # 4470088
 CERTIFIED SURVEY MAP # 12550 Vol. 78 Page 283

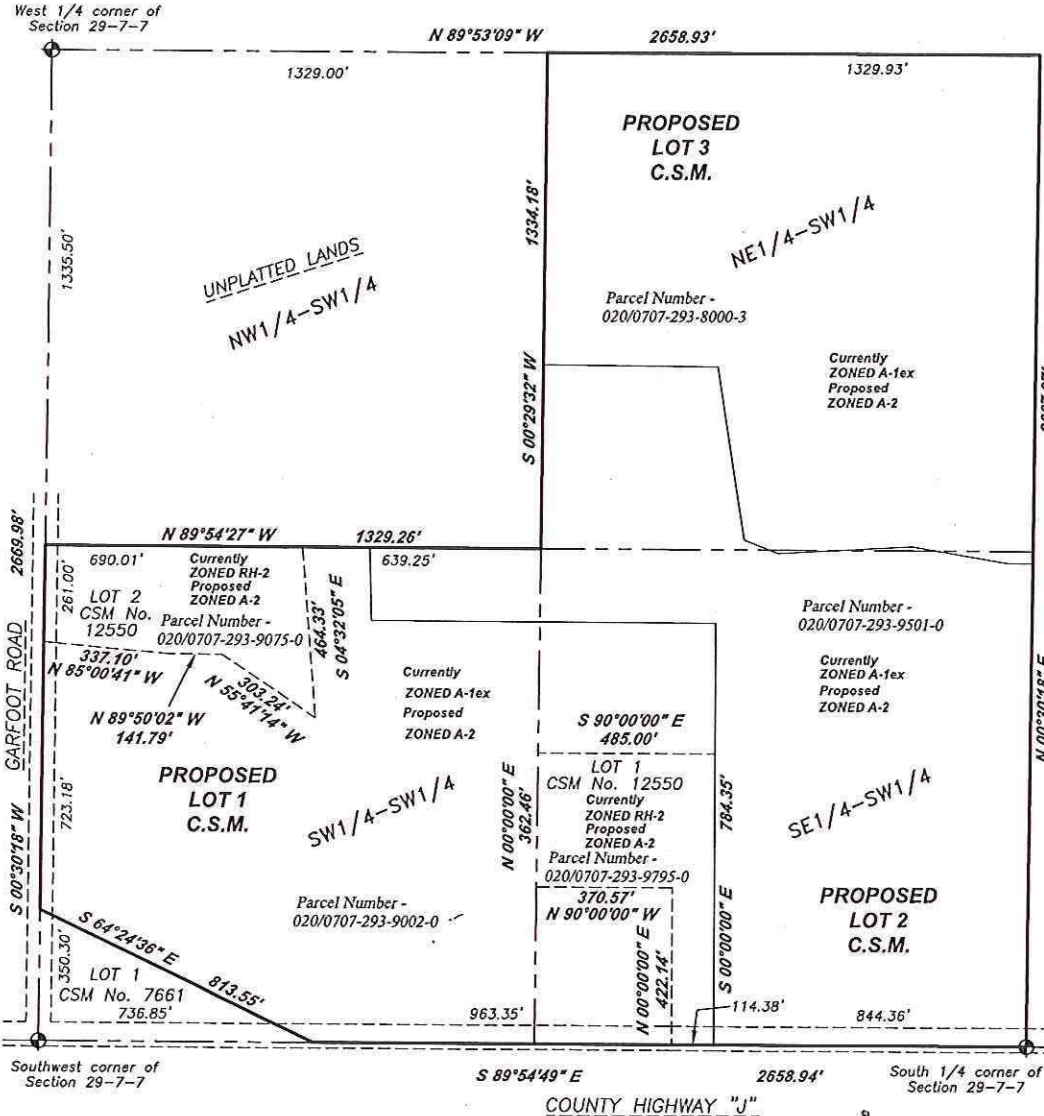
2/13



**BIRRENKOTT
SURVEYING, INC.**

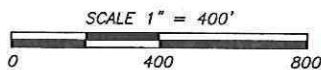
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



Prepared For:
Janet Hoopes
4690 CTY HWY J
Mount Horeb, WI 53572

Dated: May 18, 2017
Surveyed: T.A.S.
Drawn: B.P.R.
Checked: D.V.B.
Approved: D.V.B.
Field book: 363/75-76
Comp. File: J:\2017\CARLSON
Office Map No. 170139



Bearings referenced to the South line of the Southwest 1/4 of Section 29 bearing N89°54'49"E



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Zoning Description:
A-1ex to A-2

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 29, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, described as follows: Beginning at the South $\frac{1}{4}$ corner of said Section 29; thence N00°30'18"E, 2667.97 feet along the East line of said Southwest $\frac{1}{4}$; thence N89°53'09"W, 1329.93 feet along the North line of said Southwest $\frac{1}{4}$ of said Section 29; thence S00°29'32"W, 1334.18 feet along the West line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N89°54'23"W, 639.25 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 12550; thence S04°32'05"E, 464.33 feet along the East line of said Lot 2; thence N55°41'14"W, 303.24 feet along the Southerly line of said Lot 2; thence N89°50'02"W, 141.79 feet along the Southerly line of said Lot 2; thence N85°00'41"W, 337.10 feet along the Southerly line of said Lot 2 to the centerline of Garfoot Road; thence S00°30'18"W, 723.18 feet along said centerline to the North corner of Lot 1 of Certified Survey Map No. 7661; thence S64°53'59"E, 813.64 feet along the Northeasterly line of said Lot 1 to the South line of said Southwest $\frac{1}{4}$; thence S89°54'49"E, 963.35 feet along said South line to the Westerly line of Lot 1 of Certified Survey Map No. 12550; thence N00°00'00"E, 422.14 feet along said Westerly line; thence N90°00'00"W, 370.57 feet along the Southerly line of said Lot 1; thence N00°00'00"E, 362.46 feet along the Westerly line of said Lot 1; thence S90°00'00"E, 485.00 feet along the North line of said Lot 1; thence S00°00'00"E, 784.35 feet along the East line of said Lot 1 to the South line of said Southwest $\frac{1}{4}$; thence S89°54'49"E, 844.36 feet along said South line to the said South $\frac{1}{4}$ corner and the point of beginning; Containing 4,631,705 square feet, 106.329 acres NET.

Zoning Description:
RH-2 to A-2

Lot 1, Certified Survey Map No. 12550, located in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 29, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 29; thence S89°52'54"W, 844.36 feet along the South line of said Southwest $\frac{1}{4}$ to the Southeast corner of said Certified Survey Map and the point of beginning; thence continuing S89°52'54"W, 114.43 feet along said South line; thence N00°00'00"E, 422.13 feet along the Westerly line of said Certified Survey Map; thence N90°00'00"W, 370.57 feet along the Southerly line of said Certified Survey Map; thence N00°00'00"E, 362.46 feet along the Westerly line of said Certified Survey Map; thence S90°00'00"E, 485.00 feet along the North line of said Certified Survey Map; thence S00°00'00"E, 784.35 feet along the East line of said Certified Survey Map to the point of beginning; Containing 218,326 square feet, or 5.012 acres NET.

Zoning Description:
RH-2 to A-2

Lot 2, Certified Survey Map No. 12550, located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 29, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin,

Commencing at the Southwest corner of said Section 29; thence N00°30'18"E, 1073.48 feet along the West line of said Southwest $\frac{1}{4}$; Southwest corner of said Lot 2 and the point of beginning; thence continuing N00°30'18"E, 261.00 feet along said West line; thence N89°54'27"E, 690.01 feet along the North line of said Lot 2; thence S04°32'05"E, 464.33 feet along the East line of said Lot 2; thence N55°41'14"W, 303.24 feet along the Southerly line of said Lot 2; thence N89°50'02"W, 141.79 feet along the Southerly line of said Lot 2; thence N85°00'41"W, 337.10 feet along the Southerly line of said Lot 2 to the point of beginning; Containing 211,112 square feet, 4.846 acres NET.

Dated: May 18, 2017
Surveyed: T.A.S.
Drawn: B.P.R.
Checked: D.V.B.
Approved: D.V.B.
Field book: 363/75-76
Comp. File: J:\2017\CARLSON
Office Map No. 170139