

Dane County Rezone & Conditional Use Permit

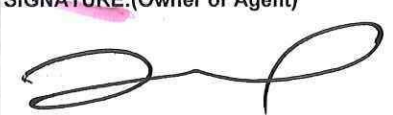
Application Date	Petition Number
08/29/2019	DCPREZ-2019-11488
Public Hearing Date	C.U.P. Number
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOSEF FESSEL	PHONE (with Area Code) (608) 444-6490	AGENT NAME BADGER SURVEYING	PHONE (with Area Code) (608) 244-2010
BILLING ADDRESS (Number & Street) 9290 BRAUN RD		ADDRESS (Number & Street) 2033 TOWN SITE RD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) WINCHESTER, WI 54557	
E-MAIL ADDRESS		E-MAIL ADDRESS BADGERSURVEY@GDINET.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	
9290 BRAUN RD					
TOWNSHIP CROSS PLAINS	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-074-9523-0					

REASON FOR REZONE			CUP DESCRIPTION	
RELOCATION OF POSTAGE STAMP REZONE FOR FURTURE AGRICULTURAL BUILDING				

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	.31		
RR-2 (Rural Residential, 2 to 4 acres) District	FP-35 (General Farmland Preservation) District	.31		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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 HJH3	SIGNATURE: (Owner or Agent) 
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COMMENTS: PREVIOUS REZONE 10461

PRINT NAME: INGRID FESSEL
DATE: 8/29/19



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:

- 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.
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 JOSEF FESSEL
Address 9290 BRAUN RD.
Phone CROSS PLAINS, WI. 53528
Email

Agent's Name MARK S. GERHARDT
BADGER SURVEYING
Address 2033 TOWN SITE RD.
Phone WINCHESTER, WI. 54557
608-244-2010
Email badgersurvey@qgdn.net.com

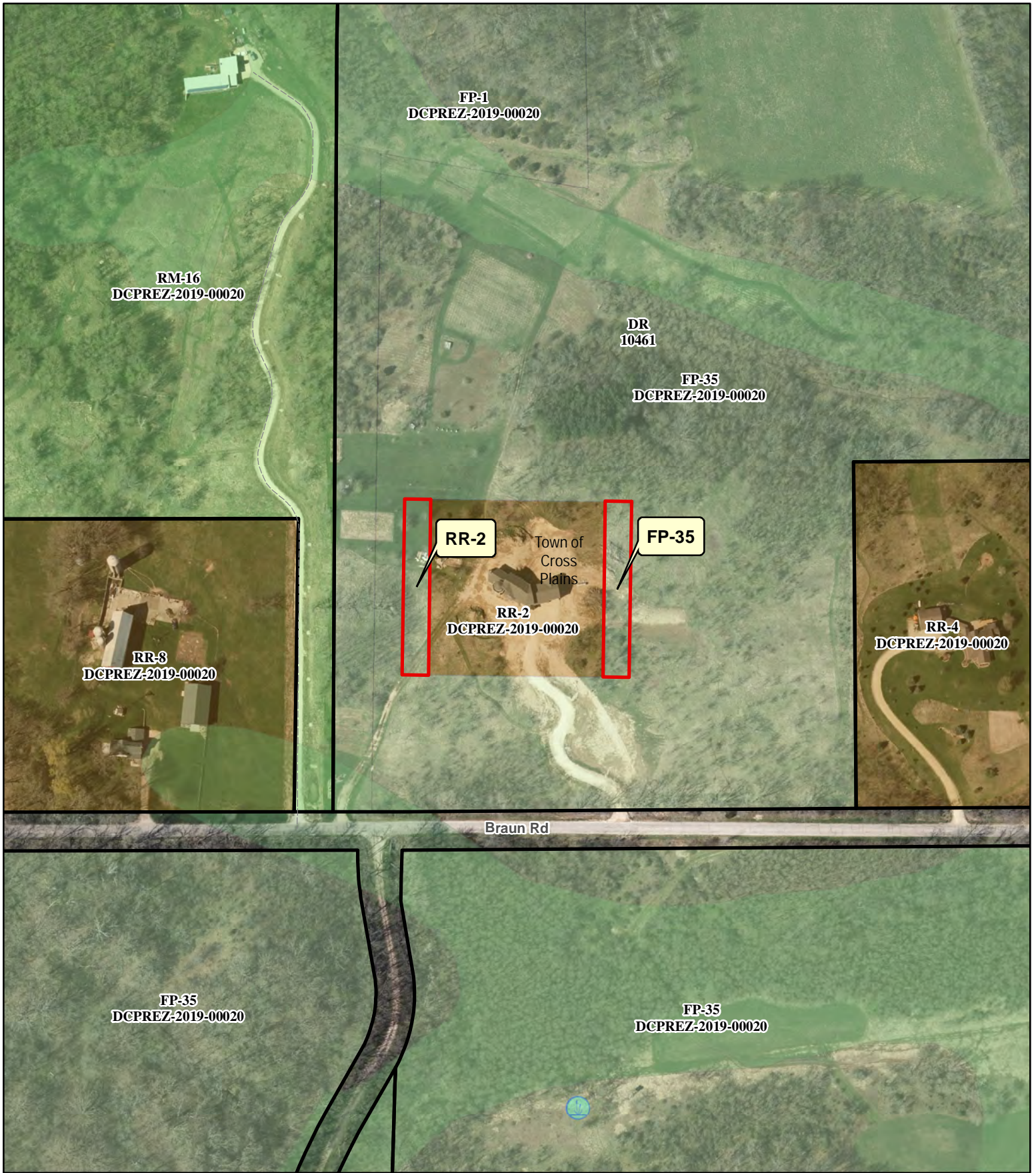
Town: CROSS PLAINS Parcel numbers affected: 0707-074-95230
Section: 18 Property address or location: 9290 BRAUN RD. CROSS PLAINS WI 53528

Zoning District change: (To / From / # of acres) 1) FP35 TO RR2
2) RR2 TO FP35

Soil classifications of area (percentages) Class I soils: ___% Class II soils: ___% Other: ___%
N/A

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:
MOVE ZONING PARCELS FOR CONSTRUCTION OF BUILDING.

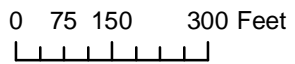
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 8-29-19



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2

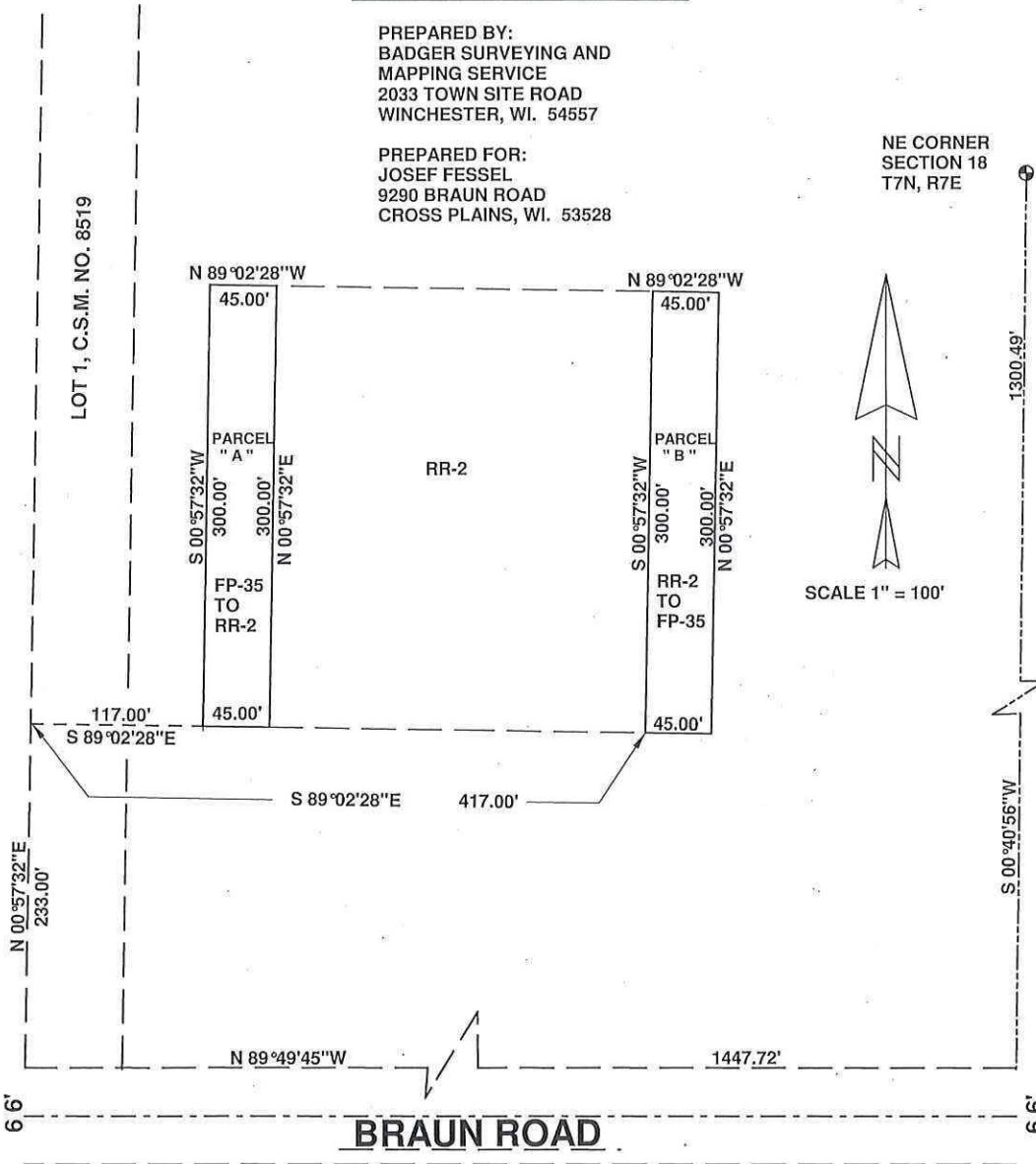


Petition 11488
JOSEF FESSEL

ZONING SKETCH

PREPARED BY:
BADGER SURVEYING AND
MAPPING SERVICE
2033 TOWN SITE ROAD
WINCHESTER, WI. 54557

PREPARED FOR:
JOSEF FESSEL
9290 BRAUN ROAD
CROSS PLAINS, WI. 53528



LEGAL DESCRIPTION: PARCEL "A" ZONING FP-35 TO RR-2

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

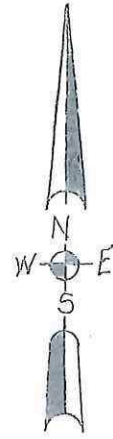
COMMENCING AT THE NE CORNER OF SAID SECTION 18; THENCE S 00°40'56"W ALONG THE EAST LINE OF THE NE 1/4 OF THE NE 1/4, 1300.49 FEET TO THE NORTH R/W LINE OF BRAUN ROAD; THENCE N 89°49'45"W ALONG THE NORTH R/W LINE OF BRAUN ROAD, 1447.72 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 8519; THENCE N 00°57'32"E ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 8519, 233.00 FEET; THENCE S 89°02'28"E, 117.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°02'28"E, 45.00 FEET; THENCE N 00°57'32"E, 300.00 FEET; THENCE N 89°02'28"W, 45.00 FEET; THENCE S 00°57'32"W, 300.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL " B " ZONING RR-2 TO FP-35

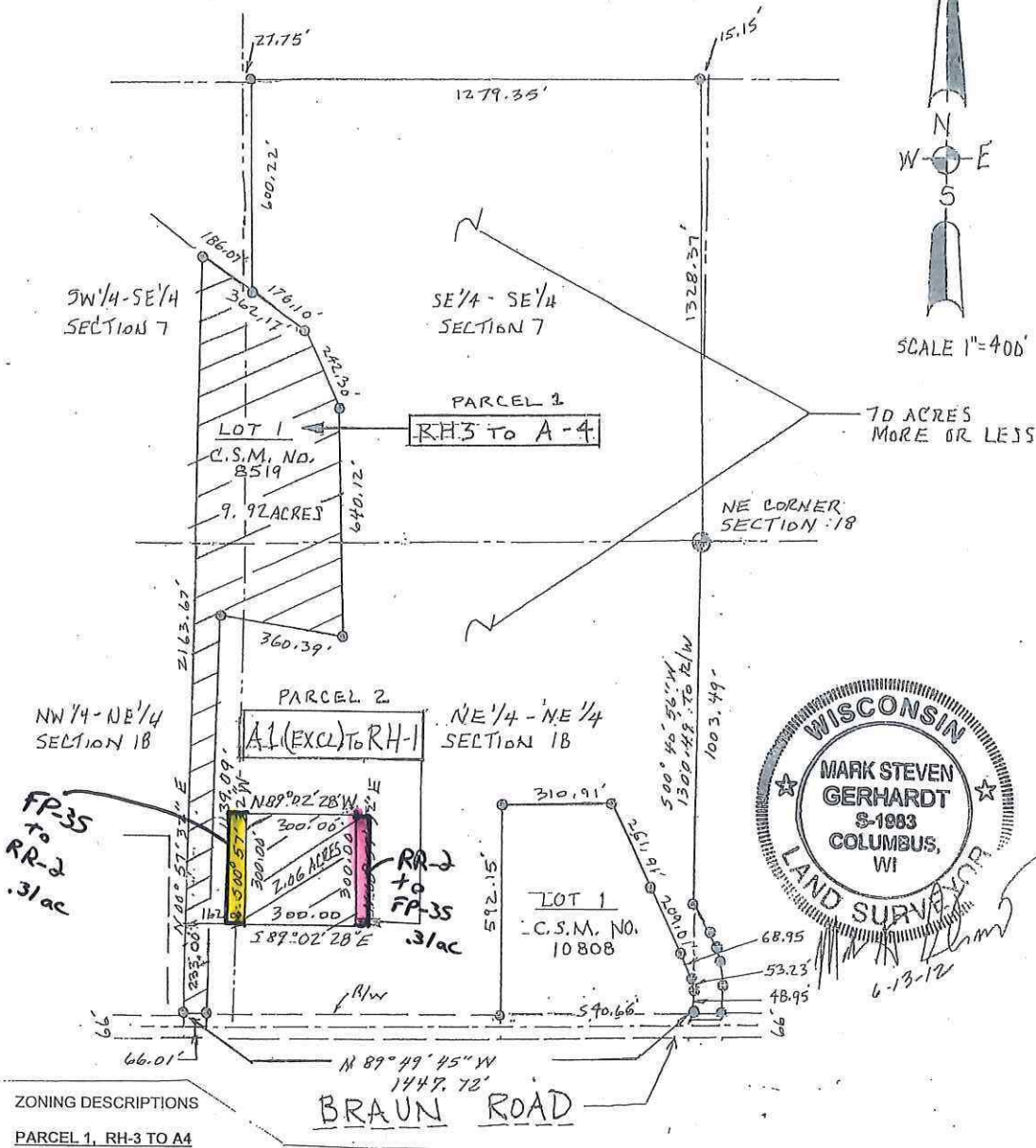
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 18; THENCE S 00°40'56"W ALONG THE EAST LINE OF THE NE 1/4 OF THE NE 1/4, 1300.49 FEET TO THE NORTH R/W LINE OF BRAUN ROAD; THENCE N 89°49'45"W ALONG THE NORTH R/W LINE OF BRAUN ROAD, 1447.72 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 8519; THENCE N 00°57'32"E ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 8519, 233.00 FEET; THENCE S 89°02'28"E, 117.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°02'28"E, 45.00 FEET; THENCE N 00°57'32"E, 300.00 FEET; THENCE N 89°02'28"W, 45.00 FEET; THENCE S 00°57'32"W, 300.00 FEET TO THE POINT OF BEGINNING.

"ZONING SKETCH"



SCALE 1"=400'



ZONING DESCRIPTIONS

PARCEL 1, RH-3 TO A4

LOT 1, CERTIFIED SURVEY MAP NO. 8519, IN THE TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN. CONTAINS 9.92 ACRES.

PARCEL 2, A-1 (EXCL.) TO RH-1

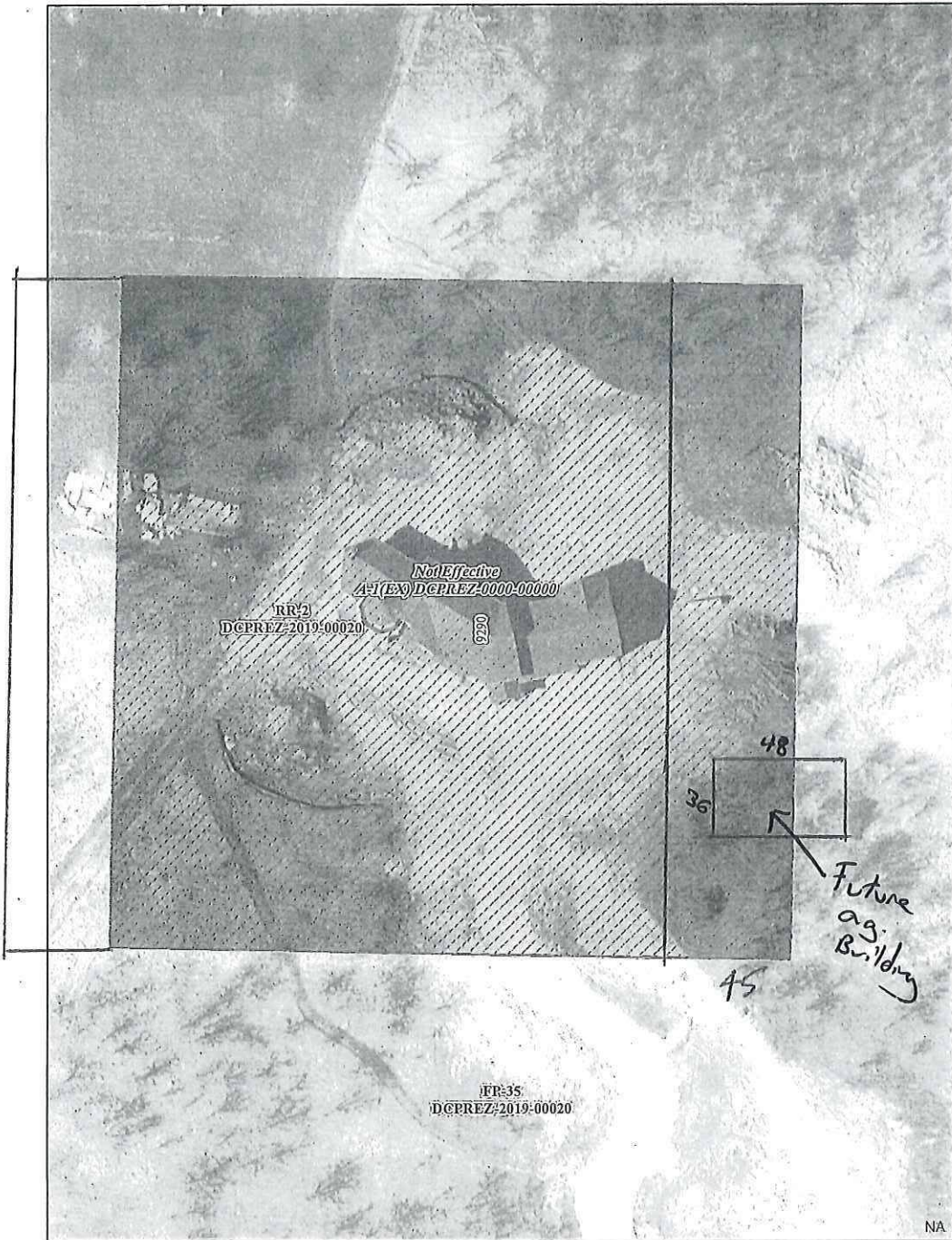
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 18; THENCE S 00°40'56"W ALONG THE EAST LINE OF THE NE 1/4 OF THE NE 1/4, 1300.49 FEET TO THE NORTH RAW LINE OF BRAUN ROAD; THENCE N 89°49'45"W ALONG THE NORTH RAW LINE OF BRAUN ROAD, 1447.72 FEET THE WEST LINE OF CERTIFIED SURVEY MAP NO. 8519; THENCE N 00°57'32"E ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 8519, 233.00 FEET; THENCE S 89°02'28"E, 162.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°02'28"E, 300.00 FEET; THENCE N 00°57'32"E, 300.00 FEET; THENCE N 89°02'28"W, 300.00 FEET; THENCE S 00°57'32"W, 300.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.06 ACRES.

PREPARED BY: BADGER SURVEYING AND MAPPING SERVICE, LLC
525 WEST PRAIRIE STREET
COLUMBUS, WI. 53925

PREPARED FOR: JOSEF & FRANZISKA FESSEL
6714 OLD SAUK ROAD
MADISON, WI. 53705



Not Effective
A-1(EX) DCPREZ-0000-00000

RR-2
DCPREZ-2019-00020

900

48

36



Future
ag.
Building

45

FR-35
DCPREZ-2019-00020

NA

GERALD HAACK
SHIRLEY HAACK
4303 GARFOOT RD
CROSS PLAINS, WI 53528

MICHAEL E PLESHA
GLORIA J PLESHA
9376 BRAUN RD
CROSS PLAINS, WI 53528

PARRELL BROS DAIRY LLC
9326 UNION VALLEY RD
BLACK EARTH, WI 53515

Current Owner
Current Owner
9290 BRAUN RD
CROSS PLAINS, WI 53528

Current Owner
Current Owner
9290 BRAUN RD
CROSS PLAINS, WI 53528

GERALD J HAACK
SHIRLEY A HAACK
4303 GARFOOT RD
CROSS PLAINS , WI 5352...

PARRELL BROS DAIRY LLC
9326 UNION VALLEY RD
BLACK EARTH, WI 53515

Current Owner
Current Owner
9290 BRAUN RD
CROSS PLAINS, WI 53528

GERALD J HAACK
SHIRLEY A HAACK
4303 GARFOOT RD
CROSS PLAINS , WI 5352...

PETER A JONES
ROBIN J JONES
9169 BRAUN RD
CROSS PLAINS, WI 53528

HAACK REV LIVING TR, LAWRE...
9210 BRAUN RD
CROSS PLAINS, WI 53528

ZIMMERMANN JT REV TR, FRE...
9312 BRAUN RD
CROSS PLAINS, WI 53528

MARK JACKSON
SHARON BROCKEL
9260 BRAUN RD
CROSS PLAINS, WI 53528

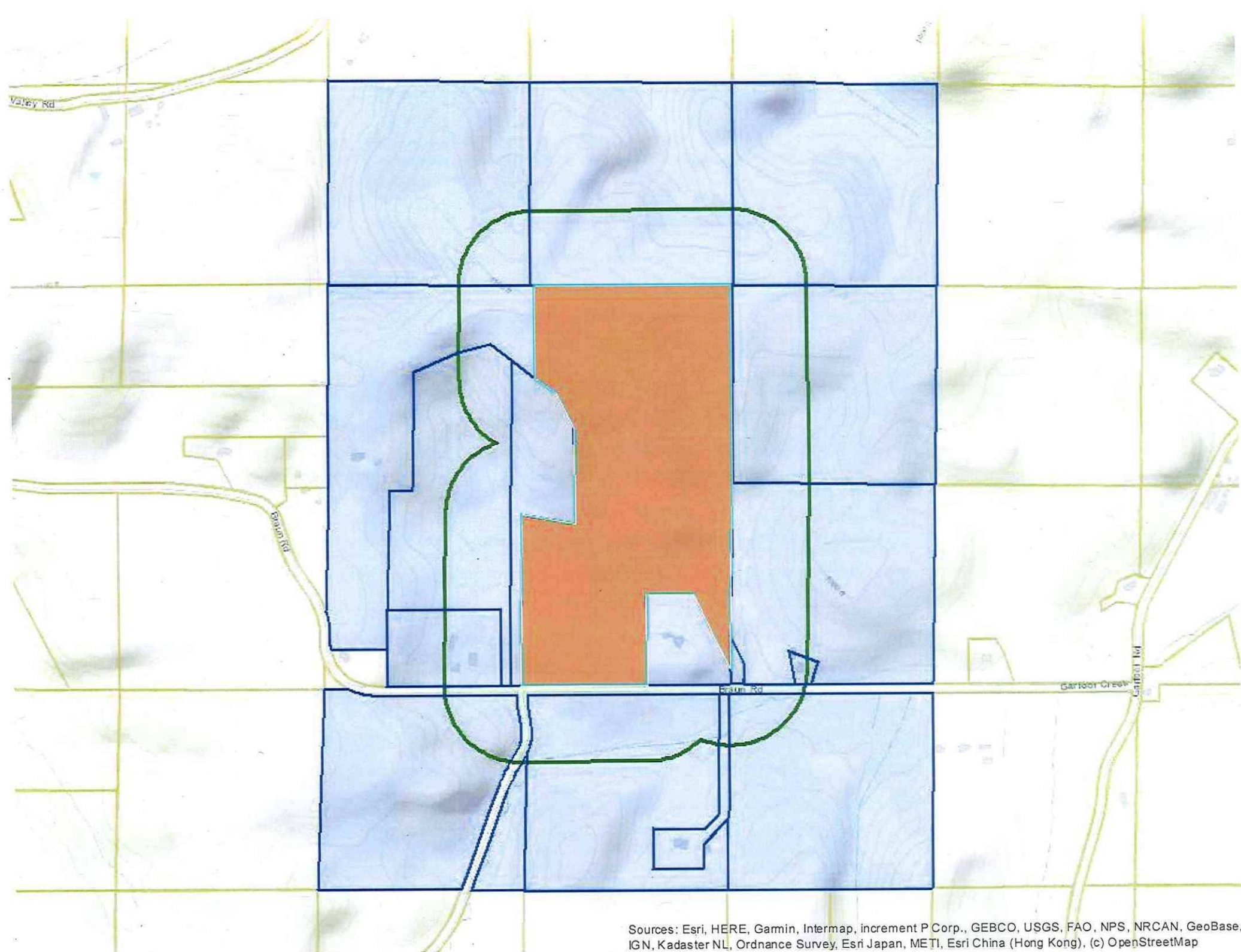
MICHAEL J OHLERT
ROSE OHLERT
9241 BRAUN RD
CROSS PLAINS, WI 53528

JEFFREY S BRUMMEL
9326 BRAUN RD
CROSS PLAINS, WI 53528

MICHAEL J OHLERT
ROSE OHLERT
9241 BRAUN RD
CROSS PLAINS, WI 53528

DENNIS TR
9305 BRAUN RD
CROSS PLAINS, WI 53528

PARRELL BROS DAIRY LLC
9326 UNION VALLEY RD
BLACK EARTH, WI 53515



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap