

# Dane County Rezone & Conditional Use Permit

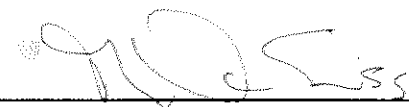
Application Date	Petition Number
11/04/2014	DCPREZ-2014-10789
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRETT MARSH	PHONE (with Area Code) (608) 212-6865	AGENT NAME TOMMY VAN ESS	PHONE (with Area Code) (608) 395-7375
BILLING ADDRESS (Number & Street) 3883 OBSERVATORY RD		ADDRESS (Number & Street) 7979 GREENWAY BLVD.	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) MIDDLETON, WI 53562	
E-MAIL ADDRESS MARSHLANDSCAPES@TDS.NET		E-MAIL ADDRESS VANESST@FIRSTWEBER.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	
3883 OBSERVATORY ROAD					
TOWNSHIP CROSS PLAINS	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-214-8510-0					

REASON FOR REZONE	CUP DESCRIPTION
COMPLIANCE FOR LANDSCAPING BUSINESS ON A PORTION OF A PARCEL.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	LC-1 Limited Commercial Dist	2		

C.S.M REQUIRED? <input 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  PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Tommy Van Ess

COMMENTS: COMPLIANCE FOR LANDSCAPING BUSINESS ON A PORTION OF A PARCEL.

DATE: 11-4-14
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Petition # 10789

Public Hearing Date 6/27/2015

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use?  Yes /  No
- 2. Zoning District fit the proposed and remaining lots (s)?  Yes /  No
- 3. Proposed lot meet the minimum width and area requirements?  Yes /  No
- 4. Do the existing structures meet the setbacks for the District?  Yes /  No
- 5. Do the existing structures meet the height limitations?  Yes /  No
- 6. Do the existing (proposed) structures meet the lot coverage?  Yes /  No
- 7. Do the Accessory structures meet the principal structure ratio?  Yes /  No
- 8. Existing building heights conform to district?  Yes /  No
- 9. Shoreland, Wetland, Flood plain issues? Yes /  No
- 10. Steep slope issues? Yes /  No
- 11. Commercial parking standards met? Yes /  No
- 12. Screening requirements met? Yes /  No
- 13. Outside lighting requirements? Yes /  No

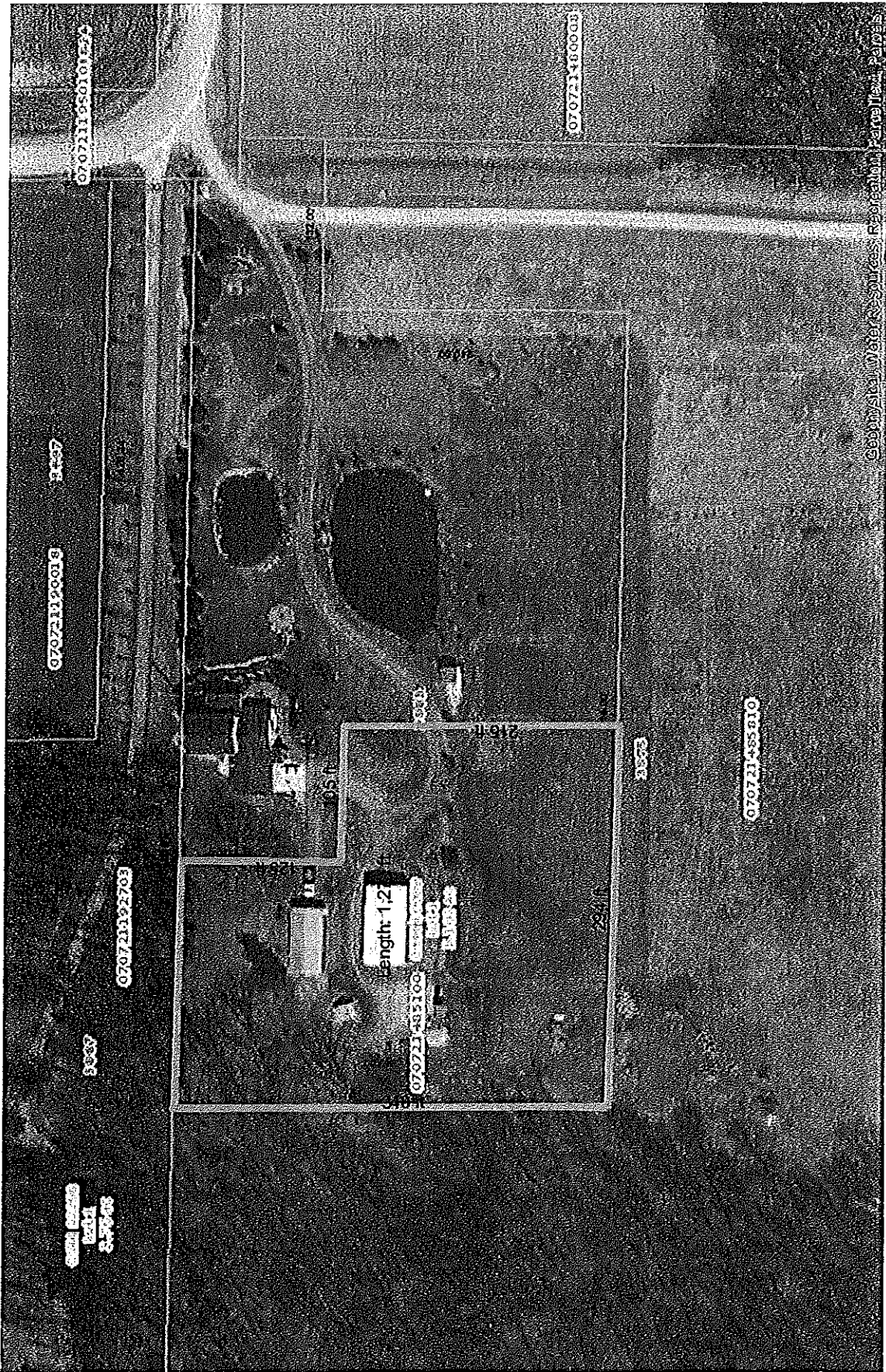
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning Review**

- 1. Density Study Needed? Yes /  No Splits \_\_\_\_\_
- 2. Determination of Legal Status Yes /  No
- 3. In compliance with Town plan?  Yes /  No
- 4. Land Division Compliance?  Yes /  No

Comments: # of equip?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: Issue)



070711650101250  
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Length: 12

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**LEGAL DESCRIPTION**

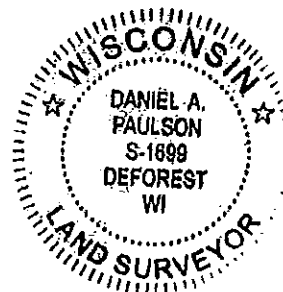
Being part of Lot 1, C.S.M. No. 10089; located in the NW ¼ of the SE ¼ of Section 21, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

**COMMENCING** at the East Quarter Corner of Section 21;  
thence N89°32'43"W, 1334.16 feet to the northeast corner of CSM No. 10089;  
thence continuing N89°32'43"W, 557.00 feet along the north line of the C.S.M. No. 10089 to the **POINT OF BEGINNING**;  
thence continuing along the north line of Lot 1, C.S.M. No. 10089, N89°32'43"W, 190.00 feet to the northwest corner of said Lot 1;  
thence S00°32'15"W, 340.00 feet along the west line of Lot 1, C.S.M. No. 10089 to the southwest corner of said Lot 1;  
thence S89°32'43"E, 294.81 feet along the south line of Lot 1, C.S.M. No. 10089;  
thence N00°32'15"E, 215.00 feet;  
thence N89°32'43"W, 104.81 feet;  
thence N00°32'15"E, 125.00 feet to the **POINT OF BEGINNING**.

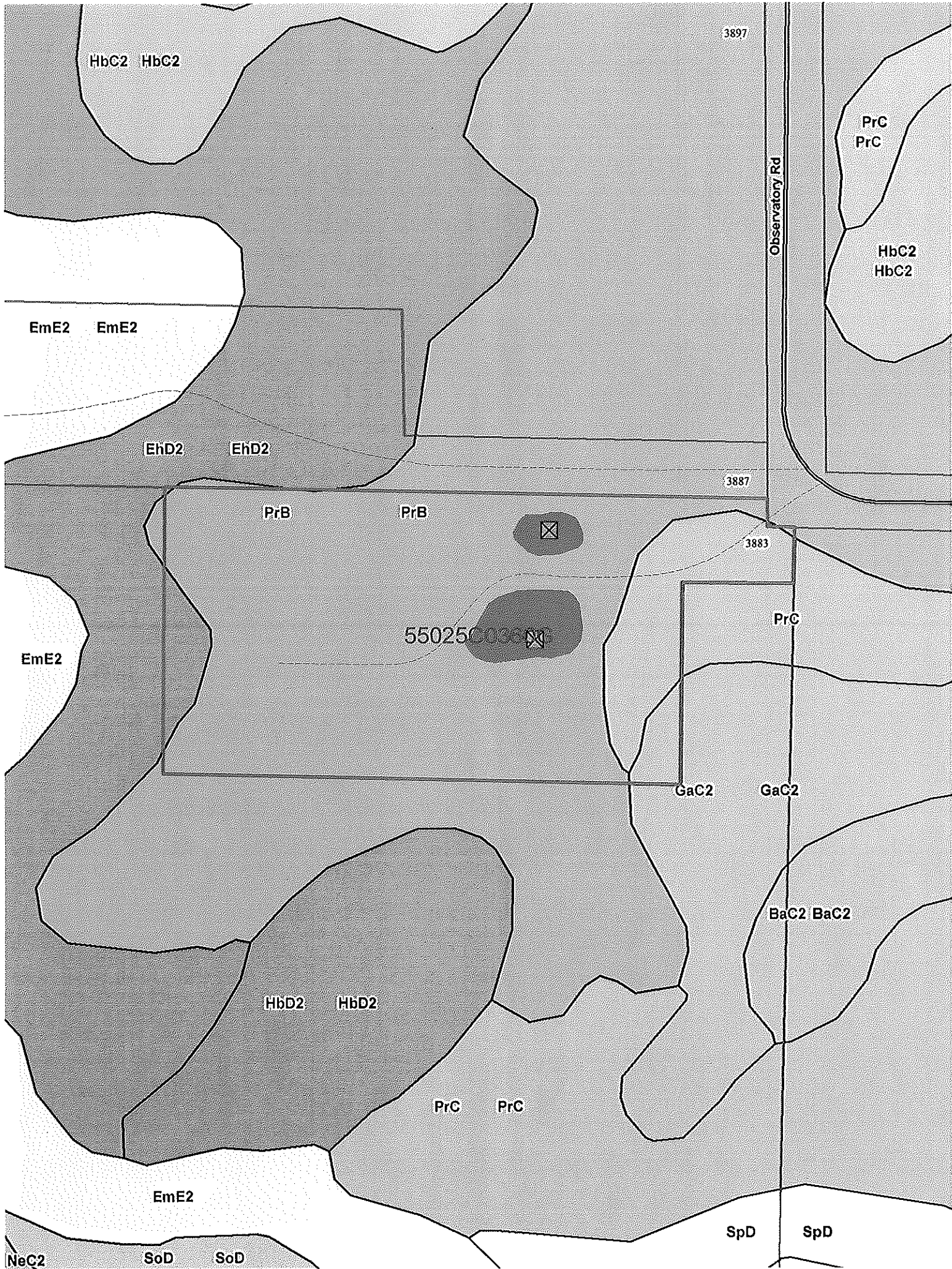
Containing 87,120 square feet, 2.00 acres.  
Subject to all recorded and unrecorded easements.

Daniel A. Paulson  
Daniel A. Paulson PLS-1699

10-28-14  
Date:



NOTE: This legal description was prepared from record information and is not the results of an actual field survey.





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:

- 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>Brett and Caroline marsh</u>	Agent's Name	<u>Tommy Van ESS</u>
Address	<u>3883 Observatory Rd Cross Plains</u> <small>53528</small>	Address	<u>7979 Greenway Blvd</u>
Phone	<u>608-212-6865</u>	Phone	<u>Middleton WI 53562</u>
Email	<u>Marshlandscapes@tds.net</u>	Email	<u>608-395-7375</u> <u>vanessst@firstweber.com</u>

Town: Cross Plains Parcel numbers affected: 0707-214-8510-0

Section: X 21 Property address or location: 3883 observatory Rd

Zoning District change: (To / From / # of acres) RH-2 to LC-1 2 acres of the 5.1 acre parcel.

Soil classifications of area (percentages) Class I soils:     % Class II soils:     % Other:     %  
SEE ATTACHED

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:

In order to run a family owned landscape business + live in the current house on the property

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

Submitted By: Tommy Van Ess

Date: 10-15-14



Parcel Number - **Current**  
020/0707-214-8510-0

<b>Parcel Summary</b> <span style="float:right">More +</span>	
Municipality Name	TOWN OF CROSS PLAINS
Parcel Description	LOT 1 CSM 10089 CS59/66&67-6/29/2001 DES...
Owner Names	BRETT MARSH CAROLINE MARSH
Primary Address	3883 OBSERVATORY RD
Billing Address	3883 OBSERVATORY RD CROSS PLAINS WI 53528

<b>Assessment Summary</b> <span style="float:right">More +</span>	
Assessment Year	2014
Valuation Classification	G1 G5
Assessment Acres	5.103
Land Value	\$137,400.00
Improved Value	\$305,200.00
Total Value	\$442,600.00

Show Valuation Breakout

**Zoning Information**

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

<b>Zoning</b>
RH-2 DCPREZ-0000-08101

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

Google Map

Bing Map

**Tax Summary (2013)** More +

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$137,400.00	\$305,200.00	\$442,600.00
<b>Taxes:</b>		\$7,466.25
<b>Lottery Credit(-):</b>		\$114.06
<b>First Dollar Credit(-):</b>		\$66.97
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$7,293.89

**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	01/07/2002	3425229		

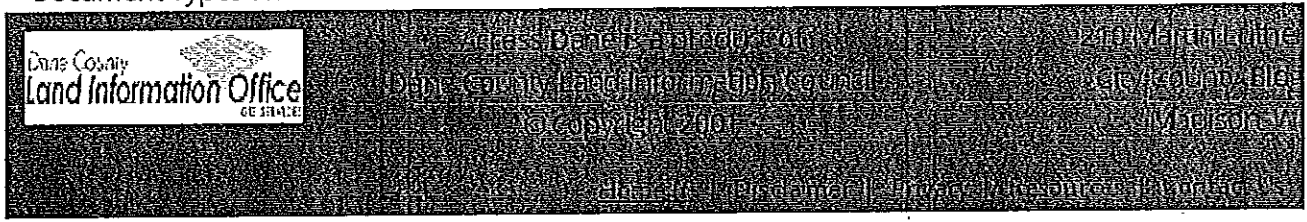
Show More ▼

### DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0707-214-8510-0  
 By Owner Name: BRETT MARSH  
 By Owner Name: CAROLINE MARSH

Document Types and their Abbreviations  
 Document Types and their Definitions





THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

001622

114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

SURVEYOR'S CERTIFICATE  
State of Wisconsin  
County of Dane

# CERTIFIED SURVEY MAP

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 in accordance with the information provided.

*Thom R. Grenlie* 6-26-01

Thom R. Grenlie, Registered Land Surveyor

**LEGAL DESCRIPTION:** A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 21, T7N, R7E, TOWN OF CROSS PLAINS, DANE CO, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SEC. 21; THENCE N89°32'43"W 1334.16 FEET TO THE POINT OF BEGINNING; THENCE N89°32'43"W 747.00 FEET; THENCE S0°32'15"W 340.00 FEET; THENCE S89°32'43"E 615.00 FEET; THENCE N0°32'15"E 240.00 FEET; THENCE S89°32'43"E 132.00 FEET; THENCE N0°32'15"E 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SUBJECT TO OBSERVATORY DRIVE IN NORTHEAST CORNER THEREOF.

**OWNERS CERTIFICATE:** AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1) (A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & NATURAL RESOURCES COMM. FOR APPROVAL.

*Joseph R. Brunner*  
JOSEPH R. BRUNNER

*Jody L. Brunner*  
JODY L. BRUNNER

**NOTARY PUBLIC:** PERSONALLY CAME BEFORE ME THIS 26TH DAY OF JUNE, 2001, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES: 1-26-2003

*Thom R. Grenlie*  
NOTARY PUBLIC



**LEGEND**

- Scale: 1 inch = 100ft.
- iron stake found
- 1"x24"iron pipe set min.wt.=1.13#/1n ft.

SURVEYED RT SG  
 DRAWN HC  
 APPROVED TG  
 FIELD BOOK 139-52  
 DATE 6-26-01  
 TAPE/FILE FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 3006

SURVEYED FOR: JOE BRUNNER 798-1123  
3883 OBSERVATORY ROAD, CROSS PLAINS, WI 53528  
 DESCRIPTION-LOCATION: PRT NW1/4, SE1/4, SEC. 21,  
T7N, R7E, TOWN OF CROSS PLAINS, DANE CO, WI.

APPROVED FOR RECORDING PER DANE CO. ZONING &  
 NAT RES COMM. action of June 28, 2001  
Thom R. Grenlie #7391

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT  
 Received for recording this 29 day of  
JUNE, 2001 at 2:43 o'clock P.m.  
 and recorded in Volume 59 of Certified  
 Survey Maps of Dane County on Pages 66 & 67  
Jane Licht by Martha Buntek Dufes  
 Register of Deeds

DOCUMENT # 3340817  
 CERTIFIED SURVEY MAP # 10089 Vol. 59 Page 66.

2/11

001623

Stock No. 26273



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

CERTIFIED SURVEY MAP

ASSUMED NORTH, REF. TO E. LINE OF NE1/4, ASSUMED DUE NORTH. SCALE: 1"=100'

