

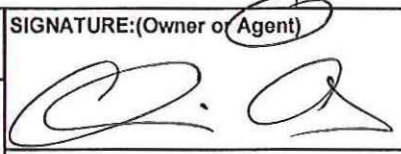
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/18/2016	DCPREZ-2016-10970
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHARLTON REV TR, SERENA	PHONE (with Area Code) (608) 845-3460	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3391 COUNTY HIGHWAY J		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS serenacharlton@tds.net		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
3391 COUNTY HIGHWAY J					
TOWNSHIP CROSS PLAINS	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-351-9510-0		0707-362-9200-0		0707-362-9690-0	

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	21.13		
R-1 Residence District	A-2 Agriculture District	0.90		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
PRINT NAME: <u>Chris Adams</u>				
DATE: <u>2-18-16</u>				



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>Serena Charlton</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>3391 C.T.H. "J" Verona, WI</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 845-3460</u>	Phone <u>608-255-5705</u>
Email <u>serenacharlton@tds.net</u>	Email <u>chris@williamsonsurveying.com</u>

Town: Cross Plains Parcel numbers affected: 020/0707-362-9200-0 & 020/0707-362-9690-0

Section: 35 & 36 Property address or location: SW 1/4 of the NW 1/4 Sec. 36 and SE 1/4 of the NE 1/4 Sec. 35

Zoning District change: (To / From / # of acres) A1-EX to A-2 21.13 acres AND R-1 to A-2 0.90 acres

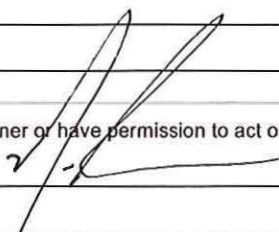
Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 30 % Other: 70 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

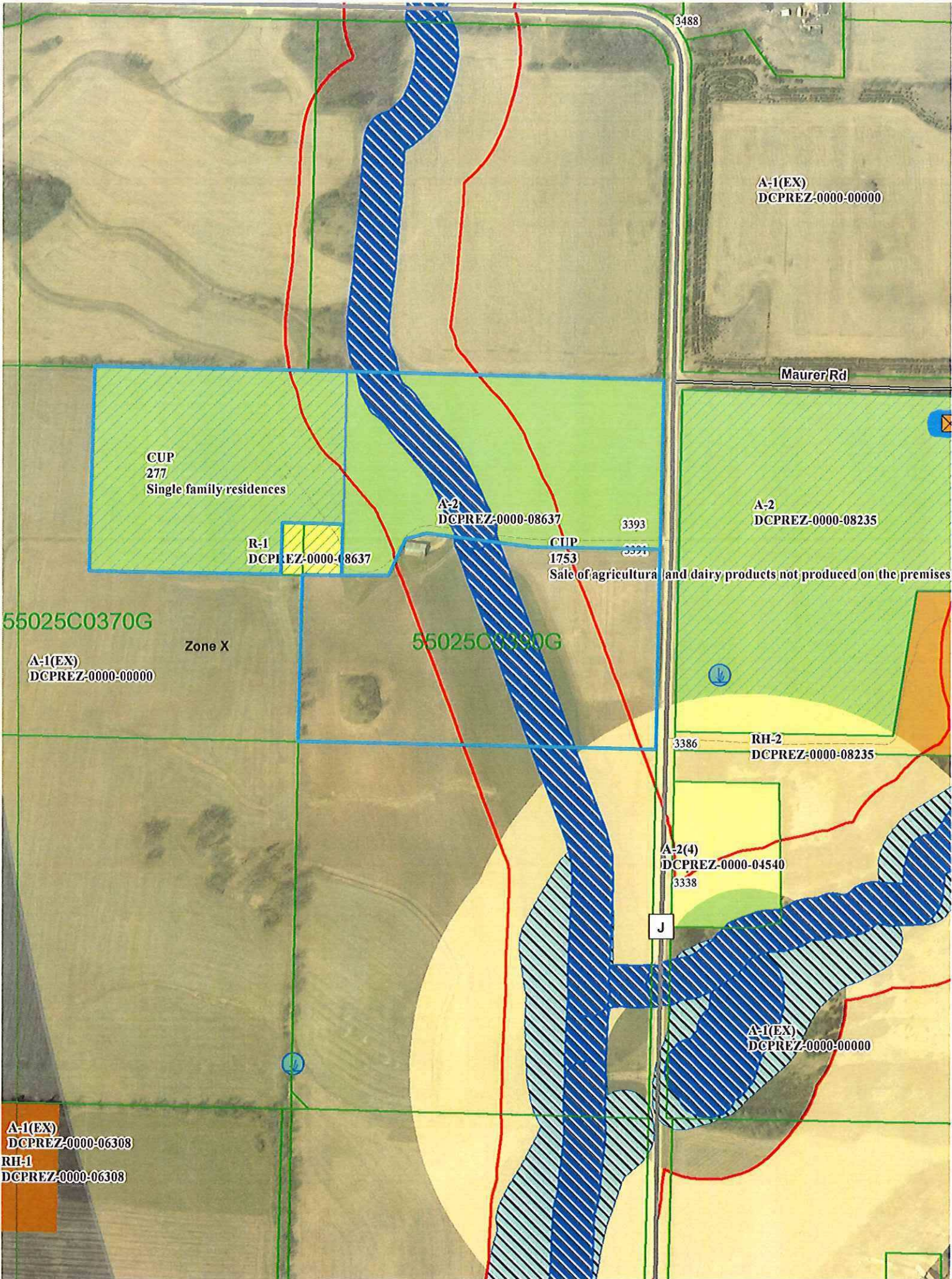
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Serena Charlton is planning on sell her current residence at 3391 C.T. H. "J" (Parcel No. 020/0707-362-9200-0) and wants to retain more land at address 3393 C.T.H. "J" (Parcel No. 020/0707-362-9690-0). She owns both properties and would like to make Lot 1 Certified Survey Map No. 10778 small and create a new larger Lot at 3393 C.T.H. "J".

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

Submitted By: 

Date: 02/16/2015



3488

A-1(EX)
DCPREZ-0000-00000

Maurer Rd

CUP
277
Single family residences

R-1
DCPREZ-0000-08637

A-2
DCPREZ-0000-08637

CIP
1753
Sale of agricultural and dairy products not produced on the premises

3393

A-2
DCPREZ-0000-08235

55025C0370G

Zone X

55025C0390G

A-1(EX)
DCPREZ-0000-00000

3386

RH-2
DCPREZ-0000-08235

A-2(4)
DCPREZ-0000-04540
3338

J

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-06308

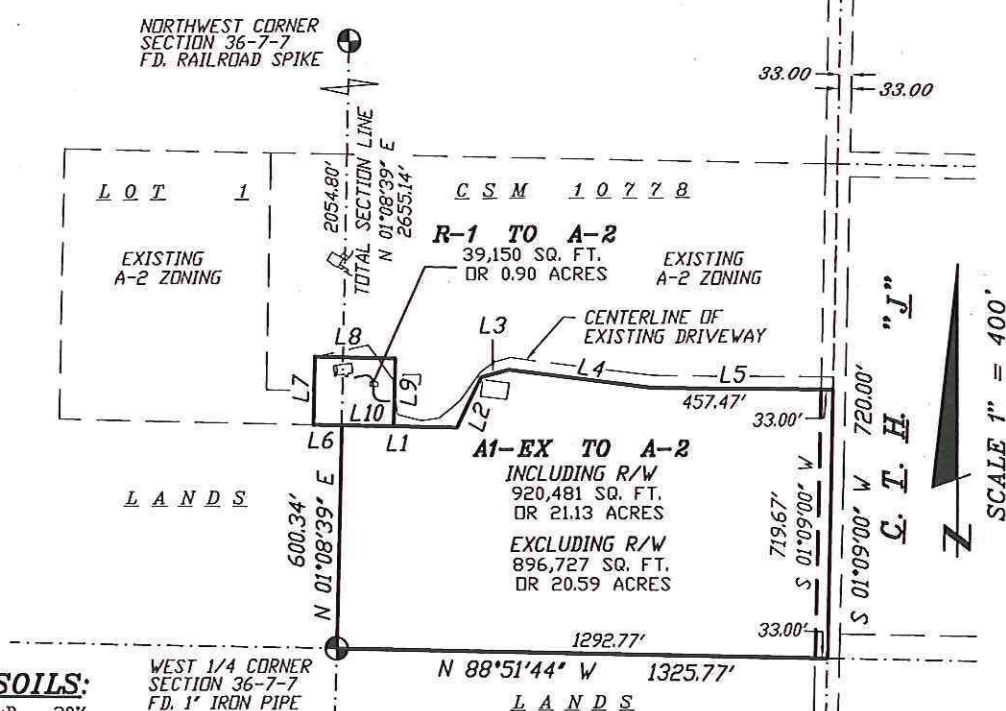
RH-1
DCPREZ-0000-06308



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

REZONE MAP



SOILS:

- HuB 30%
- SmC2 22%
- EdD2 15%
- PrC 15%
- SoD 8%
- 161D2 6%
- DpC 4%

WEST 1/4 CORNER
 SECTION 36-7-7
 FD. 1" IRON PIPE

LEGEND

⊙ = DANE COUNTY SECTION
 CORNER (AS NOTED)

PREPARED FOR:

SERENA CHARLTON
 3391 C.T.H. "J"
 VERONA, WI 53593

A-1 EX. TO A-2

A parcel of land located in part of the the SW 1/4 of the NW 1/4 of Section 36 T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 36, thence N 01°08'39" E along the West line of the Northwest 1/4, 600.34 feet; S 88°50'06" E, 312.98 feet; thence N 25°40'54" E, 147.12 feet; thence N 75°07'19" E, 77.90 feet; thence S 82°54'18" E, 388.54 feet; thence S 89°25'27" E, 490.47 feet to the centerline of County Trunk Highway "J"; thence along said centerline S 01°09'00" W, 720.00 feet; thence N 88°51'44" W, 1325.77 feet to the point of beginning. This parcel contains 920,481 sq. ft. or 21.13 acres and is subject to a foot road right of way over the easterly 33 feet thereof.

DELAYED EFFECTIVE DATE REQUESTED

R-1 TO A-2

A parcel of land located in part of the the SW 1/4 of the NW 1/4 of Section 36 and also part of the the SE 1/4 of the NE 1/4 of Section 35, all being located in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 36, thence N 01°08'39" E along the West line of the Northwest 1/4, 600.34 feet to the point of beginning.

Thence N 88°51'52" W, 77.03 feet; thence N 01°08'16" E, 180.23 feet; thence S 88°50'06" E, 217.26 feet; thence S 01°08'15" W, 180.19 feet; thence N 88°50'06" W, 140.23 feet to the point of beginning. This parcel contains 39,150 sq. ft. or 0.90 acres thereof.

DELAYED EFFECTIVE DATE REQUESTED

LINE TABLE:

L#	BEARING	DISTANCE
L1	S 88°50'06" E	312.98'
L2	N 25°40'54" E	147.12'
L3	N 75°07'19" E	77.90'
L4	S 82°54'18" E	388.54'
L5	S 89°25'27" E	490.47'
L6	N 88°51'52" W	77.03'
L7	N 01°08'16" E	180.23'
L8	S 88°50'06" E	217.26'
L9	S 01°08'15" W	180.19'
L10	N 88°50'06" W	140.23'



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

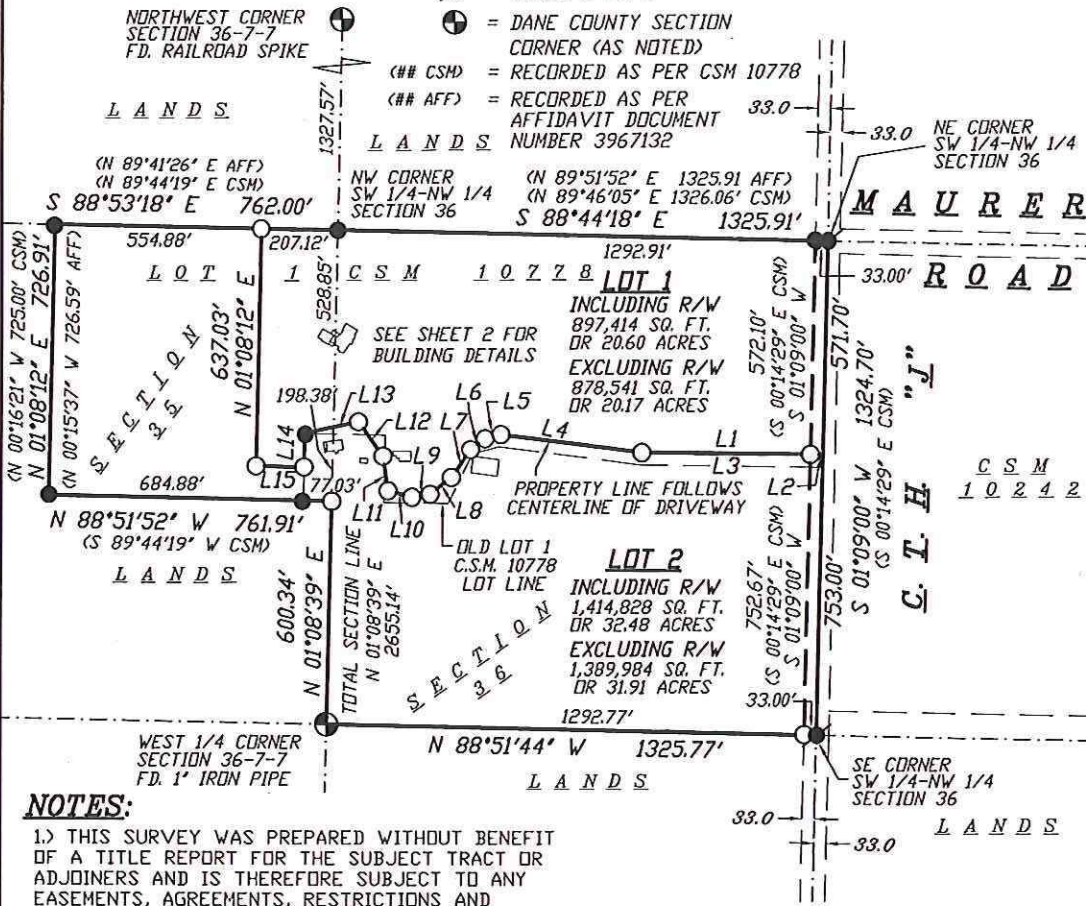
Located in the SW 1/4 of the NW 1/4 of Section 36, and also part of the SE 1/4 of the NE 1/4 Section 35, all located in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map Number 10778 recorded in the Dane County Register of Deeds office in Volume 64 of Certified Survey Maps, pages 135, 136, & 137, as Document Number 3733520.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊕ = DANE COUNTY SECTION CORNER (AS NOTED)

PREPARED FOR:

SERENA CHARLTON
3391 C.T.H. "J"
VERONA, WI 53593



NOTES:

- 1.) 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.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SEE SHEET 2 FOR BUILDING DETAILS.
- 4.) SEE SHEET 3 FOR LINE TABLE.

SCALE 1" = 400'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊗ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ⊙ = WELL
- (## CSM) = RECORDED AS PER CSM 10778
- (## AFF) = RECORDED AS PER
AFFIDAVIT DOCUMENT
NUMBER 3967132

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE NW 1/4 OF SECTION 36-7-7
LINE TO BEAR N 01°08'39" E

SCALE 1" = 100'



PREPARED FOR:
SERENA CHARLTON
3391 C.T.H. "J"
VERONA, WI 53593

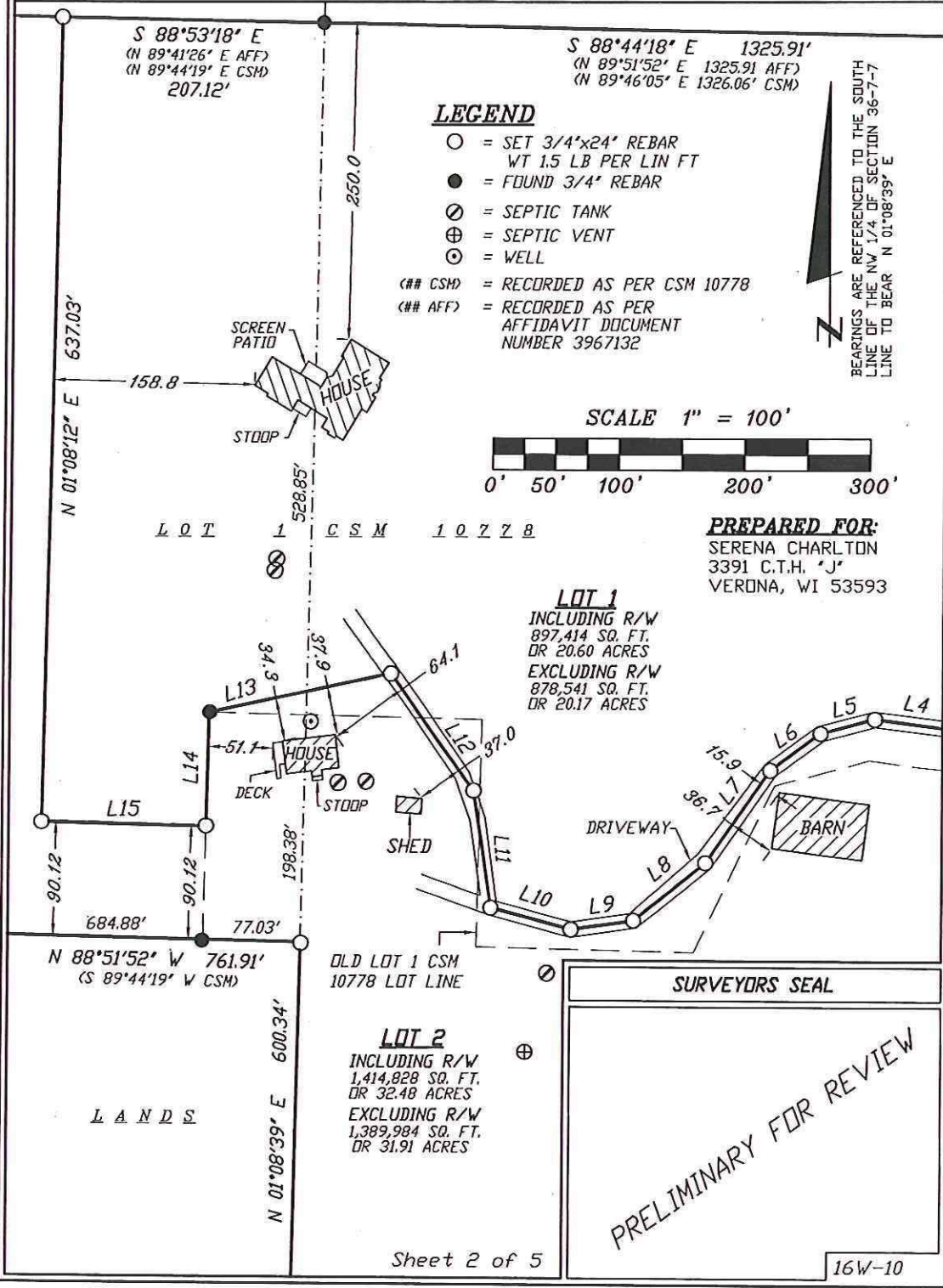
LOT 1
INCLUDING R/W
897,414 SQ. FT.
OR 20.60 ACRES
EXCLUDING R/W
878,541 SQ. FT.
OR 20.17 ACRES

OLD LOT 1 CSM
10778 LOT LINE

LOT 2
INCLUDING R/W
1,414,828 SQ. FT.
OR 32.48 ACRES
EXCLUDING R/W
1,389,984 SQ. FT.
OR 31.91 ACRES

SURVEYORS SEAL

PRELIMINARY FOR REVIEW





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 SW 1/4 of the NW 1/4 of Section 36, and also part of the SE 1/4 of the NE 1/4 Section 35, all located in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map Number 10778 recorded in the Dane County Register of Deeds office in Volume 64 of Certified Survey Maps, pages 135, 136, & 137, as Document Number 3733520.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in the SW 1/4 of the NW 1/4 of Section 36, and also part of the SE 1/4 of the NE 1/4 Section 35, all located in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map Number 10778, recorded in the Dane County Register of Deeds office in Volume 64 of Certified Survey Maps, pages 135, 136 & 137, as Document Number 3733520, being more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 36, thence N 01°08'39" E along the West line of the Northwest 1/4, 600.34 feet; thence N 88°51'52" W, 761.91 feet; thence N 01°08'12" E, 726.91 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 Section 35; thence S 88°53'18" E along the said North line, 762.00 feet to the Northeast Corner of the the Southeast 1/4 of the Northeast 1/4; thence S 88°44'18" E along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 36, 1325.91 feet to the Northeast Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 36 and to the centerline of County Trunk Highway "J"; thence S 01°09'00" W along the East line of the Southwest 1/4 of the Northwest 1/4 and the said centerline, 1324.70 feet to the Southeast Corner of the Southwest 1/4 of the Northwest 1/4 of Section 36; thence N 88°51'44" W along the South line of the Southwest 1/4 of the Northwest 1/4 of Section 36, 1325.77 feet to the West 1/4 Corner of said Section 36 and to the point of beginning. This parcel contains 2,312,242 sq. ft. or 53.08 acres and is subject to a road right of way over the easterly 33 feet thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

SURVEYORS SEAL

PRELIMINARY FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

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OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20__.

STATE OF WISCONSIN
DANE COUNTY

SERENA CHARLTON REVOCABLE TRUST
Authorized Representative

Personally came before me this _____ day of _____, 20__ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20__.

STATE OF WISCONSIN
DANE COUNTY

S & P CHARLTON INVESTMENTS LLC
Authorized Representative

Personally came before me this _____ day of _____, 20__ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

SURVEYORS SEAL

My commission expires _____

Notary Public

Print Name

PRELIMINARY FOR REVIEW



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

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WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

CHARLTON INVESTMENTS LTD PARTNERSHIP
Authorized Representative

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this _____ day of _____, 20____.

John Wright
Town Clerk

DANE COUNTY APPROVAL:

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

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20____ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

SURVEYORS SEAL

PRELIMINARY FOR REVIEW

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____