

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/17/2014	DCPREZ-2014-10786
Public Hearing Date	C.U.P. Number
01/27/2015	12/23/2014

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TOWN OF CROSS PLAINS	PHONE (with Area Code) (608) 320-3243	AGENT NAME BOLLENBECK FARM LLC	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3734 County Highway P		ADDRESS (Number & Street) 7262 SCHNEIDER RD	
(City, State, Zip) Cross Plains, 535289180		(City, State, Zip) Middleton, WI 53562	
E-MAIL ADDRESS tcpclerk@tds.net		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	
8067 Rocky Dell Road					
TOWNSHIP CROSS PLAINS	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-123-8002-0					

REASON FOR REZONE			CUP DESCRIPTION	
VACANT TOWN ROAD TO ADJACENT LAND OWNER				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1 Residence District	1.17		

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

DATE: <i>Oct. 17, 2014</i>



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:

- **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 BOLLENBECK FARM LLC

Agent's Name BIRRENKOTT SURVEYING INC.

Address 7262 SCHNEIDER RD
MIDDLETON WI 53562

Address 1677 N. BRISTOL ST. SUN PRAIRIE,
WIS. 53590

Phone (SEE BELOW)

Phone (608) 837-7463

Email

Email akasper@birrenkottsurveying.com

Town: Cross Plains

Parcel numbers affected: 020/0707-123-8002-0

Section: 12

Property address or location: 8067 ROCKY DELL RD., CROSS PLAINS WI 53528

Zoning District change: (To / From / # of acres) R-1 / A-1 (ex) / 1.17

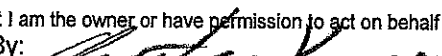
Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: 100 %

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:

Adding newly vacated road to existing lot.

TOWN OF CROSS PLAINS: GREG HYER, CHAIR 608-320-3243
(tcpchair@tds.net)

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

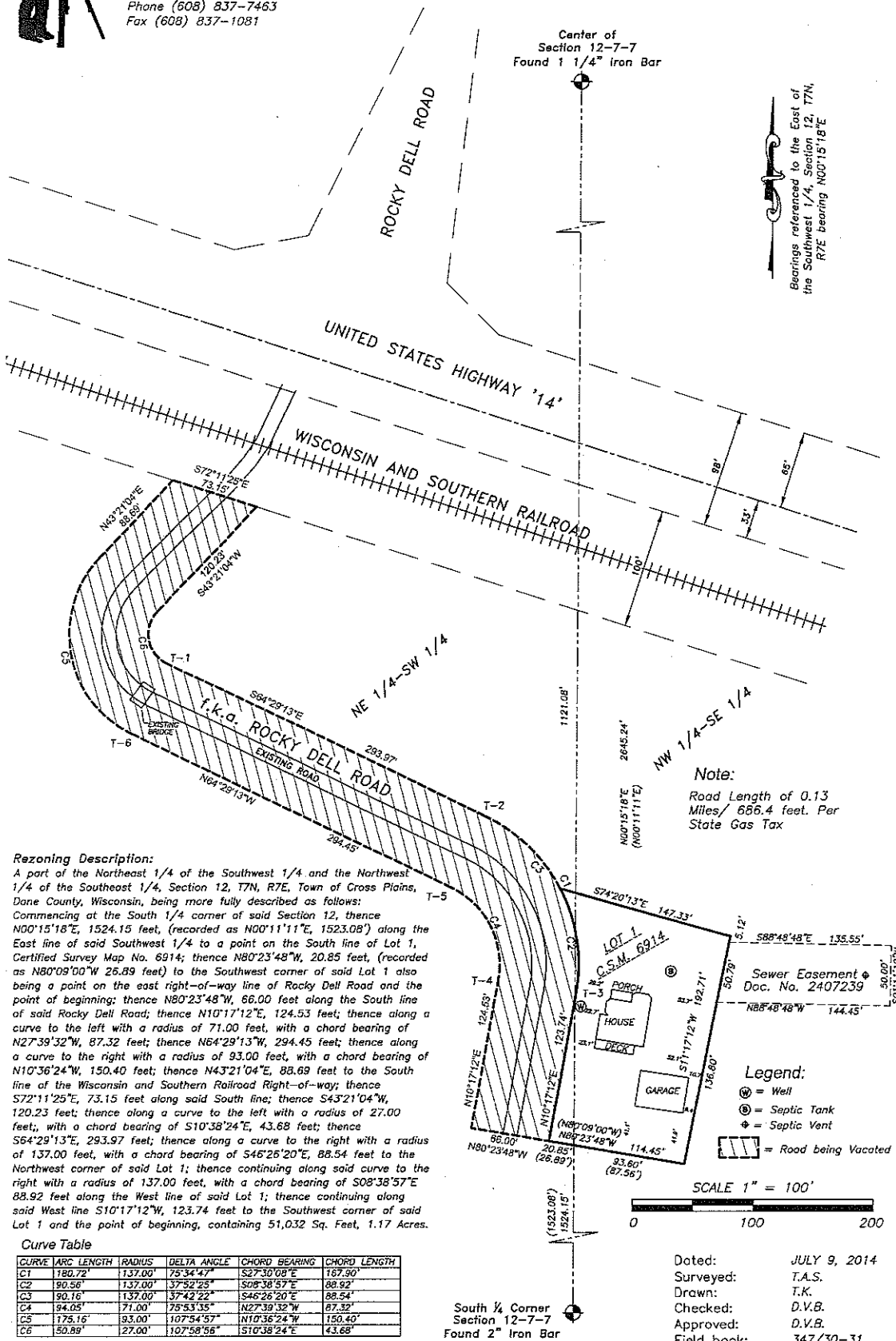
Date: 10-16-14



**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



Rezoning Description:

A part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows:
Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1524.15 feet, (recorded as N00°11'11"E, 1523.08') along the East line of said Southwest 1/4 to a point on the South line of Lot 1, Certified Survey Map No. 6914; thence N80°23'48"W, 20.85 feet, (recorded as N80°09'00"W 25.89 feet) to the Southwest corner of said Lot 1 also being a point on the east right-of-way line of Rocky Dell Road and the point of beginning; thence N80°23'48"W, 66.00 feet along the South line of said Rocky Dell Road; thence N10°17'12"E, 124.53 feet; thence along a curve to the left with a radius of 71.00 feet, with a chord bearing of N27°39'32"W, 87.32 feet; thence N64°29'13"W, 294.45 feet; thence along a curve to the right with a radius of 93.00 feet, with a chord bearing of N10°36'24"W, 150.40 feet; thence N43°21'04"E, 88.69 feet to the South line of the Wisconsin and Southern Railroad Right-of-way; thence S72°11'25"E, 73.15 feet along said South line; thence S43°21'04"W, 120.23 feet; thence along a curve to the left with a radius of 27.00 feet, with a chord bearing of S10°38'24"E, 43.68 feet; thence S64°29'13"E, 293.97 feet; thence along a curve to the right with a radius of 137.00 feet, with a chord bearing of S46°26'20"E, 88.54 feet to the Northwest corner of said Lot 1; thence continuing along said curve to the right with a radius of 137.00 feet, with a chord bearing of S08°38'57"E, 88.92 feet along the West line of said Lot 1; thence continuing along said West line S10°17'12"W, 123.74 feet to the Southwest corner of said Lot 1 and the point of beginning, containing 51,032 Sq. Feet, 1.17 Acres.

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	180.72	137.00'	75°34'47"	S27°30'08"E	167.90'
C2	90.56	137.00'	37°52'25"	S08°38'57"E	88.92'
C3	90.16	137.00'	37°42'22"	S46°26'20"E	88.54'
C4	84.05	71.00'	75°53'35"	N27°39'32"W	87.32'
C5	175.16	93.00'	107°54'57"	N10°36'24"W	150.40'
C6	50.89	27.00'	107°58'58"	S10°38'24"E	43.68'

Tangent Bearings:

T-1 = S64°37'52"E
T-2 = S65°17'31"E
T-3 = S10°17'16"W
T-4 = N10°17'07"E
T-5 = N85°36'19"W
T-6 = N84°33'52"W

Dated: JULY 9, 2014
Surveyed: T.A.S.
Drawn: T.K.
Checked: D.V.B.
Approved: D.V.B.
Field book: 347/30-31
Comp. File: J:\2014\CARLSON
Office Map No. 140341Z