

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/20/2016	DCPREZ-2016-10998
Public Hearing Date	C.U.P. Number
06/28/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WPD INVESTMENTS	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 1045 Park Avenue		ADDRESS (Number & Street) 104A W MAIN ST.	
(City, State, Zip) River Forest, IL 60305		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurveying.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	
8230 N Riley Rd					
TOWNSHIP CROSS PLAINS	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-354-9510-0					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	3.04		
RH-1 Rural Homes District	RH-2 Rural Homes District	2.01		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 SCW1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: OWNERSHIP REVISED. WAGNER SOLD LAND TO WPD ON MAY 27, 2016.

Dane County Rezone & Conditional Use Permit

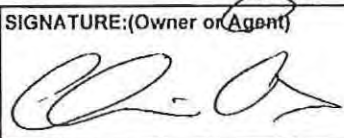
Application Date	Petition Number
04/22/2016	DCPREZ-2016-10998
Public Hearing Date	C.U.P. Number
06/28/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANE J. WAGNER	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8230 N RILEY RD		ADDRESS (Number & Street) 104A W MAIN ST.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Wauakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurveying.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	
8230 N Riley Rd					
TOWNSHIP CROSS PLAINS	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-354-9510-0					

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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 checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE: (Owner or Agent) 
PRINT NAME: <u>Chris Adams</u>				
DATE: <u>4-22-16</u>				

6308



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	<u>WPD Investments LLC</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>1045 Park Ave, River Forest IL 60305</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>Mark Carroll</u>	Phone	<u>608-255-5705</u>
Email	<u>markc@cogcap.com mark.carroll@cogcap.com</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Cross Plains Parcel numbers affected: 0707-354-9510-0, 0707-354-9000-7

Section: 35 Property address or location: 8230 N. Riley Road, Verona WI 53593

Zoning District change: (To / From / # of acres) RH-2 / A-1EX / 5.05 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 33 % Other: 67 %

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:

WPD Investments LLC is purchasing this farm land to attached to their land to the north of this property. They would like to seperate the existing house from the farm land and sell it as a stand along residential lot

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

Date: 4-19-2016



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

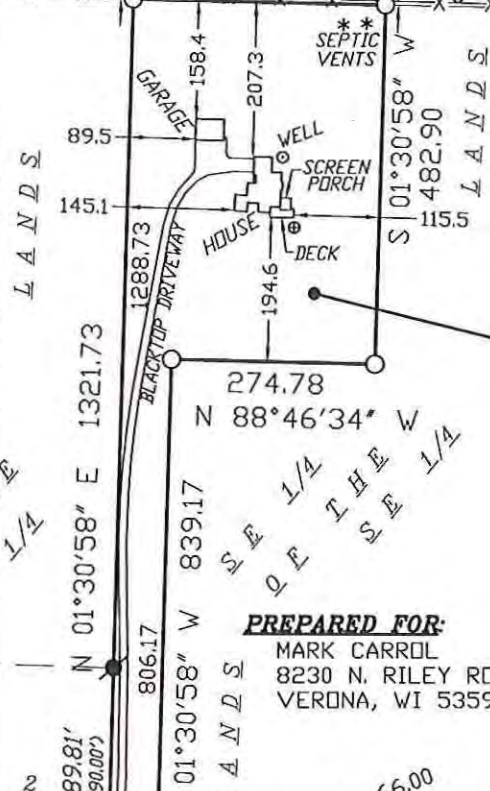
Located in the SE 1/4 of the SE 1/4 of Section 35, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

NE 1/4 OF THE SE 1/4 SCALE 1" = 200'

LANDS 340.78
S 88°46'34" E 5.6



WCCS - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 35-7-7
LINE TO BEAR N 88°28'36" W



LEGEND

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

LOT 1

INCL. R/W = 5.05 ACRES
OR 219,937 SQ. FT.
EXCL. R/W = 5.00 ACRES
OR 217,759 SQ. FT.

NOTES:

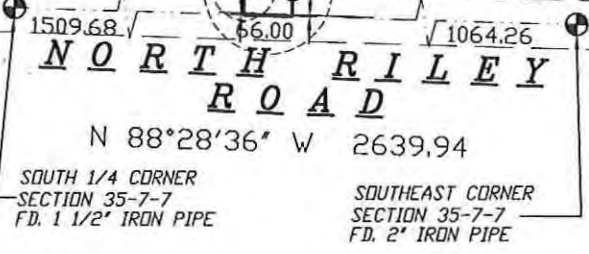
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

PREPARED FOR:
MARK CARROL
8230 N. RILEY ROAD
VERONA, WI 53593

LOT 2
CSM 807
389.81'
(390.00')

DETAIL "A"

DETAIL "B"



SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



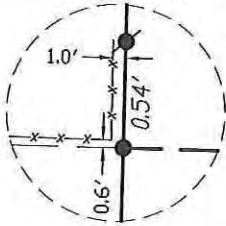
CERTIFIED SURVEY MAP

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 SE ¼ of the SE ¼ of Section 35, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

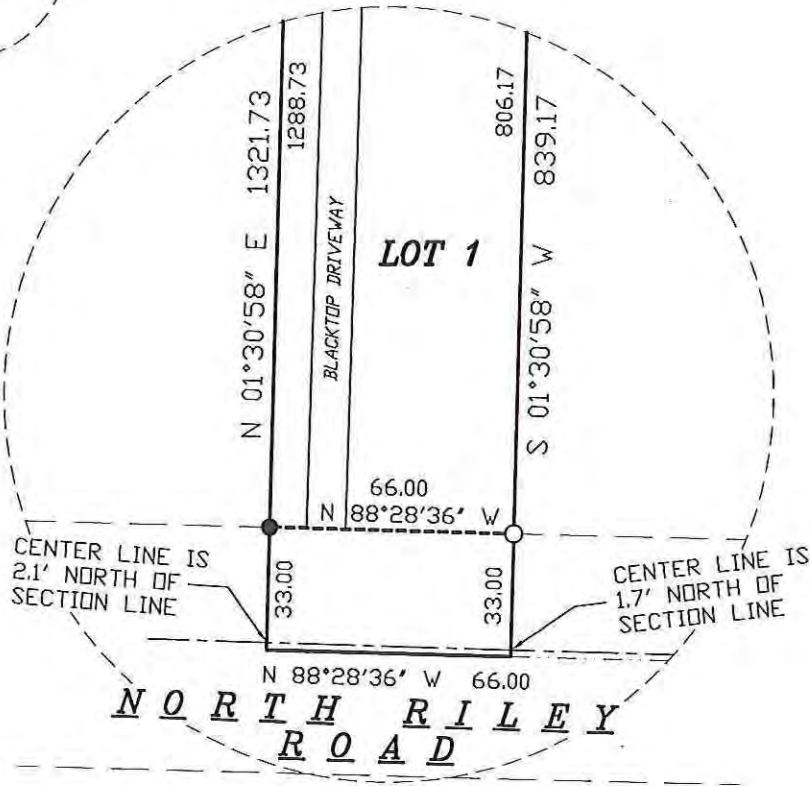
DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE



SURVEYORS SEAL



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 SE ¼ of the SE ¼ of Section 35, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

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 part of the SE ¼ of the SE ¼ of Section 35, T7N, R7E more particularly described as follows:

Commencing at the South ¼ corner of said Section 35; thence N 88°28'36" W, 1064.26 feet to the point of beginning.

thence continue N 88°28'36" W, 66.00 feet to the westerly line of Certified Survey Map No. 807; thence N 01°30'58" E along said westerly line and the extension of that line, 1321.73 feet to the north line of the SE ¼ of the SE ¼ of said Section 35; thence S 88°46'34" E along said north line, 340.78 feet; thence S 01°30'58" W, 482.90 feet; thence N 88°46'34" W, 274.78 feet; thence S 01°30'58" W, 839.17 feet to the point of beginning. This parcel contains 5.05 acres and is subject to a road right of way of 33.00 feet over the most southerly part thereof.

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

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

WPD Investments, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois, as owner of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map.

IN WITNESS WHEREOF, the said WPD Investments, LLC, has caused these presents to be signed by its corporate officer listed below at Chicago, Illinois and its corporate seal hereunto affixed on this ___ day of _____, 20___.

WPD Investments, LLC

STATE OF WISCONSIN)
DANE COUNTY)

Mark Carroll

Personally came before me this ___ day of _____, 20___, Mark Carroll its _____ of the above named limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.
My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



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 SE ¼ of the SE ¼ of Section 35, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

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

John Wright
Town Clerk

DANE COUNTY APPROVAL

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

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

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 _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



3290

8250

8184

3259

Zone X

55025C0370 G

55025C0380 G

N Riley Ct

3236

8250

8231

N Riley Rd

8200

8194

3224

8271

8250

8217

8211

8199

8213

3189

J

3184

3191

8184

Zone A

3170