

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 12/03/2020 | DCPREZ-2020-11647 |
| Public Hearing Date | |
| 01/26/2021 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|--|
| OWNER NAME S E N K HOLDINGS LLC | PHONE (with Area Code) (608) 574-6090 | AGENT NAME MORTON BUILDINGS | PHONE (with Area Code) (608) 341-7737 |
| BILLING ADDRESS (Number & Street) 4455 CELESTIAL TRL | | ADDRESS (Number & Street) 2355 CHRIS-NA-MAR ROAD | |
| (City, State, Zip) CROSS PLAINS, WI 53528 | | (City, State, Zip) Dodgeville, WI 53533 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS dave.weier@mortonbuildings.com | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|--------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| 4537 County Hwy P | | | | | |
| TOWNSHIP CROSS PLAINS | SECTION 3 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0707-034-9200-2 | | | | | |

REASON FOR REZONE

CHANGING ZONING TO ALLOW FOR THE CONSTRUCTION OF A BUILDING FOR THE STORAGE AND MAINTENANCE OF FARM EQUIPMENT

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------|--|-------|
| LC Limited Commercial District | FP-B Farmland Preservation Business District | 3.98 |

| | | | | |
|---|--|--|---|---|
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS RWL1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|---|--|--|---|---|



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

| Application Fees | |
|---|-------|
| General: | \$395 |
| Farmland Preservation: | \$495 |
| Commercial: | \$545 |
| <ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. | |

REZONE APPLICATION

| APPLICANT INFORMATION | | | |
|-----------------------------|-------------------------------|-----------------------------|--------------------------------|
| Property Owner Name: | S.E.N.K Holdings/John Hartung | Agent Name: | Morton Buildings |
| Address (Number & Street): | 4455 Celestial TRL | Address (Number & Street): | 2355 Chris-Na-Mar Rd |
| Address (City, State, Zip): | Cross Plains WI 53528 | Address (City, State, Zip): | Dodgeville WI 53533 |
| Email Address: | | Email Address: | dave.weier@mortonbuildings.com |
| Phone#: | 608-574-6090 | Phone#: | 608-341-7737 |

| PROPERTY INFORMATION | |
|------------------------|--|
| Township: Cross Plains | Parcel Number(s): 020-0707-034-9200-2 |
| Section: 3-7-7 | Property Address or Location: 4537 CTY P Cross Plains WI 53528 |

| REZONE DESCRIPTION | |
|---|--|
| Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed. | Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

The current zoning is LC, which will not allow another building of 9840 SF to be constructed. We would like to change the zoning to FP-B so that we could construct the new building of 9840SF. Building use is farm storage.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| LC | FP-B | 3.983 |
| | | |

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|---|---|---|--|---|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|---|

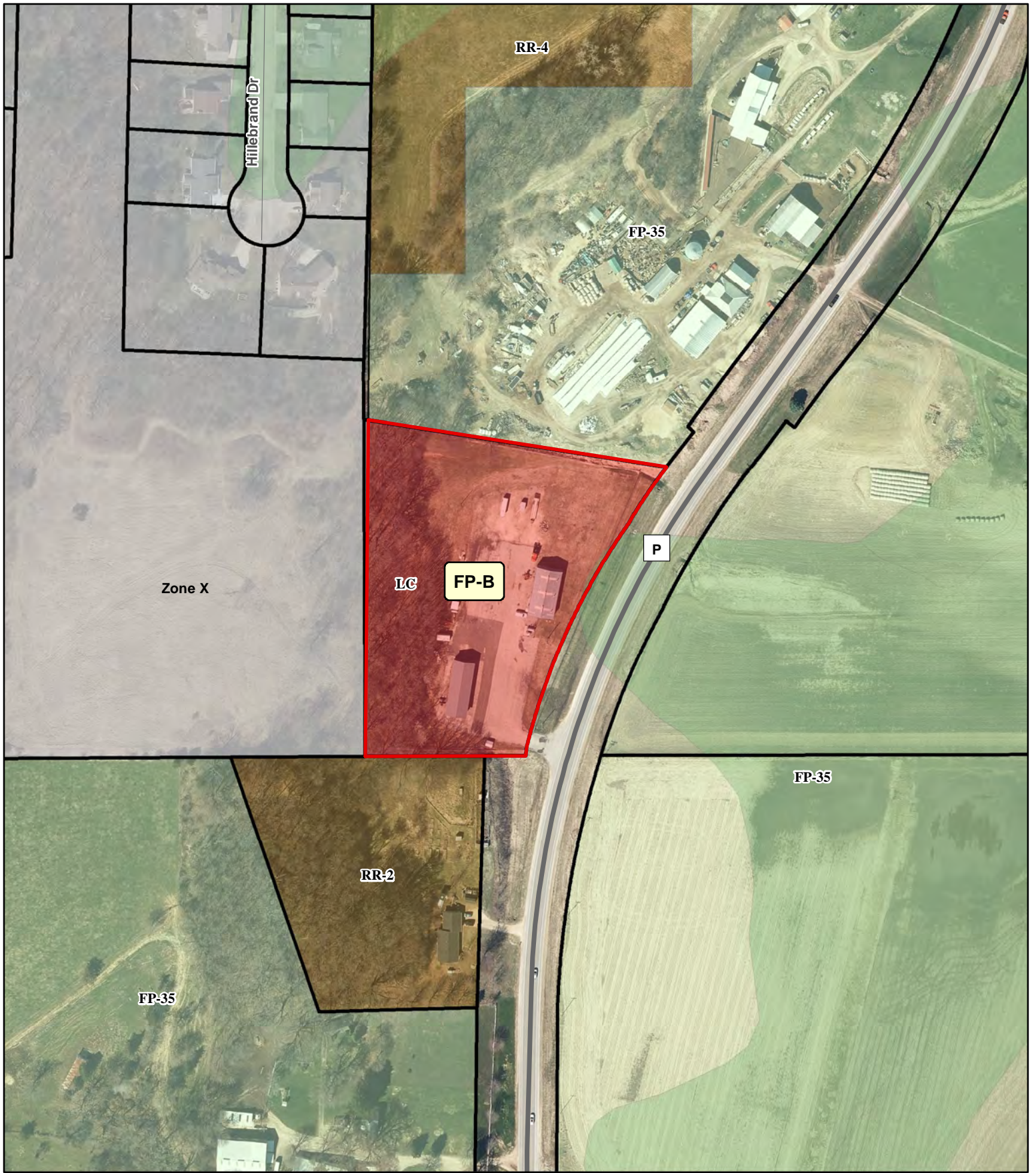
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

John Hartung

Date

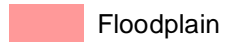
12-2-20



Legend

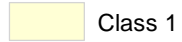


Wetland



Floodplain

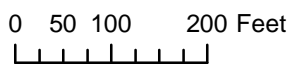
Significant Soils



Class 1



Class 2



Petition 11647
S E N K HOLDINGS LLC

PLAT OF SURVEY

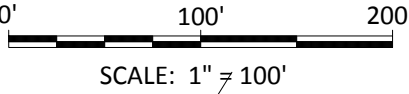
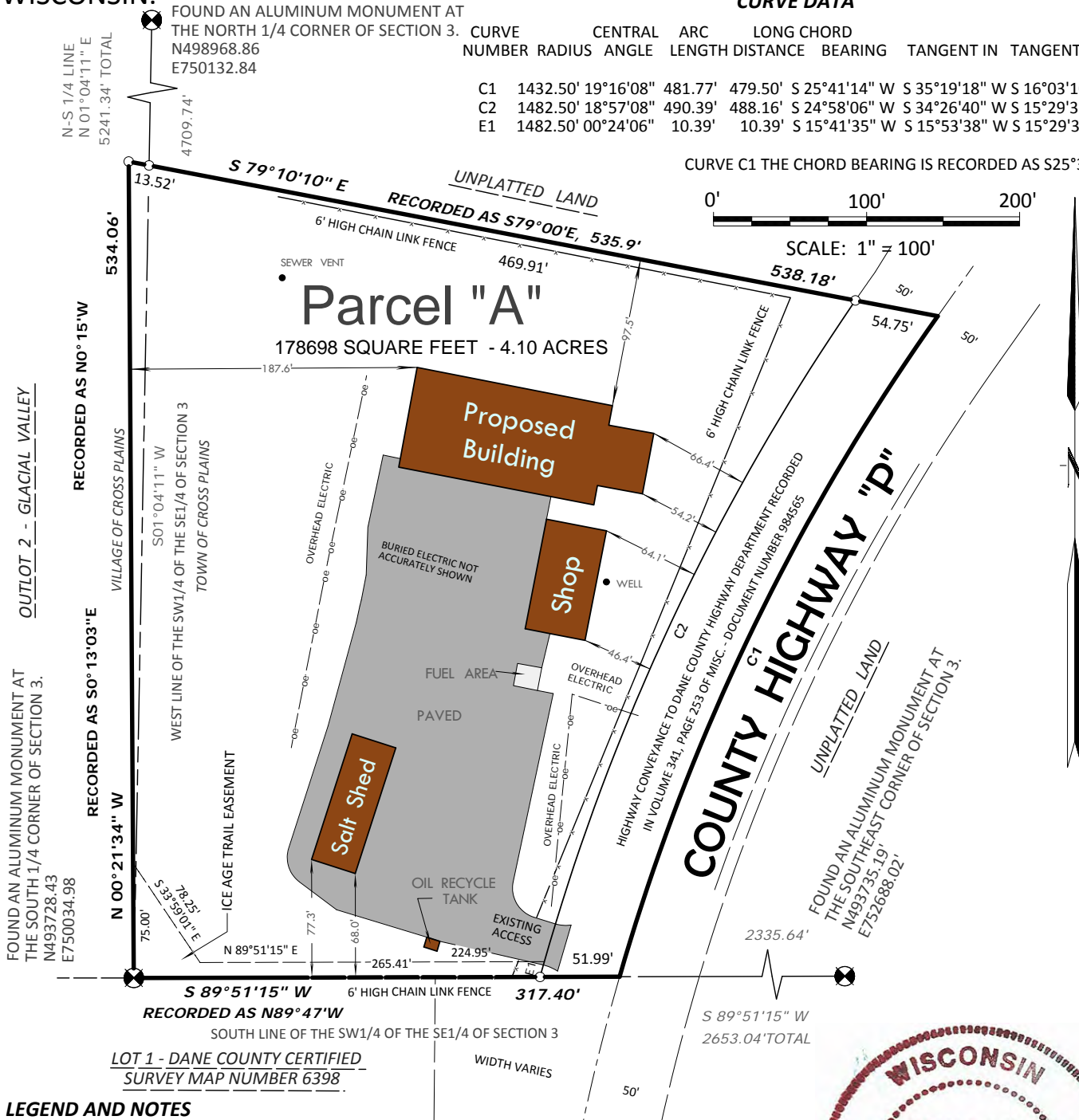
LOCATED IN THE SW1/4 OF THE SE1/4 AND IN THE SE 1/4 OF THE SW1/4 OF SECTION 3, T7N, R7E, TOWN OF CROSS PLAINS AND VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

FOUND AN ALUMINUM MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 3. N498968.86 E750132.84

CURVE DATA

| CURVE NUMBER | CENTRAL ANGLE | ARC RADIUS | LONG CHORD LENGTH | CHORD BEARING | TANGENT IN | TANGENT OUT |
|--------------|---------------|------------|-------------------|---------------|---------------|---------------|
| C1 | 19°16'08" | 481.77' | 479.50' | S 25°41'14" W | S 35°19'18" W | S 16°03'10" W |
| C2 | 18°57'08" | 490.39' | 488.16' | S 24°58'06" W | S 34°26'40" W | S 15°29'32" W |
| E1 | 00°24'06" | 10.39' | 10.39' | S 15°41'35" W | S 15°53'38" W | S 15°29'32" W |

CURVE C1 THE CHORD BEARING IS RECORDED AS S25°36'W



LEGEND AND NOTES

- Denotes 3/4" solid round iron rod found.
- 1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 2007. The south line of the SE1/4 of Section 3 bears S 89°51'15" W. Reference station used is Cross Plains North N43°06'50.48014" W89°41'23.32856"
- 3.) Coordinates are based on the Dane County coordinate system designed by the Wisconsin Department of Transportation.
- 4.) Subject to the following easements having vague legal descriptions and uncertain location:
 - A 10 foot right of way grant for underground electric to Madison Gas and Electric recorded as document number 3994720.
 - A 10 foot right of way grant for underground electric to Madison Gas and Electric recorded as document number 4043313.

LEGAL DESCRIPTION OF PARCEL "A"

A parcel of land located in the SW1/4 of the SE1/4 and in the SE1/4 of the SW1/4 of Section 3, T7N, R7E, Town of Cross Plains and the Village of Cross Plains, Dane County, Wisconsin more particularly described as follows:
 Beginning at the south 1/4 corner of said Section 3; thence N00°21'34"W along the east line of Outlot 2 of Glacial Valley (recorded as S0°13'03"E), 534.06 ft.; thence S79°10'10"E, 538.18 ft. (recorded as S79°00'E, 535.9 ft.) to the centerline of County Highway "P" in a curve to the left having a central angle of 19°16'08" and a radius of 1432.50 ft.; thence southerly along the arc of said curve and said centerline, 481.77 ft. to the south line of said SW1/4 of the SE1/4, said curve having a long chord bearing S25°41'14"W (recorded as S25°36'W), 479.50 ft.; thence S89°51'15"W along said south line, 317.40 ft. to the point of beginning.

LEGAL DESCRIPTION OF ICE AGE TRAIL EASEMENT

A parcel of land located in the SW1/4 of the SE1/4 and in the SE1/4 of the SW1/4 of Section 3, T7N, R7E, Town of Cross Plains and the Village of Cross Plains, Dane County, Wisconsin more particularly described as follows:
 Beginning at the south 1/4 corner of said Section 3; thence N00°21'34"W along the east line of Outlot 2 of Glacial Valley (recorded as S0°13'03"E), 75.00 ft.; thence S33°59'01"E, 78.25 ft.; thence N89°51'15"E, 224.95 ft. to the westerly right-of-way line of County Highway "P" in a curve to the left having a central angle of 00°24'06" and a radius of 1482.50 ft.; thence southerly along the arc of said curve and said westerly right-of-way line, 10.39 ft. to the south line of said SW1/4 of the SE1/4, said curve having a long chord bearing S15°41'35"W, 10.39 ft.; thence S89°51'15"W along said south line, 265.41 ft. to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Richard Marks, Registered Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of John Hartung, and that such map is a correct representation of all of the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief.

Dated this 2nd day of October, 2020

Richard Marks

Richard Marks
 Registered Land Surveyor S-1473
 Field work completed 10/2/2020

RIVER VALLEY LAND SURVEYING

RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



LC to FP-B

A parcel of land located in the SW1/4 of the SE1/4 and in the SE1/4 of the SW1/4 of Section 3, T7N, R7E, Town of Cross Plains and the Village of Cross Plains, Dane County, Wisconsin more particularly described as follows: Beginning at the south 1/4 corner of said Section 3; thence N00°21'34"W along the east line of Outlot 2 of Glacial Valley (recorded as S0°13'03"E), 534.06 ft.; thence S79°10'10"E, 538.18 ft. (recorded as S79°00'E, 535.9 ft.) to the centerline of County Highway "P" in a curve to the left having a central angle of 19°16'08" and a radius of 1432.50 ft.; thence southerly along the arc of said curve and said centerline, 481.77 ft. to the south line of said SW1/4 of the SE1/4, said curve having a long chord bearing S25°41'14"W (recorded as S25°36'W), 479.50 ft.; thence S89°51'15"W along said south line, 317.40 ft. to the point of beginning.