

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/15/2023	DCPREZ-2023-12000
<b>Public Hearing Date</b>	
01/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BARMAN LIVING TR (JOE BARMAN)	PHONE (with Area Code) (608) 225-0379	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5084 S VALLEY RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS neil@williamsonsurveying.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	
3818 Garfoot Rd					
TOWNSHIP CROSS PLAINS	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-203-9003-0					

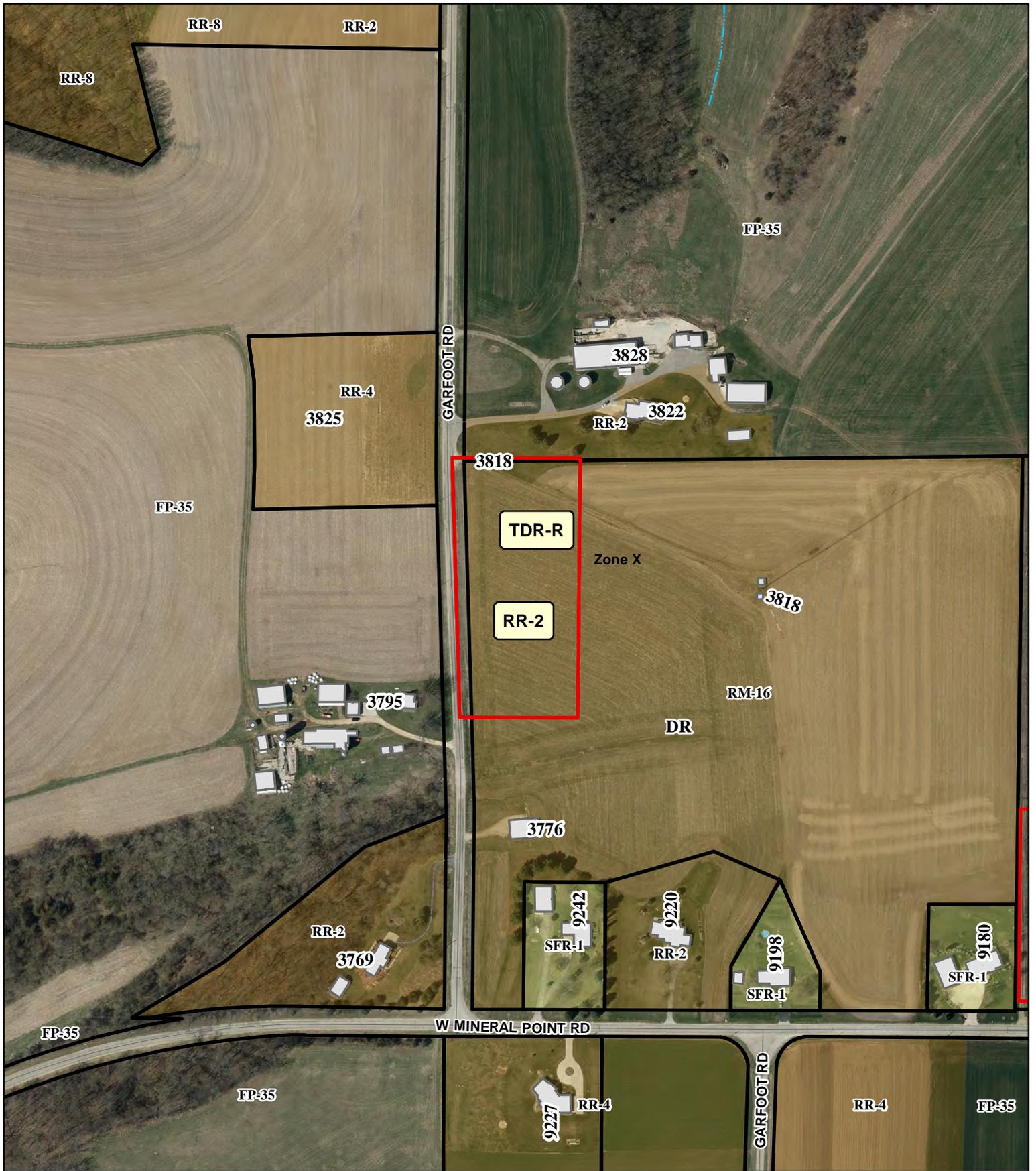
## REASON FOR REZONE

CREATE TWO RESIDENTIAL LOTS VIA TRANSFER OF DEVELOPMENT RIGHTS (TDR), TRANSFERRING A DENSITY UNIT FROM PROPERTY OWNED BY ZIEGLER IN SECTION 10 (PARCELS 070710183200 & 070703492500) TO THE BARMAN PROPERTY

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	4.02

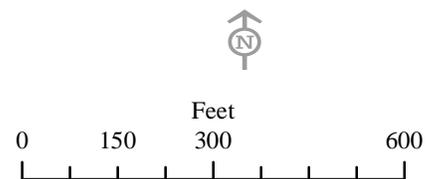
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: ACCESS EASEMENT MAY BE REQUIRED FOR TOWER SITE ON THE PROPERTY



# REZONE 12000

-  Floodway Areas in Zone AE
-  Floodplain





**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 Area:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name: Joe Barman	Agent Name: Williamson Surveying
Mailing Address: 5084 S. Valley Road, Black Earth, WI 53515	Mailing Address: <b>104A W. Main St, Waunakee</b>
Email Address:	Email Address: neil@williamsonsurveying.com
Phone#: 608-225-0379	Phone#: 608-255-5705

### PROPERTY INFORMATION

Township: <b>Cross Plains</b>	Parcel Number(s): <b>020/0707-203-9003-0</b>
Section: <b>20</b>	Property Address or Location: <b>3818 Garfoot Road (Lot 2 CSM No. 12357)</b>

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Mr. Barman has bought two TDR's and is planning on creating two residential lots on Lot 2 CSM 12357.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16 (Rural Mixed Use) Zoning District	RR-2 Rural Residential Zoning District	4.02 Acres

**Applications will not be accepted until the applicant has met with department staff to review the application and 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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
------------------------------------------------------------------------------------	----------------------------------------------------------------------------	---------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature

Date 10-19-2023

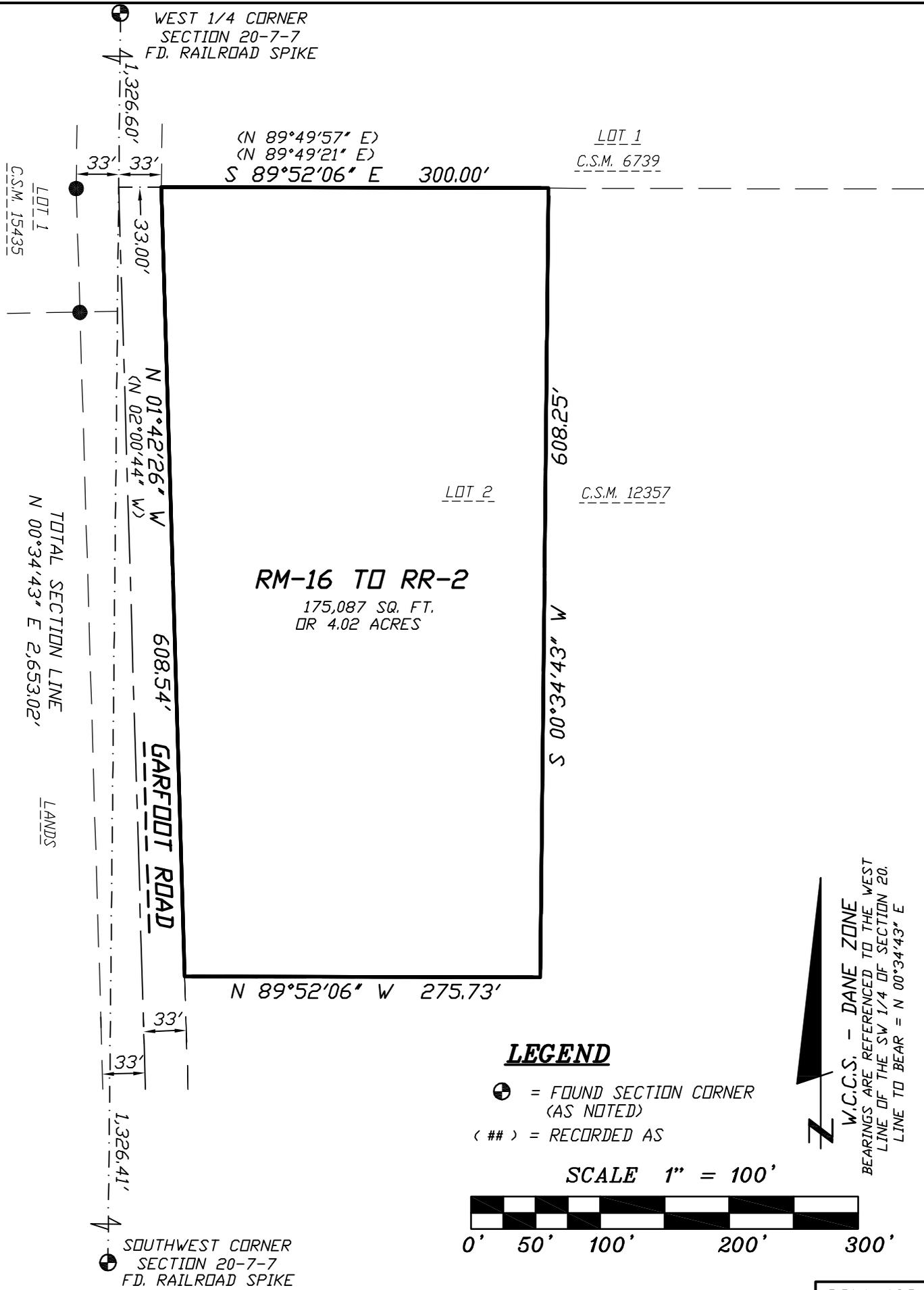


# REZONE

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 2 Certified Survey Map No. 12357. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



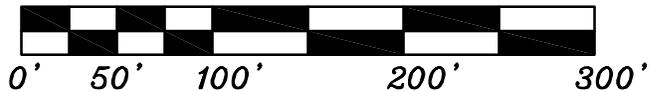
### LEGEND

- = FOUND SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

**Z**

W.C.S.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 20.  
LINE TO BEAR = N 00°34'43" E

SCALE 1" = 100'



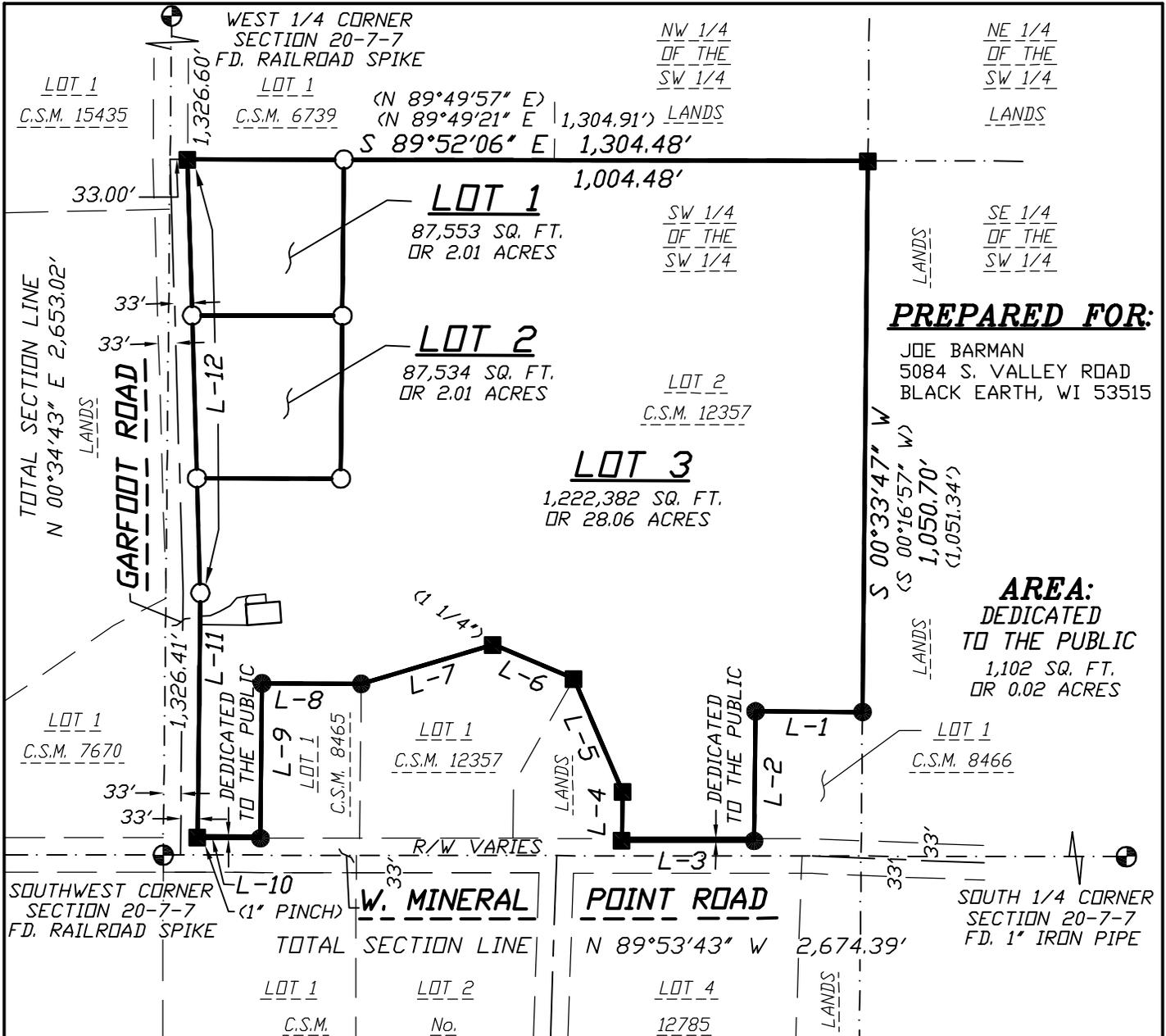


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

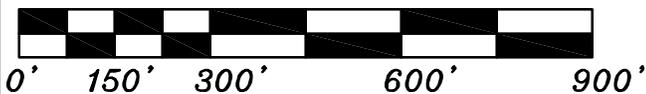
Lot 2 Certified Survey Map No. 12357. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



### LEGEND

- = SET 3/4"x24" REBAR WT 15 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ▲ = FOUND RAILROAD SPIKE
- ⊕ = FOUND SECTION CORNER (AS NOTED)
- ( ## ) = RECORDED AS

SCALE 1" = 300'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

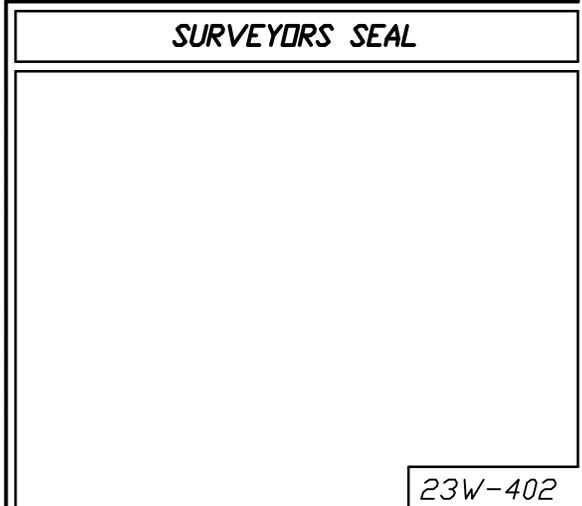
### NOTES:

- 1.) SEE SHEET 2 FOR LOTS 1 AND 2 DETAIL. SEE SHEETS 3 AND 4 FOR LOT 3 DETAIL.
- 2.) SEE SHEET 5 FOR LINE TABLE AND ALL OTHER NOTES.



W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 20.  
LINE TO BEAR = N 00°34'43" E

### SURVEYORS SEAL



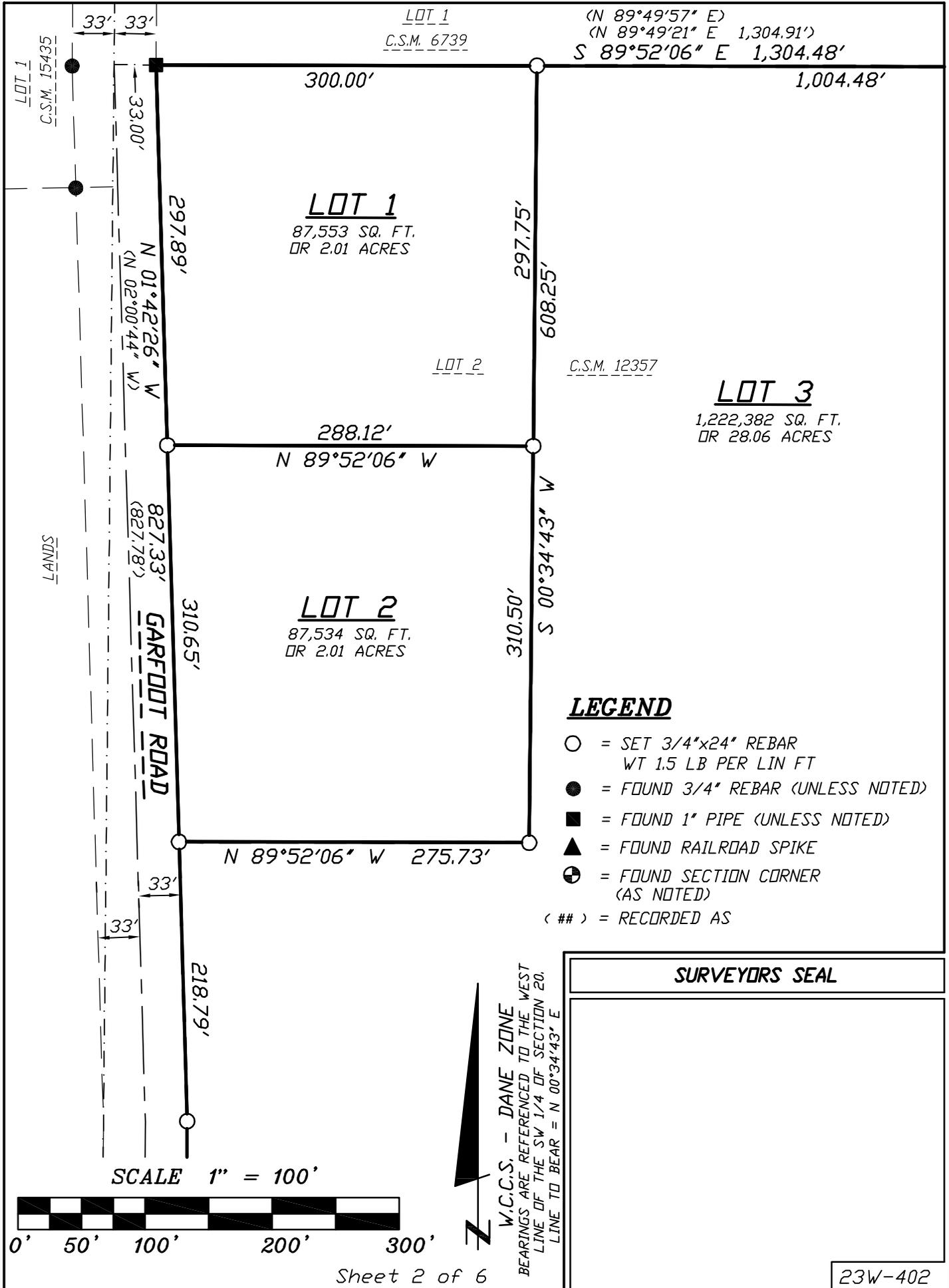


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**LOT 3**

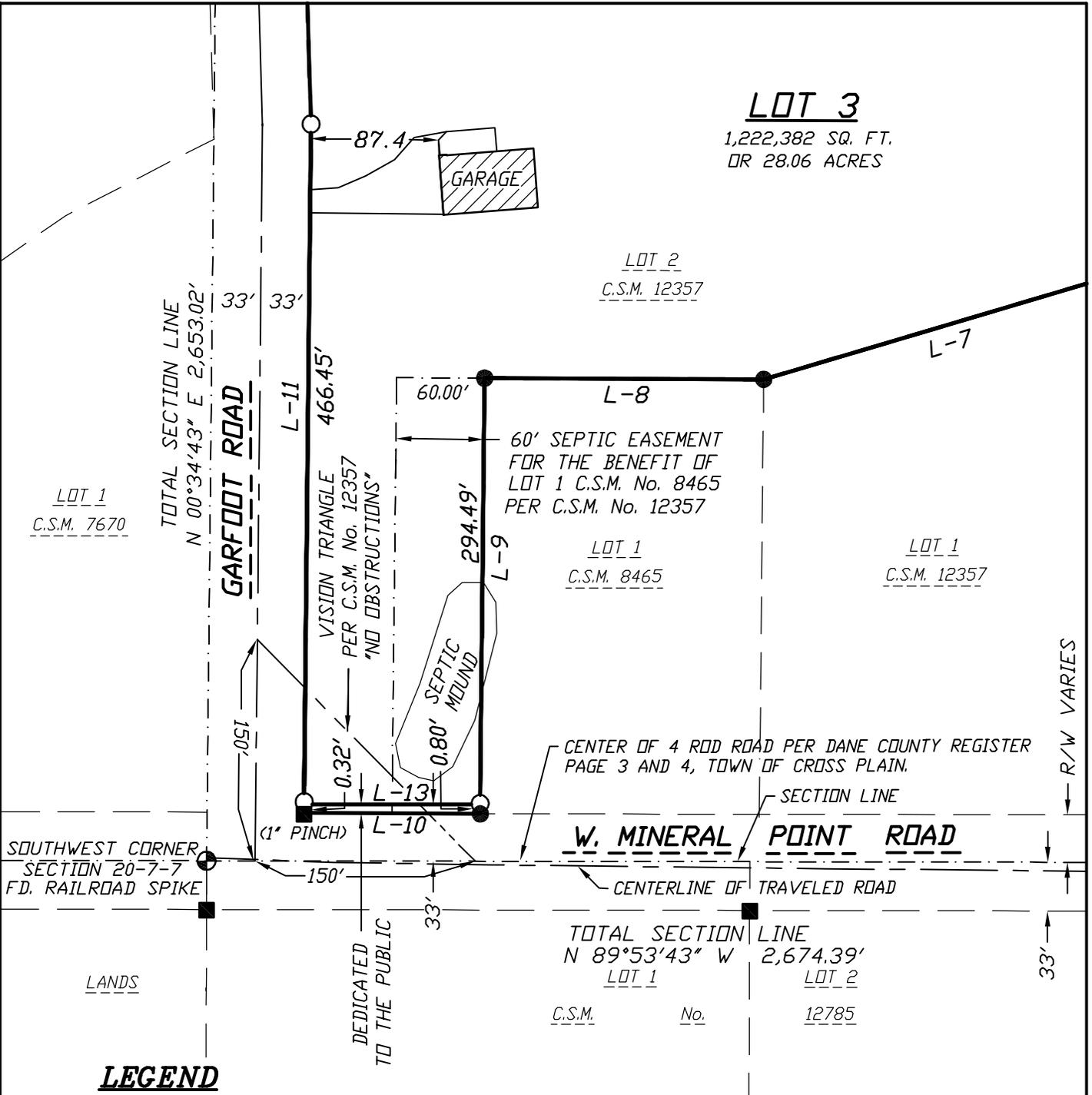
1,222,382 SQ. FT.  
OR 28.06 ACRES

LOT 2  
C.S.M. 12357

LOT 1  
C.S.M. 7670

LOT 1  
C.S.M. 8465

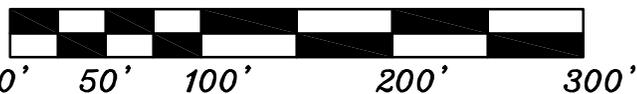
LOT 1  
C.S.M. 12357



## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ▲ = FOUND RAILROAD SPIKE
- ⊙ = FOUND SECTION CORNER  
(AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 100'



W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 20.  
LINE TO BEAR = N 00°34'43" E



# CERTIFIED SURVEY MAP

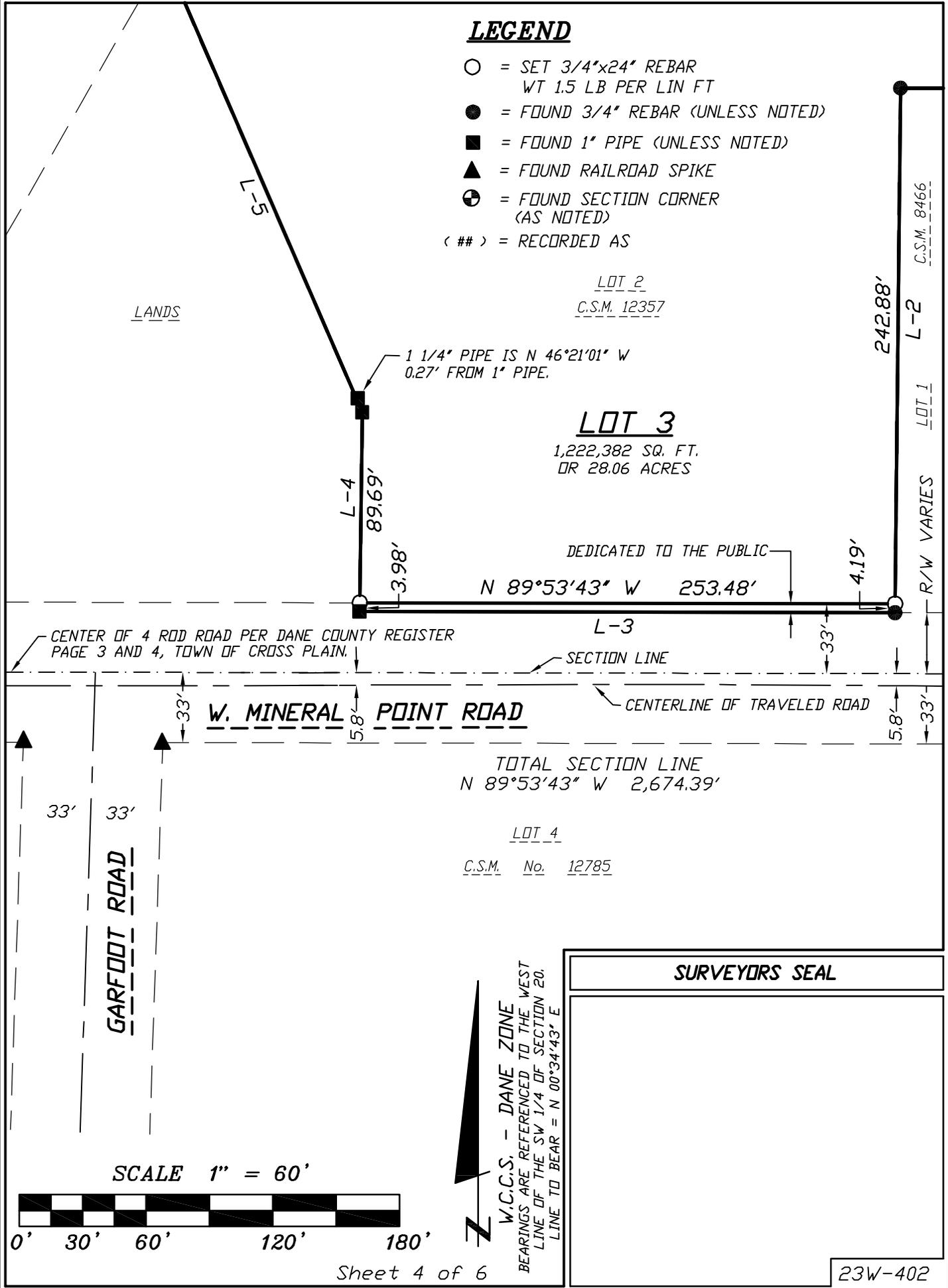
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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Lot 2 Certified Survey Map No. 12357. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

### LEGEND

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WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ▲ = FOUND RAILROAD SPIKE
- ⊕ = FOUND SECTION CORNER (AS NOTED)
- (##) = RECORDED AS



LOT 2  
C.S.M. 12357

LOT 3  
1,222,382 SQ. FT.  
OR 28.06 ACRES

DEDICATED TO THE PUBLIC

N 89°53'43" W 253.48'

L-3

SECTION LINE

W. MINERAL POINT ROAD

CENTERLINE OF TRAVELED ROAD

TOTAL SECTION LINE  
N 89°53'43" W 2,674.39'

LOT 4  
C.S.M. No. 12785

SURVEYORS SEAL

W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 20.  
LINE TO BEAR = N 00°34'43" E

SCALE 1" = 60'





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 2 Certified Survey Map No. 12357. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

### **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed sheet 6, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lot 2, Certified Survey Map No. 12357, recorded in the Dane County Register of Deeds Office in Volume 77 of Certified Surveys Maps, Pages 4 through 6, as Document No. 4384653. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

Area: 1,398,504 sq. ft. or 32.11 acres

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

### **NOTES CONTINUED:**

3.) 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.

4.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

5.) ALL TIES HAVE BEEN VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE WEST 1/4 CORNER AND SOUTHWEST CORNER OF SECTION 20. A NEW TIE SHEET WILL BE FILED WITH THE DANE COUNTY SURVEYORS OFFICE FOR THE SOUTH 1/4 CORNER OF SECTION 20.

### **LINE TABLE:**

L-#	BEARING	DIST.
L-1	(N 89°59'08" W) N 89°40'17" W	205.00'
L-2	(S 00°16'57" W) S 00°36'02" W	(247.00') 247.07'
L-3	(N 89°59'08" W) N 89°50'58" W	(252.86') 253.49'
L-4	(N 00°16'21" E) N 00°42'41" E	(93.30') 93.67'
L-5	(N 23°54'43" W) N 23°32'08" W	(234.70') 234.30'
L-6	(N 67°14'50" W) N 67°00'03" W	(167.22') 167.28'
L-7	(S 73°03'25" W) S 73°31'40" W	(264.73') 264.40'
L-8	(N 89°59'08" W) N 89°44'17" W	(190.26') 190.12'
L-9	(S 00°16'21" W) S 00°36'50" W	(295.26') 295.29'
L-10	(N 89°59'08" W) N 89°40'04" W	(120.00') 119.93'
L-11	(N 00°16'21" E) N 00°34'43" E	(466.70') 466.77'
L-12	(N 02°00'44" W) N 01°42'26" W	(827.78') 827.33'
L-13	N 89°53'43" W	119.94'

### **SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 2 Certified Survey Map No. 12357. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

### **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\_\_.

*Barman Living Trust*

STATE OF WISCONSIN  
DANE COUNTY

\_\_\_\_\_  
*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.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
*Print Name*

### **TOWN BOARD RESOLUTION**

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

\_\_\_\_\_  
Nancy Meinholz  
Town Clerk

### **DANE COUNTY APPROVAL:**

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 \_\_\_\_\_.

\_\_\_\_\_  
*Kristi Chlebowski*  
*Register of Deeds*

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### **SURVEYORS SEAL**

## RM-16 TO RR-2

A parcel of land located on Lot 2, Certified Survey Map No. 12357, recorded in the Dane County Register of Deeds Office in Volume 77 of Certified Surveys Maps, Pages 4 through 6, as Document No. 4384653. Located in the Southwest 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 20; thence N 00°34'43" W along the west line of the said Southwest 1/4, 1,326.41 feet; thence S 89°52'06" E 33.00 feet to the northwest corner of said Lot 2 and to the point of beginning.

Thence continue S 89°52'06" E along the north line of said Lot 2, 300.00 feet; thence S 00°34'43" W, 608.25 feet; thence N 89°52'06" W, 275.73 feet to the west line of said Lot 2; thence N 01°42'26" W along said west line, 608.54 feet to the point of beginning. This parcel contains 175,087 sq. ft. or 4.02 acres.

# EXHIBIT A

## Legal description of TDR "sending" property:

### **Parcel #020/0707-034-9250-0**

Lot 1, Certified Survey Map No. 15580, recorded in Vol. 112, pages 290-296, as document no. 5683296, located in the SW and NW  $\frac{1}{4}$ 's of the SE  $\frac{1}{4}$  of Section 3, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin.

### **Parcel #020/0707-101-8320-0**

Lot 2, Certified Survey Map No. 15928, recorded in Vol. 116, pages 279-284, as document no. 5811656, located in the NE & SE  $\frac{1}{4}$ 's of the NE  $\frac{1}{4}$  of Section 10, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin.