

Dane County Rezone & Conditional Use Permit

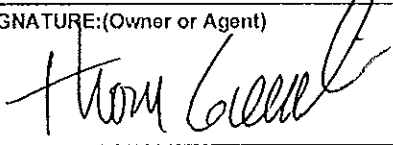
Application Date	Petition Number
12/02/2014	DCPREZ-2014-10796
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ZACH VANGORDEN	PHONE (with Area Code)	AGENT NAME THOM GRENLIE	PHONE (with Area Code) (608) 845-6882
BILLING ADDRESS (Number & Street) 9262 MOEN RD		ADDRESS (Number & Street) 400 S NINE MOUND RD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS roehl@698sold		E-MAIL ADDRESS hcombs@tds.net	

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	
9262 MOEN RD				9262 MOEN RD	
TOWNSHIP CROSS PLAINS	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION 19
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-191-8231-0				0707-191-8310-0	

REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	10.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>TG</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TG</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TG</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
THOM GRENLIE

DATE:
12-2-14

Petition # 10796

Public Hearing Date 01/27/14

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments:

Planning Review

- 1. Density Study Needed? Yes / No Splits _____
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: Issue)



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>ESSER PINE HILL TRUST</u>	Agent's Name	<u>THOM GREENLIE</u>
Address	<u>P ZACK VANGORDEN</u> <u>6515 GRAND TETON PL</u> <u>MADISON</u>	Address	<u>400 S. NINE MOUND RD</u> <u>VEPONA WI</u>
Phone	<u>608-7453</u>	Phone	<u>845-6882</u>
Email	<u>ROEHL@6985OLD</u>	Email	<u>HCOMBS@TDS.NET</u>

Town: CROSS PLAINS Parcel numbers affected: 0707191-823-0 0707191 8310-0
 Section: 01 19 Property address or location: 9262 MOEN RD CROSS PLAINS
 Zoning District change: (To / From / # of acres) A-1 EX TO RH-3

Soil classifications of area (percentages) Class I soils: 10 % Class II soils: 50 % Other: 40 %

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: OWNER HAS EXISTING HOUSE ON A-1 EX. HE WILL EXPAND HIS LOT SIZE.

NO NEW BLDG. RIGHT

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Thom Greenlie Date: 11-

Parcel Summary		More +
Municipality Name	TOWN OF CROSS PLAINS	
Parcel Description	LOT 1 CSM 9407 CS53/233&234 8/13/99 DESC... # QCD 4363596	
Owner Names	ZACH VANGORDEN → HE GOES TO: AMANDA VANGORDEN → TOWN PLAN JAN 5	
Primary Address	9262 MOEN RD " " FEB 2	
Billing Address	9262 MOEN RD TOWN BD FEB 9 CROSS PLAINS WI 53528	

Assessment Summary		More +
Assessment Year	2014 <i>CROSS PL PLANN COMM. SEC. (SEE.)</i>	
Valuation Classification	G1 <i>MARY SCOTT</i>	
Assessment Acres	2.400 <i>556-2005</i>	
Land Value	\$116,200.00	
Improved Value	\$259,400.00 <i>E-MAIL TO:</i>	
Total Value	\$375,600.00 <i>TCPRCSEC@TDS.NET</i>	
Show Valuation Breakout	\$250	

Zoning Information *GET APP OFF TOWN WEB SITE*

For the most current and complete zoning information, contact the Division of Zoning.

Zoning *4:30-6PM CLERK.*

A-1(EX)

Zoning District Fact Sheets

130030

130040

185020

VAN GORDEN

182310

183100

190120

190010

195700

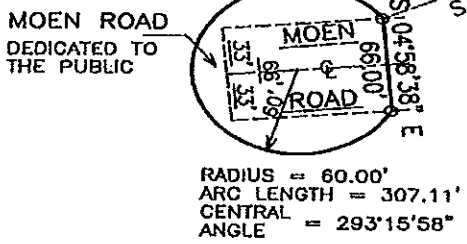
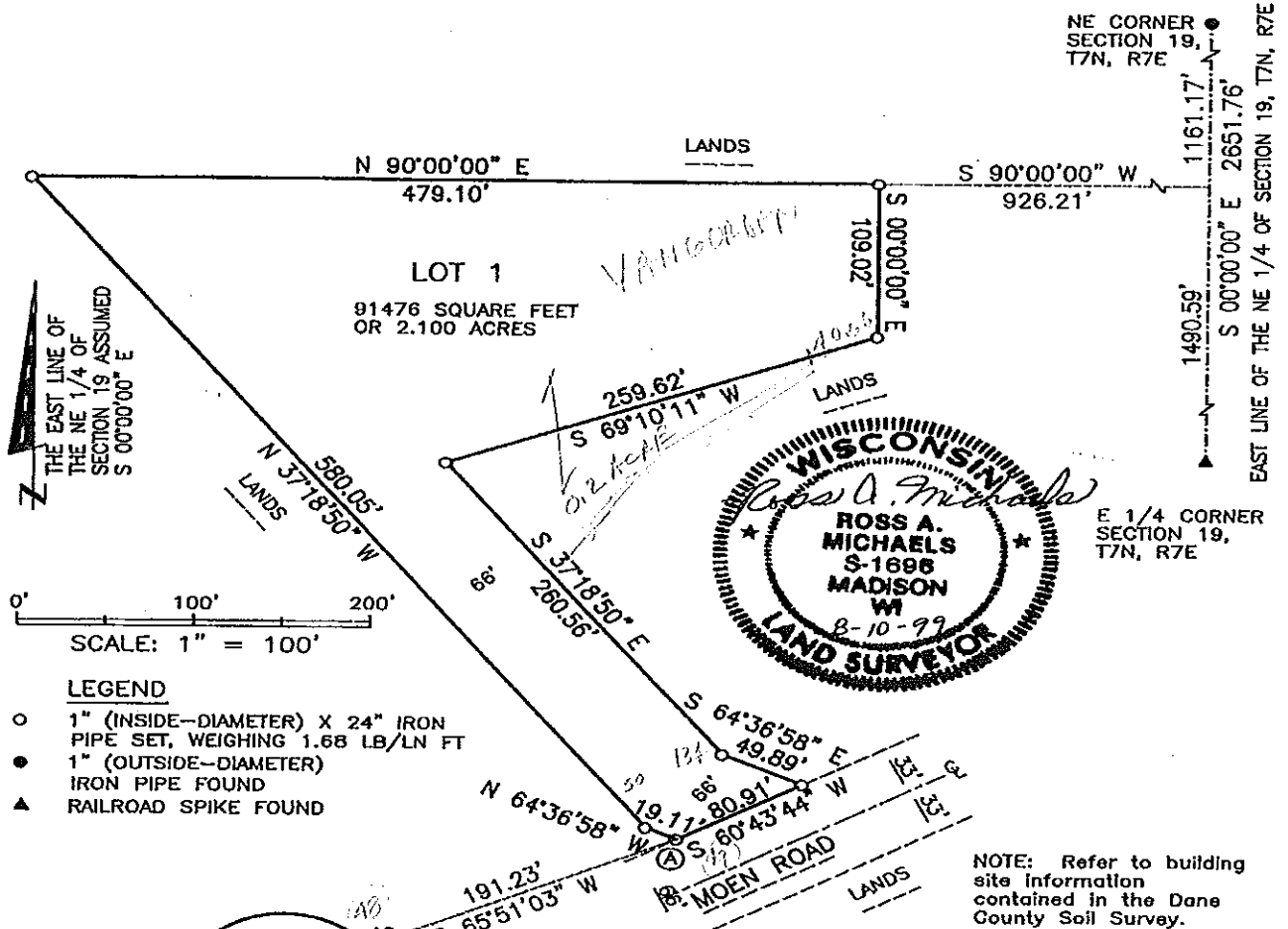
192100

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Planning, Geophysical, Water Resources, Recreation, ParcelText, Parcels

000626

CERTIFIED SURVEY MAP

BEING PART OF THE NE 1/4 OF SECTION 19, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE
I, Ross A. Michaels, Wisconsin Registered Land Surveyor No. S-1696, hereby certify that in full compliance with the provisions of Section 236.34 of Wisconsin Statutes, and under the direction of Glnther Family Limited Partnership, owner, I have surveyed, divided, mapped and dedicated the land described on this certified survey map. I also certify that this map is a correct representation to scale of all the exterior boundaries of the land surveyed and the division of that land.

Ross A. Michaels 8-10-99
Ross A. Michaels, S-1696
SURVEYED: July 12 - August 4, 1999.

SURVEYED FOR:
David and Julie Nowicki
8185 Knollwood Drive
Oregon, WI 53575

Keith Notbohm
Land Surveying, Inc.
4343 W. Beltline Hwy.
Madison, Wisconsin 53711
(608) 277-0503

REGISTER OF DEEDS CERTIFICATE
Received for recording this 13 day of August, 1999 at 12:48 o'clock P.M., and recorded in Volume 53 of Certified Survey Maps of Dane County, Wisconsin on Pages 233-234

Jane Licht By Night
Jane Licht, Register of Deeds
Deputy

DOCUMENT NO. 344690 CERTIFIED SURVEY MAP NO. 9401, VOL. 53, PAGE 233

2/12

CERTIFIED SURVEY MAP

BEING PART OF THE NE 1/4 OF SECTION 19, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

DESCRIPTION: Part of the Northeast 1/4 of the Northeast 1/4, part of the Northwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4, all in Section 19, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more fully described as follows:

Commencing at a one inch outside-diameter iron pipe marking the Northeast corner of said Section 19; Thence S 00°00'00" E, 1161.17 feet along the East line of the Northeast 1/4 of said Section 19; Thence S 90°00'00" W, 926.21 feet to the point of beginning of this description; Thence S 00°00'00" E, 109.02 feet; Thence S 69°10'11" W, 259.62 feet; Thence S 37°18'50" E, 260.56 feet; Thence S 64°36'58" E, 49.89 feet to the northwesterly line of Moon Road; Thence S 60°43'44" W, 80.91 feet along said northwesterly line to Point "A"; Thence N 64°36'58" W, 19.11 feet; Thence N 37°18'50" W, 580.05 feet; Thence N 90°00'00" E, 479.10 feet to the point of beginning of this description. ALSO commencing at Point "A" as described above; Thence S. 65°51'03" W, 191.23 feet to the existing North line of Moen Road and the point of beginning of the lands dedicated to the public as a sixty-foot radius cul-de-sac for Moen Road; Thence 307.11 feet along the arc of a curve to the left having a radius of 60.00 feet and a long chord bearing and distance of S 04°58'38" E, 66.00 feet to the existing South line of Moen Road; Thence N 04°58'38" W, 66.00 feet to the point of beginning of this description. This parcel contains 102,343 square feet, or 2.349 acres of land.

OWNERS' CERTIFICATE

As owner, Ginther Family Limited Partnership hereby certifies that it caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. Ginther Family Limited Partnership also certifies that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

Jane G. Ginther
Jane G. Ginther

O. J. Ginther
O. J. Ginther

State of Wisconsin)
Dane County)

Personally came before me this 13th day of August, 1999, the above named Jane G. Ginther and O. J. Ginther of Ginther Family Limited Partnership, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Richard Loy
Notary Public, Dane County, Wisconsin
My commission expires October 28, 2001

TOWN OF CROSS PLAINS CERTIFICATE

This certified survey map is hereby approved for recording by the action of the Town of Cross Plains and the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Cross Plains.

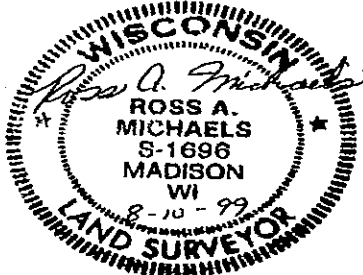
Approved on August 13, 1999

Ann E. Walden
Ann E. Walden, Town Clerk

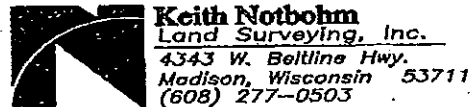
8-13-99
Date

APPROVED FOR RECORDING PER Dane County Zoning and Natural Resources Committee action of August 13, 1999.

Norbert Scribner #6977
Norbert Scribner, Authorized Agent



SURVEYED FOR:
David and Julie Nowicki
6185 Knollwood Drive
Oregon, WI 53575



OFFICE MAP NO. 265 S
SHEET 2 OF 2 SHEETS



THOM R. GRENLE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE
 State of Wisconsin)
 County of Dane) SS.

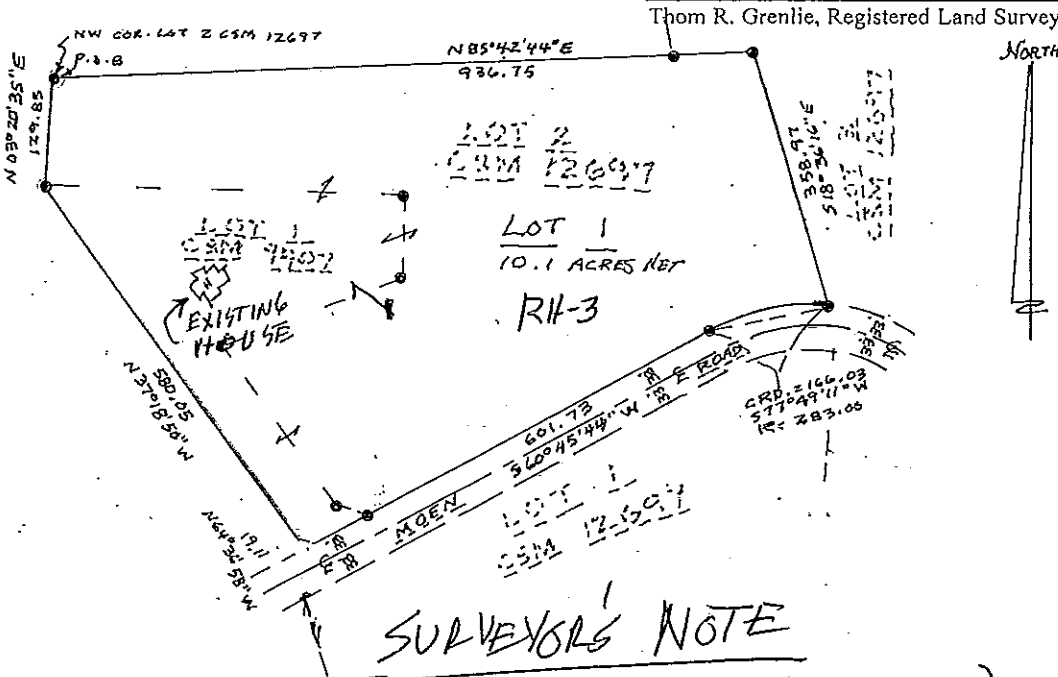
CERTIFIED SURVEY MAP

PRELIMINARY

WILL BE

I, Thom R. Grenle, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenle, Registered Land Surveyor



SURVEYOR'S NOTE

1) AN EXISTING HOUSE (VANGORDEN) ON 2 ACRE CSM 9407 IS EXPANDING TO 10 ACRES. NO BUILDING SITE.

REZONING REQUEST: CSM NO. 9407 IS EXPANDING HIS LOT FROM 2 ACRES TO 10 ACRES.
 LEGAL DESCRIPTION OF REZONE FROM A-1EX TO RH-3; DED: YES
 LOT 1, CSM NO. 9407, IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 19, T7N, R7E, TOWN OF CROSS PLAINS, DANE CO, WI. CONTAINS 10 ACRES, IN TOTAL.

LEGEND
 Scale: 1 inch = 200 ft.
 ● iron stake found
 ○ 1" x 24" iron pipe set
 min. wt. = 1.13#/in. ft.

SURVEYED NOT
 DRAWN HC
 APPROVED TRG
 FIELD BOOK _____
 DATE 11-20-14
 TAPE/FILE _____

ESSER PINE HILL TRUST / ZACK VANGORDEN
 SURVEYED FOR: SIO MIKE NICHOLSON, TRUSTEE 836-4595
6515 GRAND TETON PLAZA, MADISON, WI 53719
 DESCRIPTION-LOCATION: PRT EAST 1/2 OF NE 1/4 OF SEC. 19
T7N, R7E, TOWN OF CROSS PLAINS, DANE CO, WI
(INCL. CSM 9407 & LOT 2, CSM 12697)
 APPROVED FOR RECORDING PER DANE COUNTY ZONING &
LAND REG. COMM action of _____

REGISTER OF DEEDS CERTIFICATE DAN EVERLSON
 Received for recording this _____ day of _____
 at _____ o'clock _____ m.
 and recorded in Volume _____ of Certified Survey
 Maps of Dane County on Page _____

Register of Deeds
 DOCUMENT # _____
 CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____

OFFICE MAP NO. _____



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

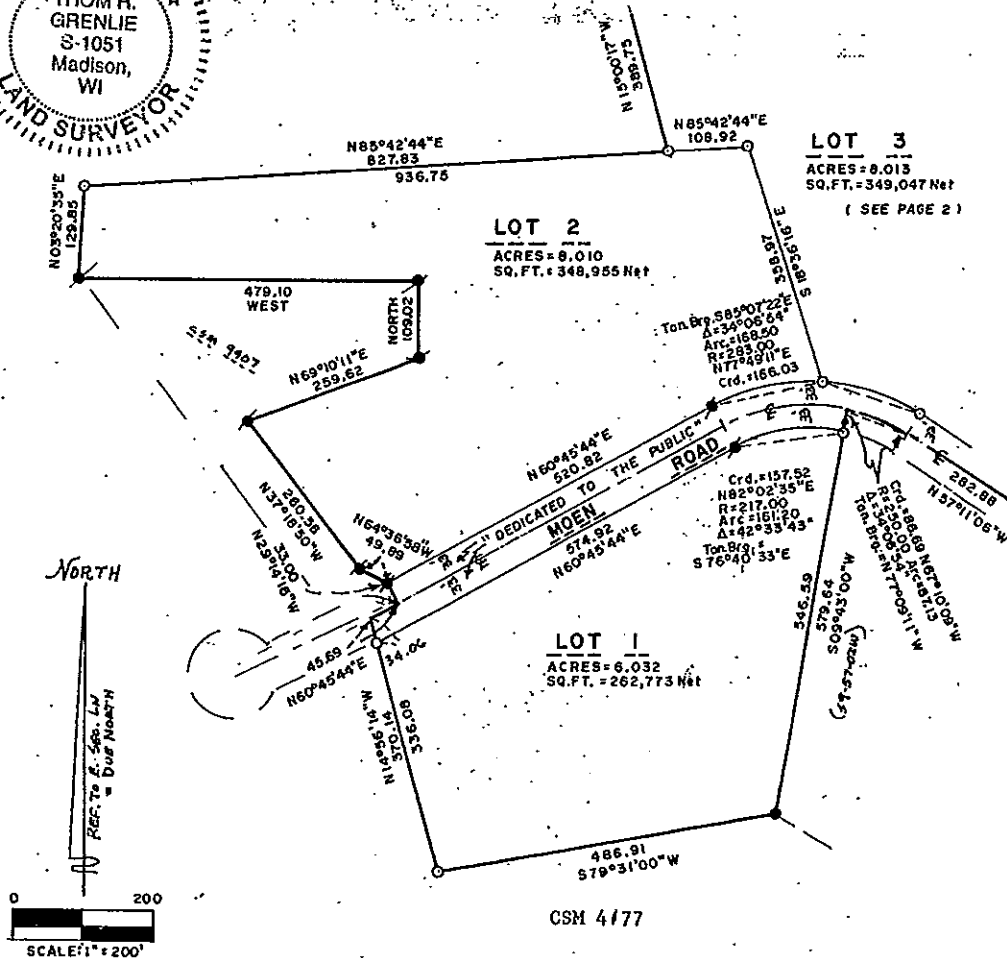
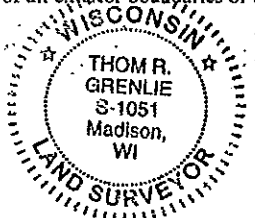
State of Wisconsin)

County of Dane) SS. A PART OF NE 1/4, SE 1/4 AND THE NW 1/4 OF THE NE 1/4, SECTION 19,
 T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WI.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie 4-2-09
 Thom R. Grenlie, Registered-Land Surveyor



CSM 4177

SURVEYED FOR: JEROME ESSER 219-8393
 8393 PINE HILL ROAD, CROSS PLAINS, WI 53528
 DESCRIPTION-LOCATION: PRT NE 1/4, SEC. 19, T7N, R7E,
 TOWN OF CROSS PLAINS, DANE CO, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND
 REG. COMM. action of *May 27* 2009

REGISTER OF DEEDS CERTIFICATE
 Received for recording this *13* day of
June 2009 at *8:31* o'clock *A*.m.
 and recorded in Volume *80* of Certified Survey
 Maps of Dane County on Pages *99-101*

Kristi Chabrowski by John H. Popoff
 Register of Deeds Deputy

DOCUMENT # *4553209*
 CERTIFIED SURVEY MAP # *12697* Vol. *80* Page *99*

LEGEND

Scale: 1 inch = 200 ft.

- iron stake found 1" PIPE
- 1"x24" iron pipe set
- min. wt. = 1.13#/in ft.
- FD. 3/4" REBAR
- () = Pass. Rec'd AS

SURVEYED TG
 DRAWN HC
 APPROVED _____
 FIELD BOOK 135-34
 DATE 4-2-09
 TAPE/FILE _____

PAGE 1 OF 3 PAGES

OFFICE MAP NO. 3662

3/15