

Dane County Rezone Petition

Application Date	Petition Number
05/07/2025	DCPREZ-2025-12177
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN & NIKKI JONES	PHONE (with Area Code) (608) 217-6677	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4190 OBSERVATORY RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS nikkiandjack@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

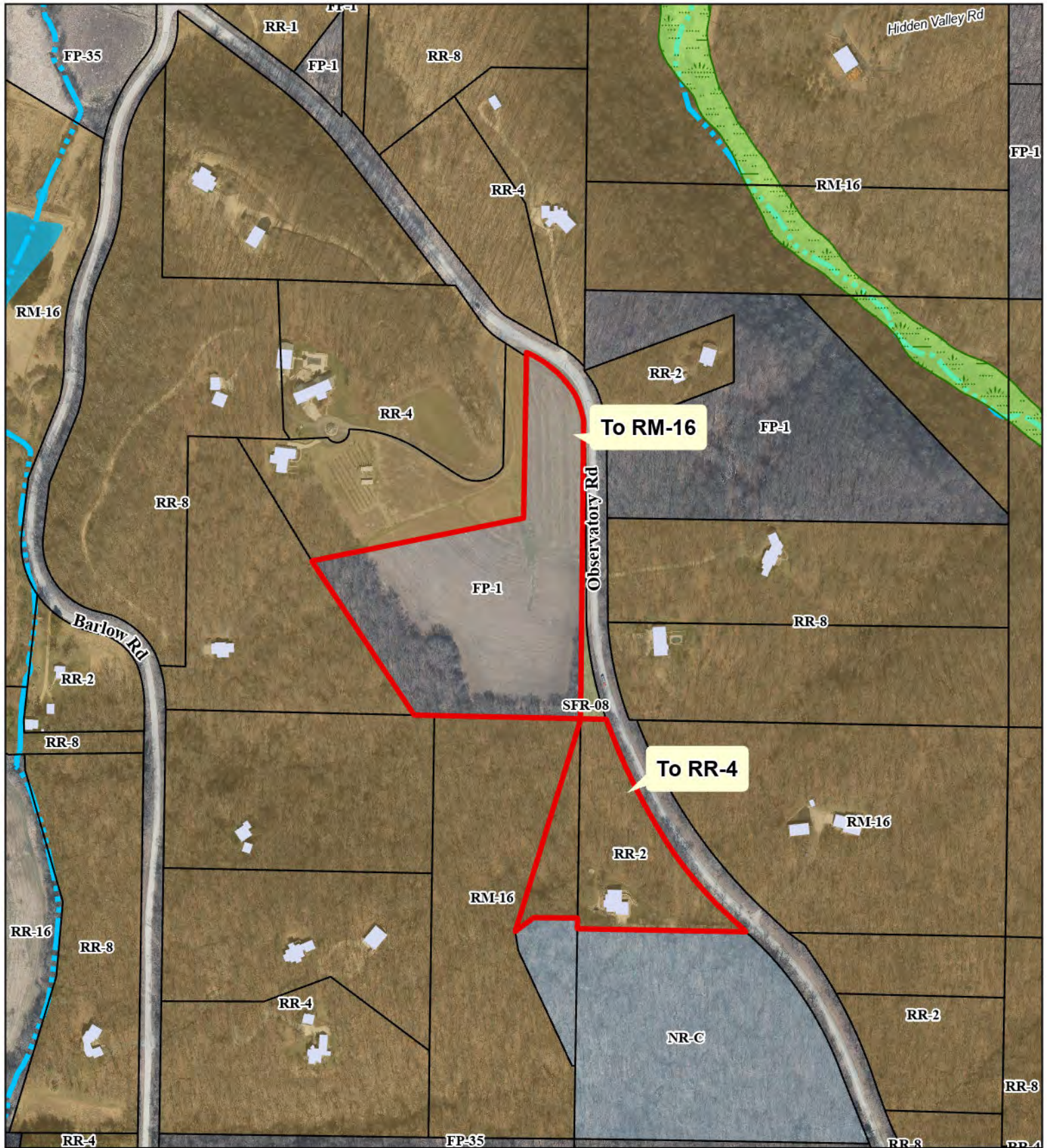
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4111 Observatory Drive					
TOWNSHIP CROSS PLAINS	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-162-9345-3		0707-163-8510-3		0707-163-8120-5	

REASON FOR REZONE

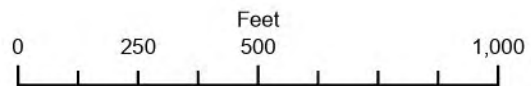
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-4 Rural Residential District	4.86
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	1.33
FP-1 Farmland Preservation District	RM-16 Rural Mixed-Use District	11.16

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☐ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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-  Proposed Zoning Boundary
-  Wetland Class Areas



Petition 12177
JOHN & NIKKI JONES



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
• 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:	John & Nikki Jones	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	4190 Observatory Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Cross Plains WI 53528	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	nikkandjack@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-217-6677	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	cross plains	Parcel Number(s):	070716293453, 070716385103, 070716381205
Section:	16	Property Address or Location:	4111 Observatory Rd

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 ☐ No ☒

The Jone's currently own 2 parcels that they would like to combine into one large buildable parcel for selling in the near future. The Hayes own 4111 Observatory Rd parcel and have made an agreement with the Jones' to purchase part of their land to add to their lot and give a little more room behind there house.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-4	4.86
RM-16	RR-4	1.33
FP-1	RM-16	11.16

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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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 [Signature]

Date 5-6-2025



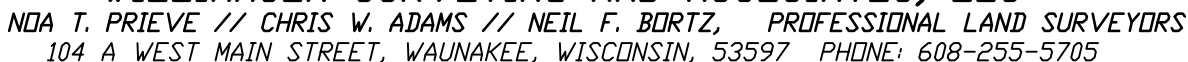
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

NORTHWEST CORNER
SECTION 16, T7N, R7E
FD, 1" PINCH PIPE



C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	259.50'	S 46°26'43" E 129.62'	131.01'	28°55'34"
C-2	1650.69'	S 33°17'14" E 728.41'	734.45'	25°29'35"

<i>L-#</i>	<i>BEARING</i>	<i>DIST.</i>
<i>L-1</i>	<i>N 00°33'39" E</i>	<i>535.48'</i>
<i>L-2</i>	<i>S 60°55'53" E</i>	<i>98.43'</i>
<i>L-3</i>	<i>S 88°38'09" E</i>	<i>127.76'</i>
<i>L-4</i>	<i>S 20°43'17" E</i>	<i>14.03'</i>
<i>L-5</i>	<i>S 46°15'15" E</i>	<i>74.53'</i>
<i>L-6</i>	<i>N 00°37'17" E</i>	<i>9.32'</i>
<i>L-7</i>	<i>N 89°45'30" W</i>	<i>130.88'</i>
<i>L-8</i>	<i>S 52°32'45" W</i>	<i>69.90'</i>



25W-73



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

Located in the Northeast and Northwest 1/4's of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 2, C.S.M. No. 5959.

LOT 1

TOTAL

L O T 3
C S M
5 1 7 5

313.68'

(1') L-3 (1')

79.56'

92.15'

(89.71')

2.49'

10.10'

33'

33'

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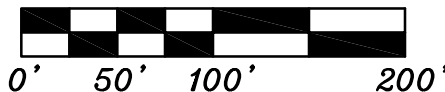
L O T 2
C S M
5 1 7 5

1,182.91'

(1,185.53')

(1,182.88')

SCALE 1" = 100'



L O T 1
C S M
1 5 6 6 1

CENTER OF SECTION
SECTION 16, T7N, R7E
FD. 1 1/4" IRON PIPE



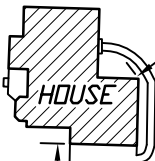
W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 16.
LINE TO BEAR N 00°39'28" E

L A N D S

LOT 2

INCL. R/W
6.18 ACRES OR
269,363 SQ. FT.
EXCL. R/W
5.56 ACRES OR
242,338 SQ. FT.

SEPTIC TANKS



SEPTIC VENT

WELL

GRAVEL DRIVEWAY

544.65'

543.22'

N 88°34'02" W 593.67'

LEGEND

○ = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT

● = FOUND 3/4" REBAR

■ = FOUND 1 1/4" IRON PIPE
(UNLESS NOTED)

▲ = FOUND SURVEY SPIKE

⊕ = FOUND SECTION CORNER
(AS NOTED)

(##) = RECORDED AS



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

Located in the Northeast and Northwest 1/4's of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 2, C.S.M. No. 5959.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.		ARC	DELTA
C-1	259.50'	(S 47°06'55" E)		(130.85')	(28°53'24')
		(S 46°28'17.5" E)	(129.47')		
C-1	259.50'	S 46°26'43" E	129.62'	131.01'	28°55'34"
C-2	1650.69'	(S 33°17'44" E)		734.45'	25°29'35"
		(S 33°17'14" E)	728.41'		
C-2	1650.69'	S 33°17'14" E	728.41'	734.45'	25°29'35"
C-3	226.50'	(S 47°06'55" E)		(183.59')	(46°26'24')
		(S 37°41'12" E)	(178.60')		
C-3	226.50'	S 37°41'12" E	178.61'	183.60'	46°26'37"
C-4	1,683.69'	S 33°17'22" E	743.10'	749.26'	25°29'50"

LINE TABLE:

L-#	BEARING	DIST.	L-9	S 08°59'45" E	58.34'
L-1	(N 00°09'32" W)	(535.39')	L-10	S 24°29'59" E	389.42'
	(N 00°06'22" W)	(535.56')	L-11	S 88°39'25" E	10.84'
	N 00°33'39" E	535.48'	L-12	S 00°37'17" W	216.16'
L-2	(S 60°54'59" E)	(98.03')	L-13	N 88°25'43" W	442.74'
	(S 61°34'42" E)		L-14	(S 89°26'09" W)	65.56'
L-3	S 60°55'53" E	98.43'		(N 89°21'29" W)	
	(S 88°38'13" E)	(127.69')		N 88°38'09" W	
L-4	(S 89°20'04" E)	(125.09')	L-15	(S 61°34'42" E)	(80.09')
	S 88°38'09" E	127.76'	L-15	S 60°55'53" E	80.50'
L-5	(S 20°21'05" E)	(14.10')	L-16	S 20°43'17" E	27.32'
	S 20°43'17" E	14.03'	L-17	S 46°15'15" E	38.28'
L-6	(S 46°14'23" E)	74.53'			
L-7	S 46°15'15" E				
L-8	N 00°37'17" E	9.32'			
L-9	N 89°45'30" W	130.88'			
L-10	S 52°32'45" W	69.90'			

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.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED FOR THE WEST 1/4 CORNER, NORTHWEST CORNER AND CENTER OF SECTION FOR SECTION 16, T7N, R7E.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast and Northwest 1/4's of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 2, C.S.M. No. 5959.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, 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 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 Northeast and Northwest 1/4's of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 2 Certified Survey Map No. 5959, recorded in the Dane County Register of Deeds Office in Volume 28 of Certified Survey Maps, Pages 190 and 191, as Document No. 2164298, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 16; thence N 00°39'28" E along the west line of said Northwest 1/4, 385.72 feet; thence N 79°09'03" E, 484.99 feet to the western most point of said Lot 2, Certified Survey Map No. 5959 also being the point of beginning.

Thence continue along said Lot 2 for the next 5 courses N 79°09'03" E, 666.28 feet; thence N 00°33'39" E, 535.48 feet to the centerline of Observatory Road; thence along said centerline for the next 2 courses S 60°55'53" E, 98.43 feet; thence along an arc of a curve concaved southwesterly having a radius of 259.50 feet and a long chord bearing of S 46°26'43" E, 129.62 feet to the east line of said Southwest 1/4 of the Northwest 1/4; thence S 00°33'38" W along said east line, 1,031.96 feet to the Southeast Corner of said Southwest 1/4 of the Northwest 1/4 also being the Southwest Corner of Lot 3, Certified Survey Map No. 5175; thence S 88°38'09" E along the south line of said Lot 3, 127.76 feet to the Northwest Corner of Lot 1, Certified Survey Map No. 15661 also being said centerline of Observatory Road; thence along the west line of said Lot 1 and said centerline for the next 3 courses S 20°43'17" E, 14.03 feet; thence along an arc of a curve concaved northeasterly having a radius of 1,650.69 feet and a long chord bearing and distance of S 33°17'14" E, 728.41 feet; thence S 46°15'15" E, 74.53 feet; thence N 88°34'02" W, 593.67 feet to the east line of said Northwest 1/4 of the Southwest 1/4; thence N 00°37'17" E along said east line, 9.32 feet; thence N 89°45'30" W, 130.88 feet; thence S 52°32'45" W, 69.90 feet; thence S 08°59'45" E, 58.34 feet; thence S 24°29'59" E, 389.42 feet; thence S 88°39'25" E, 10.84 feet to the said east line of the Northwest 1/4 of the Southwest 1/4; thence S 00°37'17" W along said east line, 216.16 feet to the Southeast Corner of said Northwest 1/4 of the Southwest 1/4; thence N 88°25'43" W, 442.74 feet to the Southwest Corner of Certified Survey Map No. 6976; thence N 01°05'25" E along the east line of said Certified Survey Map No. 6976, 816.13 feet to the Southeast Corner of Lot 1 Certified Survey Map No. 2596; thence N 00°14'15" E along the east line of said Lot 1, 505.11 feet to the Northeast Corner of said Lot 1 also being on the south line of said Southwest 1/4 of the Northwest 1/4 and the south line of said Lot 2 Certified Survey Map No. 5959; thence N 88°38'09" W along the said south line and said Lot 2, 65.56 feet to the Southwest Corner of said Lot 2; thence N 33°11'55" W along the west line of said Lot 2, 592.94 feet to the point of beginning. This parcel contains 1,227,223 sq. ft. or 28.17 acres and is subject to a public road right of way of 33 feet along the northerly and easterly side.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

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

Located in the Northeast and Northwest 1/4's of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 2, C.S.M. No. 5959.

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____.

Jeffrey E. and Ann M.
Hayes Revocable Trust
Jeffrey E. Hayes

Jeffrey E. and Ann M.
Hayes Revocable Trust
Ann M. Hayes

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Jeffrey E. Hayes and Ann M. Hayes to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____County, Wisconsin.

Notary Public

My commission expires _____

Print Name

CONSENT OF MORTGAGEE:

Summit Credit Union, a credit union duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be signed by its authorized representative listed below at _____, Wisconsin on this ___ day of _____, 20____.

Summit Credit Union

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, _____ the authorized representative of the above named Summit Credit Union, to me known to be the person who executed the foregoing instrument and to me known to be such representative, and acknowledge that they executed the foregoing instrument by its authority.

My commission expires _____

_____County, Wisconsin.

Notary Public

SURVEYORS SEAL



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

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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____.

STATE OF WISCONSIN)
DANE COUNTY)

John. C. Jones

Nikki Jones

Personally came before me this _____ day of _____, 20____
the above named John C. Jones and Nikki Jones 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 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. _____

Sheet 7 of 7

SURVEYORS SEAL

25W-73

FP-1 to RM-16

All of Lot 1, Certified Survey Map No. 5959, recorded in Vol. 28, pages 190-191, as Document No. 2164298, located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin. This parcel contains 11.16 acres or 485,979 sq. ft. and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

RR-2 to RR-4

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 16; thence S 88°38'09" E, 1310.62 feet to the NW corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the point of beginning.

Thence continue S 88°38'09" E, 127.76 feet to the centerline of Observatory Road; thence S 20°43'17" E along said centerline, 14.03 feet; thence continue along said centerline and the arc of a curve concaved northeasterly having a radius of 1650.69 feet and a long chord bearing S 33°17'14" E, a distance of 728.41 feet; thence S 46°15'15" E along said centerline, 74.53 feet; thence N 88°34'02" W, 593.67 feet to the west line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence N 00°37'17" E along said west line, 661.79 feet to the point of beginning. This parcel contains 4.86 acres or 211,511 sq. ft. and is subject to a road right of way of 33.00 feet over the easterly part thereof.

RM-16 to RR-4

A parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 16; thence S 88°38'09" E, 1310.62 feet to the NE corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the point of beginning.

Thence S 00°37'17" W along the east line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 652.47 feet; thence N 89°45'30" W, 130.88 feet; thence S 52°32'45" W, 69.90 feet; thence N 15°34'01" E, 720.83 feet to the point of beginning. This parcel contains 1.33 acres or 57,852 sq. ft. thereof.