

Dane County Rezone Petition

Application Date	Petition Number
11/15/2023	DCPREZ-2023-12001
Public Hearing Date	
01/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ELIZABETH J KRANTZ (C/O WAYNE KRANTZ)	PHONE (with Area Code) (608) 877-0579	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3419 COUNTY HIGHWAY P		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS wkrantz77@gmail.com		E-MAIL ADDRESS neil@williamsonsurveying.com	

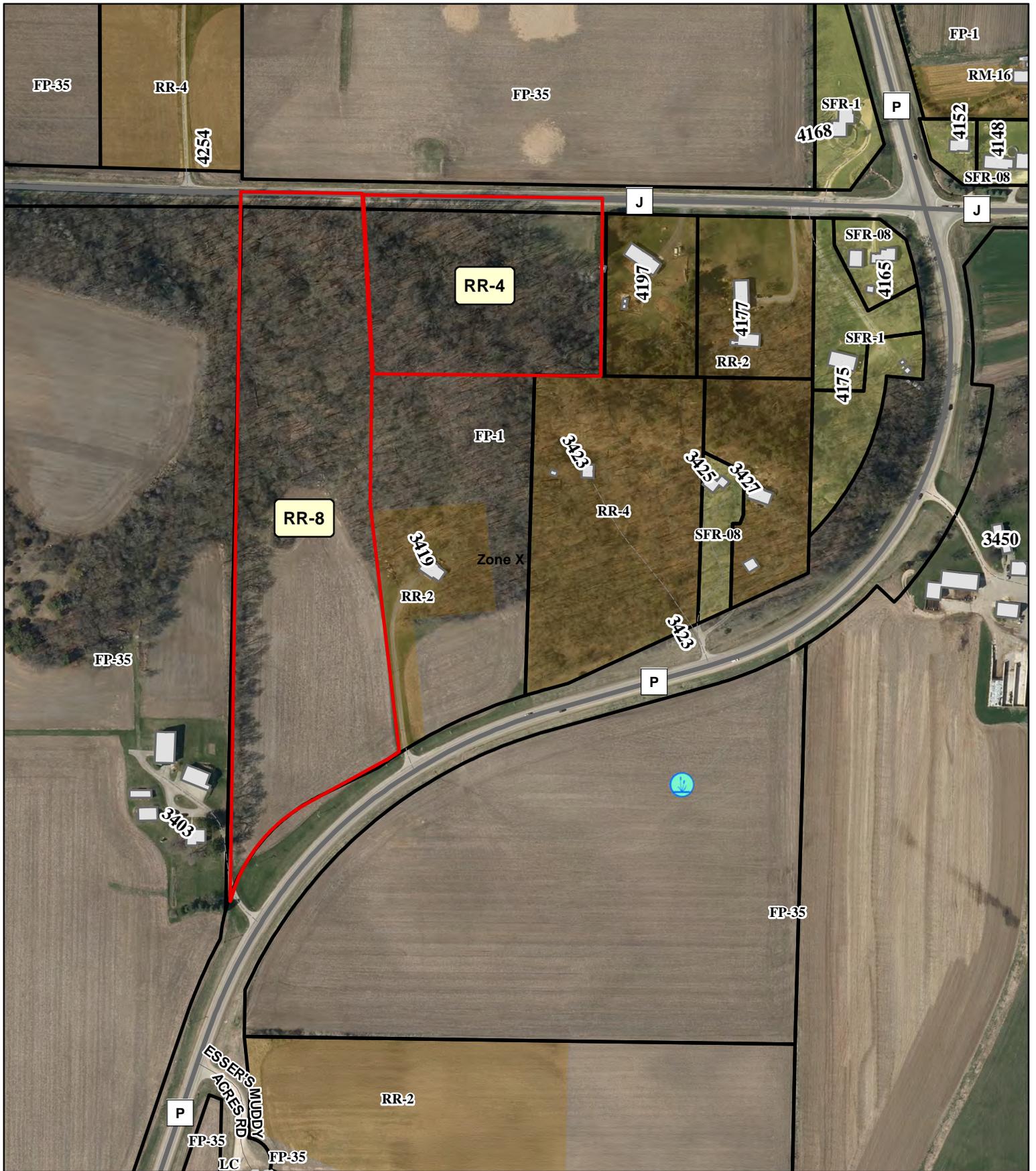
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3419 CTH P					
TOWNSHIP CROSS PLAINS	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-342-8790-8		0707-342-8551-0			

REASON FOR REZONE

CREATE TWO RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT

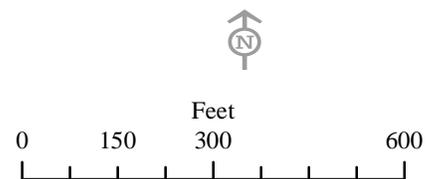
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-4 Rural Residential District	5.1
FP-1 Farmland Preservation District	RR-8 Rural Residential District	11.1

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
COMMENTS: DANE COUNTY HIGHWAY DEPT APPROVAL NEEDED FOR ACCESS ONTO CTH P AND CTH J, PRIOR TO THE PUBLIC HEARING				



REZONE 12001

-  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:	\$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:	Wayne Krantz	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3419 County Highway "P"	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt. Horeb, WI	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	wkrantz77@gmail.com	Email Address:	neil@williamsonsurveying.com
Phone#:	608-877-0579	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	020/0707-342-8790-8 and 020/0707-342-8551-0
Section:	34	Property Address or Location:	3419 County Highway "P"

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

Wayne would like to divide up this property with new 2 building sites (Lots 1 and 2, have a remainder lot stay zoned FP-1 (Lot 3) and keep the existing residential property in the family (Lot 4)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-4	5.10
FP-1	RR-8	11.07

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 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"/> Pre-application consultation with town and department staff	<input checked="" 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 

Date 9-21-2023

LETTER OF INTENT

Wayne would like to divide up Parcel Number 020/0707-342-8551-0 into 3 lots. Lots 1 and 2 would be rezoned RR-8 and RR-4 and Lot 3 would remain FP-1 which would be deed restricted for no future house. Parcel Number 020/0707-342-8790-8 would remain RR-2 (Lot 4).



REZONE

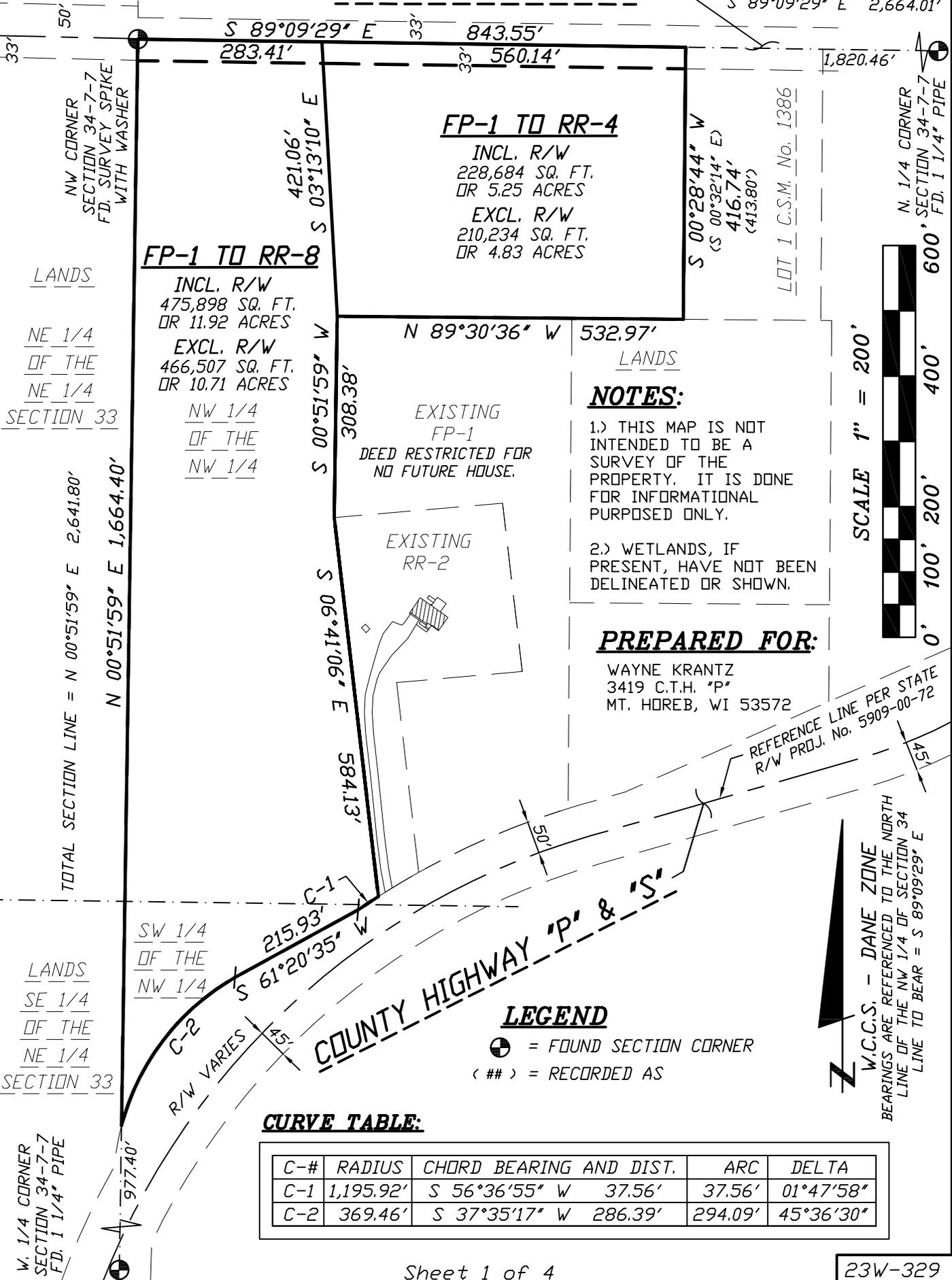
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, Dane County, Wisconsin.

COUNTY HIGHWAY "J"

TOTAL SECTION LINE
S 89°09'29" E 2,664.01'



50'

NW CORNER
SECTION 34-7-7
F.D. SURVEY SPIKE
WITH WASHER

S 89°09'29" E 843.55'
283.41' 560.14'

1,820.46'

FP-1 TO RR-4

INCL. R/W
228,684 SQ. FT.
OR 5.25 ACRES

EXCL. R/W
210,234 SQ. FT.
OR 4.83 ACRES

S 00°28'44" W
(S 00°32'14" E)
416.74'
(413.80')

LOT 1 C.S.M. No. 1386

N. 1/4 CORNER
SECTION 34-7-7
F.D. 1 1/4" PIPE

FP-1 TO RR-8

INCL. R/W
475,898 SQ. FT.
OR 11.92 ACRES

EXCL. R/W
466,507 SQ. FT.
OR 10.71 ACRES

NW 1/4
OF THE
NW 1/4

N 89°30'36" W 532.97'

LANDS

NOTES:

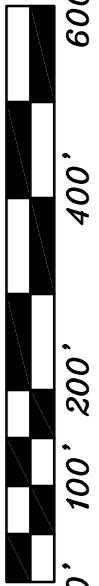
- THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

PREPARED FOR:

WAYNE KRANTZ
3419 C.T.H. "P"
MT. HOREB, WI 53572

REFERENCE LINE PER STATE
R/W PROJ. No. 5909-00-72

SCALE 1" = 200'



EXISTING
RR-2

EXISTING
FP-1
DEED RESTRICTED FOR
NO FUTURE HOUSE.

TOTAL SECTION LINE = N 00°51'59" E 2,641.80'

N 00°51'59" E 1,664.40'

COUNTY HIGHWAY "P" & "S"

LEGEND

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

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	1,195.92'	S 56°36'55" W 37.56'	37.56'	01°47'58"
C-2	369.46'	S 37°35'17" W 286.39'	294.09'	45°36'30"

W.C.S. - DANE ZONE

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SECTION 34
LINE TO BEAR = S 89°09'29" E



CERTIFIED SURVEY MAP

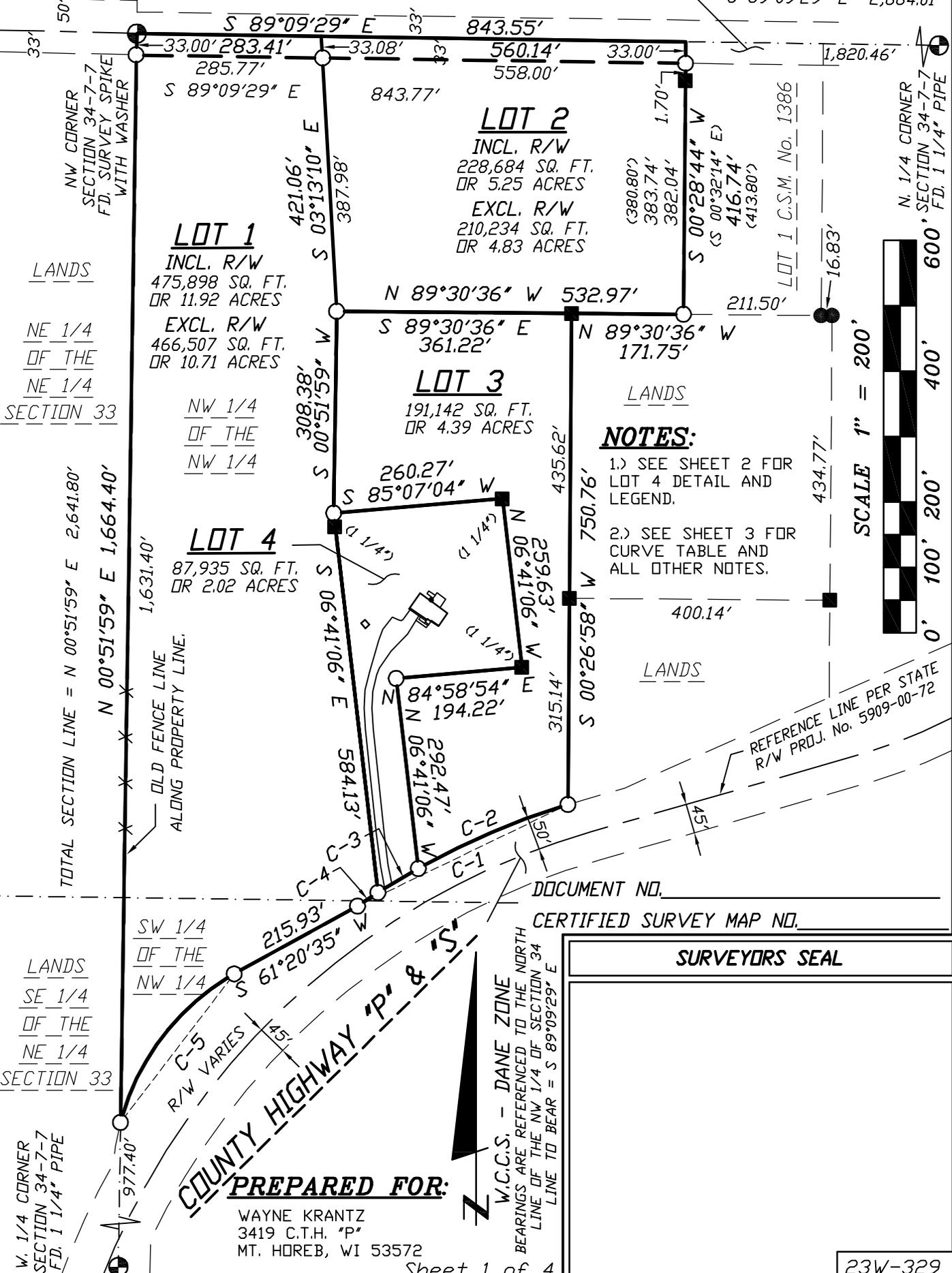
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 part of the Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, Dane County, Wisconsin.

COUNTY HIGHWAY "J"

TOTAL SECTION LINE
S 89°09'29" E 2,664.01'



LANDS

LOT 1
INCL. R/W
475,898 SQ. FT.
OR 11.92 ACRES
EXCL. R/W
466,507 SQ. FT.
OR 10.71 ACRES

LOT 2
INCL. R/W
228,684 SQ. FT.
OR 5.25 ACRES
EXCL. R/W
210,234 SQ. FT.
OR 4.83 ACRES

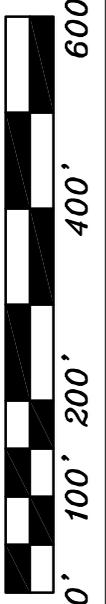
LOT 3
191,142 SQ. FT.
OR 4.39 ACRES

LOT 4
87,935 SQ. FT.
OR 2.02 ACRES

NOTES:

- 1.) SEE SHEET 2 FOR LOT 4 DETAIL AND LEGEND.
- 2.) SEE SHEET 3 FOR CURVE TABLE AND ALL OTHER NOTES.

SCALE 1" = 200'



NE 1/4
OF THE
NE 1/4
SECTION 33

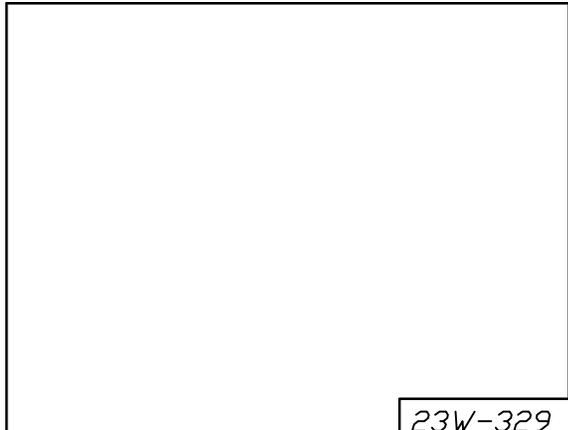
LANDS
SE 1/4
OF THE
NE 1/4
SECTION 33

PREPARED FOR:

WAYNE KRANTZ
3419 C.T.H. "P"
MT. HOREB, WI 53572

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

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 part of the Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, Dane County, Wisconsin.

LOT 1

INCL. R/W
475,898 SQ. FT.
OR 11.92 ACRES
EXCL. R/W
466,507 SQ. FT.
OR 10.71 ACRES

LOT 3

191,142 SQ. FT.
OR 4.39 ACRES

LOT 4

87,935 SQ. FT.
OR 2.02 ACRES

LEGEND

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

SCALE 1" = 100'



66' ACCESS EASEMENT
PER OTHER DOCUMENT

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SECTION 34
LINE TO BEAR = S 89°09'29" E

COUNTY HIGHWAY "P" & "S"

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

Located in part of the Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, 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 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 Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northwest Corner of said Section 34 being the centerline of County Highway "J"; thence S 89°09'29" E along the north line of the said Northwest 1/4 of the Northwest 1/4 and the said centerline of County Highway "J", 843.55 feet; thence S 00°28'44" W, 416.74 feet; thence N 89°30'36" W, 171.75 feet; thence S 00°26'58" W, 750.76 feet to the north right-of-way line of County Highway "P" and "S" per State Right-Of-Way Project No. 5909-00-72; thence along said north right-of-way for the next 3 courses along an arc of a curve concaved southerly having a radius of 1,195.92 feet and a long chord bearing and distance of S 64°20'26" W, 358.71 feet; thence S 61°20'35" W, 215.93 feet; thence along an arc of a curve concaved southerly having a radius of 369.46 feet and a long chord bearing and distance of S 37°35'17" W, 286.39 feet to the west line of the said Northwest 1/4; thence N 00°51'59" E along said west line, 1,664.40 feet to the point of beginning. This parcel contains 983,659 sq. ft. or 22.58 acres and is subject to a road right of way over the northerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C-1	1,195.92'	S 64°20'26" W 358.71'	360.07'	17°15'03"	IN-S 72°57'57" W OUT-S 55°42'54" W
C-2	1,195.92'	S 66°58'19" W 249.76'	250.22'	11°59'16"	
C-3	1,195.92'	S 59°14'47" W 72.29'	72.30'	03°27'49"	
C-4	1,195.92'	S 56°36'55" W 37.56'	37.56'	01°47'58"	
C-5	369.46'	S 37°35'17" W 286.39'	294.09'	45°36'30"	IN-S 60°23'32" W OUT-S 14°47'02" W
C-6	1,261.92'	S 60°34'46" W 71.56'	71.57'	03°14'59"	

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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION TIES HAVE BEEN CHECKED FOR THE NORTHWEST CORNER PER THE LATEST TIE SHEET ON RECORD. TWO NEW TIES SHEETS HAVE BEEN FILED FOR THE NORTH 1/4 CORNER AND WEST 1/4 CORNER OF SECTION 34, T7N, R7E.

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

Located in part of the Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, 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. We 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)

Elizabeth J. Krantz

Personally came before me this _____ day of _____, 20____ the above named Elizabeth J. Krantz 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

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

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



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

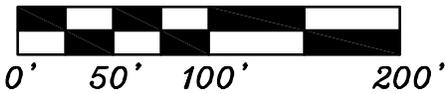
EXHIBIT MAP



LEGEND

- = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- (##) = RECORDED AS

SCALE 1" = 100'



NOTES:

- 1.) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

66' ACCESS EASEMENT
4,747 SQ. FT. OR 0.11 ACRES

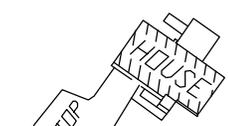
PROPOSED LOT 1

PROPOSED LOT 4

PROPOSED LOT 3

LANDS

LANDS



P.O.B.
SOUTHEAST
CORNER
LOT 4

REFERENCE LINE PER STATE
R/W PROJ. No. 5909-00-72

COUNTY HIGHWAY 'P' & 'S'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	1,261.92'	S 60°34'46" W 71.56'	71.57'	03°14'59"
C-2	1,195.92'	N 59°14'47" E 72.29'	72.30'	03°27'49"

DATE: 9-21-23
JOB NO: 22W-329

ACCESS EASEMENT

An Access Easement located on Lot 4, Certified Survey Map No. _____, recorded in the Dane County Register of Deeds Office in Volume _____, of Certified Surveys, Pages _____ through _____, as Document No. _____. Located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 4, also being on the north right-of-way line of County Highway "P" and "S"; thence N 06°41'06" W along the east line of said Lot 4, 71.04 feet; thence along an arc of a curve concaved southerly having a radius of 1,261.92 feet and a long chord bearing and distance of S 60°34'46" W, 71.56 feet to the west line of said Lot 4; thence S 06°41'06" E along the said west line, 72.87 feet to the said north right-of-way line of County Highway "P" and "S"; thence along an arc of a curve concaved southerly having a radius of 1,195.92 feet and a long chord bearing and distance of N 59°14'47" E, 72.29 feet to the point of beginning. This easement contains 4,747 sq. ft. or 0.11 acres.

FP-1 TO RR-8

A parcel of land being part of the Northwest and Southwest 1/4's of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northwest Corner of said Section 34 being the centerline of County Highway "J"; thence S 89°09'29" E along the north line of the said Northwest 1/4 of the Northwest 1/4 and the said centerline of County Highway "J", 283.41 feet; thence S 03°13'10" E, 421.06 feet; thence S 00°51'59" W, 308.38 feet; thence S 06°41'06" E, 584.13 feet to the north right-of-way line of County Highway "P" and "S" per State Right-Of-Way Project No. 5909-00-72; thence along said north right-of-way for the next 2 courses along an arc of a curve concaved southerly having a radius of 1,195.92 feet and a long chord bearing and distance of S 56°36'55" W, 37.56 feet; thence S 61°20'35" W, 215.93 feet; thence along an arc of a curve concaved southerly having a radius of 369.46 feet and a long chord bearing and distance of S 37°35'17" W, 286.39 feet to the west line of the said Northwest 1/4; thence N 00°51'59" E along said west line, 1,664.40 feet to the point of beginning. This parcel contains 482,198 sq. ft. or 11.07 acres and is subject to a road right of way over the northerly side.

FP-1 TO RR-4

A parcel of land being part of the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R7E, Town of Cross Plain, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 34 being the centerline of County Highway "J"; thence S 89°09'29" E along the north line of the said Northwest 1/4 of the Northwest 1/4 and the said centerline of County Highway "J", 283.41 feet to the point of beginning.

Thence continue S 89°09'29" E along the north line of the said Northwest 1/4 of the Northwest 1/4 and the said centerline of County Highway "J", 560.14 feet; thence S 00°28'44" W, 416.74 feet; thence N 89°30'36" W, 532.97 feet; thence N 03°13'10" W, 421.06 feet to the point of beginning. This parcel contains 222,384 sq. ft. or 5.10 acres and is subject to a road right of way over the northerly side.