

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/12/2014	DCPREZ-2014-10799
Public Hearing Date	C.U.P. Number
02/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NIESEN HOME FARM LLC	PHONE (with Area Code) (608) 235-9523	AGENT NAME JANEL & MATT CHRISTIANSON	PHONE (with Area Code) (608) 438-6355
BILLING ADDRESS (Number & Street) 5729 WHIPPOORWILL RD		ADDRESS (Number & Street) PO BOX 175	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) CROSS PLAINS, WI 53528	
E-MAIL ADDRESS jakeniesen@tds.net		E-MAIL ADDRESS wiwinter234@yahoo.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
5729 WHIPPOORWILL RD					
TOWNSHIP BERRY	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-134-8000-3					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.99		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>jc</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>jc</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>jc</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Janel Christianson</i>
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PRINT NAME:
JANEL CHRISTIANSON

DATE:
12/12/14



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

Items that must be submitted with your application:

- o **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.
- o **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 Niesen Home Farm, LLC.
 Address 5729 Whippoorwill Rd
Cross Plains, WI 53528
 Phone (608) 235-9523
 Email jakeniesen@tds.net

Agent's Name JANEL + MAT CHRISTIANSON
 Address PO BOX 175
Cross Plains, WI 53528
 Phone 608-438-6355
 Email wiwinter234@yahoo.com

Town: Berry Parcel numbers affected: 080713480003, 080713495006, 080713197507

Section: 013 Property address or location: 5729 Whippoorwill Rd Cross Plains, WI 53528

Zoning District change: (To / From / # of acres) A-1 exclusive to RH-1 residential - 3.99 acres

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: 80 %

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:

The farm is currently 101 acres. The creation of the residential lot will become 3.99 acres.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Janel D. Christianson*

Date: 12/12/2014

DANE COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE SOUTHEAST 1/4-SOUTHEAST 1/4 OF SECTION 13, TOWN 8 NORTH, RANGE 7 EAST, TOWN 8 NORTH, RANGE 7 EAST, TOWN OF BERRY, DANE COUNTY, WISCONSIN.

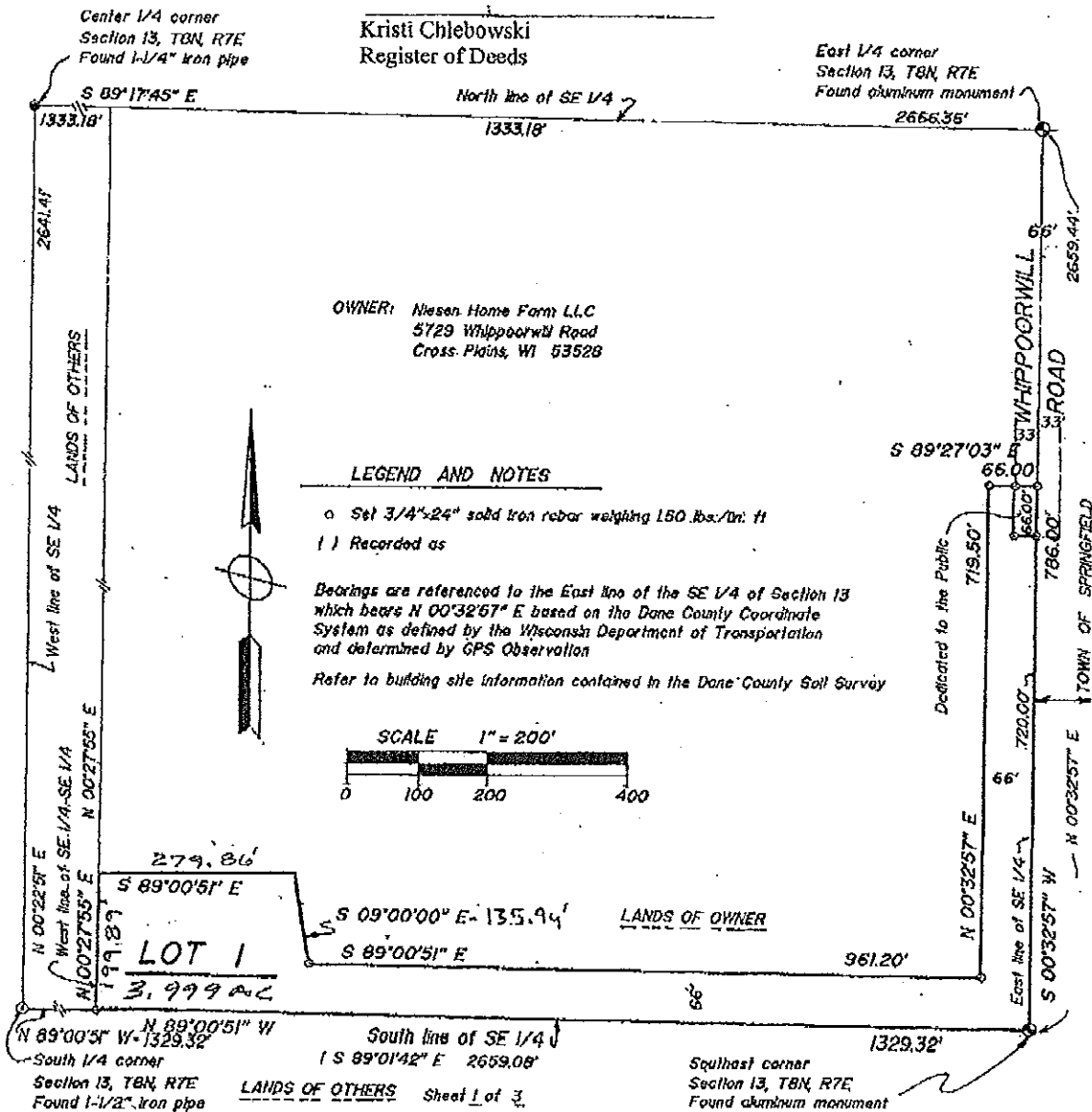
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording by the Dane County Zoning and Land Regulation Committee action of _____, 2014.

Authorized Representative _____

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2014 at _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Certified Survey Map No. _____ and Document Number _____.



DANE COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE SOUTHEAST ¼-SOUTHEAST ¼ OF SECTION 13, TOWN 8 NORTH, RANGE 7 EAST, TOWN OF BERRY, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, mapped, and dedicated a parcel of land located in the Southeast ¼-Southeast ¼ of Section 13, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said Section 13; thence N 89°00'51" W, 1329.32 feet along the South line of the SE ¼-SE ¼ of said Section 13; thence N 00°27'55" E, 199.89 feet along the West line of said SE ¼-SE ¼; thence S 89°00'51" E, 279.86 feet; thence S 09°00'00" E, 135.94 feet; thence S 89°00'51" E, 961.20 feet; thence N 00°32'57" E, 719.50 feet; thence S 89°27'03" E, 66.00 feet; thence S 00°32'57" W, 786.00 feet along the East line of said SE ¼-SE ¼ to the point of beginning, containing 3.999 acres, more or less.

That such certified survey map was completed at the request of Jake Niesen.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this ___ day of _____, 2014

TOWN BOARD APPROVAL AND ACCEPTANCE

"Resolved that this Certified Survey Map, which has been duly filed for approval of the Town of Berry, Dane County, Wisconsin, be and the same hereby acknowledged and accepted by the Town of Berry." I hereby certify that the above is a true and correct copy of a resolution adopted by the Town of Berry on this _____ day of _____, 2014. The public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Berry.

Brenda Kahl
Town of Berry Clerk

OWNER'S CERTIFICATE:

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. I also certify 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 Land Regulation Committee for approval.

Jake Niesen
Niesen Home Farm, LLC

Personally came before me this _____ day of _____, 2014. The above named Owner's to me known to be the persons who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)
County of Dane)

Notary Public
My Commission Expires _____