

Dane County Rezone Petition

Application Date	Petition Number
04/15/2021	DCPREZ-2021-11699
Public Hearing Date	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NATHAN J WAGNER	PHONE (with Area Code) (608) 669-6900	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 8067 US HIGHWAY 14		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS WAGNER05@TDS.NET		E-MAIL ADDRESS BSTUECK@BIRRENKOTTSURVEYING.COM	

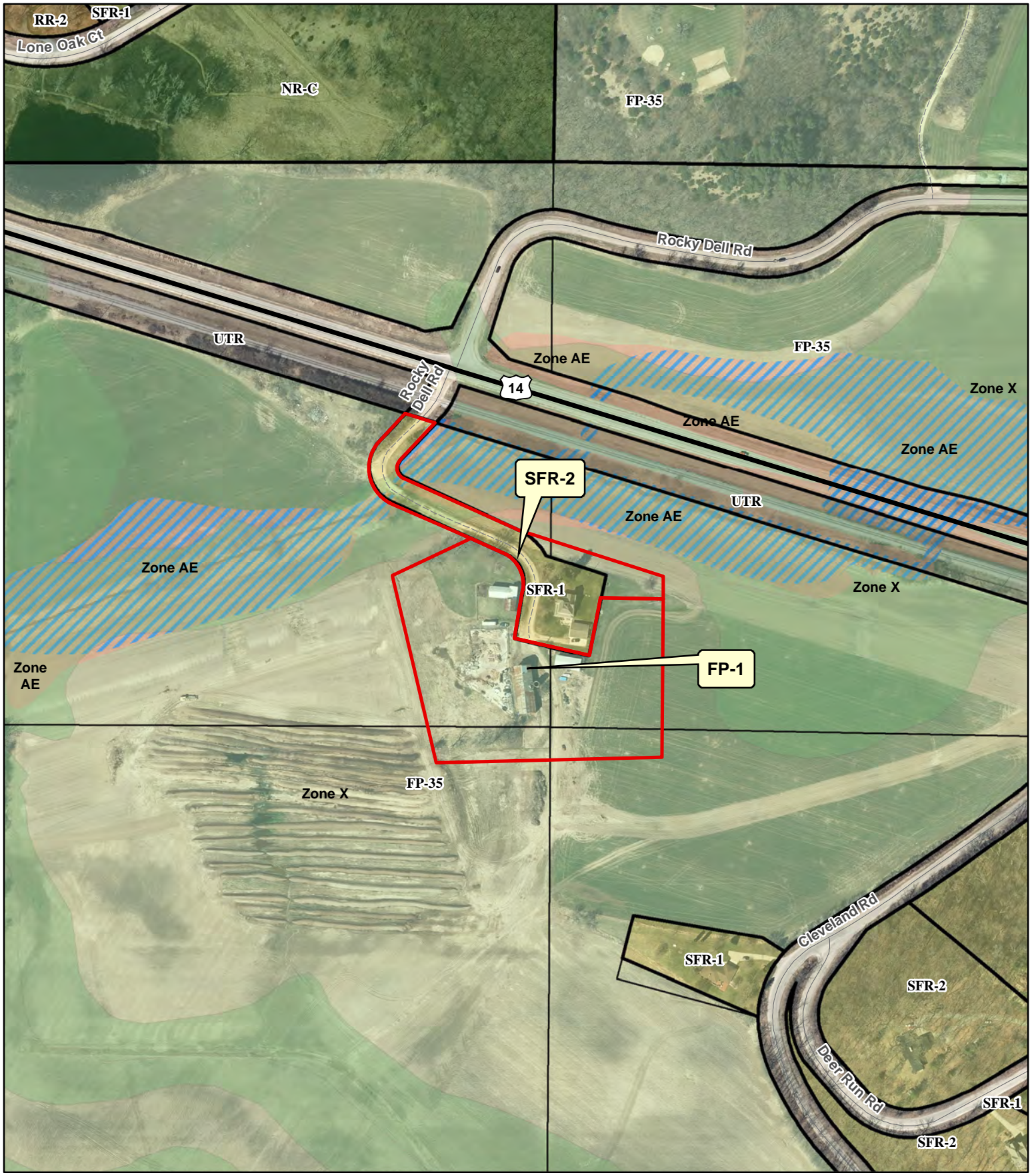
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8067 US HIGHWAY 14		--		--	
TOWNSHIP CROSS PLAINS	SECTION 12	TOWNSHIP CROSS PLAINS	SECTION 24	TOWNSHIP CROSS PLAINS	SECTION 24
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-124-8730-0		0707-123-8003-0		0707-124-8502-0	

REASON FOR REZONE

INCREASING THE SIZE OF A RESIDENTIAL LOT AND CREATING AN AGRICULTURAL LOT

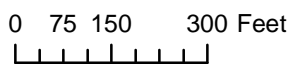
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	SFR-2 Single Family Residential District	0.37
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	5.19
SFR-1 Single Family Residential District	SFR-2 Single Family Residential District	1.71

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11699
NATHAN J WAGNER

FP-35 to FP-1

A part of the Northeast 1/4 and Southeast of the Southwest 1/4 and Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the East line of said Southwest 1/4 to the point of beginning; thence S88°50'32"W, 266.46 feet; thence N12°59'43"W, 451.40 feet; thence N67°05'34"E, 202.36 feet; thence S64°29'13"E, 87.25 feet; thence along a curve to the right having a radius of 71.00 feet and a chord bearing and length of S27°39'36"E, 87.32 feet; thence S10°17'12"W, 124.52 feet; thence S80°23'03"E, 180.47 feet; thence N11°17'12"E, 136.84 feet; thence S88°48'48"E, 146.76 feet; thence S00°39'51"W, 371.49 feet; thence S88°50'32"W, 262.73 feet to the point of beginning; Containing 226,058 square feet, or 5.189 acres

FP-35 to SFR-2

Part of Northwest 1/4 of the Southeast 1/4, Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the East line of said Southwest 1/4; thence N88°50'32"E, 262.73 feet; thence N00°39'51"E, 371.49 feet to the point of beginning; thence N88°48'48"W, 146.76 feet; thence N11°17'12"E, 55.91 feet along the East line of Certified Survey Map No. 14033; thence N74°20'13"W, 147.33 feet along the North line of Certified Survey Map NO. 14033; thence along a curve to the left with a radius of 137.00 feet and a long chord and bearing distance of N46°29'20"W, 88.54 feet; thence S72°44'12"E, 358.57 feet; thence S00°39'51"W, 52.25 feet. Containing 16,514 square feet, or 0.379 acres.

SFR-1 to SFR-2

Lot 1 of Certified Survey Map 14033, Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Zoning Map

PARCEL A DESCRIPTION:

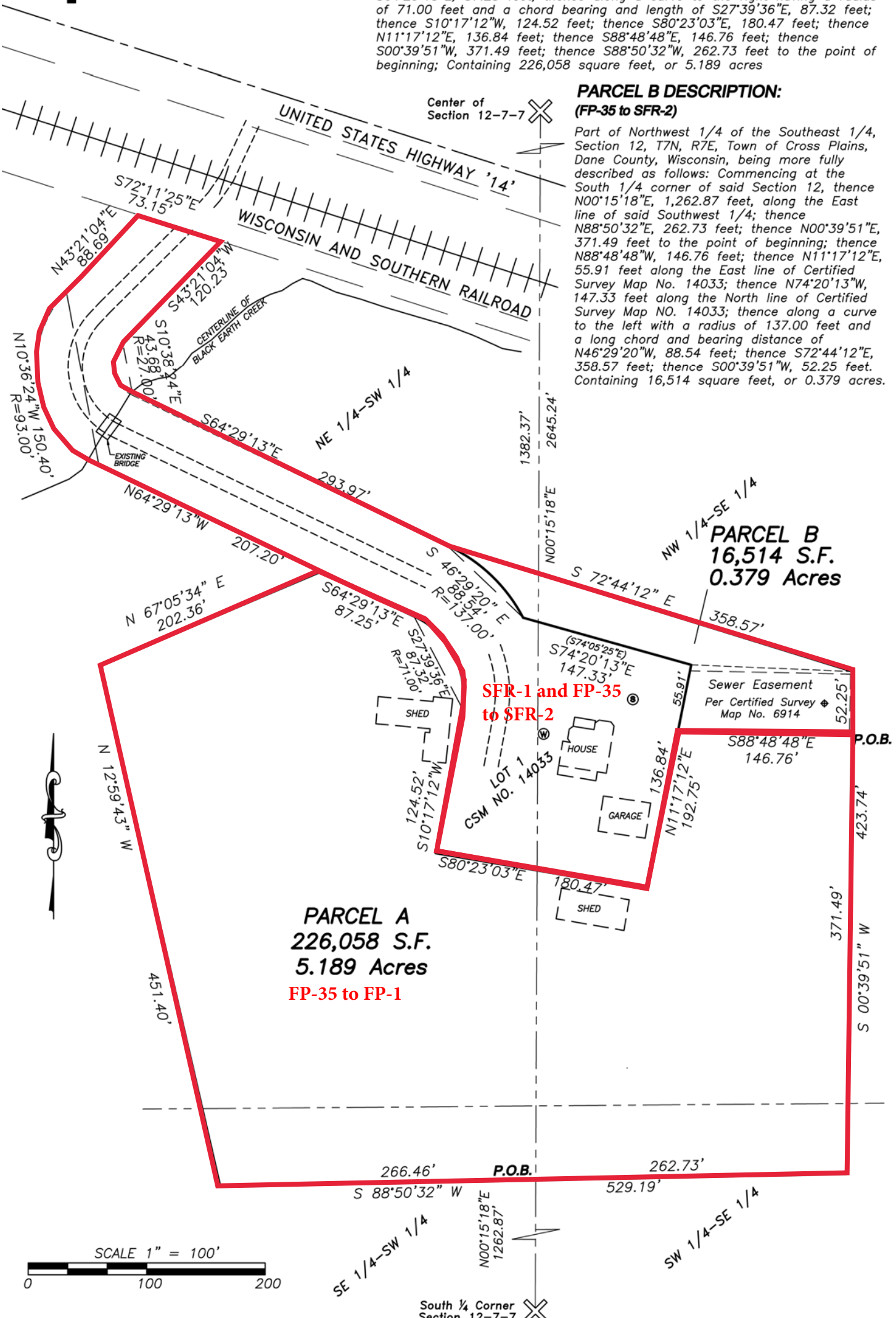
(FP-35 to FP-1)

A part of the Northeast 1/4 and Southeast of the Southwest 1/4 and Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the East line of said Southwest 1/4 to the point of beginning; thence S88°50'32"W, 266.46 feet; thence N12°59'43"W, 451.40 feet; thence N67°05'34"E, 202.36 feet; thence S64°29'13"E, 87.25 feet; thence along a curve to the right having a radius of 71.00 feet and a chord bearing and length of S27°39'36"E, 87.32 feet; thence S10°17'12"W, 124.52 feet; thence S80°23'03"E, 180.47 feet; thence N11°17'12"E, 136.84 feet; thence S88°48'48"E, 146.76 feet; thence S00°39'51"W, 371.49 feet; thence S88°50'32"W, 262.73 feet to the point of beginning; Containing 226,058 square feet, or 5.189 acres

PARCEL B DESCRIPTION:

(FP-35 to SFR-2)

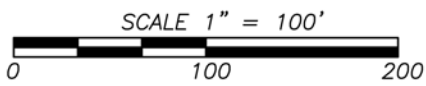
Part of Northwest 1/4 of the Southeast 1/4, Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the East line of said Southwest 1/4; thence N88°50'32"E, 262.73 feet; thence N00°39'51"E, 371.49 feet to the point of beginning; thence N88°48'48"W, 146.76 feet; thence N11°17'12"E, 55.91 feet along the East line of Certified Survey Map No. 14033; thence N74°20'13"W, 147.33 feet along the North line of Certified Survey Map NO. 14033; thence along a curve to the left with a radius of 137.00 feet and a long chord and bearing distance of N46°29'20"W, 88.54 feet; thence S72°44'12"E, 358.57 feet; thence S00°39'51"W, 52.25 feet. Containing 16,514 square feet, or 0.379 acres.

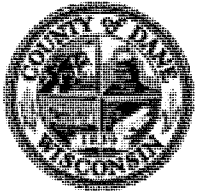


PARCEL A
226,058 S.F.
5.189 Acres
FP-35 to FP-1

PARCEL B
16,514 S.F.
0.379 Acres

SFR-1 and FP-35
to SFR-2





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:	Bollenbeck Farm LLC/ NathanWagner	Agent Name:	Birrenkott Surveying Inc- Bryan Stueck
Address (Number & Street):	2007 Springdale Center Road	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	wagner05@tds.net	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-669-6900	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	See Below
Section:	12	Property Address or Location:	8067 US Highway 14

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

Expanding existing Certified Survey Map No. 14033 to incorporate the Sewer easement. Purchase land from surrounding farmlands and keep zoned for farming.

Parcel No: 020/0707-124-8730-0; 020/0707-123-8003-0; 020/0707-124-8502-0; 020/0707-124-9001-4; 020/0707-123-9500-1

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	SFR-2	0.379
FP-35	FP-1	5.189

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> 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 *Bryan Stueck* Date 04/14/2025
 AGENT FOR BIRRENKOTT SURVEYING

Dane County Rezone Petition

SEE REVISED

Application Date	Petition Number
04/08/2021	DCPREZ-2021-11699
Public Hearing Date	
06/22/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME NATHAN J WAGNER	PHONE (with Area Code) (608) 669-6900	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 8067 US HIGHWAY 14		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS WAGNER05@TDS.NET		E-MAIL ADDRESS BSTUECK@BIRRENKOTTSURVEYING.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8067 US HIGHWAY 14		--		--	
TOWNSHIP CROSS PLAINS	SECTION 12	TOWNSHIP CROSS PLAINS	SECTION 24	TOWNSHIP CROSS PLAINS	SECTION 24
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-124-8730-0		0707-123-8003-0		0707-124-8502-0	

REASON FOR REZONE

INCREASING THE SIZE OF A RESIDENTIAL LOT AND CREATING AN AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	SFR-1 Single Family Residential District	0.17
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	5.19

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Zoning Map

PARCEL A DESCRIPTION:

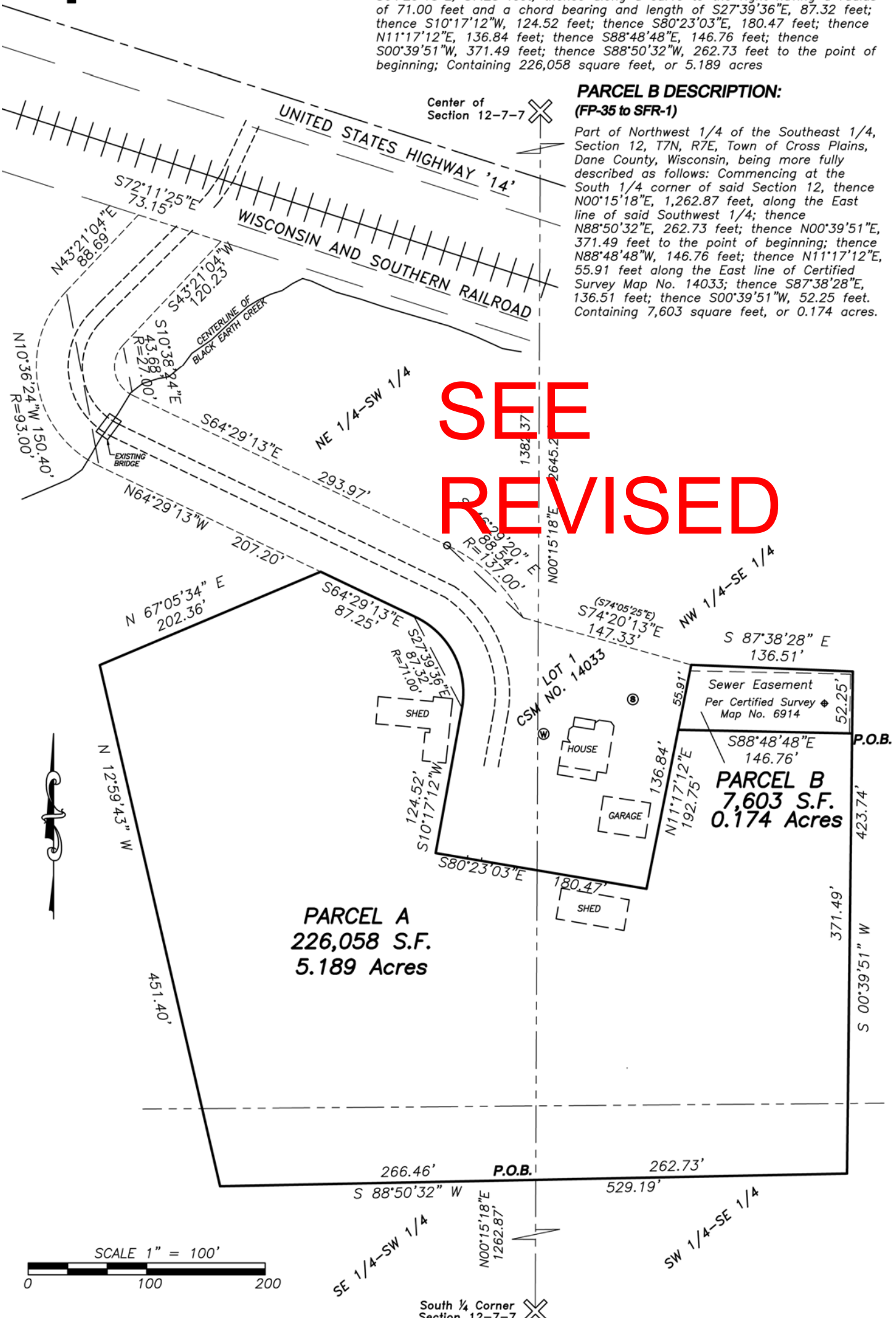
(FP-35 to FP-1)

A part of the Northeast 1/4 and Southeast of the Southwest 1/4 and Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the East line of said Southwest 1/4 to the point of beginning; thence S88°50'32"W, 266.46 feet; thence N12°59'43"W, 451.40 feet; thence N67°05'34"E, 202.36 feet; thence S64°29'13"E, 87.25 feet; thence along a curve to the right having a radius of 71.00 feet and a chord bearing and length of S27°39'36"E, 87.32 feet; thence S10°17'12"W, 124.52 feet; thence S80°23'03"E, 180.47 feet; thence N11°17'12"E, 136.84 feet; thence S88°48'48"E, 146.76 feet; thence S00°39'51"W, 371.49 feet; thence S88°50'32"W, 262.73 feet to the point of beginning; Containing 226,058 square feet, or 5.189 acres

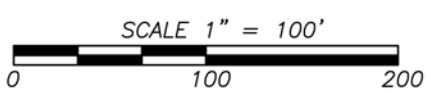
PARCEL B DESCRIPTION:

(FP-35 to SFR-1)

Part of Northwest 1/4 of the Southeast 1/4, Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the East line of said Southwest 1/4; thence N88°50'32"E, 262.73 feet; thence N00°39'51"E, 371.49 feet to the point of beginning; thence N88°48'48"W, 146.76 feet; thence N11°17'12"E, 55.91 feet along the East line of Certified Survey Map No. 14033; thence S87°38'28"E, 136.51 feet; thence S00°39'51"W, 52.25 feet. Containing 7,603 square feet, or 0.174 acres.



SEE REVISED



Dane County Rezone Petition

Application Date	Petition Number
03/23/2021	DCPREZ-2021-11699
Public Hearing Date	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NATHAN J WAGNER	PHONE (with Area Code) (608) 669-6900	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 8067 US HIGHWAY 14		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS WAGNER05@TDS.NET		E-MAIL ADDRESS BSTUECK@BIRRENKOTTSURVEYING.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	
8067 US HIGHWAY 14					
TOWNSHIP CROSS PLAINS	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-124-8730-0					

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RR-4 Rural Residential District	1.719
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.364

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
COMMENTS: PARTIALLY LOCATED WITHIN SHORELAND ZONING DISTRICT				DATE:

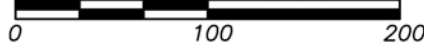


BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Zoning Map

SCALE 1" = 100'



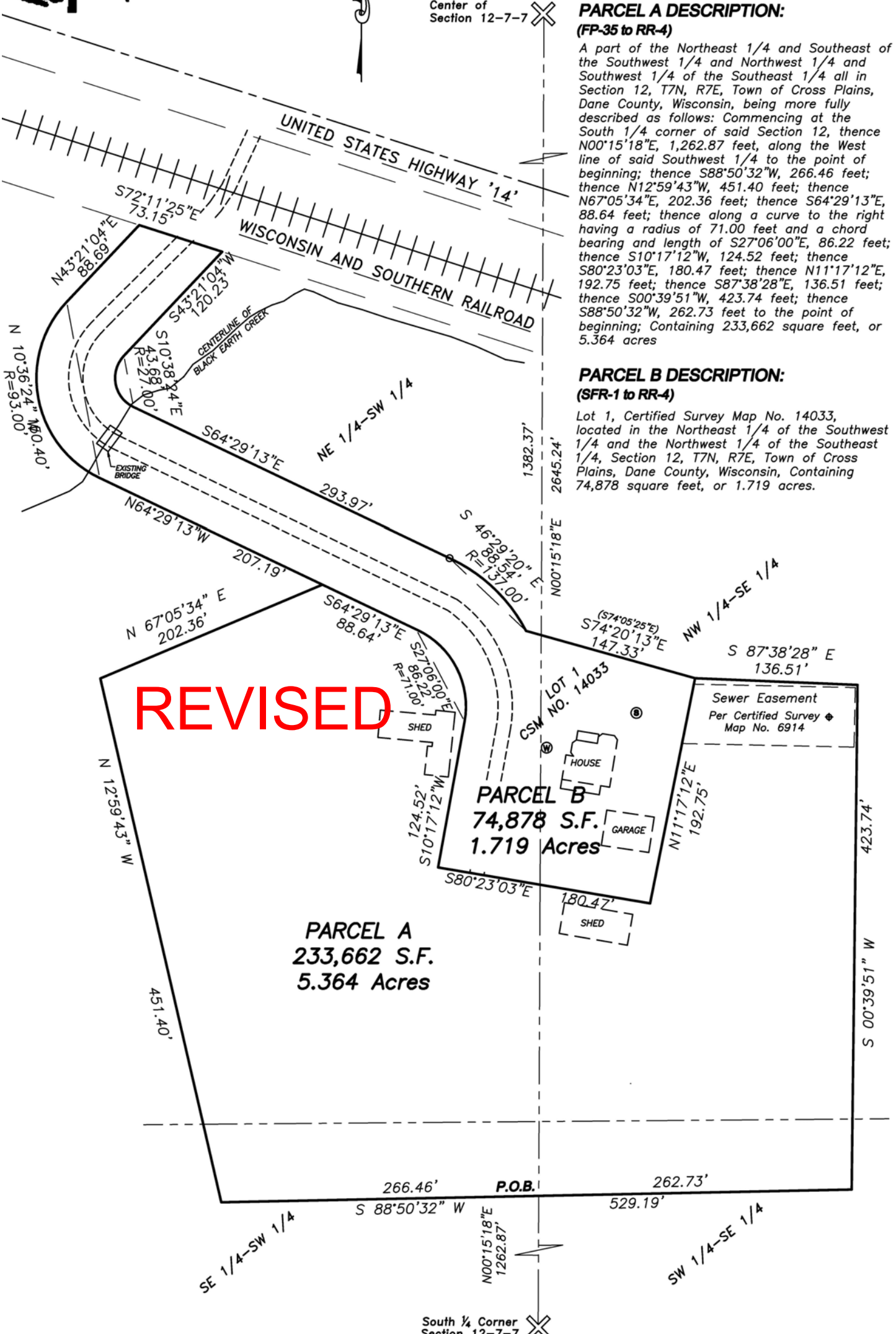
Center of Section 12-7-7

PARCEL A DESCRIPTION: (FP-35 to RR-4)

A part of the Northeast 1/4 and Southeast of the Southwest 1/4 and Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more fully described as follows: Commencing at the South 1/4 corner of said Section 12, thence N00°15'18"E, 1,262.87 feet, along the West line of said Southwest 1/4 to the point of beginning; thence S88°50'32"W, 266.46 feet; thence N12°59'43"W, 451.40 feet; thence N67°05'34"E, 202.36 feet; thence S64°29'13"E, 88.64 feet; thence along a curve to the right having a radius of 71.00 feet and a chord bearing and length of S27°06'00"E, 86.22 feet; thence S10°17'12"W, 124.52 feet; thence S80°23'03"E, 180.47 feet; thence N11°17'12"E, 192.75 feet; thence S87°38'28"E, 136.51 feet; thence S00°39'51"W, 423.74 feet; thence S88°50'32"W, 262.73 feet to the point of beginning; Containing 233,662 square feet, or 5.364 acres

PARCEL B DESCRIPTION: (SFR-1 to RR-4)

Lot 1, Certified Survey Map No. 14033, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, Section 12, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, Containing 74,878 square feet, or 1.719 acres.



REVISED

PARCEL A
233,662 S.F.
5.364 Acres

PARCEL B
74,878 S.F.
1.719 Acres