

Dane County Rezone Petition

Application Date	Petition Number
11/11/2020	DCPREZ-2020-11616
Public Hearing Date	
12/22/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DANA T RADA VICH	PHONE (with Area Code) (608) 658-2478	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 528 BURNT SIENNA DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip)	
E-MAIL ADDRESS dradavich@gmail.com		E-MAIL ADDRESS john@halversonsurveying.com	

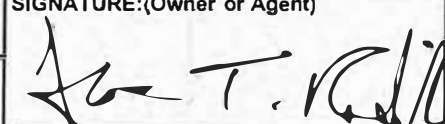
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Lands SE of 4114 Observatory Rd		4062 Observatory Rd		4114 Observatory Road	
TOWNSHIP CROSS PLAINS	SECTION 16	TOWNSHIP CROSS PLAINS	SECTION 16	TOWNSHIP CROSS PLAINS	SECTION 16
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-164-8500-4, 0707-163-8340-9		0707-164-9110-0, 0707-164-9085-0		0707-163-8001-9	

REASON FOR REZONE

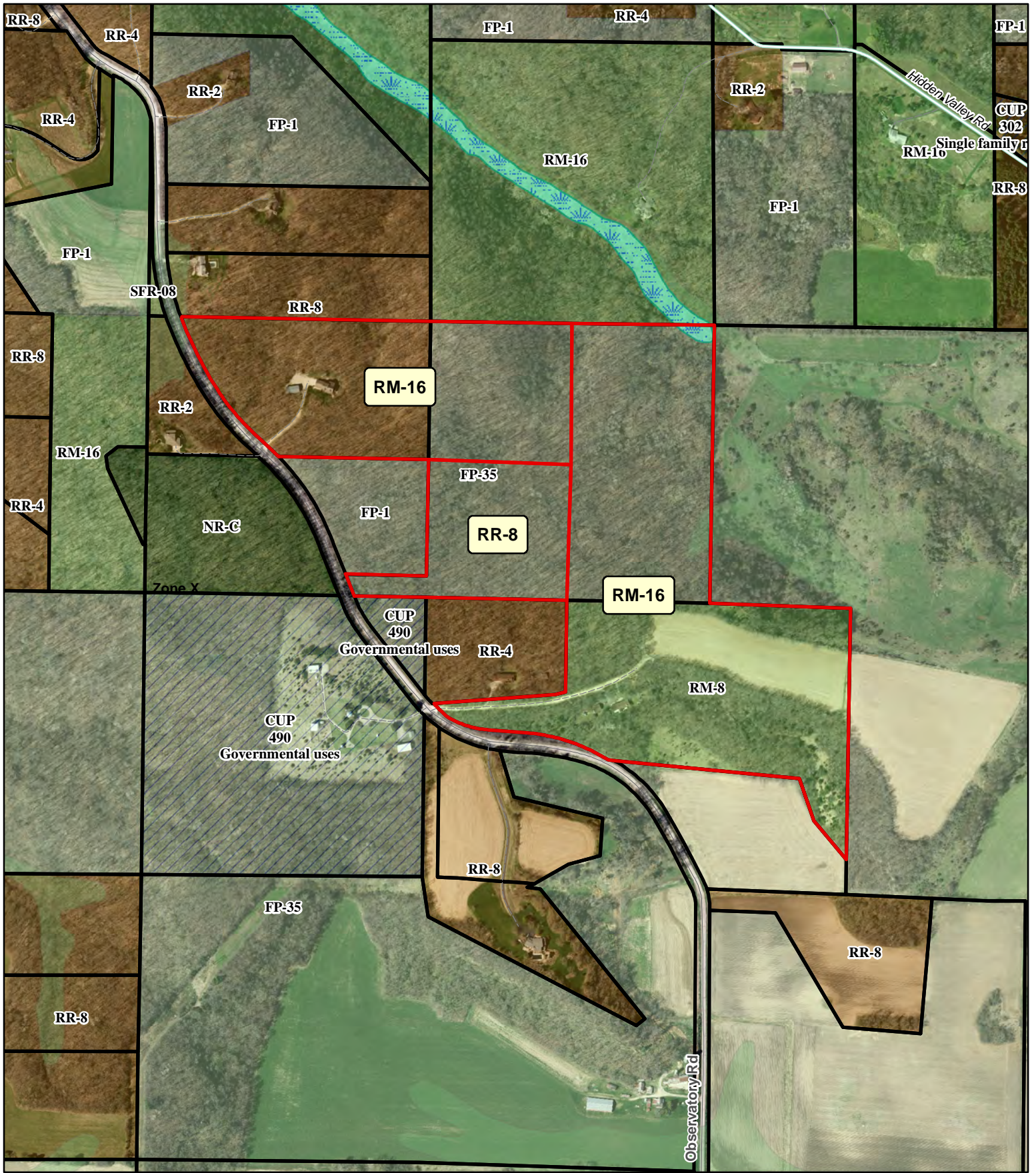
CREATING ONE RESIDENTIAL LOT AND INCREASING THE SIZE OF THREE EXISTING RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	19.9
FP-35 Farmland Preservation District	RR-16 Rural Residential District RM-16 Rural Mixed Use District	10.0
FP-35 Farmland Preservation District	RR-8 Rural Residential District	10.6
RR-8 Rural Residential District	RR-16 Rural Residential District RM-16 Rural Mixed Use District	15.1
RM-8 Rural Mixed-Use District	RM-16 Rural Mixed-Use District	15.8 Revised 26.97

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 RWL1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Dana T. Radavich

Note: Petition revised on Dec 15th. Additional acres added to the RM-16 Zoning District. (Adler lot line adjustment of lots)

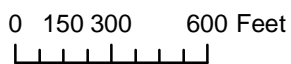
DATE: 11 Nov 2020



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11616
DANA T RADAVICH

LEGAL DESCRIPTION OF RADAVIDH TO ADLER

A parcel of land located in the NW ¼-SE ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet along the West line of the SE ¼ of said Section 17; thence S 89°31'58" E, 648.58 feet to the point of beginning; thence N 01°03'03" E, 1310.55 feet; thence S 88°37'25" E, 664.73 feet; thence S 00°57'32" W, 1302.18 feet; thence N 89°24'22" W, 665.92 feet to the point of beginning, containing 19.94 acres, more or less.

LEGAL DESCRIPTION OF RADAVIDH TO CABOT

A parcel of land located in the NW ¼-SE ¼ and the NE ¼-SW ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet along the West line of the SE ¼ of said Section 17; thence N 00°16'39" E, 656.68 feet to the point of beginning; thence N 00°27'12" E, 664.35 feet; thence S 88°37'25" E, 664.18 feet; thence S 01°03'03" W, 665.76 feet; thence N 88°29'38" W, 657.26 feet to the point of beginning, containing 10.08 acres, more or less.

LEGAL DESCRIPTION OF RADAVIDH PARCEL (LOT 2)

A parcel of land located in the NW ¼-SE ¼ and the NE ¼-SW ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet along the West line of the SE ¼ of said Section 17 to the point of beginning; thence N 88°34'43" W, 352.95 feet to a point in the centerline of Observatory Road; thence N 22°57'11" W, 109.77 feet along the centerline of Observatory Road; thence S 88°34'43" E, 396.42 feet; thence N 00°16'39" E, 556.68 feet; thence S 88°29'38" E, 657.26 feet; thence S 01°03'03" W, 644.79 feet; thence N 89°31'58" W, 648.58 feet to the point of beginning, containing 10.61 acres, more or less.

LEGAL DESCRIPTION OF TOTAL CABOT PARCEL (LOT 1)

A parcel of land located in the NW ¼-SE ¼ and the NE ¼-SW ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet along the West line of the SE ¼ of said Section 17; thence N 00°16'39" E, 656.68 feet to the point of beginning; thence N 88°50'24" W, 719.67 feet to a point in the centerline of Observatory Road; thence N 46°10'15" W, 74.53 feet along the centerline of Observatory Road; thence Northwesterly, 734.45 feet along the arc of a curve to the right having a radius of 1650.69 feet, said arc also being the centerline of Observatory Road; thence N 20°16'58" W, 14.10 feet along the centerline of Observatory Road; thence S 88°36'55" E, 1182.81 feet; thence S 88°37'25" E, 664.18 feet; thence S 01°03'03" W, 665.76 feet; thence N 88°29'38" W, 657.26 feet to the point of beginning, containing 25.19 acres, more or less.

LEGAL DESCRIPTION OF TOM ADLER (LOT 3)

A parcel of land located in the NW ¼-SE ¼ and the SW ¼-SE ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet along the West line of the SE ¼ of said Section 17; thence S 89°31'58" E, 648.58 feet to the point of beginning; thence N 01°03'03" E, 1310.55 feet; thence S 88°37'25" E, 664.73 feet; thence S 00°57'32" W, 1302.18 feet; thence S 00°57'42" W, 220.39 feet; thence S 89°23'36" W, 294.51 feet; thence S 50°59'34" W, 440.26 feet; thence S 73°59'26" W, 63.06 feet; thence S 85°18'46" W, 452.52 feet to a point in the Northerly r/w line of Observatory Road; thence Northwesterly, 104.37 feet along the arc of a curve to the right having a radius of 505.50 feet, said arc also being the Northerly r/w line of Observatory Road; thence N 85°18'46" E, 526.58 feet; thence N 73°59'24" E, 44.29 feet; thence N 00°34'08" E, 441.35 feet to the point of beginning, containing 25.42 acres, more or less.

LEGAL DESCRIPTION OF TOMADLER (LOT 4)

A parcel of land located in the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the South $\frac{1}{4}$ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet along the West line of the SE $\frac{1}{4}$ of said Section 17; thence S 89°31'58" E, 648.58 feet to the point of beginning; thence S 89°24'22" E, 665.92 feet to the point of beginning; thence S 89°24'22" E, 665.91 feet; thence S 00°20'17" E, 1151.99 feet; thence N 41°22'03" W, 234.29 feet; thence N 27°11'16" W, 200.26 feet; thence N 86°50'08" W, 773.40 feet; thence Northwesterly, 429.32 feet along the arc of a curve to the left having a radius of 929.50 feet, said arc also being the Northerly r/w line of Observatory Road; thence N 84°51'29" E, 204.57 feet; thence N 85°18'46" E, 452.52 feet; thence N 50°59'34" E, 440.26 feet; thence S 89°23'36" E, 294.51 feet; thence N 00°57'42" E, 220.39 feet to the point of beginning, containing 20.80 acres, more or less.



DS 8/6/2020
LDR

DS 8/6/2020
DTR

DANE COUNTY
PLANNING DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

July 31, 2020

Chris Davis
2485 Triverton Pike Drive
Fitchburg, WI 53711

Dear Mr. Davis

Attached is the Density Study Report and associated information you requested for Janet Andraski property in Section 16 of the Town of Cross Plains.

Under the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have the potential for up to one (1) additional homesites. Please keep in mind that the town and county boards must approve a rezone petition and a land division before a new residential lot can be created.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at standing@countyofdane.com.

Sincerely,

Brian Standing, Senior Planner

Enclosures. cc: Nancy Meinholz, Town of Cross Plains

DRAFT: FOR DISCUSSION PURPOSES ONLY

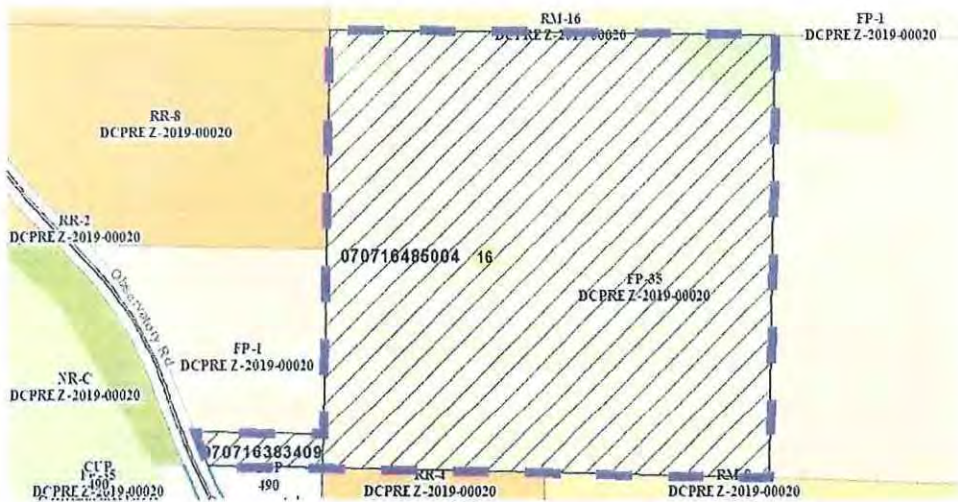
DS 8/6/2020
 WDR 8/6/2020
 DTR

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Chris Davis					
Town	Cross Plains	A-1EX Adoption	12/26/1981	Orig Farm Owner	Connery, Tim
Section:	16	Density Number	35	Original Farm Acres	40.44
Density Study Date	7/31/2020	Original Splits	1.16	Available Density Unit(s)	1

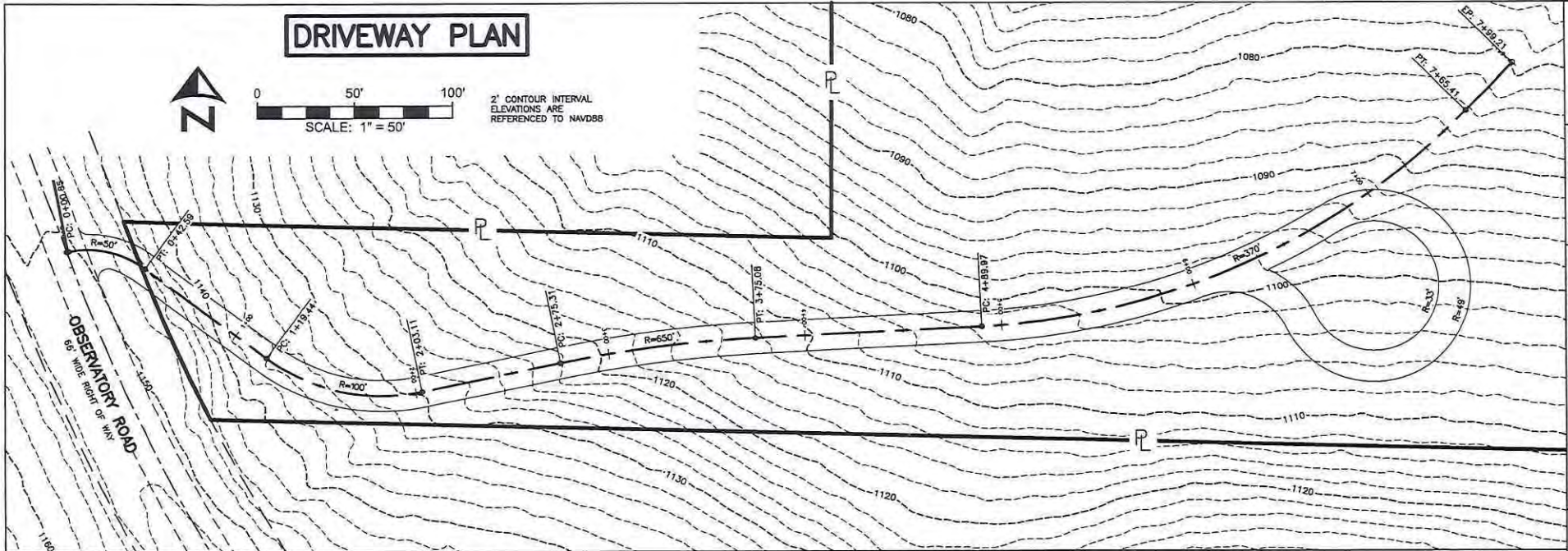
Reasons/Notes:

Homesites created to date:
 NONE



Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

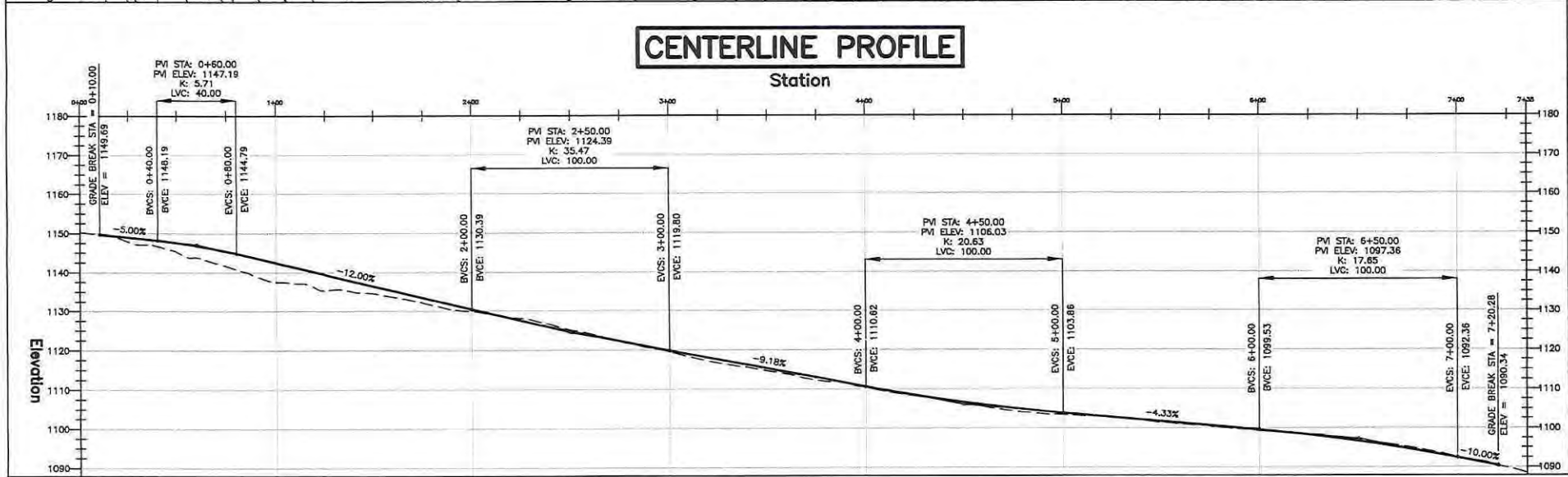
Parcel #	Acres	Owner Name	CSM
070716485004	39.62	FAMILY TR, CREATED UNDER DEWEY REV LIV TR	
070716383409	0.82	FAMILY TR, CREATED UNDER DEWEY REV LIV TR	



JOB#: 2008181E
DRAWN BY: MGR
FIELD CREW: JMH

DATE:
9/2/2020
REVISED:
AS-BUILT:

FULLCIRCLE
ENGINEERING & SURVEYING
3466 Spring Valley Road, Dodgeville, WI
608-935-0294 | www.fullcirclees.com



PLAN/PROFILE - RADAVICH DRIVEWAY
FIRE NO. ### OBSERVATORY ROAD
NE-SW4 & NW4-SE4, SECTION 16, T7N R7E, TOWN OF CROSS
PLAINS, WI.

SHEET
D1



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. 	

REVISED

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	DANA & LORI RADAVIDICH	Agent Name:	N.A.
Address (Number & Street):	528 BURNT SIENNA DRIVE	Address (Number & Street):	N.A.
Address (City, State, Zip):	MIDDLETON, WI 53562	Address (City, State, Zip):	N.A.
Email Address:	DRADAVIDICH@GMAIL.COM	Email Address:	N.A.
Phone#:	DANA:608-658-2478; LORI:608-640-6425	Phone#:	N.A.

PROPERTY INFORMATION	
Township: CROSS PLAINS	Parcel Number(s): (1)0707-164-8500-4 (40ac); (2) 0707-163-8340-9 (0.8ac)
Section: 16	Property Address or Location: OBSERVATORY ROAD

REZONE DESCRIPTION										
<p>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.</p> <p>4 acres of parcel (1) and all 0.8 acres of parcel (2) are requested to be rezoned to RR4 for a residential building site. The subject parcels are adjoining, with parcel (2) providing 100ft. of frontage on Observatory Rd. for access to Parcel (1). The remainder of parcel (1) will remain zoned as FP-35. A driveway is planned from Observatory Rd. approximately 600-850 total feet to the anticipated building site.</p> <p>See attached cover letter: 09-22-2020 Radavich Application for Rezoning, and associated planning documents</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>									
<table border="1"> <thead> <tr> <th>Existing Zoning District(s)</th> <th>Proposed Zoning District(s)</th> <th>Acres</th> </tr> </thead> <tbody> <tr> <td>Parcel (1) FP-35</td> <td>RR-4</td> <td>4</td> </tr> <tr> <td>Parcel (2) FP-35</td> <td>RR-4</td> <td>0.8</td> </tr> </tbody> </table>	Existing Zoning District(s)	Proposed Zoning District(s)	Acres	Parcel (1) FP-35	RR-4	4	Parcel (2) FP-35	RR-4	0.8	
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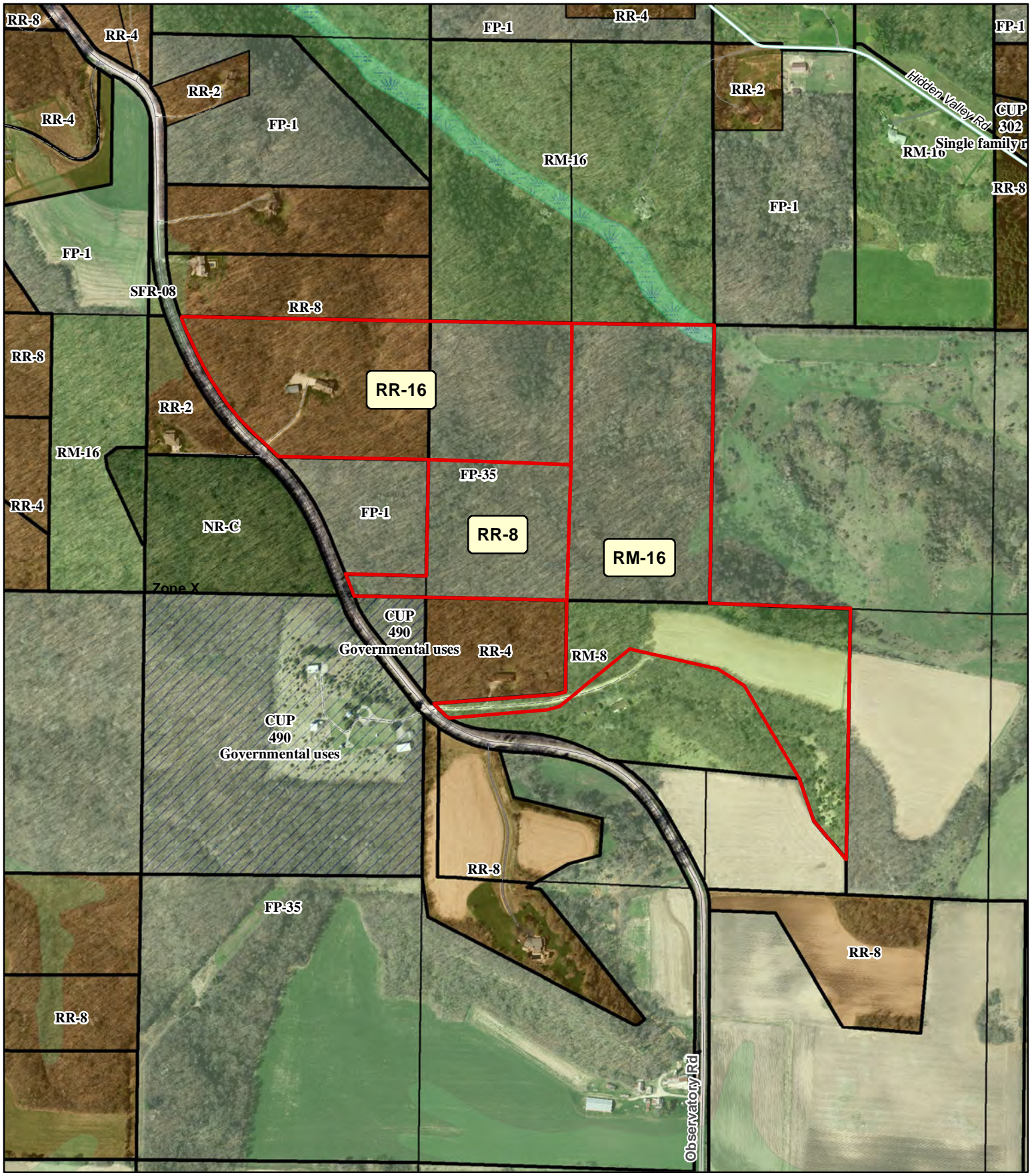
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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
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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.

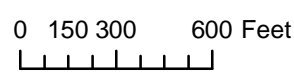
Owner/Agent Signature

Date 9/22/20

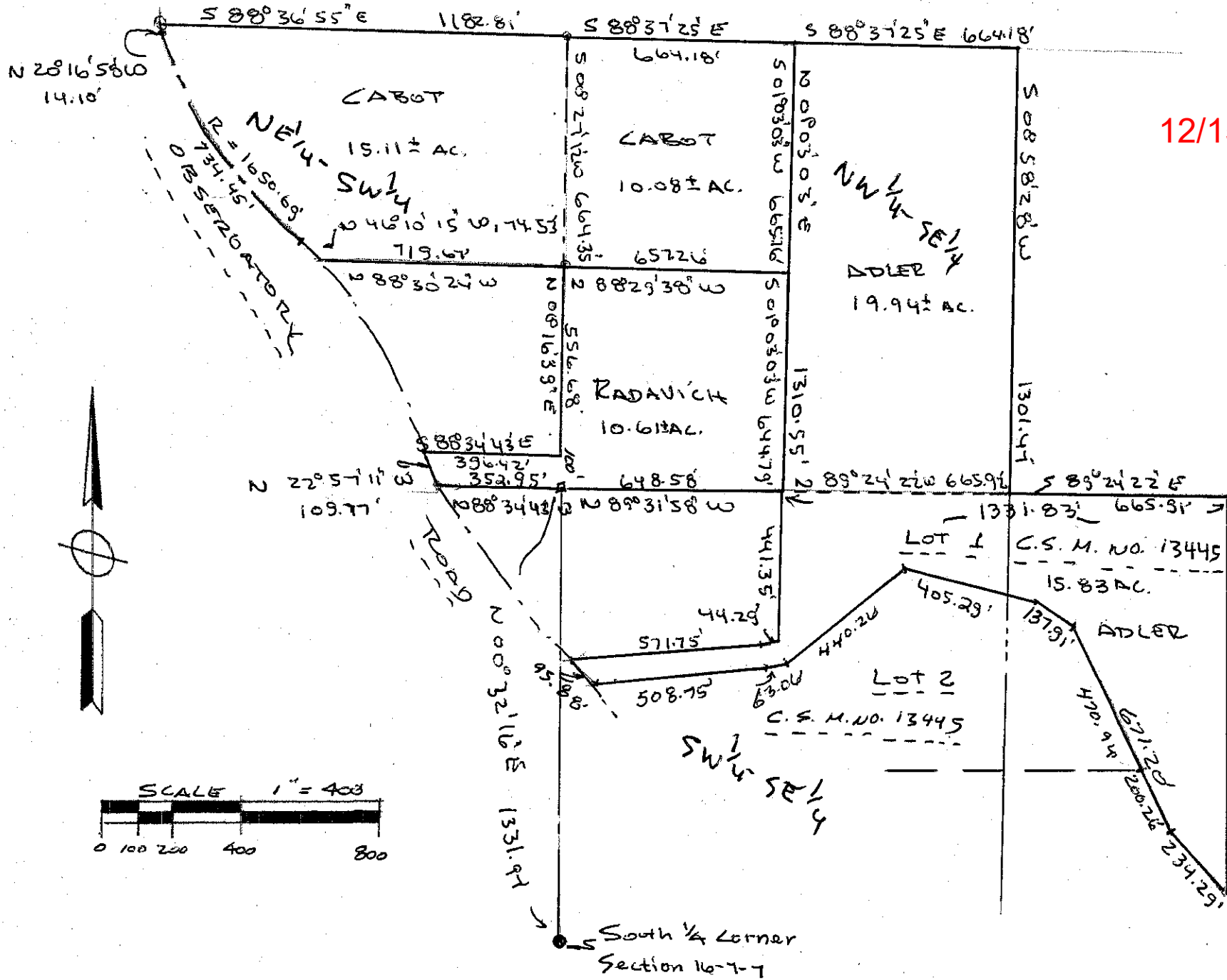


Legend

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



Petition 11616
 DANA T RADAVICH
 12/15 - See Revised



12/15 - See Revised

LEGAL DESCRIPTION OF RADAVICH TO ADLER

12/15 -See Revised

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LEGAL DESCRIPTION OF RADAVICH PARCEL

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LEGAL DESCRIPTION OF TOTAL CABOT PARCEL

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LEGAL DESCRIPTION OF TOTAL ADLER PARCEL

A parcel of land located in the NW ¼-SE ¼, the SW ¼-SE ¼ and the SE ¼-SE ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

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