

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/17/2020	DCPREZ-2020-11575
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
08/25/2020	

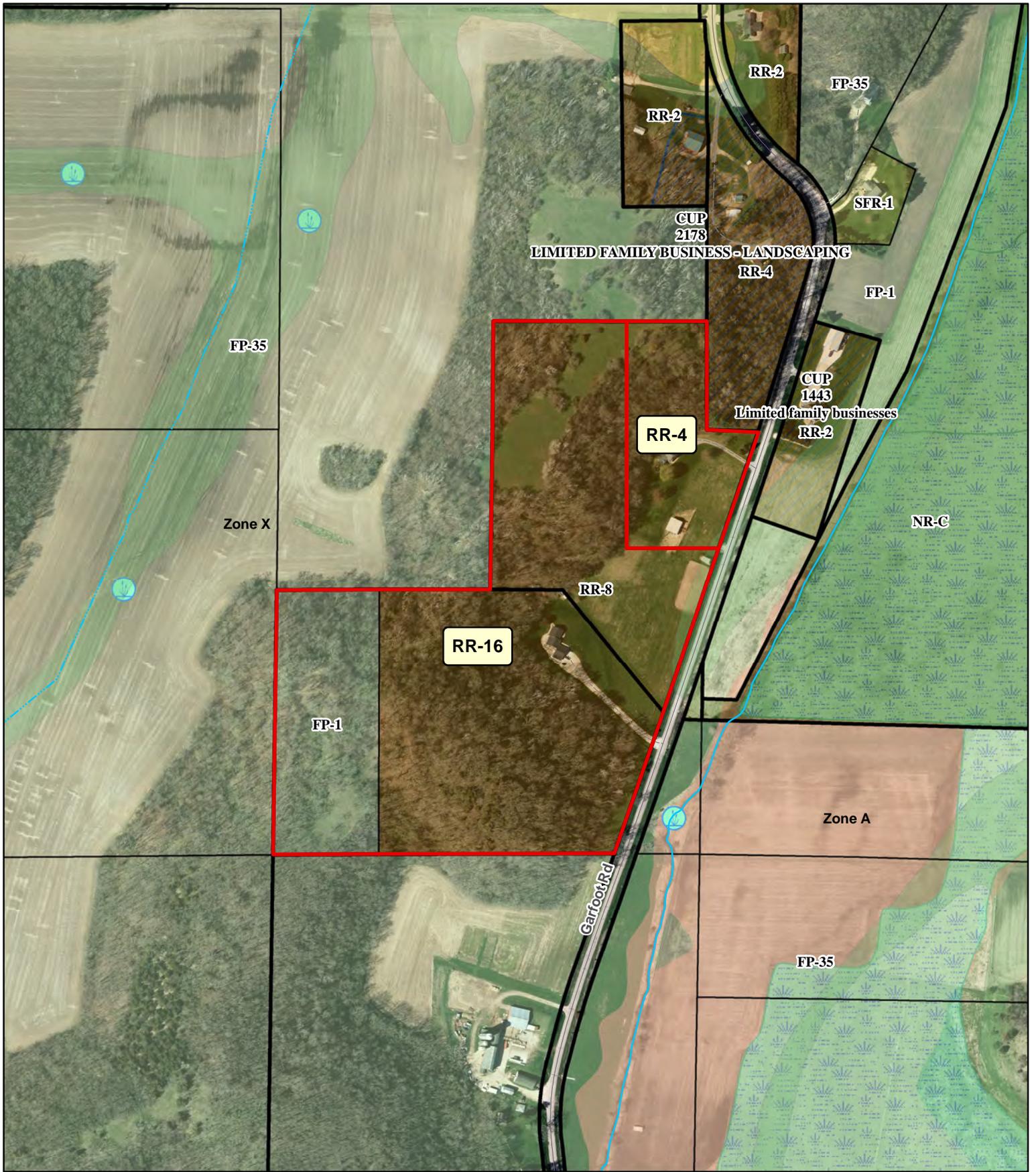
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRUCE HOEHNE	PHONE (with Area Code) (608) 798-1904	AGENT NAME MAUREEN LOCHNER (MITZI)	PHONE (with Area Code) (608) 444-3612
BILLING ADDRESS (Number & Street) 4535 GARFOOT RD		ADDRESS (Number & Street) 4481 GARFOOT ROAD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Cross Plains, WI 53528	
E-MAIL ADDRESS b.hoehne@yahoo.com		E-MAIL ADDRESS mlochner@chorus.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4535 Garfoot Road		4481 Garfoot Road			
TOWNSHIP CROSS PLAINS	SECTION 8	TOWNSHIP	SECTION 8	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-081-8010-7		0707-081-8290-9		0707-081-8200-7	

REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	

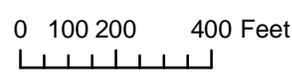
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-8 Rural Residential District	RR-4 Rural Residential District	5.0		
RR-8 Rural Residential District	RR-16 Rural Residential District	25.3		
FP-1 Farmland Preservation District	RR-16 Rural Residential District	6.1		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11575  
**BRUCE HOEHNE**



**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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Bruce / Nancy Hoehne	Agent Name:	Maureen Lochner (Mitzi)
Address (Number & Street):	4535 Garfoot Road	Address (Number & Street):	4481 Garfoot Road
Address (City, State, Zip):	Cross Plains, WI 53528	Address (City, State, Zip):	Cross Plains, WI 53528
Email Address:	b.hoehne@yahoo.com	Email Address:	mlochner@chorus.net
Phone#:	608.798.1904	Phone#:	608.444.3612

### PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	020/0707-081-8010-7
Section:	08	Property Address or Location:	4535 Garfoot Road

### 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

Bruce & Nancy Hoehne are selling home w/ approximately 5 acres and selling the remaining acreage (approximately 11 acres) to the Dale & Maureen Lochner (neighbors) to increase their boundaries. The land use will remain the same.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**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
---	---	---	--	---

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 Maureen Lochner

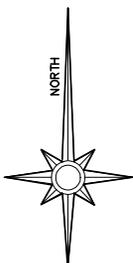
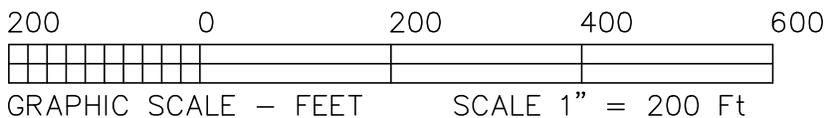
Date 6-15-20

# CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

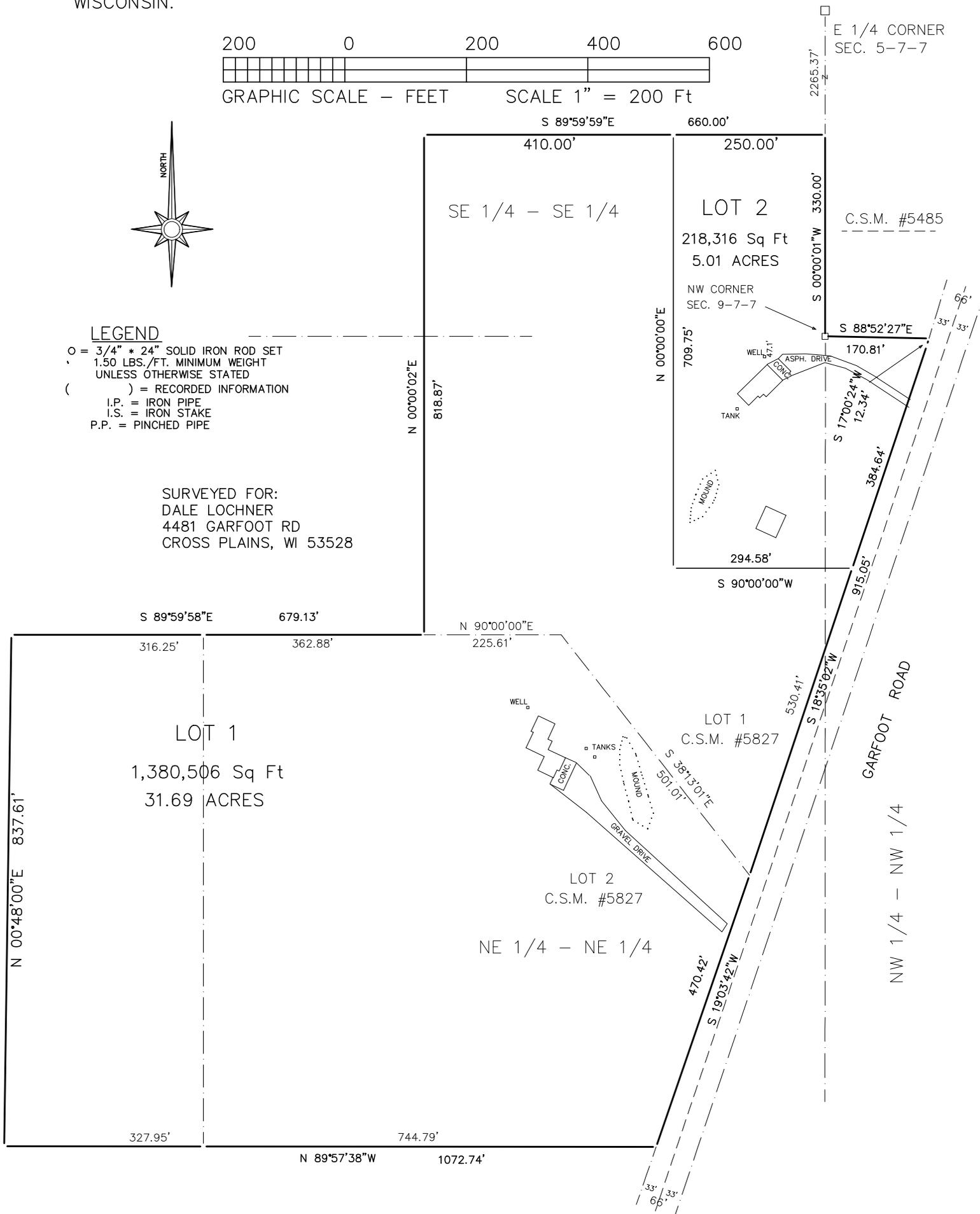
LOT 1 AND LOT 2, CERTIFIED SURVEY MAP #5827, LOCATED IN THE SE 1/4 OF THE SE 1/4, SECTION 5, THE NE 1/4 OF THE NE 1/4, SECTION 8, AND THE NW 1/4 OF THE NW 1/4, SECTION 9, ALL IN T07N, R07E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN.



**LEGEND**

- = 3/4" \* 24" SOLID IRON ROD SET
- = 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
- ( ) = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE

SURVEYED FOR:  
DALE LOCHNER  
4481 GARFOOT RD  
CROSS PLAINS, WI 53528



DOCUMENT NO. \_\_\_\_\_  
 CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

## LEGAL DESCRIPTION

Part of Lot 1, C.S.M. #5827, located in the SE 1/4 of the SE 1/4, Section 5, the NE 1/4 of the NE 1/4, Section 8, the NW 1/4 of the NW 1/4, Section 9, T07N, R07E, Town of Cross Plains, Dane County, Wisconsin more fully described as follows;

RR-8 Area  
to be  
Rezoned  
to RR-4

Beginning at the NW corner of said Section 9

THENCE South 88 degrees 52 minutes 27 seconds East for a distance of 170.81 feet to the west Right-of-way Garfoot road

THENCE South 17 degrees 00 minutes 24 seconds West for a distance of 12.34 feet along said Right-of-way

THENCE South 18 degrees 35 minutes 02 seconds West for a distance of 384.64 feet along said Right-of-way

THENCE South 90 degrees 00 minutes 00 seconds West for a distance of 294.58 feet

THENCE North 00 degrees 00 minutes 00 seconds East for a distance of 709.75 feet

THENCE South 89 degrees 59 minutes 59 seconds East for a distance of 250.00 feet

THENCE South 00 degrees 00 minutes 01 seconds West for a distance of 330.00 feet to the point of beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.01 acres more or less.

LEGAL DESCRIPTION

Part of Lot 1 and all of Lot 2, C.S.M. #5827, and part of the NE 1/4 of the NE 1/4, Section 8, located in the SE 1/4 of the SE 1/4, Section 5, and the NW 1/4 of the NW 1/4, Section 9, all in T07N, R07E, Town of Cross Plains, Dane County, Wisconsin more fully described as follows;

Beginning at the SW corner of said Lot 2, C.S.M. #5827

THENCE North 89 degrees 57 minutes 38 seconds West for a distance of 327.95 feet

THENCE North 00 degrees 48 minutes 00 seconds East for a distance of 837.61 feet

THENCE South 89 degrees 59 minutes 58 seconds East for a distance of 679.13 feet

THENCE North 00 degrees 00 minutes 02 seconds East for a distance of 818.87 feet

THENCE South 89 degrees 59 minutes 59 seconds East for a distance of 410.00 feet

THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 709.75 feet

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 294.58 feet to the west Right-of-way Garfoot road

THENCE South 18 degrees 35 minutes 02 seconds West for a distance of 530.41 feet along said Right-of-way

THENCE South 19 degrees 03 minutes 42 seconds West for a distance of 470.42 feet along said Right-of-way

THENCE North 89 degrees 57 minutes 38 seconds West for a distance of 744.79 feet to the point of beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 31.69 acres more or less.

RR-8 / FP-1  
to be  
rezoned to  
RR-16

