

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/20/2020	DCPREZ-2020-11605
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/27/2020	

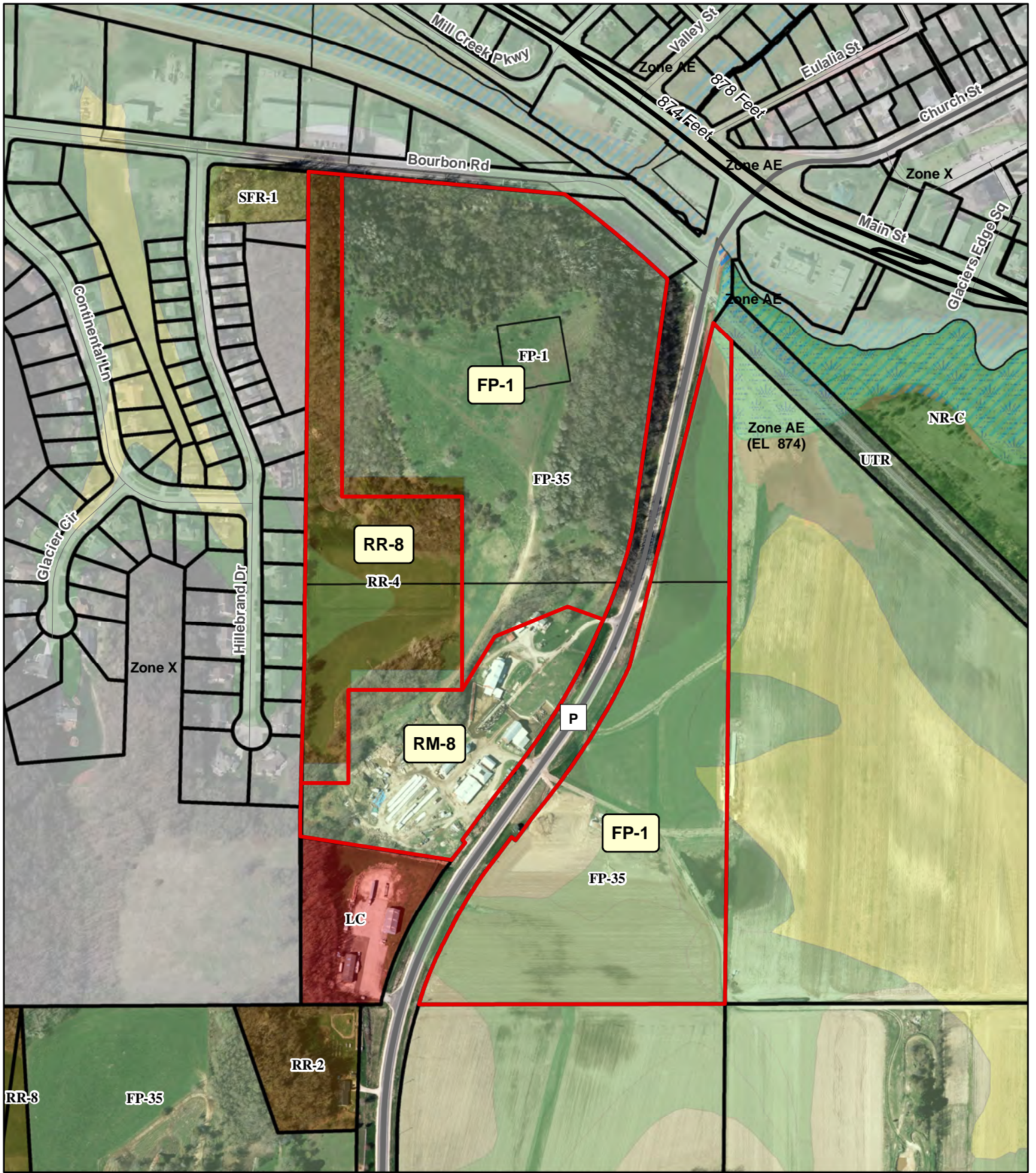
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY BRUNNER	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4597 COUNTY HIGHWAY P		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

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	
4597 County Hwy P					
TOWNSHIP CROSS PLAINS	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-034-9000-4		0707-034-8575-2, 0707-034-8550-1			





REASON FOR REZONE	CUP DESCRIPTION
SEPARATING THE EXISTING FARMSTEAD FROM THE FARMLAND AND CREATING A RESIDENTIAL LOT	

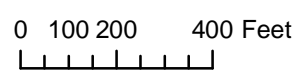
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	20.36		
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	24.51		
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	9.59		
RR-4 Rural Residential District	RR-8 Rural Residential District	10.39		

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

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



Petition 11605  
GARY BRUNNER





**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 Area:	\$495
Commercial:	\$545

- 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: Gary Brunner	Agent Name: Williamson Surveying (Chris Adams)
Mailing Address: 4597 COUNTY HIGHWAY "P" CROSS PLAINS WI 53528	Mailing Address: 104A. W. Main St. Waunakee, WI, 53597
Email Address:	Email Address: chris@williamsonsurveying.com
Phone#:	Phone#: 1-608-255-5705

PROPERTY INFORMATION	
Township: Cross Plains	Parcel Number(s): 020/0707-034-8575-2, 020/0707-034-8550-1 and 020/0707-034-9000-4
Section: 3	Property Address or Location: SW 1/4 & NW 1/4 - SE 1/4 AND SE 1/4 & NE 1/4 - SW 1/4

REZONE DESCRIPTION	
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>

SEE ATTACHEMENT

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

**Applications will not be accepted until the applicant has met with department staff to review the application and 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 type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature \_\_\_\_\_

Date \_\_\_\_\_



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## Letter of Intent

Gary Brunner is selling most of his land to his neighbor James Hartung. Gary Brunner will be retaining the farm house and buildings which will be rezoned to RM-16. The rest of the land will be sold to James Hartung. The field on the east side of County Trunk Highway "P" will be rezoned to FP-1 and will remain in farmland. There are currently two RR-4 zoned parcels on the west side of County Trunk Highway "P" which abut up to the Village of Cross Plains and are included in the Village's Urban Services area. These two parcels will be combined into one Lot and will be rezoned to RR-8. There is also a small portion of lands that were located in the Village of Cross Plains which have now been detached back to the county which will be rezoned to RM-8 and RR-8. James at this time doesn't have any plans on developing this land. The remaining land on the west side of County Trunk Highway "P" will be rezoned to FP-1 and will remain in pasture land.

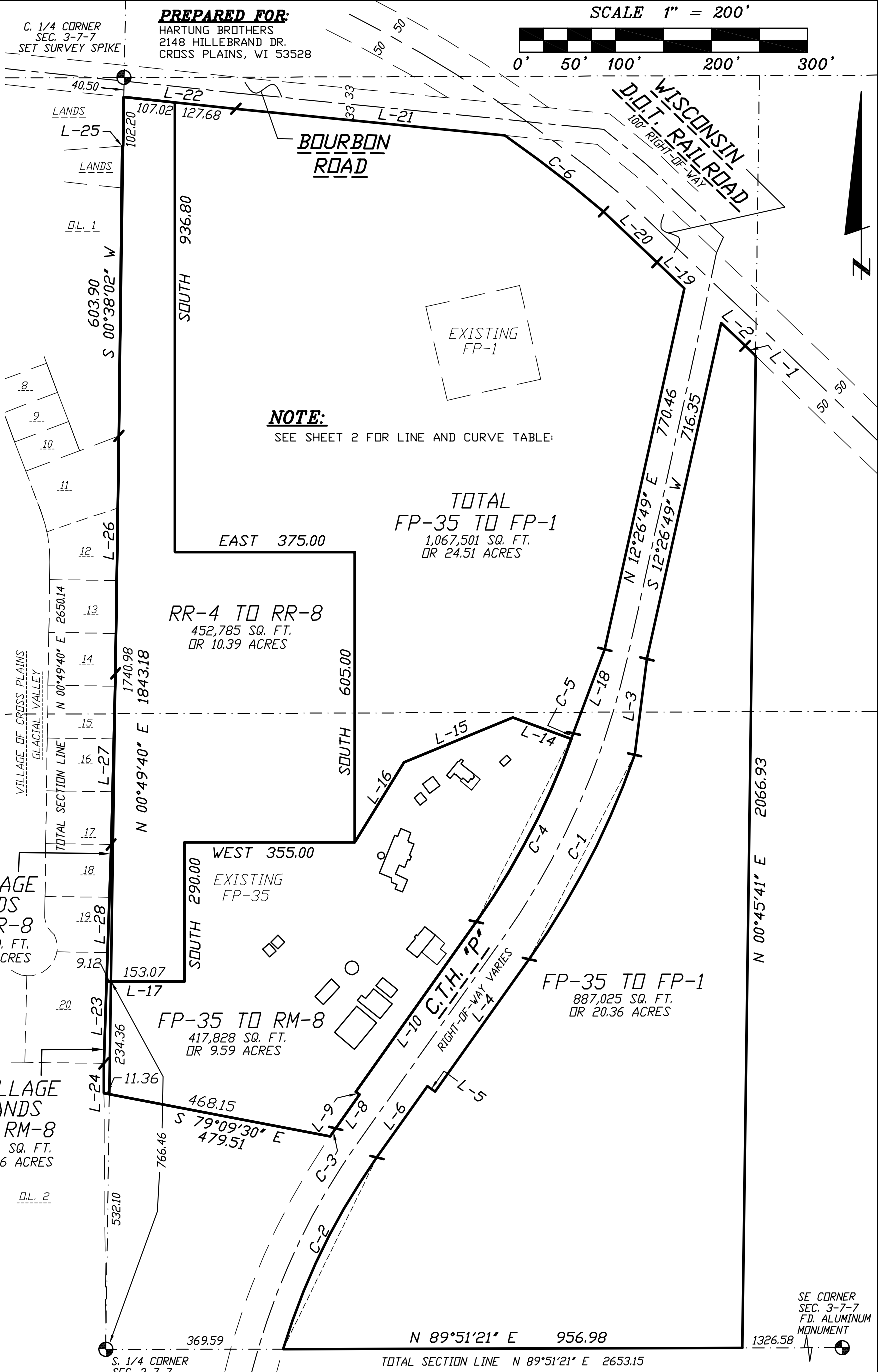
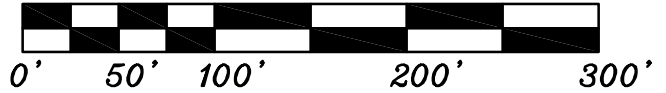
EXISTING ZONING DISTRICT(S)	PROPOSED ZONING DISTRICT(S)	ACRES
FP-35	FP-1	20.36
FP-35	FP-1	24.51
FP-35	RM-8	9.59
RR-4	RR-8	10.39
VILLAGE LANDS	RM-8	0.06
VILLAGE LANDS	RR-8	0.07

# REZONE MAP

C. 1/4 CORNER  
SEC. 3-7-7  
SET SURVEY SPIKE

**PREPARED FOR:**  
HARTUNG BROTHERS  
2148 HILLEBRAND DR.  
CROSS PLAINS, WI 53528

SCALE 1" = 200'



**NOTE:**  
SEE SHEET 2 FOR LINE AND CURVE TABLE:

TOTAL  
FP-35 TO FP-1  
1,067,501 SQ. FT.  
OR 24.51 ACRES

RR-4 TO RR-8  
452,785 SQ. FT.  
OR 10.39 ACRES

VILLAGE  
LANDS  
TO RR-8  
2,937 SQ. FT.  
OR 0.07 ACRES

VILLAGE  
LANDS  
TO RM-8  
2,564 SQ. FT.  
OR 0.06 ACRES

FP-35 TO RM-8  
417,828 SQ. FT.  
OR 9.59 ACRES

FP-35 TO FP-1  
887,025 SQ. FT.  
OR 20.36 ACRES

VILLAGE OF CROSS PLAINS  
GLACIAL VALLEY  
TOTAL SECTION LINE  
N 00°49'40" E 2650.14

TOTAL SECTION LINE N 89°51'21" E 2653.15

SE CORNER  
SEC. 3-7-7  
F.D. ALUMINUM  
MONUMENT

S. 1/4 CORNER  
SEC. 3-7-7  
F.D. ALUMINUM  
MONUMENT

Located in the part of the NE 1/4 and SE 1/4 of the SW 1/4 and part of the NW 1/4 and SW 1/4 of the SE 1/4 of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 3365.

DATE	MARCH 26, 2020
SCALE	1" = 200'
DRAWN BY	NEIL BORTZ
CHECK BY	N.T.P.
DRAWING NO.	19W-425
SHEET	1 OF 2



## WILLIAMSON SURVEYING & ASSOCIATES, LLC

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

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

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



# CERTIFIED SURVEY MAP

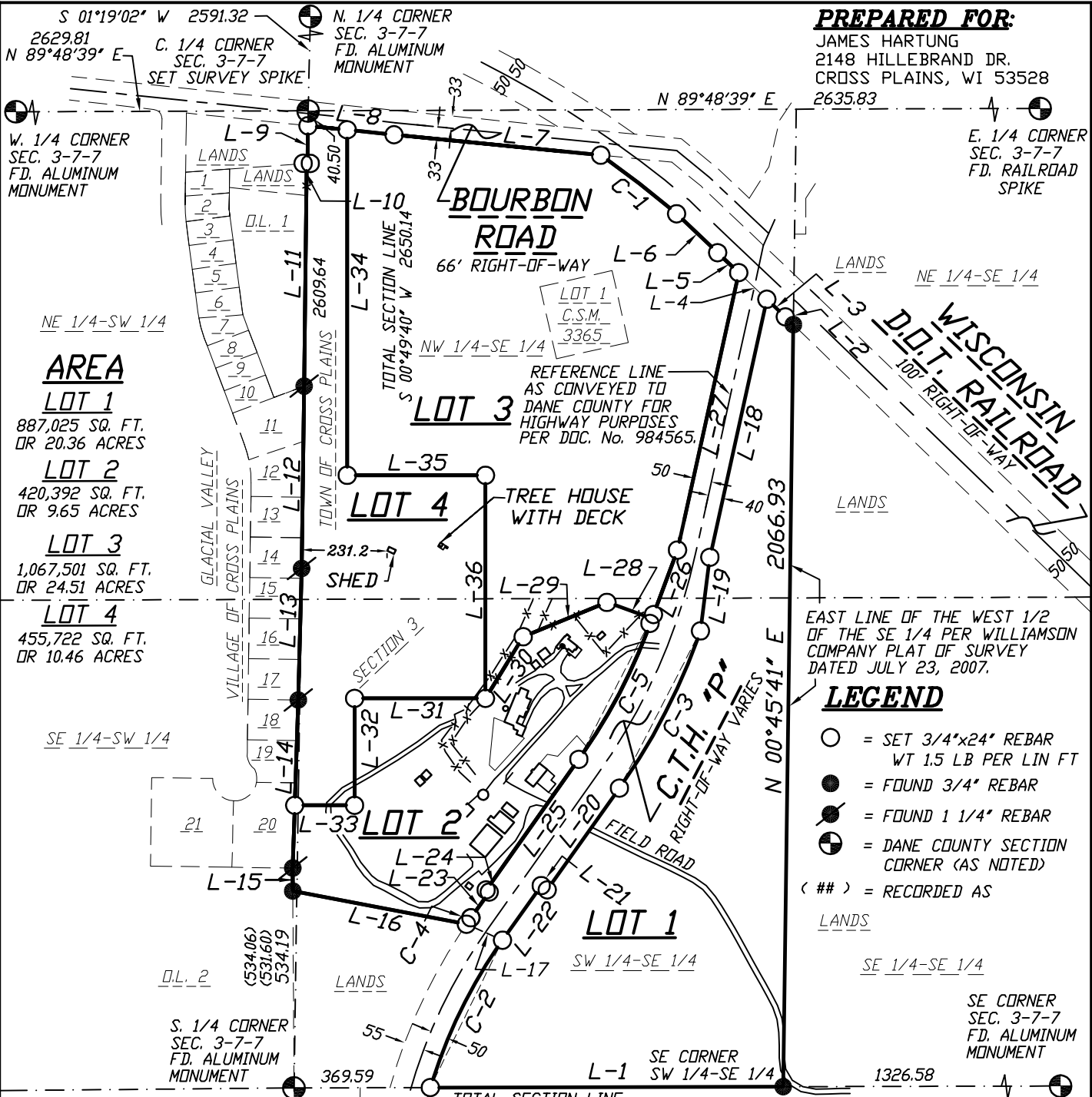
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the part of the NE 1/4 and SE 1/4 of the SW 1/4 and part of the NW 1/4 and SW 1/4 of the SE 1/4 of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 3365.

### PREPARED FOR:

JAMES HARTUNG  
2148 HILLEBRAND DR.  
CROSS PLAINS, WI 53528  
2635.83



E. 1/4 CORNER  
SEC. 3-7-7  
FD. RAILROAD  
SPIKE

W. 1/4 CORNER  
SEC. 3-7-7  
FD. ALUMINUM  
MONUMENT

- AREA**
- LOT 1**  
887,025 SQ. FT.  
OR 20.36 ACRES
  - LOT 2**  
420,392 SQ. FT.  
OR 9.65 ACRES
  - LOT 3**  
1,067,501 SQ. FT.  
OR 24.51 ACRES
  - LOT 4**  
455,722 SQ. FT.  
OR 10.46 ACRES

EAST LINE OF THE WEST 1/2  
OF THE SE 1/4 PER WILLIAMSON  
COMPANY PLAT OF SURVEY  
DATED JULY 23, 2007.

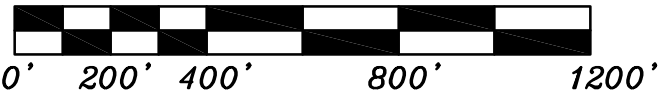
### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊕ = DANE COUNTY SECTION  
CORNER (AS NOTED)
- (##) = RECORDED AS

### NOTES:

- SEE SHEETS 2 AND 3 FOR LOTS 2,3 AND 4 DETAILS.
- SEE SHEET 4 FOR ALL NOTES.

WCCS - DANE ZONE  
SCALE 1" = 400'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEARINGS ARE REFERENCED TO THE  
SOUTH LINE OF THE SE 1/4 OF SECTION  
3-7-7 LINE TO BEAR N 89°51'21" E

### SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the part of the NE 1/4 and SE 1/4 of the SW 1/4 and part of the NW 1/4 and SW 1/4 of the SE 1/4 of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 3365.

### LEGEND FOR BUILDINGS

- H = HOUSE
- S = SHED
- B = BARN
- G = GARAGE
- C = CARPORT
- D = DECK
- L = LEAN TO

REFERENCE LINE AS CONVEYED TO DANE COUNTY FOR HIGHWAY PURPOSES PER DCC. No. 984565.

### LOT 3

1,067,501 SQ. FT. OR 24.51 ACRES

### LOT 4

455,722 SQ. FT. OR 10.46 ACRES

### LOT 2

420,392 SQ. FT. OR 9.65 ACRES

### LOT 1

887,025 SQ. FT. OR 20.36 ACRES

### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1 1/4" REBAR
- ⊕ = DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

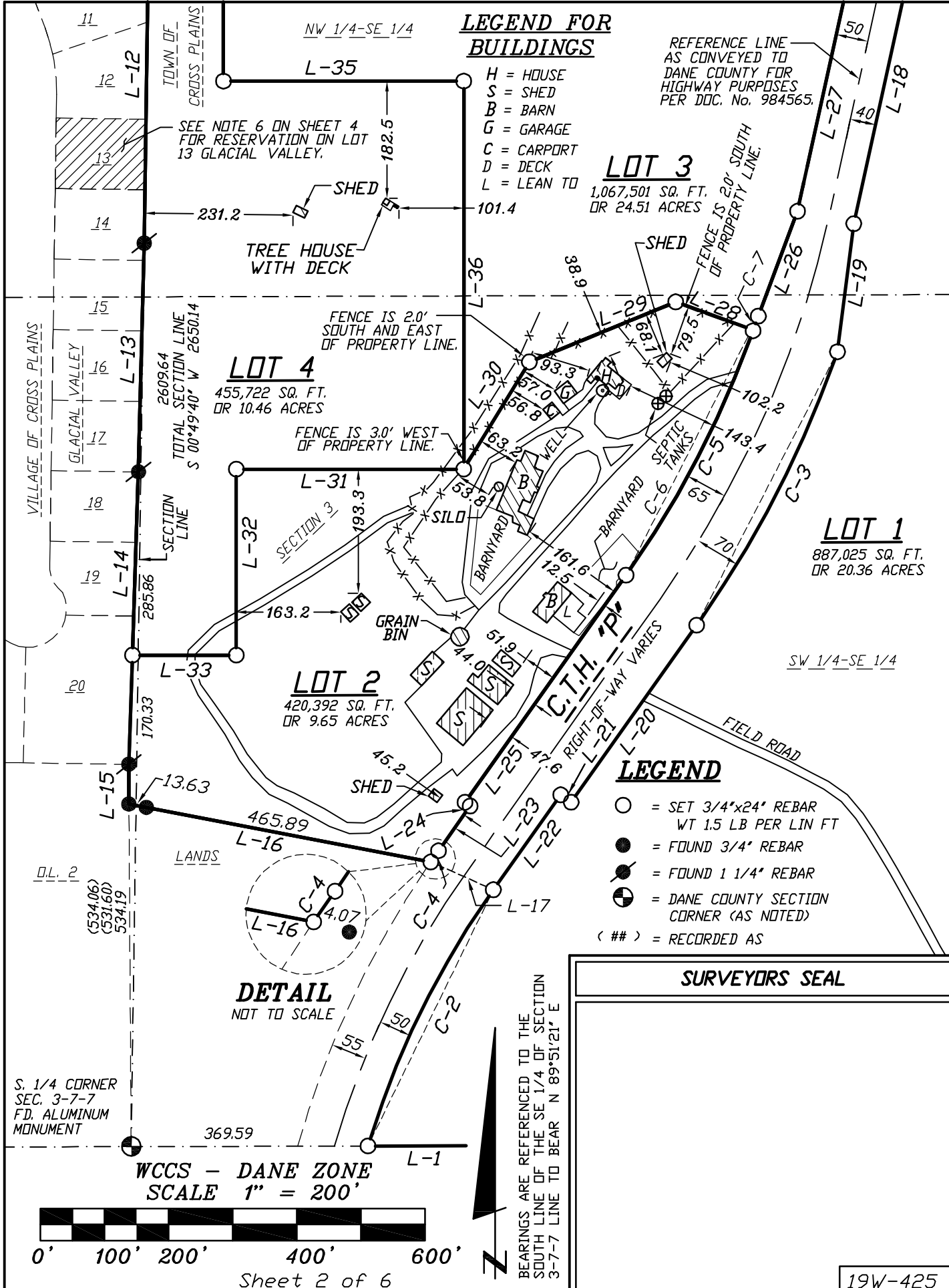
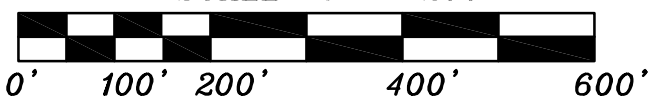
### DETAIL

NOT TO SCALE

### SURVEYORS SEAL

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3-7-7 LINE TO BEAR N 89°51'21" E

WCCS - DANE ZONE  
SCALE 1" = 200'



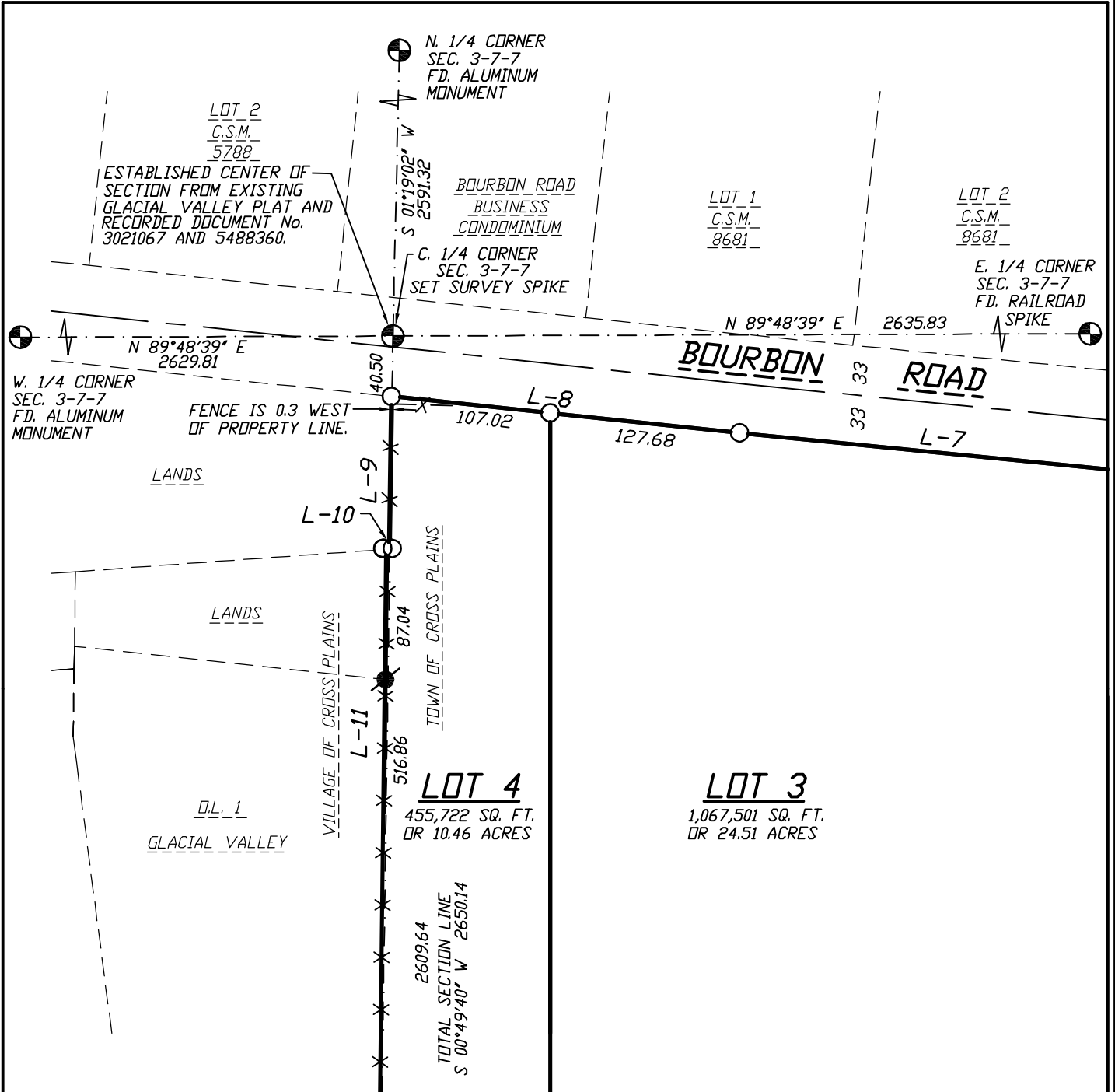


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

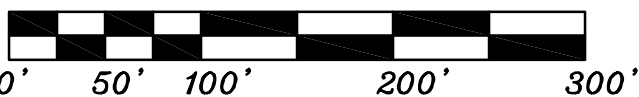
Located in the part of the NE 1/4 and SE 1/4 of the SW 1/4 and part of the NW 1/4 and SW 1/4 of the SE 1/4 of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 3365.



## LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊕ = DANE COUNTY SECTION CORNER (AS NOTED)
- ( ## ) = RECORDED AS

WCCS - DANE ZONE  
SCALE 1" = 100'



Sheet 3 of 6



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3-7-7 LINE TO BEAR N 89°51'21" E

SURVEYORS SEAL

19W-425





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the part of the NE ¼ and SE ¼ of the SW ¼ and part of the NW ¼ and SW ¼ of the SE ¼ of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 3365.

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT BEARING
C-1	2815.29	N 52°18'41" W	259.82	259.91	5°17'23"	IN-N 49°40'00" W OUT-N 54°57'23" W
C-2	1382.50	S 26°05'06" W	444.99	446.94	18°31'21"	OUT-S 16°49'26" W
C-3	1707.10	S 27°16'16" W	479.68	481.27	16°09'11"	IN-S 19°11'40" W
C-4	1487.50	N 34°56'19" E	21.17	21.17	0°48'55"	IN-N 34°31'52" E
C-5	1572.10	N 27°16'16" E	441.75	443.21	16°09'11"	OUT-N 19°11'40" E
C-6	1572.10	N 27°28'45" E	430.44	431.79	15°44'13"	
C-7	1572.10	N 19°24'10" E	11.42	11.42	0°24'48"	

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 89°51'21" E	956.98
L-2	N 45°56'48" W	30.35
L-3	N 46°32'29" W	69.16
L-4	N 46°32'29" W	105.01
L-5	N 46°32'29" W	78.88
L-6	N 46°32'29" W	153.24
L-7	N 84°21'40" W	563.30
L-8	N 84°00'07" W	234.70
L-9	S 00°49'40" W	102.20
L-10	(S 86°02'47" W) S 85°50'00" W	(1.91) 1.93
L-11	(S 00°47'20" W) S 00°38'02" W	(603.89) 603.90
L-12	(S 00°58'10" W) S 00°48'54" W	(494.40) 494.54
L-13	(S 01°35'30" W) S 01°28'25" W	(356.92) 356.71
L-14	(S 02°02'00" W) S 01°53'50" W	(456.22) 456.19
L-15	(S 00°13'03" E) S 00°12'26" E	(64.48) 61.97
L-16	(S 79°00' E) (S 79°10'10" E) S 79°09'30" E	
L-17	S 66°04'03" E	479.51
L-18	S 12°26'49" W	106.96
L-19	S 07°16'10" W	716.35
L-20	S 35°20'49" W	201.41
L-21	S 35°20'49" W	338.40
L-22	N 54°39'20" W	20.00
L-23	S 35°20'49" W	181.50
L-24	N 35°20'49" E	85.50
L-25	N 54°39'20" W	10.00
L-26	N 35°20'49" E	434.40
L-27	N 20°25'30" E	186.53
L-28	N 12°26'49" E	770.46
L-29	N 69°56'39" W	128.89
L-30	S 67°40'24" W	246.81
L-31	S 31°28'42" W	195.96
L-32	WEST	355.00
L-33	SOUTH	290.00
L-34	WEST	162.19
L-35	SOUTH	936.80
L-36	EAST	375.00
L-37	SOUTH	605.00

**NOTES:**

- 3.) THIS SURVEY WAS PREPARED WITH A 60 YEAR TITLE REPORT FROM LOCAL TITLE COMPANY LLC WITH AN EFFECTIVE DATE OF NOVEMBER 4TH, 2019, ORDER No. L011210LR.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 6.) LOT 13 OF GLACIAL VALLEY IS RESERVED FOR FUTURE ROAD RIGHT-OF-WAY IF LOT 4 OF THIS C.S.M. IS DEVELOPED.

SURVEYORS SEAL



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## FP-35 TO FP-1

A parcel of land located in part of the Southwest  $\frac{1}{4}$  and Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $89^{\circ}51'21''$  E along the South Line of the said Southeast  $\frac{1}{4}$ , 369.59 feet to the point of beginning.

Thence continue N  $89^{\circ}51'21''$  E along said South Line of the Southeast  $\frac{1}{4}$ , 956.98 feet; thence N  $00^{\circ}45'41''$  E, 2,066.93 feet to the South right-of-way of Wisconsin Department of Transportation Railroad; thence along said South right-of-way of Wisconsin Department of Transportation Railroad for the next two courses N  $45^{\circ}56'18''$  W, 30.35 feet; thence N  $46^{\circ}32'29''$  W, 69.16 feet to the East right-of-way of County Trunk Highway "P"; thence along said East right-of-way of County Trunk Highway "P" for the next 7 courses S  $12^{\circ}26'49''$  W, 716.35 feet; thence S  $07^{\circ}16'11''$  W, 201.41 feet; thence along an arc of a curve concaved northwesterly having a radius of 1,707.10 feet and a long chord bearing of S  $27^{\circ}16'16''$  W, 479.68 feet; thence S  $35^{\circ}20'49''$  W, 338.40 feet; thence N  $54^{\circ}39'20''$  W, 20.00 feet; thence S  $35^{\circ}20'49''$  W, 181.50 feet; thence along an arc of a curve concaved southeasterly having a radius 1,382.50 feet and a long chord bearing of S  $26^{\circ}05'06''$  W, 444.99 feet to the point of beginning. This parcel contains 887,025 sq. ft. or 20.36 acres thereof.

## VILLAGE LANDS TO RM-8

A parcel of land located in part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $00^{\circ}49'40''$  E along the East Line of the said Southwest  $\frac{1}{4}$ , 532.10 feet to the point of beginning.

Thence continue N  $00^{\circ}49'40''$  E along said East Line of the Southwest  $\frac{1}{4}$ , 234.36 feet; thence West, 9.12 feet to the West Line of Glacial Valley Subdivision; thence along said West Line of Glacial Valley Subdivision for the next two courses S  $01^{\circ}53'50''$  W, 170.33 feet; thence S  $00^{\circ}12'26''$  E, 61.97 feet; thence S  $79^{\circ}09'30''$  E, 11.36 feet to the point of beginning. This parcel contains 2,564 sq. ft. or 0.06 acres thereof.

## **FP-35 TO RM-8**

A parcel of land located in part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $00^{\circ}49'40''$  E along the West Line of the said Southeast  $\frac{1}{4}$ , 532.10 feet to the point of beginning.

Thence S  $79^{\circ}09'30''$  E, 468.16 feet to the West right-of-way of County Trunk Highway "P"; thence along said West right-of-way of County Trunk Highway "P" for the next 5 courses along an arc of a curve concaved southeasterly having a radius of 1,487.50 feet; thence N  $34^{\circ}56'19''$  E, 21.17 feet; thence N  $35^{\circ}20'48''$  E, 85.50 feet; thence N  $54^{\circ}39'20''$  W, 10.00 feet; thence N  $35^{\circ}20'50''$  E, 434.40 feet; thence along an arc of a curve concaved northwesterly having a radius of 1,572.10 feet along a long chord bearing of N  $27^{\circ}28'45''$  E, 430.44 feet; thence N  $69^{\circ}56'39''$  W, 128.89 feet; thence S  $67^{\circ}40'24''$  W, 246.81 feet; thence S  $31^{\circ}28'42''$  W, 195.96 feet; thence West, 355.00 feet; thence South, 290.00 feet; thence West, 153.07 feet to a point on the said West Line of the Southeast  $\frac{1}{4}$ , thence S  $00^{\circ}49'40''$  W along the said West Line of the Southeast  $\frac{1}{4}$ , 234.36 feet to the point of beginning. This parcel contains 417,828 sq. ft. or 9.59 acres thereof.

## **RR-4 TO RR-8**

A parcel of land located in part of the Southwest  $\frac{1}{4}$  and Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $00^{\circ}49'40''$  E along the West Line of the said Southeast  $\frac{1}{4}$ , 766.46 feet to the point of beginning.

Thence continue N  $00^{\circ}49'40''$  E along said West Line of the said Southeast  $\frac{1}{4}$ , 1,843.18 feet to the South right-of-way of Bourbon Road; thence S  $84^{\circ}00'07''$  E along said South right-of-way of Bourbon Road, 107.03 feet; thence South, 936.80 feet; thence East, 375.00 feet; thence South, 605.00 feet; thence West, 355.00 feet; thence South, 290.00 feet; thence West, 153.07 feet to the point of beginning. This parcel contains 452,785 sq. ft. or 10.39 acres thereof.

## **VILLAGE LANDS TO RR-8**

A parcel of land located in part of the Southeast  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $00^{\circ}49'40''$  E along the East Line of the said Southwest  $\frac{1}{4}$ , 766.46 feet to the point of beginning.

Thence continue N  $00^{\circ}49'40''$  E along said East Line of the Southwest  $\frac{1}{4}$ , 1,740.98 feet; thence S  $85^{\circ}48'47''$  W, 1.93 feet to a point that is the extension of the East Line of Outlot 1, Glacial Valley Subdivision; thence along said extension of the East Line of Outlot 1, Glacial Valley Subdivision and the East Line of said Glacial Valley Subdivision for the next 4 course S  $00^{\circ}38'02''$  W, 603.90 feet; thence S  $00^{\circ}48'54''$  W, 494.54 feet; thence S  $01^{\circ}28'25''$  W, 356.71 feet; thence S  $01^{\circ}53'50''$  W, 285.86 feet; thence East, 9.12 feet to the point of beginning. This parcel contains 2,937 sq. ft. or 0.07 acres thereof.

## **FP-35 TO FP-1**

A parcel of land located in part of the Southwest  $\frac{1}{4}$  and Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $00^{\circ}49'40''$  E along the West Line of the said Southeast  $\frac{1}{4}$ , 2609.64 feet to the South right-of-way of Bourbon Road; thence S  $84^{\circ}00'07''$  E along the said South right-of-way of Bourbon Road, 107.02 feet; to the point of beginning.

Thence South, 936.80 feet; thence East, 375.00 feet; thence South, 605.00 feet; thence N  $31^{\circ}28'42''$  E, 195.96 feet; thence N  $67^{\circ}40'24''$  E, 246.81 feet; thence S  $69^{\circ}56'39''$  E, 128.89 feet to the West right-of-way of County Trunk Highway "P"; thence along said West right-of-way of County Trunk Highway "P" for the next 3 courses along an arc of a curve concaved northwesterly having a radius of 1,572.10 feet and a long chord bearing of N  $19^{\circ}24'10''$  E, 11.42 feet; thence N  $20^{\circ}25'30''$  E, 186.53 feet; thence N  $12^{\circ}26'49''$  E, 770.46 feet to the South right-of-way of Wisconsin Department of Transportation Railroad; thence along said South right-of-way of Wisconsin Department of Transportation Railroad for the next 3 course N  $46^{\circ}32'28''$  W, 78.88 feet; thence N  $46^{\circ}32'29''$  W, 153.24 feet; thence along an arc of a curve concaved southwesterly having a radius of 2,815.29 feet and a long chord bearing of N  $52^{\circ}18'41''$  W, 259.82 feet to the South right-of-way of Bourbon Road; thence along said South right-of-way of Bourbon Road for the next 2 courses N  $84^{\circ}21'40''$  W, 563.30 feet; thence N  $84^{\circ}00'07''$  W, 127.68 feet to the point of beginning. This parcel contains 1,067,501 sq. ft. or 24.51 acres thereof.



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Dated: June 10, 2020

Bill Chang  
Village Administrator – Clerk  
Village of Cross Plains  
P.O. Box 97, Cross Plains, WI 53528

Nancy Meinholz  
Town of Cross Plains – Clerk  
3734 county Road P  
Cross Plains, WI 53528

**RE: Gary Brunner – Detachment of Lands**

Dear Mr. Chang and Ms. Meinholz:

We are the land surveyors working for James Hartung (applicant) and Gary Brunner (owner).

I have enclosed an original Petition for detachment of lands from the Village of Cross Plains and re-attachment to the Town of Cross Plains. I have also included the application fee of \$100 for the Village of Cross Plains. If there is a fee for the Town of Cross Plains, please advise and I will provide this for you.

Please note that the Notice of intention to circulate a petition of detachment was published in the Wisconsin State Journal on June 8<sup>th</sup>, 2020. I have also included the ad for your reference.

Thank you for your attention to this matter.

Sincerely yours,

Noa Prieve  
Williamson Surveying and Associates LLC

Enclosure:

1. Legal description of the property to be detached as **Exhibit A.**
2. A scale map of the property is attached to this petition as **Exhibit B.**
3. Notice of Intent to Circulate a Petition

Notes:

1. The property is located in the Village of Cross Plains, Dane County, Wisconsin
2. Gary and Kristine Brunner is the sole owners of the property.
3. There are zero electors residing on the property.
4. The property is contiguous to the Town of Cross Plains, Dane County, Wisconsin





# WILLIAMSON SURVEYING & ASSOCIATES, LLC

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

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

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

**EXHIBIT MAP**

**BOURBON ROAD**  
66' RIGHT-OF-WAY

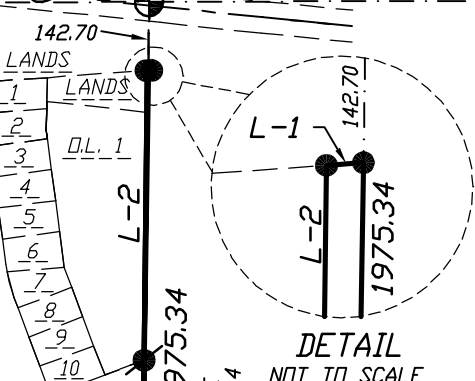
C. 1/4 CORNER  
SEC. 3-7-7  
SET SURVEY SPIKE

**NOTES:**

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS EXHIBIT MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

NE 1/4-SW 1/4

**AREA**



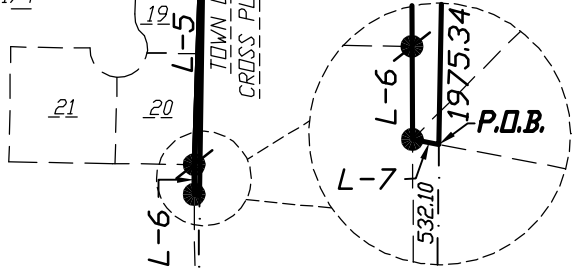
**DETAIL**  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	(S 86°02'47" W)	(1.91)
	S 85°50'00" W	1.93
L-2	(S 00°47'20" W)	(603.89)
	S 00°38'02" W	603.90
L-3	(S 00°58'10" W)	(494.40)
	S 00°48'54" W	494.54
L-4	(S 01°35'30" W)	(356.92)
	S 01°28'25" W	356.71
L-5	(S 02°02'00" W)	(456.22)
	S 01°53'50" W	456.19
L-6	(S 00°13'03" E)	(64.48)
	S 00°12'26" E	61.97
L-7	(S 79°00' E)	
	(S 79°10'10" E)	
	S 79°09'30" E	11.36

GLACIAL VALLEY CROSS PLAINS  
VILLAGE OF CROSS PLAINS  
TOTAL SECTION LINE  
N 00°49'40" E 1975.34  
N 00°49'40" E 2650.14  
SECTION 3

SE 1/4-SW 1/4

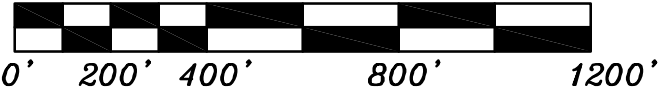
LANDS TO THE TOWN OF CROSS PLAINS  
5,501 SQ. FT. OR 0.13 ACRES



**DETAIL**  
NOT TO SCALE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3-7-7 LINE TO BEAR N 89°51'21" E

WCCS - DANE ZONE  
SCALE 1" = 400'



S. 1/4 CORNER  
SEC. 3-7-7  
F.D. ALUMINUM MONUMENT

C.T.H. "P"  
RIGHT-OF-WAY VARIES

DATE: 2-4-2020  
JOB NO: 19W-425

REZONE MAP

**LINE TABLE:**

L-#	BEARINGS	DIST.
L-1	N 45°56'48" W	30.35
L-2	N 46°32'29" W	69.16
L-3	S 07°16'11" W	201.41
L-4	S 35°20'49" W	338.40
L-5	N 54°39'20" W	20.00
L-6	S 35°20'49" W	181.50
L-7	S 79°09'30" E	468.16
L-8	N 35°20'48" E	85.50
L-9	N 54°39'20" W	10.00
L-10	N 35°20'50" E	434.40
L-11	N 20°25'30" E	186.53
L-12	N 12°26'49" E	58.34
L-13	S 68°02'15" W	132.57
L-14	N 69°56'39" W	128.89
L-15	S 67°40'24" W	246.81
L-16	S 31°28'42" W	195.96
L-17	WEST	162.19
L-18	N 20°25'30" E	186.53
L-19	N 46°32'29" W	78.88
L-20	N 46°32'29" W	153.24
L-21	N 84°21'40" W	563.30
L-22	N 84°00'07" W	234.70
L-23	S 01°53'50" W	170.33
L-24	S 00°12'26" E	61.97
L-25	S 85°48'47" W	1.93
L-26	S 00°48'54" W	494.54
L-27	S 01°28'25" W	356.71
L-28	S 01°53'50" W	285.86

**CURVE TABLE:**

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	1707.10	S 27°16'16" W	479.68	481.27	16°09'11"
C-2	1382.50	S 26°05'06" W	444.99	446.94	18°31'21"
C-3	1487.50	N 34°56'19" E	21.17	21.17	0°48'55"
C-4	1572.10	N 27°28'45" E	430.44	431.79	15°44'13"
C-5	1572.10	N 19°24'10" E	11.42	11.42	0°24'48"
C-6	2815.29	N 52°18'41" W	259.82	259.91	5°17'23"

Located in the part of the NE ¼ and SE ¼ of the SW ¼ and part of the NW ¼ and SW ¼ of the SE ¼ of Section 3, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 3365.

DATE	MARCH 4, 2020
SCALE:	1" = 200'
DRAWN BY	NEIL BORTZ
CHECK BY	N.T.P.
DRAWING NO.	19W-425
SHEET	2 OF 2



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**

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

NOA T. PRIEVE & CHRIS W. ADAMS

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104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

## VILLAGE OF CROSS PLAINS LANDS TO TOWN OF CROSS PLAINS

A parcel of land located in the Southeast  $\frac{1}{4}$  and Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, T7N, R7E, Village of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 3; thence N  $00^{\circ}49'40''$  E along the East line of the said Southwest  $\frac{1}{4}$ , 532.10 feet to the point of beginning.

Thence continue N  $00^{\circ}49'40''$  E along the said East line of the Southwest  $\frac{1}{4}$ , 1975.34 feet; thence S  $85^{\circ}48'47''$  W, 1.93 feet to the extension of the East line of Outlot 1, Glacial Valley Plat; thence along the said extension of Outlot 1, Glacial Valley Plat and the East line of said Glacial Valley Plat for the next 5 courses S  $00^{\circ}38'02''$  W, 603.90 feet; thence S  $00^{\circ}48'54''$  W, 494.54 feet; thence S  $1^{\circ}28'25''$  W, 356.71 feet; thence S  $01^{\circ}53'50''$  W, 456.19 feet; thence S  $00^{\circ}12'26''$  E, 61.97 feet; thence S  $79^{\circ}09'30''$  E, 11.36 feet to the point of beginning. This parcel contains 5,501 sq. ft. or 0.13 acres thereof.