

Dane County Rezone Petition

Application Date	Petition Number
03/07/2023	DCPREZ-2023-11941
Public Hearing Date	
05/23/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GERALD & JOAN SCHULTZ	PHONE (with Area Code) (608) 513-7072	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4215 N BIRCH TRL		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS schultzjerry13@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.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	
4112 N. Birch Trail					
TOWNSHIP CROSS PLAINS	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-144-8501-0		0707-144-8820-0			

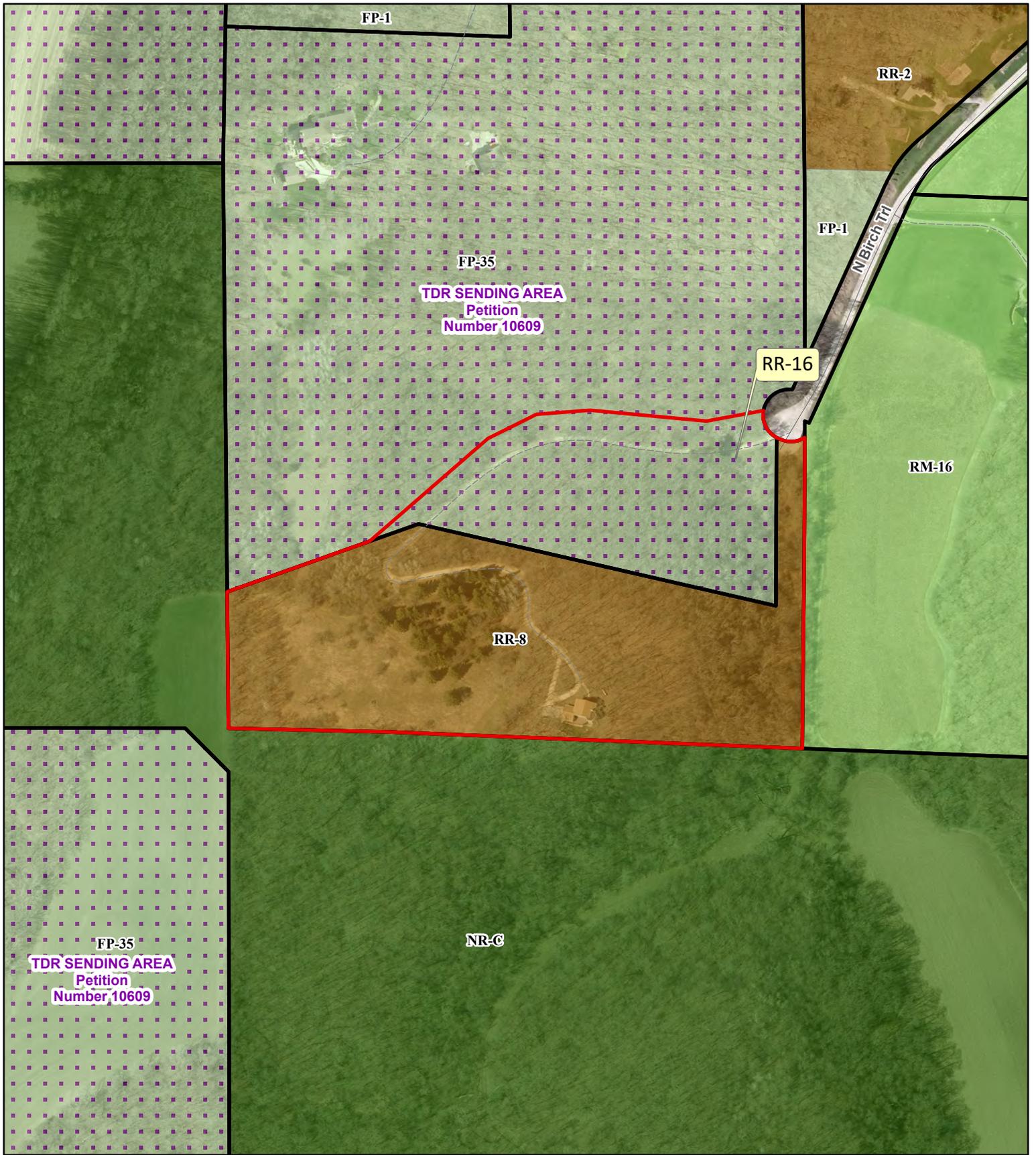
REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-16 Rural Residential District	6.35
RR-8 Rural Residential District	RR-16 Rural Residential District	13.4

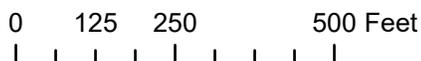
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: CSM IS SUBJECT TO CITY OF MADISON EXTRATERRITORIAL JURISDICTION.



Legend

-  Floodplain
-  Wetland



Petition 11941
GERALD & JOAN SCHULTZ

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

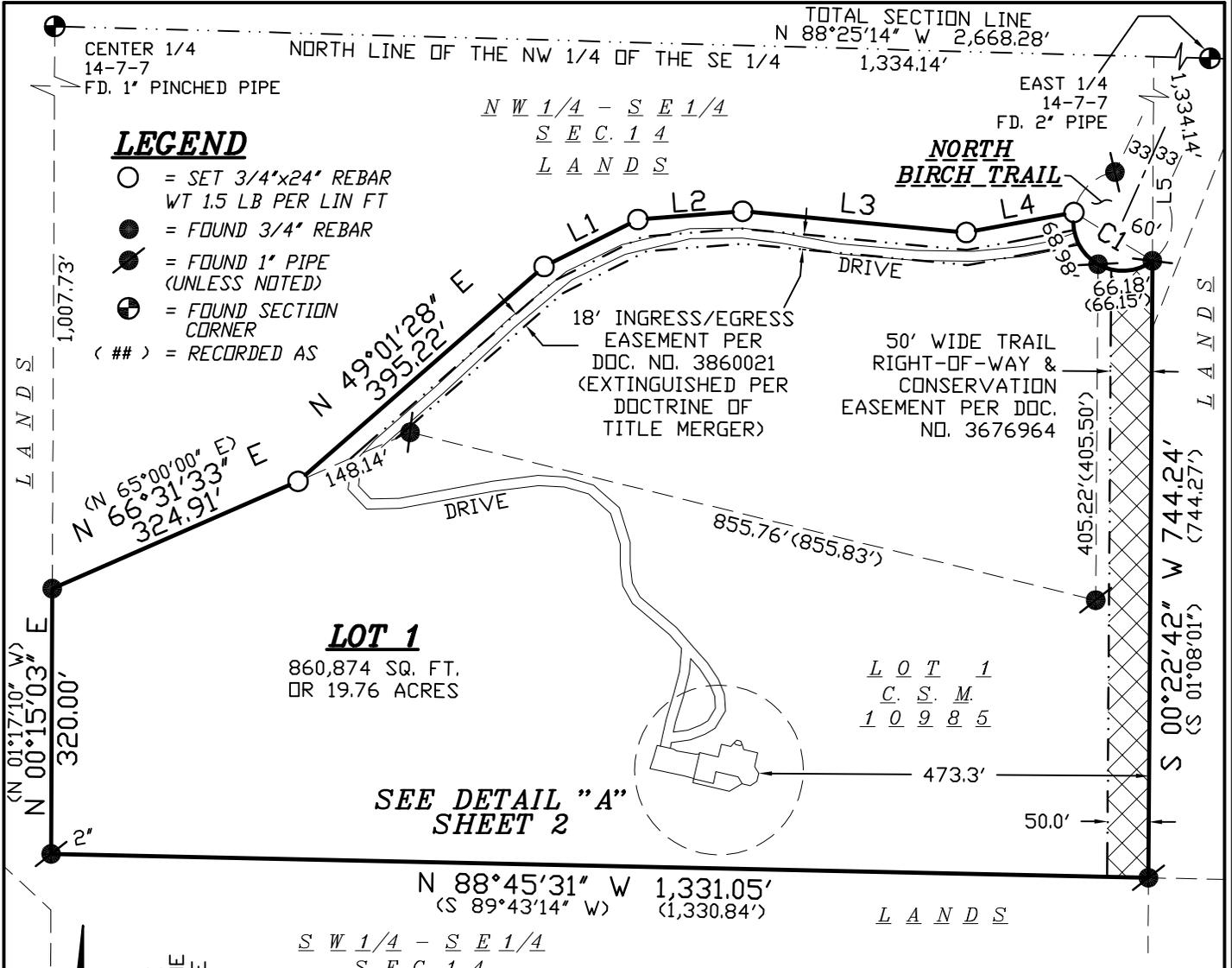


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the SE 1/4 of Section 14, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 10985.



NOTES ARE ON SHEET 2

PREPARED FOR:

DAN LOCHNER
4112 N. BIRCH TRAIL
CROSS PLAINS, WI 53528

CURVE TABLE

CURVE#	ARC	DELTA	RADIUS	CHORD BEAR. & DIST.
C1	143.59'	137°06'52"	60.00'	S 58°30'43" E 111.69'

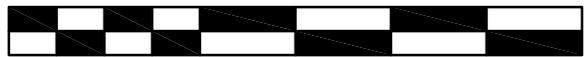
LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 63°31'28" E	127.05'
L2	N 85°31'28" E	127.42'
L3	S 84°36'32" E	272.41'
L4	N 79°31'28" E	132.85'
L5	S 00°22'42" W	575.58'

SURVEYORS SEAL

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NW 1/4 OF THE
SE 1/4 WHICH BEARS S 88°25'14" E

SCALE 1" = 200'



0' 100' 200' 400' 600'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

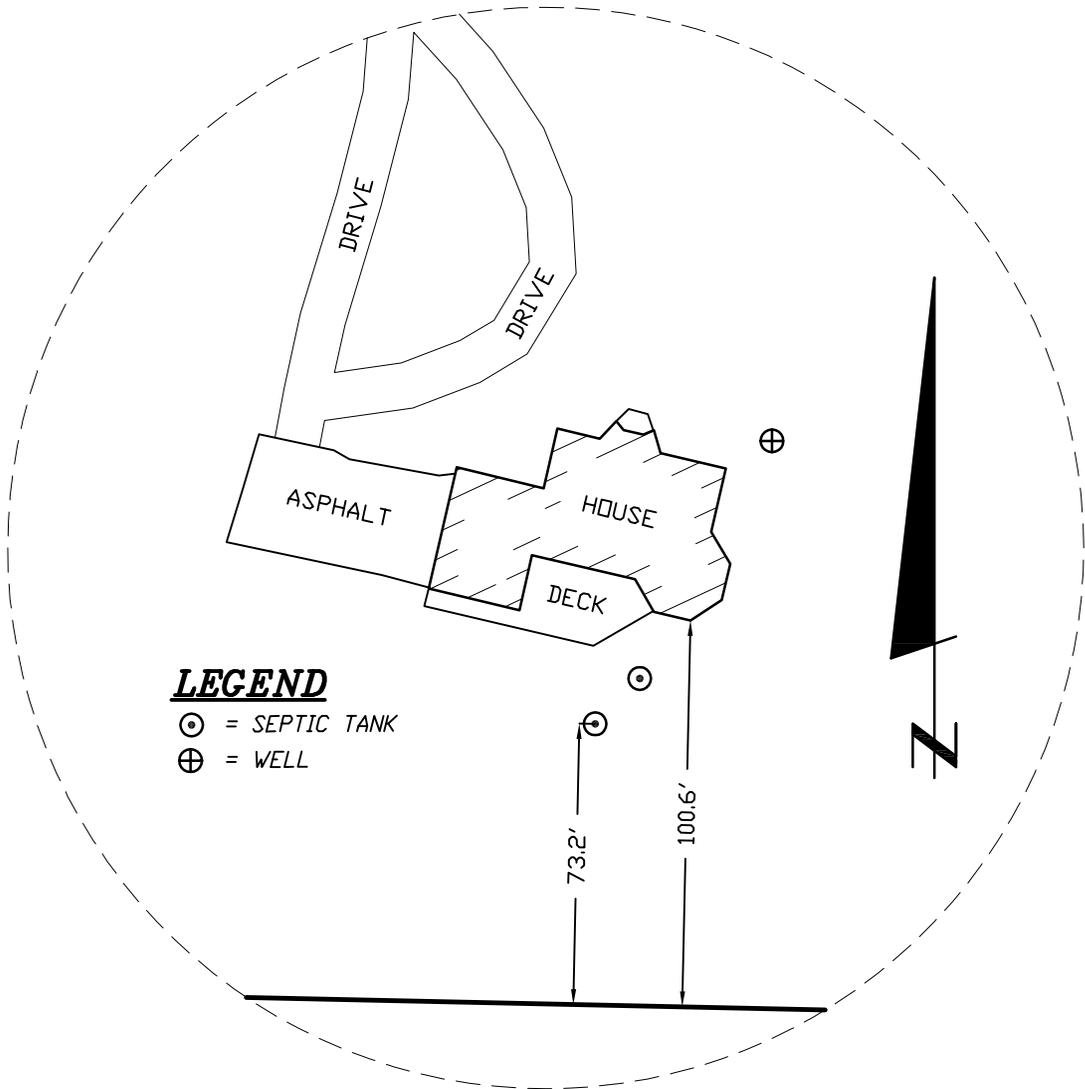


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WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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LEGEND

- ⊙ = SEPTIC TANK
- ⊕ = WELL

DETAIL "A" NOT TO SCALE

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL SECTION CORNER TIES FOR THE CENTER 1/4 AND EAST 1/4 CORNER WERE CHECKED AND VERIFIED TO THE MOST RECENT SECTION CORNER TIE SHEETS ON RECORD.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the SE 1/4 of Section 14, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 10985.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the SE 1/4 of Section 14, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 10985, Vol. 66, pages 15-16, Doc. No. 3873056, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 14, thence N 88°25'14" W along the north line of the NW 1/4 of the SE 1/4 of said Section 14, 1,333.14 feet; thence S 00°22'42" W along the east line of the said NW 1/4 of the SE 1/4, 575.58 feet to a point of curvature on a cul-de-sac on the most southerly end of North Birch Trail and also the point of beginning.

Thence continue S 00°22'42" W along said east line, 744.24 feet to the SE corner of said NW 1/4 of the SE 1/4; thence N 88°45'31" W along the south line of said NW 1/4 of the SE 1/4, 1,331.05 feet to the SW corner of said NW 1/4 of the SE 1/4; thence N 00°15'03" E along the west line of the said NW 1/4 of the SE 1/4, 320.00 feet; thence N 66°31'33" E, 324.91 feet; thence N 49°01'28" E, 395.22 feet; thence N 63°31'28" E, 127.05 feet; thence N 85°31'28" E, 127.42 feet; thence S 84°36'32" E, 272.41 feet; thence N 79°31'28" E, 132.85 feet to a point of curvature on said cul-de-sac; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing and distance of S 58°30'43" E, 111.69 feet to the point of beginning. The above described parcel contains 860,874 square feet or 19.76 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owner this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Katie McKenzie

Personally came before me this _____ day of _____, 20____ the above named Katie McKenzie to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the SE 1/4 of Section 14, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 10985.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Cross Plains on this _____ day of _____, 20____.

Nancy Meinholz
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Gerald A. Schultz

Joan D. Schultz

Personally came before me this _____ day of _____, 20___ the above named Gerald A. and Joan D. Schultz to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

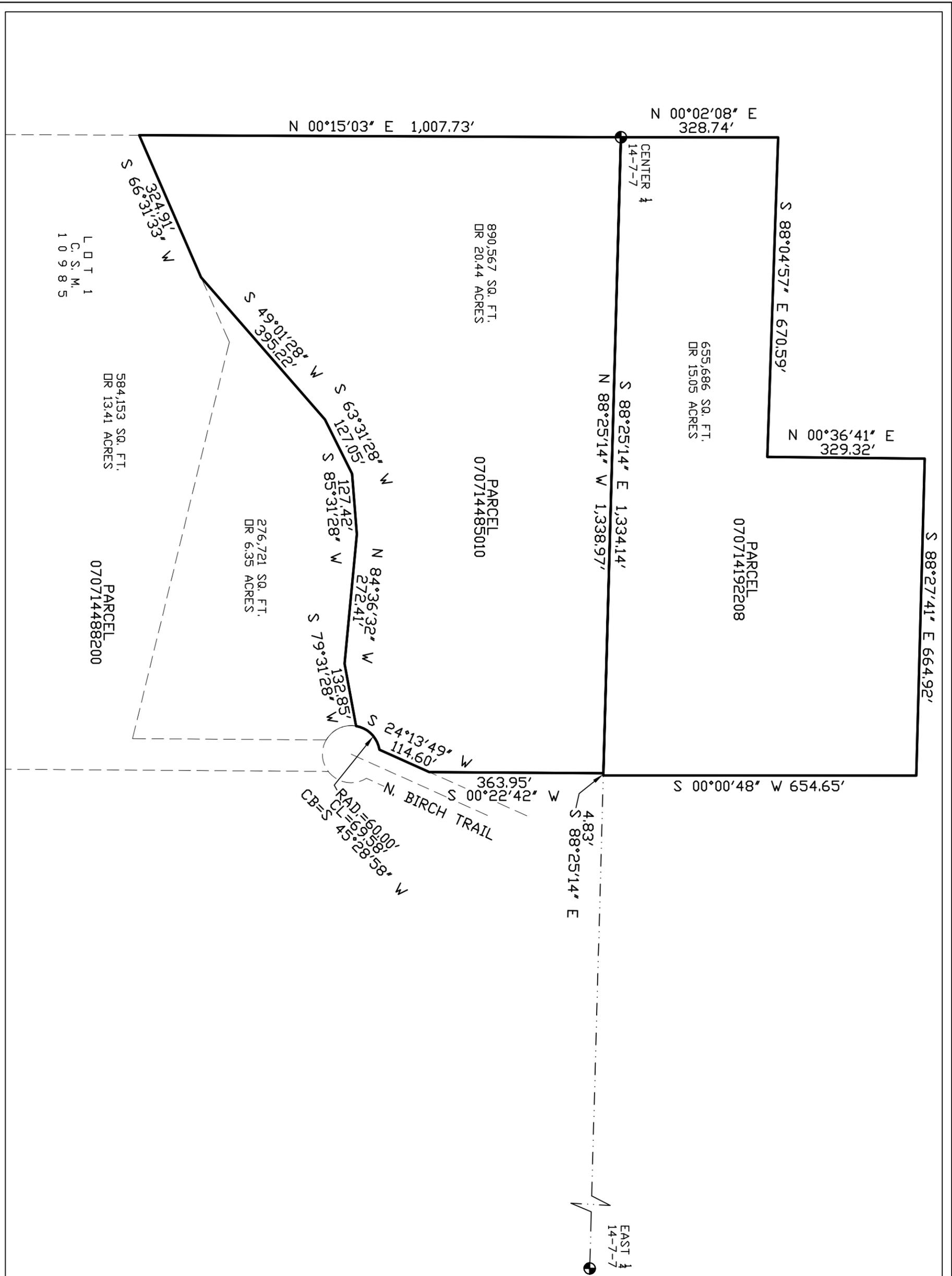


EXHIBIT MAP

Located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 14, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

DATE	FEBRUARY 2, 2023	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 200'		DRAWING NO.	22W-101
DRAWN BY	BRAD RODSMA		SHEET	1 OF 1



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

FP-35 to RR-16

A parcel of land located in the NW ¼ of the SE ¼ of Section 14, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 10985. More particularly described as follows.

Commencing at the East 1/4 Corner of said Section 14, thence N 88°25'14" W along the north line of the NW 1/4 of the SE 1/4 of said Section 14, 1,333.14 feet; thence S 00°22'42" W along the east line of the said NW 1/4 of the SE 1/4, 575.58 feet to a point of curvature on a cul-de-sac on the most southerly end of North Birch Trail; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing and distance of N 58°30'43" W, 111.69 feet to the point of beginning.

Thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing and distance of S 25°02'30" E, 68.98 feet; thence S 00°23'54" W, 405.22 feet; thence N 76°19'05" W, 855.76 feet; thence S 66°31'33" W, 148.14 feet; thence N 49°01'28" E, 395.22 feet; thence N 63°31'28" E, 127.05 feet; thence N 85°31'28" E, 127.42 feet; thence S 84°36'32" E, 272.41 feet; thence N 79°31'28" E, 132.85 feet to the point of beginning. The above described parcel contains 276,721 square feet or 6.35 acres.