

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/17/2018	DCPREZ-2018-11259
Public Hearing Date	C.U.P. Number
03/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NIKOLE R JONES	PHONE (with Area Code) (608) 217-6677	AGENT NAME NIKOLE JONES	PHONE (with Area Code) (608) 217-6677
BILLING ADDRESS (Number & Street) 4190 OBSERVATORY RD		ADDRESS (Number & Street) 4190 OBSERVATORY RD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) CROSS PLAINS, WI 53528	
E-MAIL ADDRESS NIKKI4DANE@GMAIL.COM		E-MAIL ADDRESS NIKKANDJACK@GMAIL.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	
4190 OBSERVATORY RD					
TOWNSHIP CROSS PLAINS	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-162-8541-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATE 3 NEW LOTS AND RECONFIGURE EXISTING PARCEL LINES				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	14.77		
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	8.02		

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 AMA1	SIGNATURE:(Owner or Agent) <i>Nikole Jones</i>
Applicant Initials <i>NJ</i>	Applicant Initials <i>NJ</i>	Applicant Initials <i>NJ</i>		PRINT NAME: <i>Nikole Jones</i>
				DATE: <i>1-17-18</i>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

o **Written Legal Description of the proposed Zoning Boundaries**

Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

o **Scaled Drawing of the location of the proposed Zoning Boundaries**

The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Nikki & Jack Jones Agent's Name _____
Address 4190 Observatory Rd Address _____
Phone 608-217-6677 608-228-7013 Phone _____
Email nikkiandjack@gmail.com Email _____

Town: Cross Plains Parcel numbers affected: 0707-162-8541-0, 0707-162-8500-6
Section: 01 Property address or location: 4190 Observatory Rd. Cross Plains, WI
Zoning District change: (To / From / # of acres) _____

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
☒ Creation of a residential lot
☐ Compliance for existing structures and/or land uses
☒ Other:

We are proposing to create three new residential lots and modifying the existing homesite lot.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Nikki Jones

Date: 1-17-18

Zoning Description:

A-1ex to RH-2

A part of the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, described as follows:

Commencing Northwest corner of said Section 16; thence S89°59'29"E, 1305.74 feet along the North line of said Section 16 to the Northeast corner of Lot 1 of Certified Survey Map No. 4012; thence S00°08'45"E, 320.40 feet along the East line of said Lot 1 to the point of beginning; thence continuing S00°08'45"E, 1294.51 feet to a point along the centerline of Observatory Drive; thence along a curve to the left with a radius of 259.50 feet, a chord bearing of N47°06'55"W, and a chord length of 129.62 feet; thence N61°34'42"W, 180.09 feet along the said centerline; thence along a curve to the right with a radius of 162.94 feet, a chord bearing of N50°07'46"W, and a chord length of 64.69 feet; thence N 38°40'50" W, 632.67 feet; thence N 02°16'46" E, 583.97 feet; thence N89°51'15"E, 671.90 feet to the point of beginning, having a Gross area of 676584 square feet, 15.530 acres, and a Net area of 643,397 square feet, 14.770 Acres.

Zoning Description:

A-1ex to RH-3

A part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, described as follows:

Beginning at the Northwest corner of said Section 16; thence S89°59'29"E, 1305.74 feet along the North line of said Section 16 to the Northeast corner of Lot 1 of Certified Survey Map No. 4012; thence S00°08'45"E, 320.40 feet along the East line of said Lot 1; thence S89°51'15"W, 671.90 feet; thence S02°16'46"W, 583.97 feet to a point along the centerline of Observatory Drive; thence N38°40'50"W, 10.42 feet along the said centerline; thence along a curve to the left with a radius of 1224.17 feet, a chord bearing of N40°48'47"W, and a chord length of 91.10 feet along the said centerline; thence N00°02'30"W, 708.68 feet; thence N89°59'41"W, 544.77 feet to the West line of said Section 16; thence N00°02'30"W, 120.00 feet along the said West line to the point of beginning, having an area of 352,840 square feet, 8.100 acres, and a Net area of 349,493 square feet, 8.023 Acres.



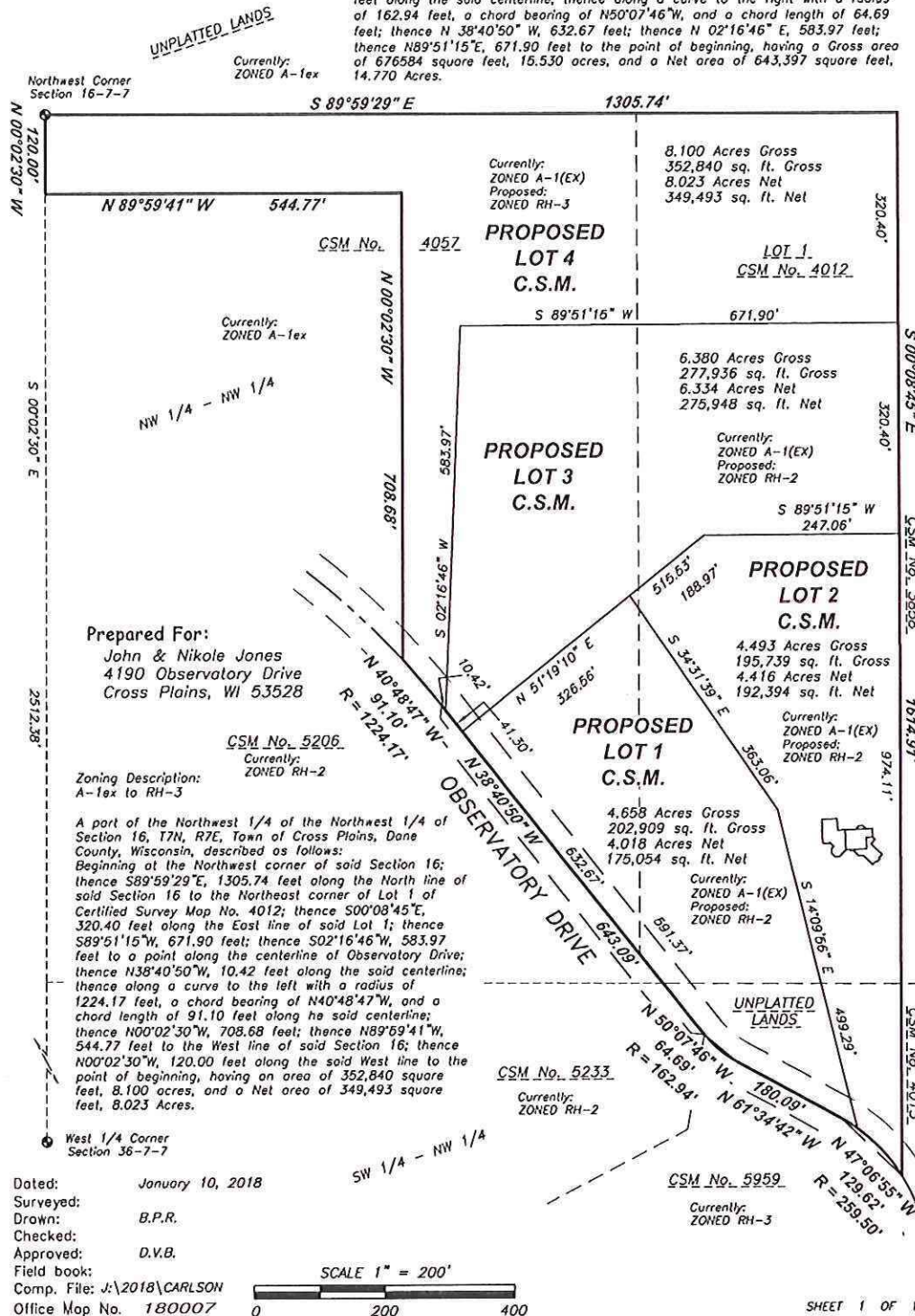
**BIRRENKOTT
SURVEYING, INC.**

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

Zoning Description:
A-1ex to RH-2

ZONING MAP

A part of the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, described as follows:
Commencing Northwest corner of said Section 16; thence S89°59'29"E, 1305.74 feet along the North line of said Section 16 to the Northeast corner of Lot 1 of Certified Survey Map No. 4012; thence S00°08'45"E, 320.40 feet along the East line of said Lot 1 to the point of beginning; thence continuing S00°08'45"E, 1294.51 feet to a point along the centerline of Observatory Drive; thence along a curve to the left with a radius of 259.60 feet, a chord bearing of N47°06'55"W, and a chord length of 129.62 feet; thence N61°34'42"W, 180.09 feet along the said centerline; thence along a curve to the right with a radius of 162.94 feet, a chord bearing of N50°07'46"W, and a chord length of 64.69 feet; thence N 38°40'50" W, 632.67 feet; thence N 02°16'46" E, 583.97 feet; thence N89°51'15"E, 671.90 feet to the point of beginning, having a Gross area of 676584 square feet, 15.530 acres, and a Net area of 643,397 square feet, 14.770 Acres.



GERALD J HAACK
SHIRLEY A HAACK
4303 GARFOOT RD
CROSS PLAINS WI 53528

JOHN C JONES
4190 OBSERVATORY RD
CROSS PLAINS WI 53528

Current Owner
2501 PARMENTER ST STE 100A
MIDDLETON WI 53562

JOHN C JONES
NIKOLE R JONES
4190 OBSERVATORY RD
CROSS PLAINS WI 53528

Current Owner
2501 PARMENTER ST STE 100A
MIDDLETON WI 53562

JOHN C JONES
4190 OBSERVATORY RD
CROSS PLAINS WI 53528

Current Owner
4334 OBSERVATORY DR
CROSS PLAINS WI 53528

GRANT WILLRETT
WILLRETT JT REV TR DOUGLAS & CINDY
4209 OBSERVATORY DR
CROSS PLAINS WI 53528

Current Owner
2501 PARMENTER ST STE 100A
MIDDLETON WI 53562

WILLIAM J SCHWARTZ
MARJORIE M CARLSON-SCHWARTZ
4180 OBSERVATORY RD
CROSS PLAINS WI 53528

QUINN C MULLIKIN
ELIZABETH A MULLIKIN
4250 OBSERVATORY RD
CROSS PLAINS WI 53528

WILLRETT JT REV TR DOUGLAS & CINDY
4211 OBSERVATORY RD
CROSS PLAINS WI 53528

Current Owner
Current Owner
4233 OBSERVATORY RD
CROSS PLAINS WI 53528

JANE C NASS
PHILIP M CORTRIGHT
4148 BARLOW RD
CROSS PLAINS WI 53528

QUINN C MULLIKIN
ELIZABETH A MULLIKIN
4250 OBSERVATORY RD
CROSS PLAINS WI 53528

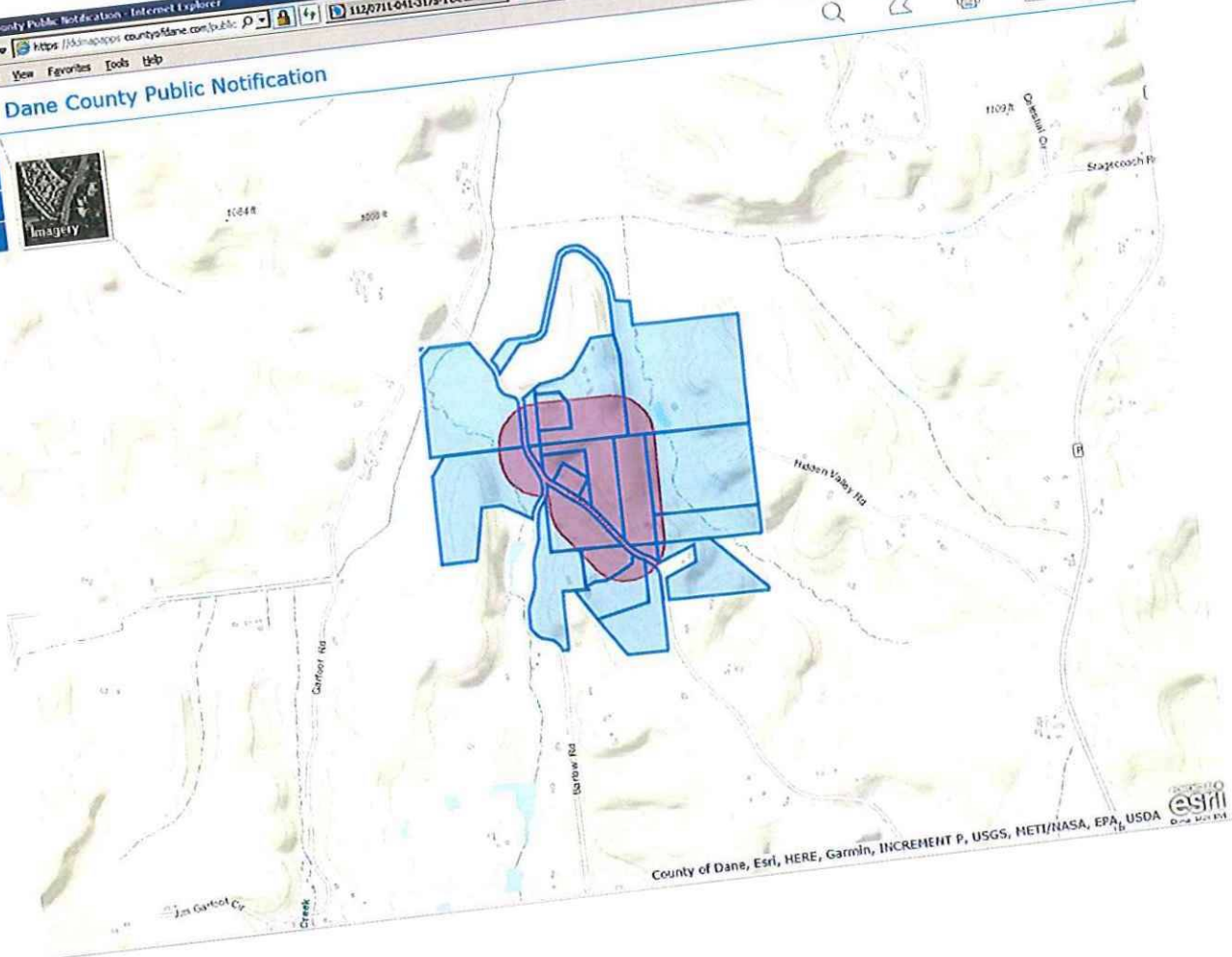
JOHN C JONES
4190 OBSERVATORY RD
CROSS PLAINS WI 53528

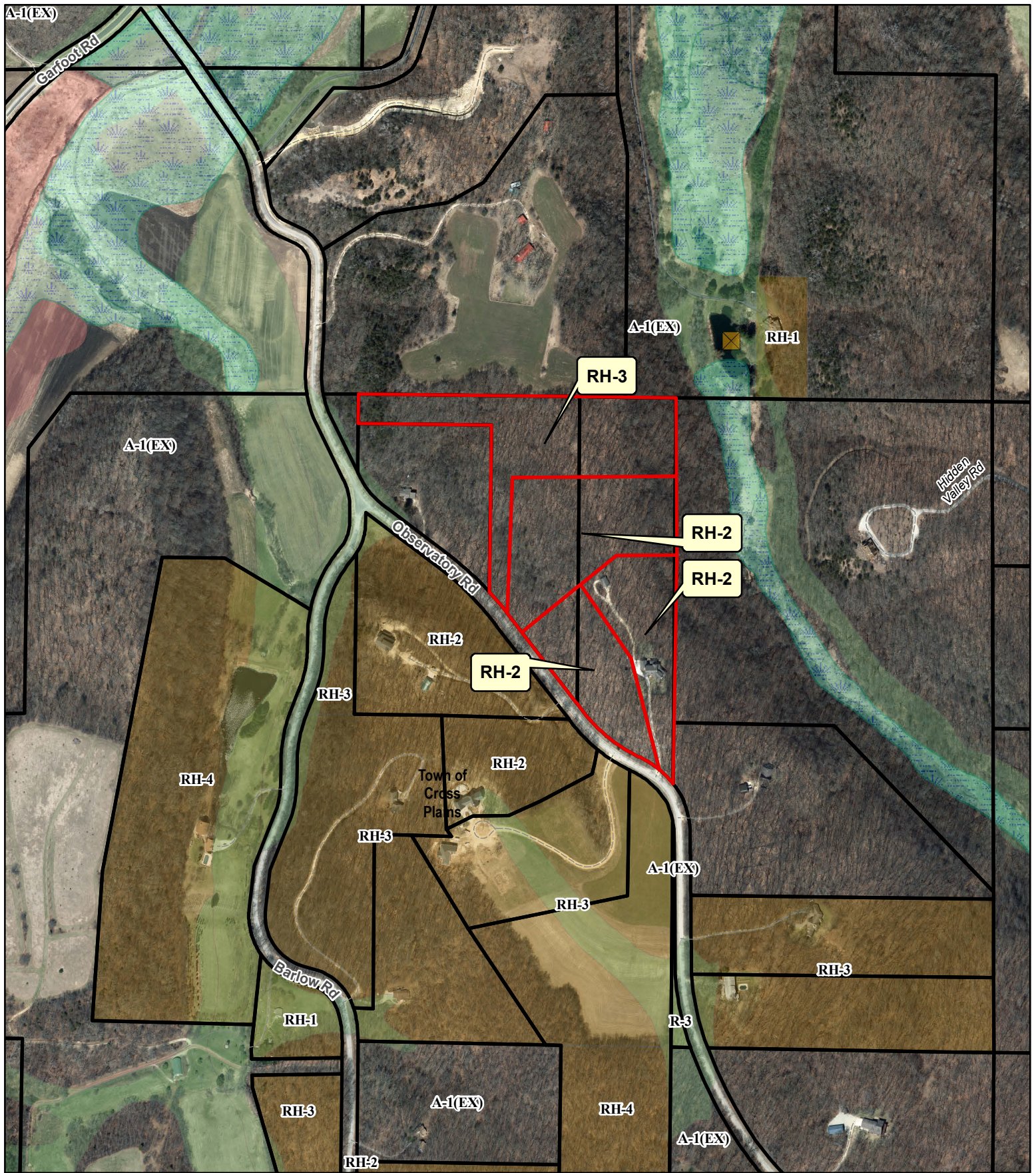
Current Owner
Current Owner
201 FARWELL DR
MADISON WI 53704

CAVILL RESIDENCE TR MICHAEL J
4161 BARLOW RD
CROSS PLAINS WI 53528

Current Owner
Current Owner
201 FARWELL DR
MADISON WI 53704

Dane County Public Notification





Legend

Significant Soils

Class

Class 1

Class 2

Floodplain

Wetland



0 180 360 720 Feet



Petition 11259
NIKOLE R JONES