

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/14/2023	DCPREZ-2023-11998
<b>Public Hearing Date</b>	
01/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VALCON LLC (JEFF VALENTINE)	PHONE (with Area Code) (630) 776-9021	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 22W275 BROKER RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MEDINAH, IL 60157		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS valentine22w@comcast.net		E-MAIL ADDRESS neil@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	
8330 US Hwy 14					
TOWNSHIP CROSS PLAINS	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-112-8000-1					

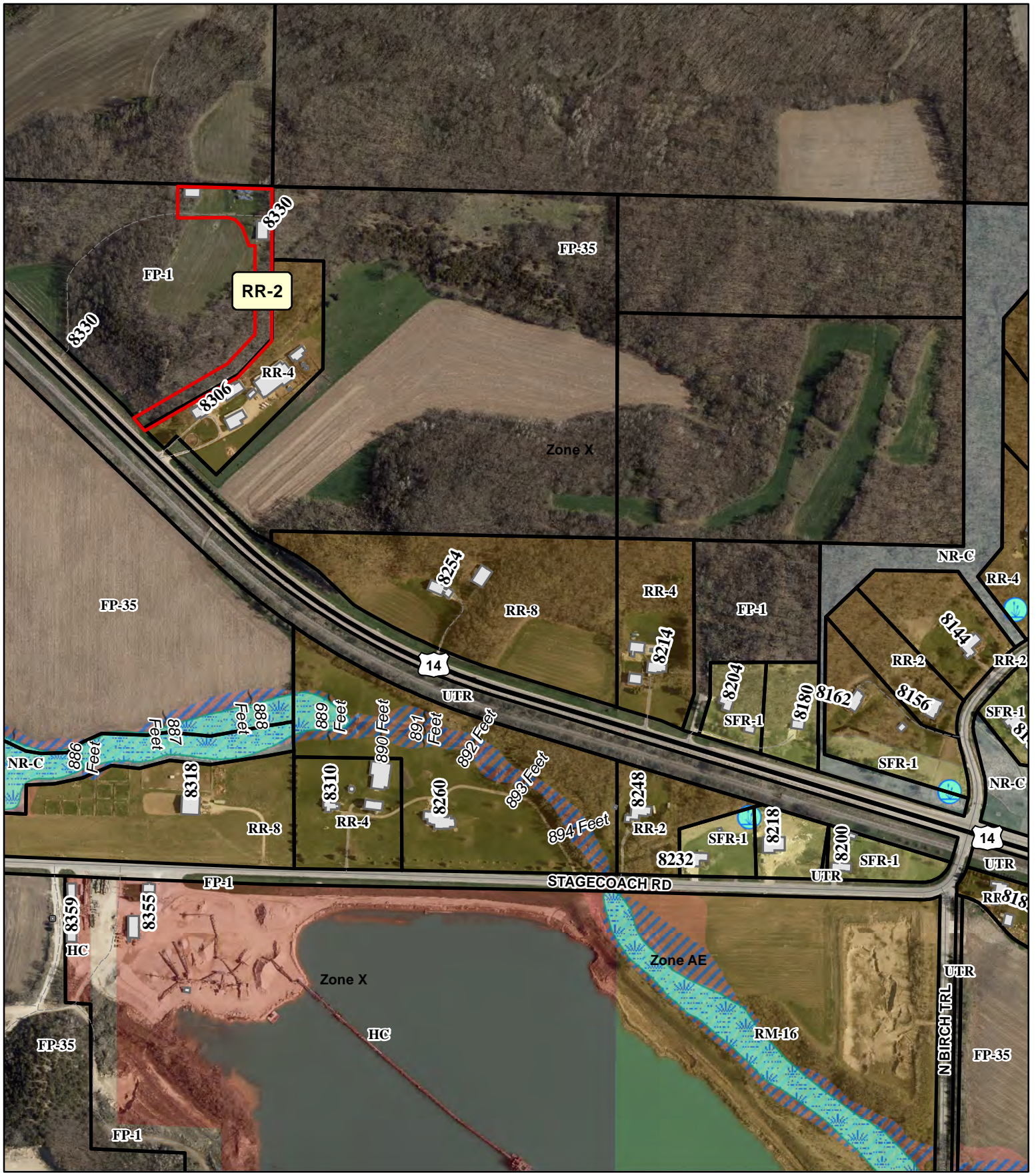
## REASON FOR REZONE

CREATE RESIDENTIAL LOT TO CORRECT LAND USE VIOLATION




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	2.72

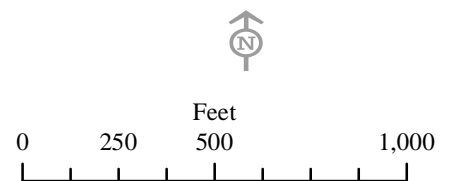
<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: APPLICANT MUST PROVIDE CONFIRMATION OF WDOT ACCESS APPROVAL PRIOR TO PUBLIC HEARING



# REZONE 11998

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain







**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
<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: Jeff Valentine (Valcon LLC)	Agent Name: Williamson Surveying
Mailing Address: 22W275 Broker Rd. Medinah, IL 60157	Mailing Address: <b>104A W. Main St, Waunakee</b>
Email Address: VALENTINE22W@COMCAST.NET	Email Address: neil@williamsonsurveying.com
Phone#: 630-776-9021	Phone#: 608-255-5705

PROPERTY INFORMATION	
Township: <b>Cross Plains</b>	Parcel Number(s): <b>020/0707-112-8000-1</b>
Section: <b>11</b>	Property Address or Location: <b>8330 US HIGHWAY 14, CROSS PLAINS, WI (NE 1/4 OF THE NW 1/40</b>

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"/>

Jeff Valentine is splitting up the existing house and shed from his parcel to create a residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-2	2.72 Acres

<b>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.</b>			
<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"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer

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   Noa Prieve  

Date   11-08-2023

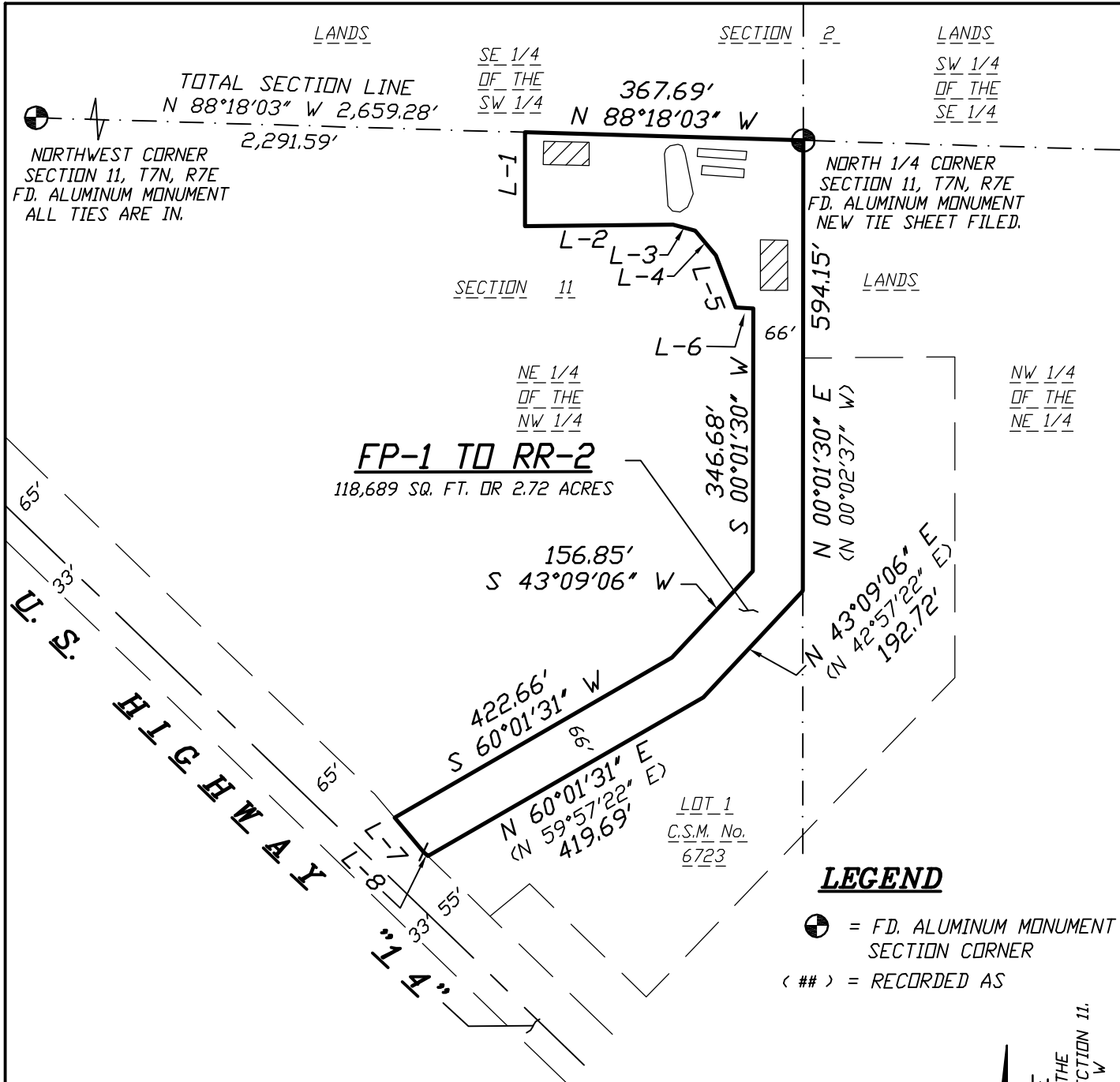


# REZONE

**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 Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



### LEGEND

- = FD. ALUMINUM MONUMENT SECTION CORNER
- (##) = RECORDED AS

### LINE TABLE:

L-#	BEARINGS	DIST.
L-1	S 00°01'30" W	124.12'
L-2	N 89°22'43" E	195.79'
L-3	S 74°19'15" E	30.26'
L-4	S 40°27'40" E	42.61'
L-5	S 20°38'43" E	73.71'
L-6	S 88°18'03" E	22.95'
L-7	S 40°14'34" E	59.49'
L-8	S 46°05'41" E	7.77'

### PREPARED FOR:

VALCON LLC  
JEFF VALENTINE  
22W275 BROKER ROAD  
MEDINAH, IL 60157

**W.C.S. - DANE ZONE**  
BEARINGS ARE REFERENCED TO THE  
NORTH LINE OF THE NW 1/4 OF SECTION 11.  
LINE TO BEAR = N 88°18'03" W

SCALE 1" = 200'



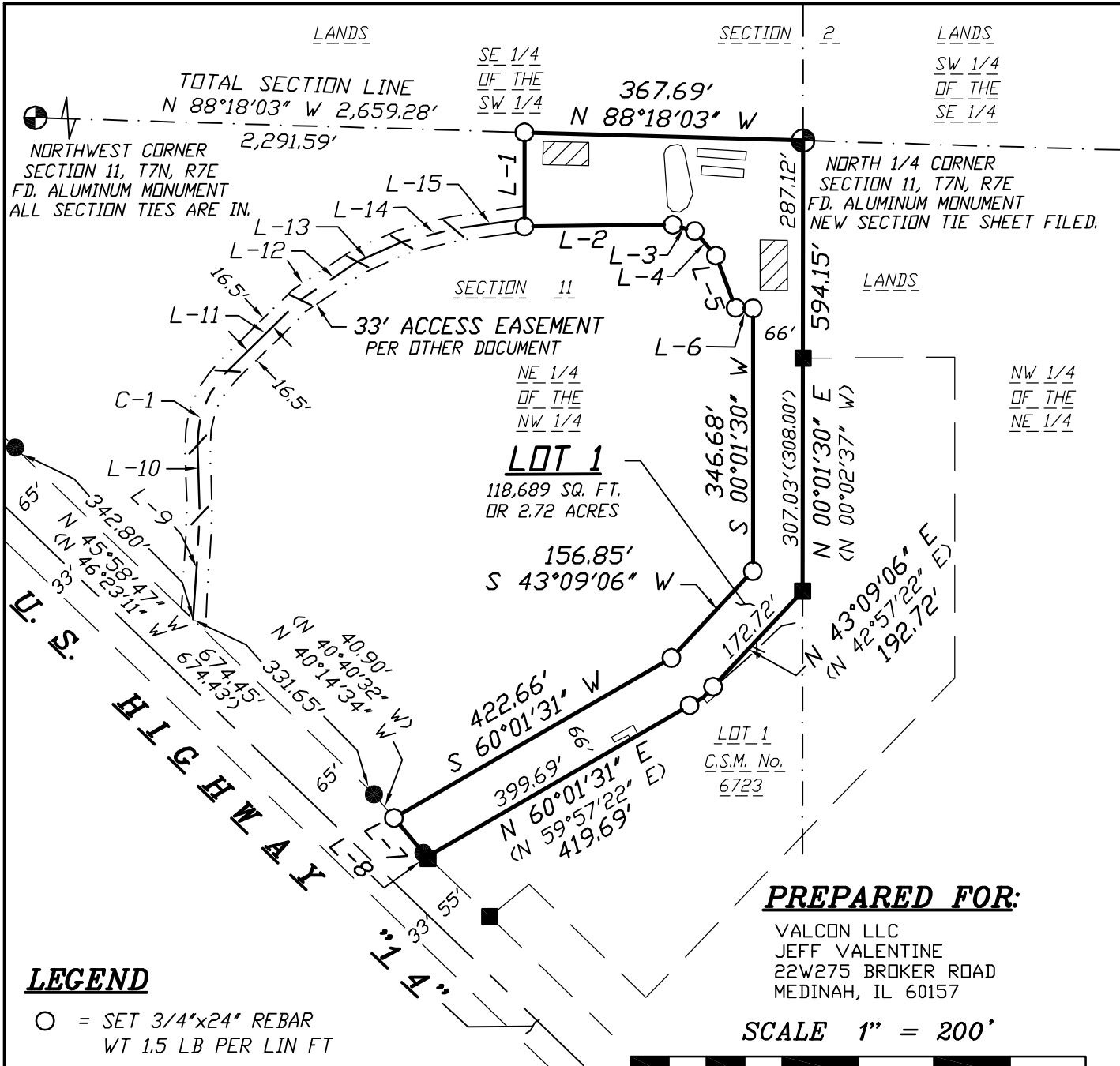


# CERTIFIED SURVEY MAP

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 Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



### PREPARED FOR:

VALCON LLC  
JEFF VALENTINE  
22W275 BROKER ROAD  
MEDINAH, IL 60157

SCALE 1" = 200'



### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- ⊕ = FOUND ALUMINUM MONUMENT  
SECTION CORNER
- ( ## ) = RECORDED AS

### NOTES:

- 1.) SEE SHEET 2 AND 3 FOR LOT 1 DETAIL.
- 2.) SEE SHEET 4 FOR ALL OTHER NOTES AND LINE AND CURVE TABLES.

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

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

W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE  
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LINE TO BEAR = N 88°18'03" W

**SURVEYORS SEAL**

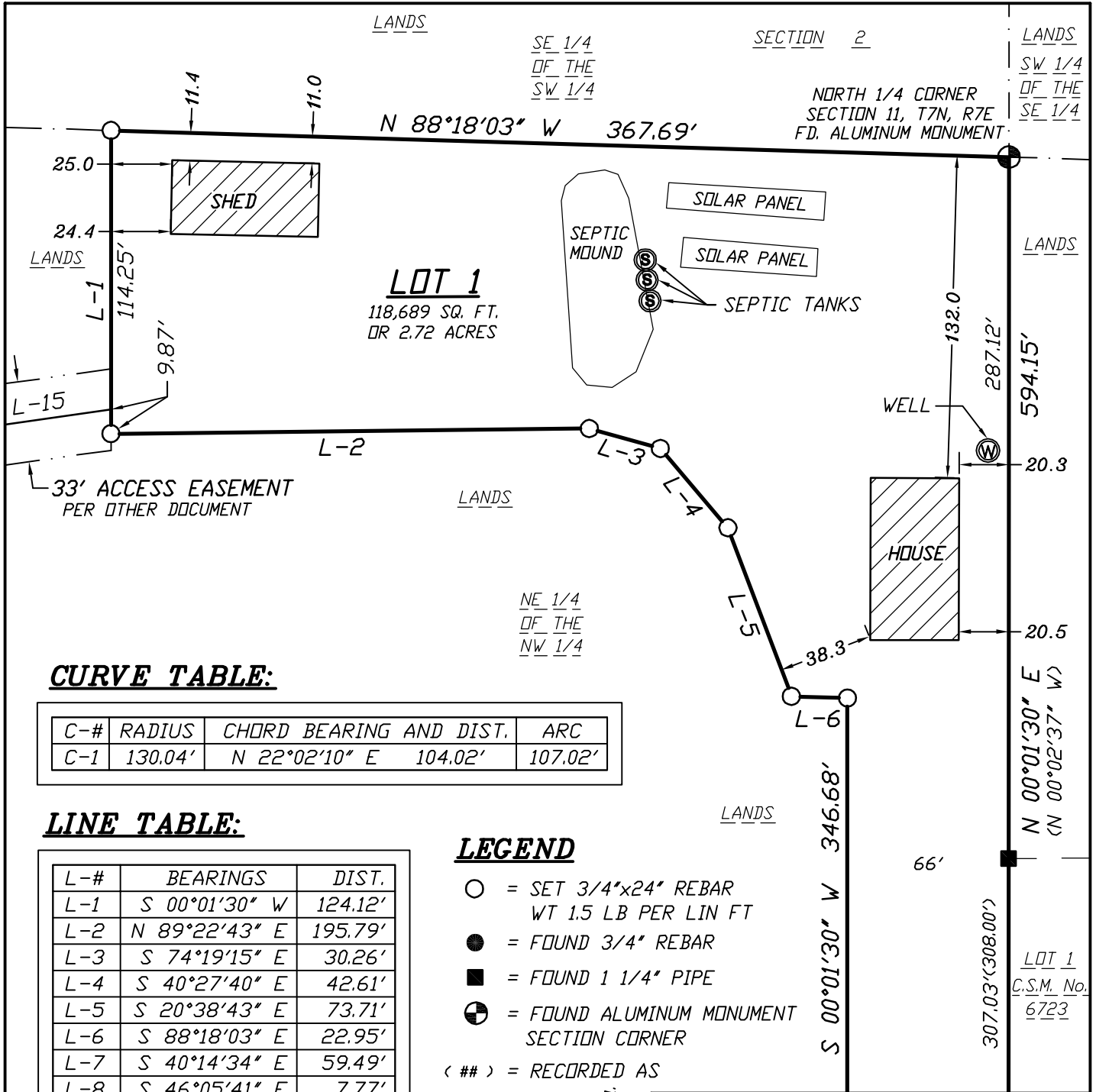


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Located in the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



**CURVE TABLE:**

C-#	RADIUS	CHORD BEARING AND DIST.	ARC
C-1	130.04'	N 22°02'10" E 104.02'	107.02'

**LINE TABLE:**

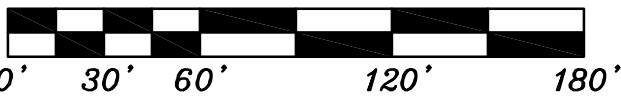
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L-8	S 46°05'41" E	7.77'
L-9	N 03°33'04" E	137.52'
L-10	N 01°32'20" W	93.99'
L-11	N 45°36'40" E	134.45'
L-12	N 56°21'40" E	90.70'
L-13	N 65°54'53" E	64.17'
L-14	N 75°44'41" E	70.81'
L-15	N 82°01'46" E	94.07'

**LEGEND**

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
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- ⊕ = FOUND ALUMINUM MONUMENT SECTION CORNER
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BEARINGS ARE REFERENCED TO THE  
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LINE TO BEAR = N 88°18'03" W

SCALE 1" = 60'



**SURVEYORS SEAL**

23W-384

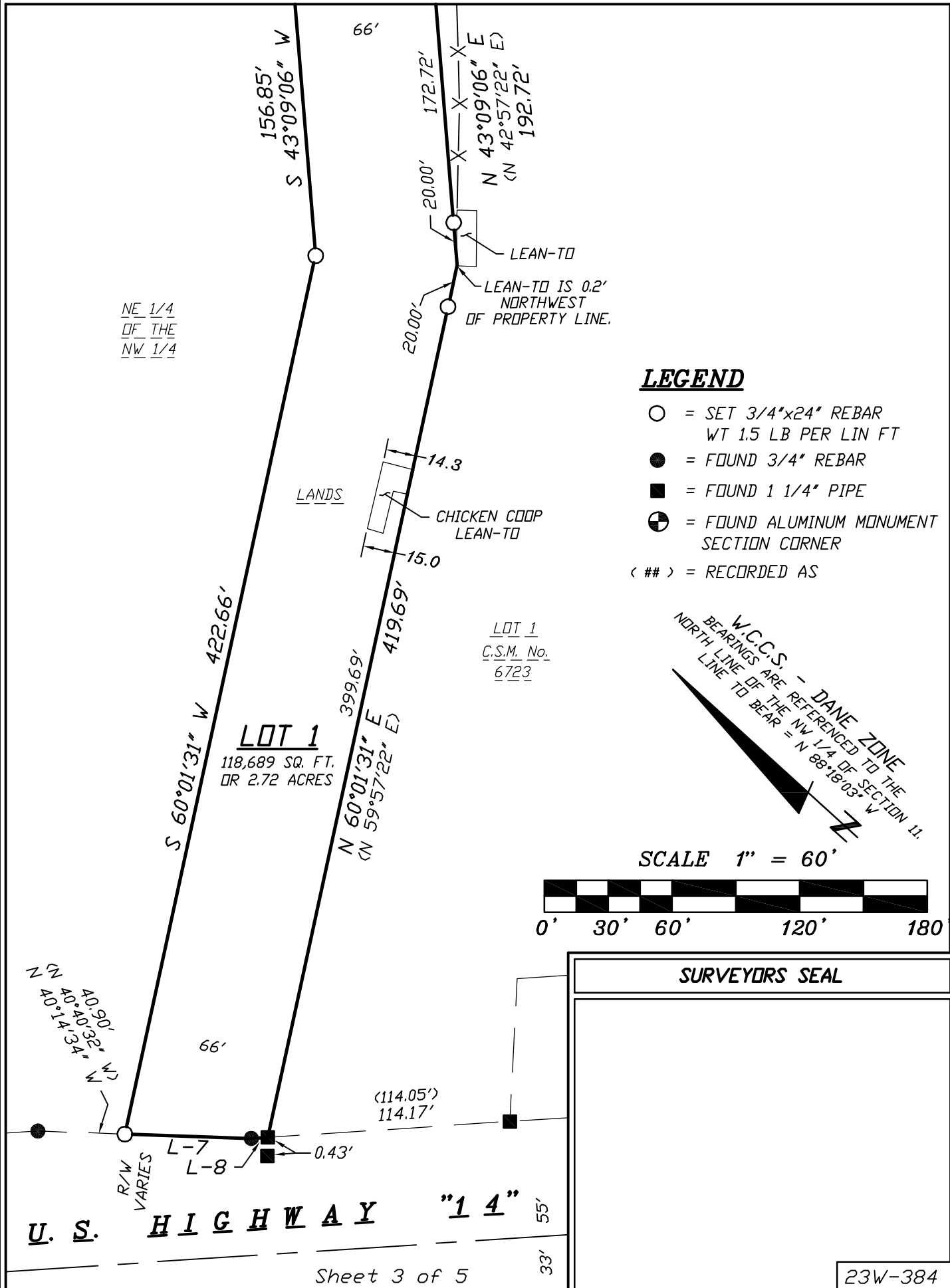


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WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

### **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 in the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 11; thence N 88°18'03" W along the north line of the Northwest 1/4, 367.69 feet; thence S 00°01'30" W, 124.12 feet; thence N 89°22'43" E, 195.79 feet; thence S 74°19'15" E, 30.26 feet; thence S 40°27'40" E, 42.61 feet; thence S 20°38'43" E, 73.71 feet; thence S 88°18'03" E, 22.95 feet; thence S 00°01'30" W, 346.68 feet; thence S 43°09'06" W, 156.85 feet; thence S 60°01'31" W, 422.66 feet to the northeast right of way of United States Highway "14" per Right of Way Project No. 5310-00-21; thence along said right of way for the next two courses S 40°14'34" E, 59.49 feet; thence S 46°05'41" E, 7.77 feet to the southwest corner of Lot 1 Certified Survey Map No. 6723; thence along said Lot 1 for the next 3 courses N 60°01'31" E, 419.69 feet; thence N 43°09'06" E, 192.72 feet; thence N 00°01'30" E, 594.15 feet to the point of beginning. This parcel contains 118,689 sq. ft. or 2.72 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

### **NOTES CONTINUED:**

- 3.) 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.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

**SURVEYORS SEAL**





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
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Located in the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

### **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.

STATE OF WISCONSIN  
DANE COUNTY

WITNESS the hand seal of said owners  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Valcon LLC

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

### **TOWN BOARD RESOLUTION**

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

\_\_\_\_\_  
Nancy Meinholz  
Town Clerk

### **VILLAGE OF CROSS PLAINS APPROVAL**

Resolved that this certified survey map in the Town of Cross Plains is hereby acknowledged and approved by the Village of Cross Plains on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

### **DANE COUNTY APPROVAL:**

\_\_\_\_\_  
Bobbi Zauner  
Village Clerk

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

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

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

### **SURVEYORS SEAL**



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

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

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

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

## EXHIBIT MAP

SE 1/4  
OF THE  
SW 1/4

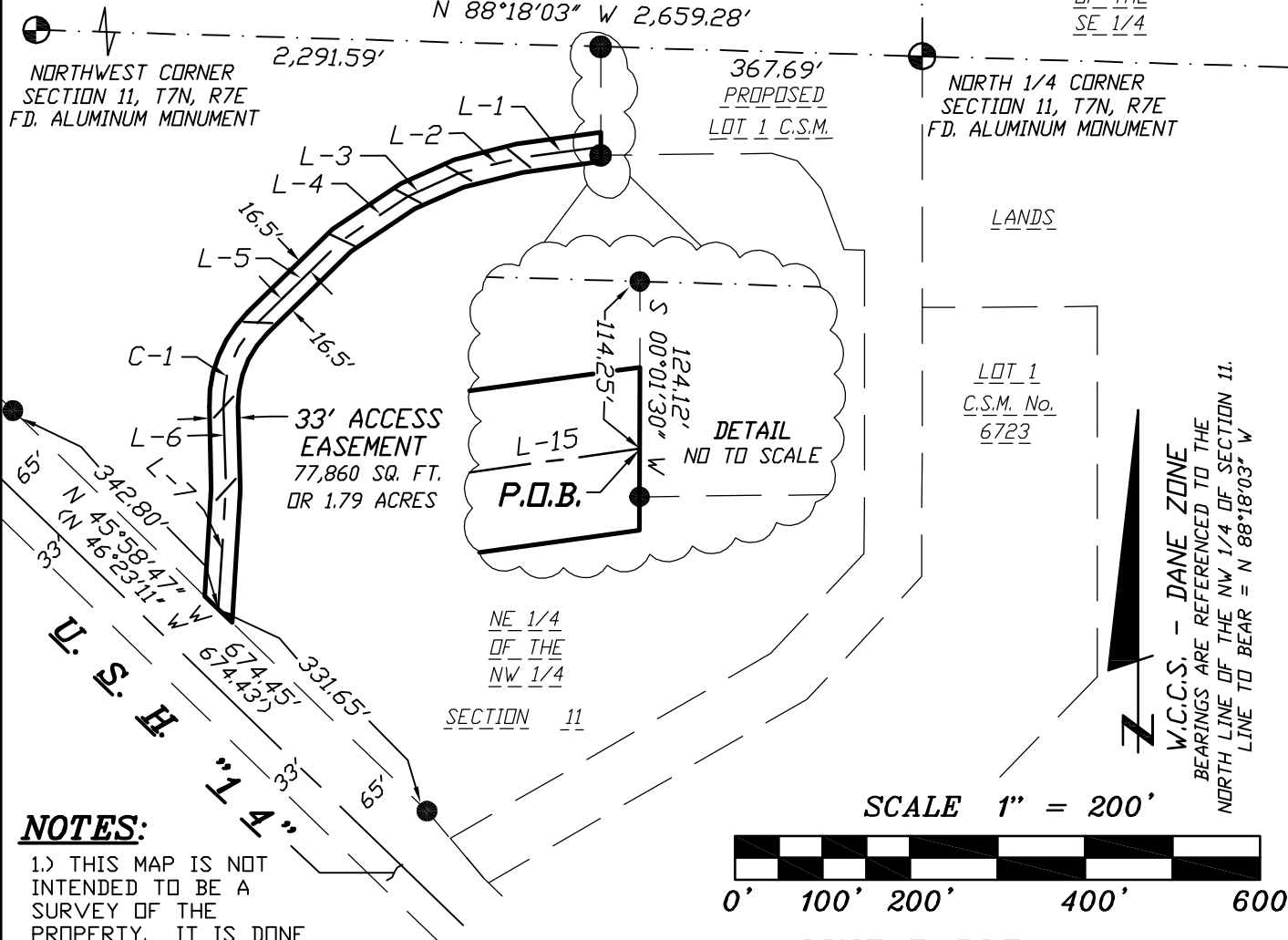
LANDS

SECTION 2

LANDS

SW 1/4  
OF THE  
SE 1/4

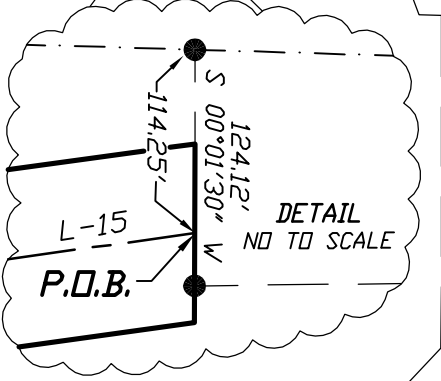
TOTAL SECTION LINE  
N 88°18'03" W 2,659.28'



NORTHWEST CORNER  
SECTION 11, T7N, R7E  
FD. ALUMINUM MONUMENT

NORTH 1/4 CORNER  
SECTION 11, T7N, R7E  
FD. ALUMINUM MONUMENT

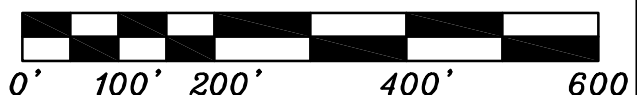
33' ACCESS  
EASEMENT  
77,860 SQ. FT.  
OR 1.79 ACRES



LOT 1  
C.S.M. No.  
6723

W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE  
NORTH LINE OF THE NW 1/4 OF SECTION 11.  
LINE TO BEAR = N 88°18'03" W

SCALE 1" = 200'



### NOTES:

1.) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

### LEGEND

- = FOUND 3/4" REBAR
- ⊙ = FOUND ALUMINUM MONUMENT SECTION CORNER
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DATE: 11-6-23

JOB NO: 23W-384

# DRAFT: FOR DISCUSSION PURPOSES ONLY

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:** Valcon, LLC

<b>Town</b>	Cross Plains	<b>A-1EX Adoption</b>	12/26/1981	<b>Orig Farm Owner</b>	Pick, Hal
<b>Section:</b>	11	<b>Density Number</b>	35	<b>Original Farm Acres</b>	19.6
<b>Density Study Date</b>	6/12/2023	<b>Original Splits</b>	0.56	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

Property appears to have been a legal, nonconforming A-1(ex) zoned parcel as of 12/26/1981. Nonconforming parcels between 4 and 35 acres are allowed up to 2 homesites under the town/county plan.

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
070711280001	19.6	VALCON LLC	

## **FP-1 to RR-2**

Being part of the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows: Beginning at the North 1/4 Corner of said Section 11; thence N 88°18'03" W along the north line of the Northwest 1/4, 367.69 feet; thence S 00°01'30" W, 124.12 feet; thence N 89°22'43" E, 195.79 feet; thence S 74°19'15" E, 30.26 feet; thence S 40°27'40" E, 42.61 feet; thence S 20°38'43" E, 73.71 feet; thence S 88°18'03" E, 22.95 feet; thence S 00°01'30" W, 346.68 feet; thence S 43°09'06" W, 156.85 feet; thence S 60°01'31" W, 422.66 feet to the northeast right of way of United States Highway "14" per Right of Way Project No. 5310-00-21; thence along said right of way for the next two courses S 40°14'34" E, 59.49 feet; thence S 46°05'41" E, 7.77 feet to the southwest corner of Lot 1 Certified Survey Map No. 6723; thence along said Lot 1 for the next 3 courses N 60°01'31" E, 419.69 feet; thence N 43°09'06" E, 192.72 feet; thence N 00°01'30" E, 594.15 feet to the point of beginning, This parcel contains 118,689 sq. ft. or 2.72 acres.