

Dane County Rezone Petition

Application Date	Petition Number
07/23/2024	DCPREZ-2024-12098
Public Hearing Date	
09/24/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MARY ANN B CONNORS REV TR	PHONE (with Area Code) (608) 279-3638	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3236 COUNTY HIGHWAY P		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS sconnors01@yahoo.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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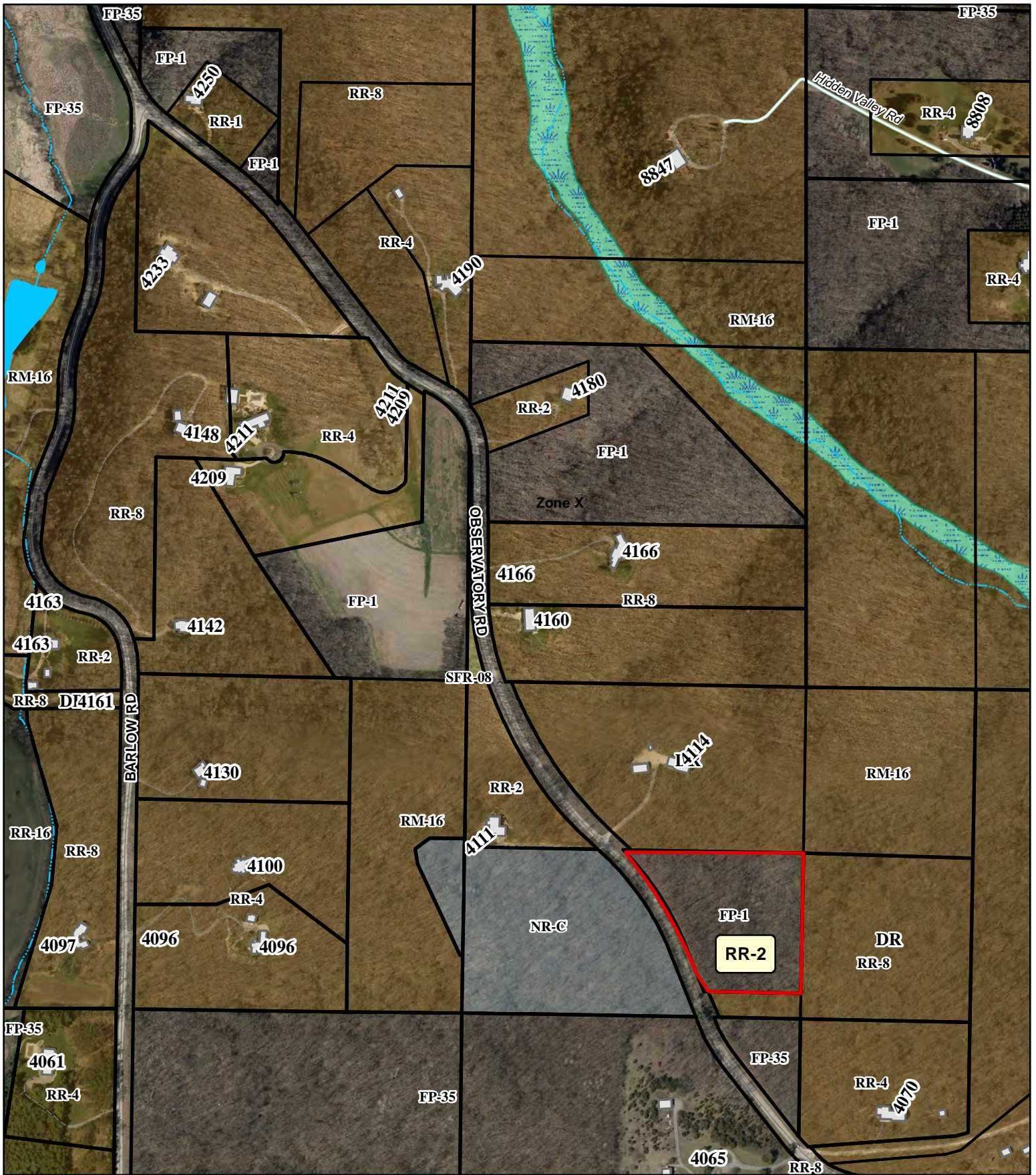
ADDRESS OR LOCATION OF REZONE	ADDRESS OR LOCATION OF REZONE	ADDRESS OR LOCATION OF REZONE
South of 4114 Observatory Rd		
TOWNSHIP CROSS PLAINS	SECTION 16	TOWNSHIP SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0707-163-8390-9		

REASON FOR REZONE




CREATING TWO RESIDENTIAL LOTS

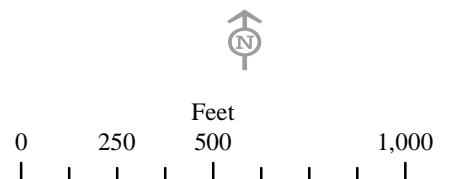
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	6.24

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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REZONE 12098

-  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:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • 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:	MARY ANN B CONNORS REV TR	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3236 CTY HWY P	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	MT HOREB, WI 53572	Address (City, State, Zip):	Wauunakee, WI 53597
Email Address:	SCONNORS01@YAHOO.COM	Email Address:	chris@williamsonsurveying.com
Phone#:	608-279-3638	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	CROSS PLAINS	Parcel Number(s):	0707-163-8390-9
Section:	16	Property Address or Location:	NE 1/4 OF THE SW 1/4 SECTION 16

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

THIS PROPERTY IS 6+/- ACRES AND EXISTED PRIOR TO THE 1981, SO THE OWNERS WOULD LIKE TO REZONE AND SPLIT THE PROPERTY INTO 2 RESIDENTIAL LOTS THAT CAN BE SOLD.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-2	6.24

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 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"/> Pre-application consultation with town and department staff	<input checked="" 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

Date 6-18-2024



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

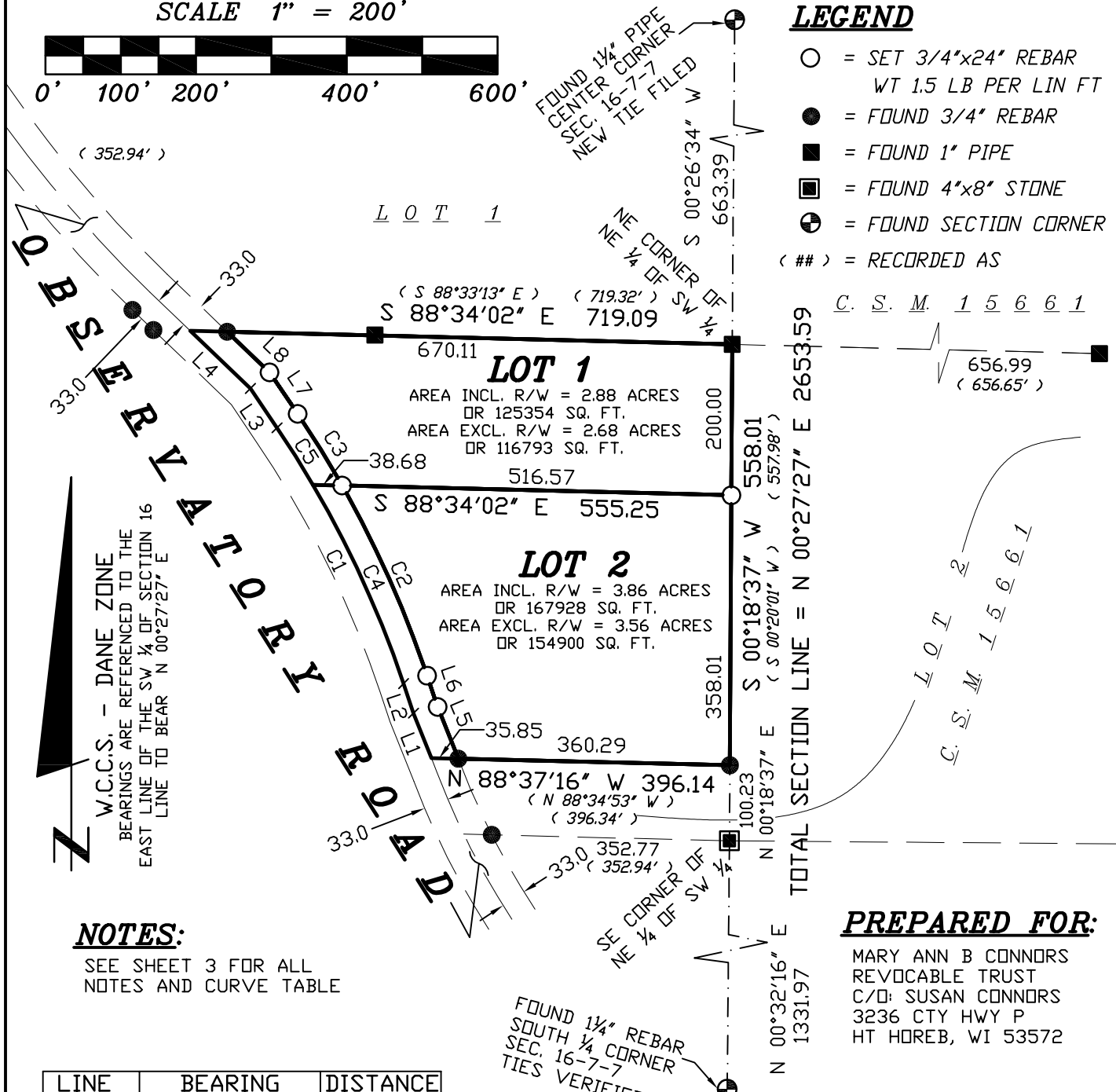
Located in the NE ¼ of the SW ¼ of Section 16, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin

SCALE 1" = 200'



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ▣ = FOUND 4"x8" STONE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS



NOTES:

SEE SHEET 3 FOR ALL NOTES AND CURVE TABLE

PREPARED FOR:

MARY ANN B CONNORS REVOCABLE TRUST
C/O: SUSAN CONNORS
3236 CTY HWY P
HT HOREB, WI 53572

LINE	BEARING	DISTANCE
L1	N 21°42'51" W	64.12
L2	N 18°35'41" W	41.29
L3	N 34°04'18" W	62.94
L4	N 46°13'42" W	110.51
L5	N 21°50'18" W	73.98
L6	N 18°35'41" W	43.70
L7	N 34°04'18" W	66.46
L8	N 46°14'20" W	77.82

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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 NE ¼ of the SW ¼ of Section 16, T7N, R7E, in the
Town of Cross Plains, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, 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 NE ¼ of the SW ¼ of Section 16, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet to a found 4"x8" stone accepted as the SE corner of said NE of the SW; thence N 00°18'37" E, 100.23 feet to a found rebar and the point of beginning.

thence N 88°37'16" W, 396.14 feet to the centerline of Observatory Road; thence along said centerline for the next 5 courses N 21°42'51" W, 64.12 feet; thence along the arc of a curve concaved southwesterly having a radius of 1405.19 feet and a long chord bearing N 26°20'00" W, a distance of 378.42 feet; thence N 34°04'18" W, 62.94 feet; thence N 46°13'42" W, 110.52 feet; thence S 88°34'02" E, 719.09 feet to a found rebar at the NE corner of said NE of the SW ¼; thence S 00°18'37" W, 558.01 feet to the point of beginning. This parcel contains 6.73 acres and is subject to a road right of way of 33.00 feet over the most westerly part thereof.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748

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 owners this _____ day
of _____, 20____.

MARY ANN B CONNORS REVOCABLE TRUST

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of
_____, 20____ the above named Mary Ann Connors,
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

Sheet 2 of 3

SURVEYORS SEAL

23W-236



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 NE ¼ of the SW ¼ of Section 16, T7N, R7E, in the
Town of Cross Plains, Dane County, Wisconsin

CURVE	LONG CHORD	RADIUS	ARC	TANG. BEARING
C1	N 26°20'00" W 378.42	1405.19	379.57	
C2	N 24°06'22" W 276.25	1438.19	276.68	N 29°37'02" W
C3	N 31°50'40" W 111.78	1438.19	111.81	N 29°37'02" W
C4	N 24°30'46" W 289.77	1405.19	290.28	N 30°25'51" W
C5	N 32°15'04" W 89.28	1405.19	89.29	N 30°25'51" W

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.

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

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

FP-1 TO RR-2

A parcel of land being part of the NE ¼ of the SW ¼ of Section 16, T7N, R7E, in the Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 1331.97 feet to a found 4"x8" stone accepted as the SE corner of said NE ¼ of the SW ¼; thence N 00°18'37" E, 100.23 feet to a found rebar and the point of beginning.

thence N 88°37'16" W, 396.14 feet to the centerline of Observatory Road; thence along said centerline for the next 5 courses N 21°42'51" W, 64.12 feet; thence along the arc of a curve concaved southwesterly having a radius of 1405.19 feet and a long chord bearing N 26°20'00" W, a distance of 378.42 feet; thence N 34°04'18" W, 62.94 feet; thence N 46°13'42" W, 110.52 feet; thence S 88°34'02" E, 719.09 feet to a found rebar at the NE corner of said NE ¼ of the SW ¼; thence S 00°18'37" W, 558.01 feet to the point of beginning. This parcel contains 6.73 acres and is subject to a road right of way of 33.00 feet over the most westerly part thereof.



Dane County Planning & Development

Land Division Review

June 2, 2023

Williamson Surveying
104A West Main St.
Waunakee, WI 53597

Re: Parcel Status Determination
Town of Cross Plains, Section 16
Parcel# 0707-163-8390-9 (8.00 acres)

Current zoning of subject parcel is FP-1; Farmland Preservation

To whom it may concern:

I have reviewed the parcel in question as to its legal status for building purposes. This parcel was described as a metes and bounds description within a Land Contract, recorded on April 28, 1964. Dane County land division regulations effective on December 4, 1974 required parcels less than 15 acres to go through the Certified Survey Map process.

Therefore, this parcel can be separately conveyed at this time without a change in zoning classification, but please keep in mind that any development of this parcel beyond what is present is subject to the Town Comprehensive Plan policies and conditions of approval for zoning map amendments.

I hope this information is helpful. Please contact myself or Majid Allan if you have any questions.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Cross Plains
Senior Planner – Majid Allan
Senior Planner – Brian Standing

Dane County Zoning & Land Division Regulations

- Land Division Regulations – Effective December 4, 1974, Certified Survey Map required for parcels of 15 acres or less.
- Town of Cross Plains adopted A-1Exclusive Zoning on December 26, 1981.

Public Search and history of parcel as described today.

Document: Land Contract #1099813

By and between: Donald P. Connors, as guardian for James M. Connors and Margaret E, Connors and James P. Connors and Mary Ann Connors.

Recorded: April 28, 1964

Document: Warranty Deed #1626589 (fulfillment of Land Contract)

Grantor: James P. Connors and Donald P. Connors, co-personal representatives of the estate of Margaret Connors.

Grantee: James P. Connors and Mary Ann Connors

Recorded: June 21, 1979

