

Dane County Rezone Petition

Application Date	Petition Number
09/06/2024	DCPREZ-2024-12114
Public Hearing Date	
11/19/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES P GARFOOT	PHONE (with Area Code) (608) 437-5591	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 9234 JIM GARFOOT CIR		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS mark@mrooneylaw.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

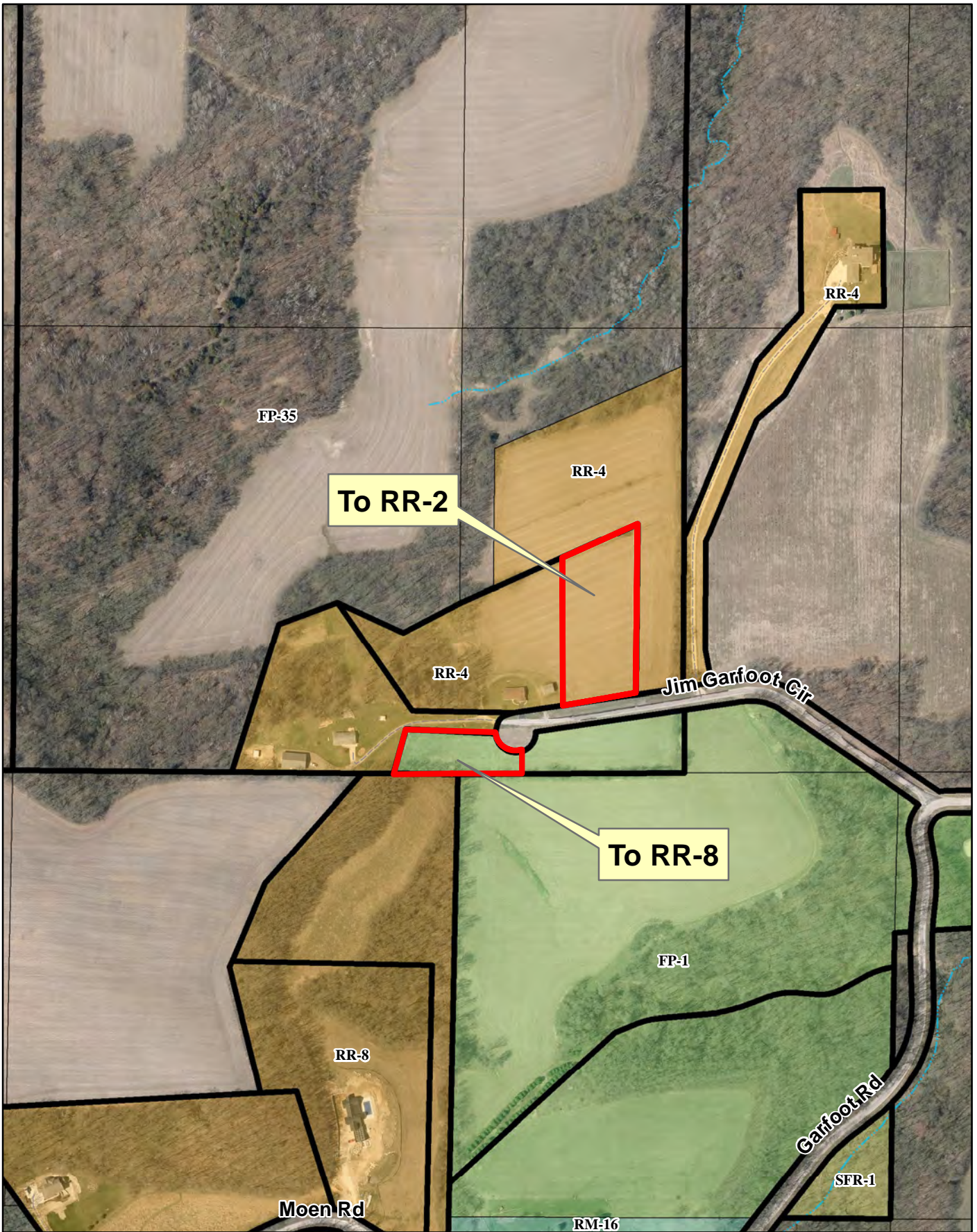
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
9234 Jim Garfoot Circle and south					
TOWNSHIP CROSS PLAINS	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-173-9220-0		0707-173-9300-0			

REASON FOR REZONE

CREATE ONE NEW RESIDENTIAL LOT USING TRANSFER OF DEVELOPMENT RIGHTS AND MODIFY OTHER EXISTING LOT BOUNDARIES

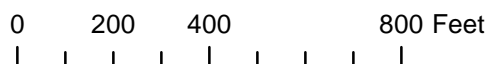
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-2 Rural Residential District	2.42
FP-1 Farmland Preservation District	RR-8 Rural Residential District	1.0

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
COMMENTS: WILL TRANSFER ONE DEVELOPMENT RIGHT FROM ESSER LANDS IN SECTION 34: TAX PARCELS 070734293900, 070734380002, 070734388500, 070734395005, AND 070734390000				



Legend

-  Wetland
-  Floodplain



Petition 12114
Garfoot



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:	JAMES GARFOOT	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	9234 JIM GARFOOT CIR	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	CROSS PLAINS, WI 53528	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	MARK@MROONEYLAW.COM	Email Address:	chris@williamsonsurveying.com
Phone#:	608-437-5591 (MARK ROONEY-ATY)	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	CROSS PLAINS	Parcel Number(s):	0707-173-9220-0 & 0707-173-9300-0
Section:	17 & 18	Property Address or Location:	9234 JIM GARFOOT CIR

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

Jim has made an agreement with the Esser Family Trust to receive a TDR split from parcel 0707-342-9270-0 in trade for the land being rezoned to RR-8 which will be added to the existing Esser parcel by CSM. The TDR split will be assigned to the new rezoned RR-2 parcel which will split Jim's existing home site into 2 lots by CSM. Jim's remaining land in parcel 0707-173-9300-0 will remain FP-1 and be sold as either a view vista for the new lot or an unbuildable parcel that someone could purchase a TDR to place on it later. Jim and the Esser's have been working with Majid Allan to iron out all details for this proposal.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-2	2.42
FP-1	RR-8	1.00

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 9-5-2024



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

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST	ARC	DELTA
C-1	60.00'	N 57°07'41" W 95.19'	109.93'	104°58'26"

SW 1/4-SW 1/4

SECTION 17

LOT 1

C.S.M. No. 15920

SCALE 1" = 100'



N 242.00'
N 66°05'50" E

RR-4 TO RR-2

105,409 SQ. FT.
OR 2.42 ACRES

C.S.M. No. 12337

P.O.B.
RR-4 TO RR-2

88.76'
S 80°34'22" W

S 82°58'52" W
133.63'

JIM GARFOOT CIRCLE

235.03'
N 00°53'36" E

2123.07'

N 88°21'33" W 269.96'

FP-1 TO RR-8

43,538 SQ. FT.
OR 1.00 ACRES

139.28'
S 14°43'14" W

174.89'
N 89°19'15" E

210.31'
N 89°50'03" E

NORTH
72.63'

SOUTHWEST CORNER
SECTION 17-7-7
FD. 1" IRON PIPE
LOT 4

C.S.M. No. 12697
NE 1/4-NE 1/4
SECTION 19

P.O.B.
FP-1 TO RR-8

532.31'
TOTAL SECTION LINE
N 89°50'03" E 2,655.38'

LANDS
NW 1/4-NW 1/4
SECTION 20

SOUTH 1/4 CORNER
SECTION 17-7-7
FD. 1" IRON PIPE

24W-207

SE 1/4-SE 1/4
SECTION 18

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NE 1/4 OF SECTION 19.
LINE TO BEAR = S 01°03'31" W

LOT 1

445.08'
N 00°53'36" E

S 00°53'36" W 512.27'

LOT 1

C.S.M. No. 7605



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

Lot 1 C.S.M. No. 12337, located in part of the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, Lot 4 C.S.M. No. 12697, located in the NE and SE 1/4's of the NE 1/4 of Section 19 and lands located in part of the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, all in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

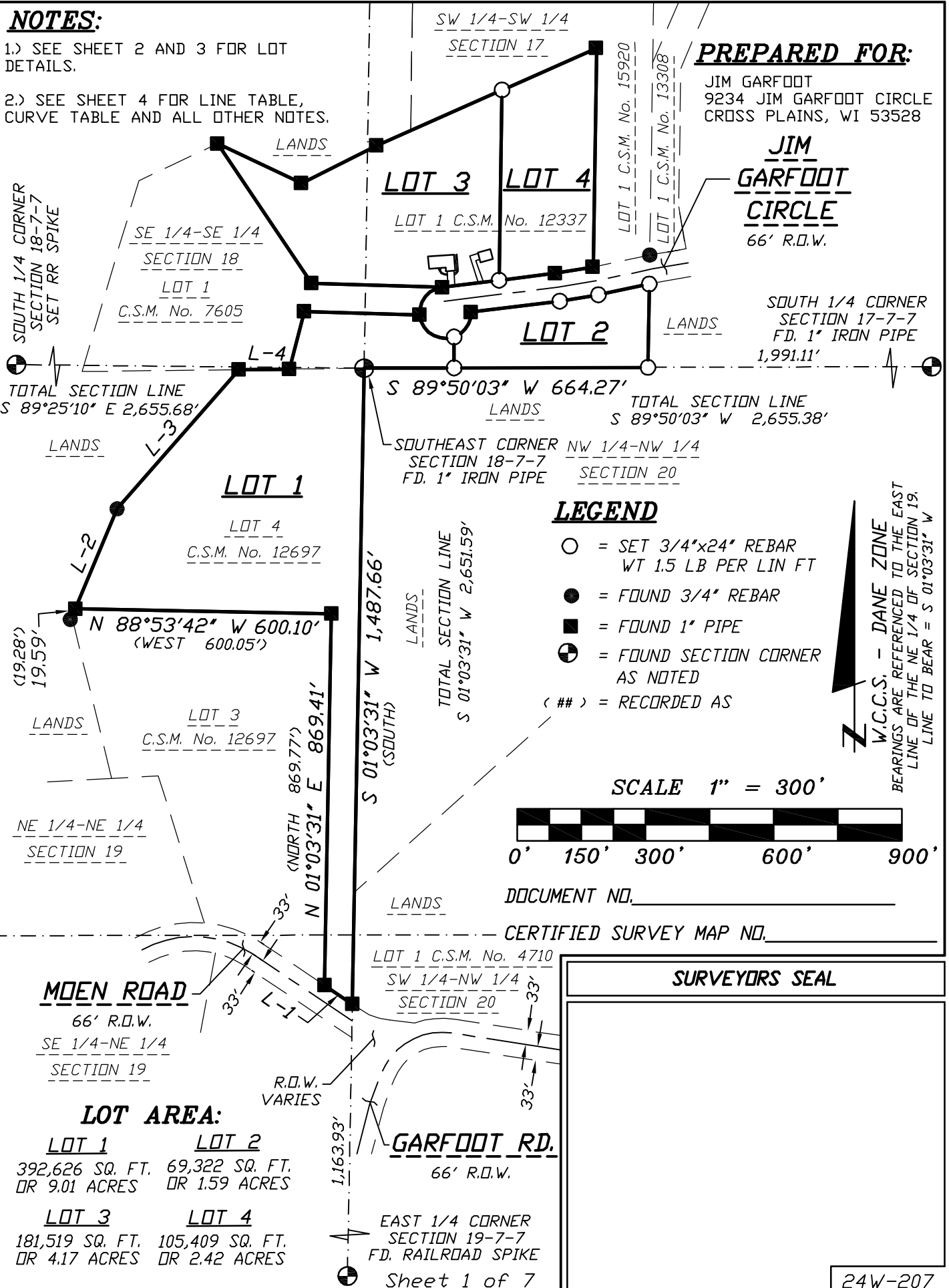
NOTES:

- 1.) SEE SHEET 2 AND 3 FOR LOT DETAILS.
- 2.) SEE SHEET 4 FOR LINE TABLE, CURVE TABLE AND ALL OTHER NOTES.

PREPARED FOR:

JIM GARFOOT
9234 JIM GARFOOT CIRCLE
CROSS PLAINS, WI 53528

**JIM
GARFOOT
CIRCLE**
66' R.O.W.

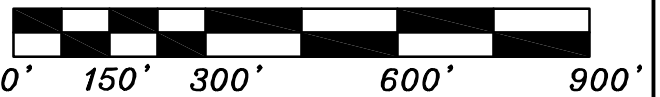


LEGEND

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

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NE 1/4 OF SECTION 19.
LINE TO BEAR = S 01°03'31" W

SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

LOT AREA:

LOT 1	LOT 2
392,626 SQ. FT. OR 9.01 ACRES	69,322 SQ. FT. OR 1.59 ACRES
LOT 3	LOT 4
181,519 SQ. FT. OR 4.17 ACRES	105,409 SQ. FT. OR 2.42 ACRES

GARFOOT RD.
66' R.O.W.

EAST 1/4 CORNER
SECTION 19-7-7
FD. RAILROAD SPIKE



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

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SCALE 1" = 100'



LEGEND

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

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NE 1/4 OF SECTION 19.
LINE TO BEAR = S 01°03'31" W

SW 1/4-SW 1/4
SECTION 17
LOT 1
C.S.M. No. 15920

FENCE IS 0.8' WEST
OF PROPERTY LINE
LANDS

SE 1/4-SE 1/4
SECTION 18
LANDS

LANDS

N 65°45'00" E 562.61'
N 66°05'50" E 562.66'
234.05'

LOT 3

181,519 SQ. FT.
OR 4.17 ACRES

LOT 1
C.S.M. No. 12337

(217.25')
217.40'
S 65°03'25" E
S 64°47'41" E

(196.99')
196.84'
N 62°54'35" E
N 63°19'19" E

111.41'
N 34°01'54" W
N 34°21'09" W
S 76°11'45" E
S 76°31' E

33' GRANT OF EASEMENT
PER DDC No. 4954523
S 61°34'45" E
S 61°54' E
197.52'

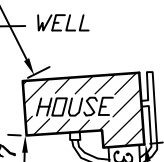
FENCE IS 0.2' WEST
OF PROPERTY LINE

LOT 1
C.S.M. No. 7605

(305.45')
305.40'
N 88°39'45" W
N 88°17'49" W

BLACKTOP
DRIVE

SEPTIC
TANKS
(SEE NOTE 6 SHEET 4)



LOT 1

392,626 SQ. FT.
OR 9.01 ACRES

SOUTHEAST CORNER
SECTION 18-7-7
FD. 1" IRON PIPE

TOTAL SECTION LINE
S 89°25'10" E 2,655.68'
SECTION LINE

(139.25')
139.28'
N 14°05'25" E
N 14°43'14" E

S 88°21'33" E 269.96'
S 88°39'45" E 269.92'

SOUTH LINE LOT
1 C.S.M. No. 7605

LOT 4
C.S.M. No. 12697

SOUTH LINE LOT
4 C.S.M. No. 12697

S 89°50'03" W 664.27'

LANDS
NW 1/4-NW 1/4
SECTION 20



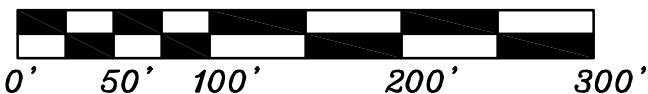
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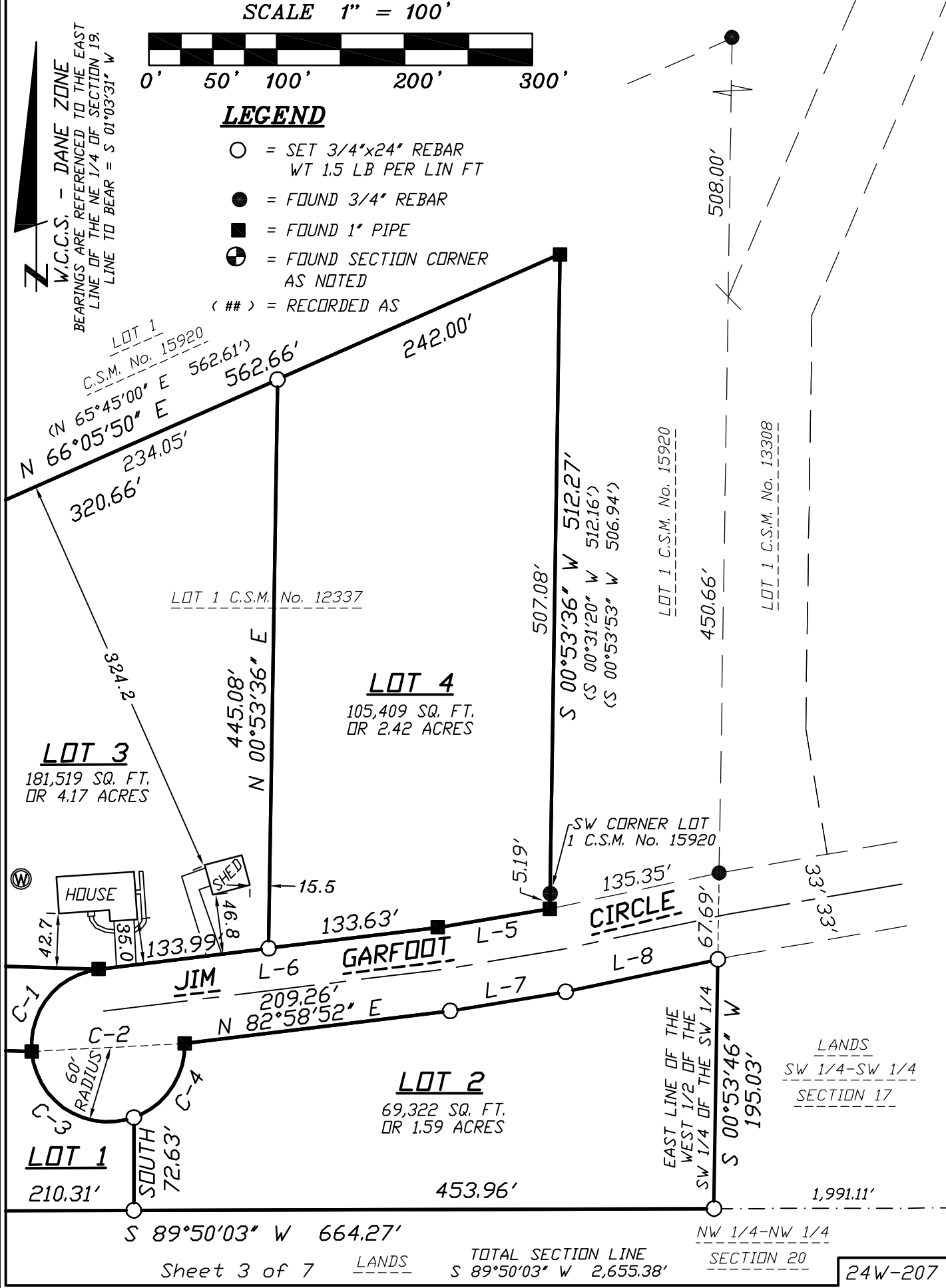
SCALE 1" = 100'



LEGEND

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- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER AS NOTED
- (##) = RECORDED AS

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NE 1/4 OF SECTION 19.
LINE TO BEAR = S 01°03'31" W





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

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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.
- 6.) EASEMENT PER DOCUMENT No. 2637853 FOR CONTINUED USE AND MAINTENANCE OF EXISTING FARM DRIVEWAY, SEPTIC SYSTEM HOLDING TANKS, AND LATERALS CONNECTING HOLDING TANKS TO HOUSE ON LOT 3 OF THIS C.S.M.
- 7.) SECTION CORNER TIES HAVE BEEN VERIFIED AND CHECKED PER THE LATEST TIE SHEET ON RECORDED FOR THE SOUTH 1/4 CORNER OF SECTION 17, SOUTHEAST CORNER SECTION 18 AND THE EAST 1/4 CORNER OF SECTION 19. A NEW SECTION TIE SHEET HAS BEEN FILED FOR THE SOUTH 1/4 CORNER OF SECTION 18.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST	ARC	DELTA
C-1	60.00'	(N 38°44'29" E 89.03') N 39°08'56" E 83.04'	91.71'	(87°38'10") 87°34'47"
C-2	60.00'	N 87°02'23" E 119.95'	184.97'	176°38'19"
C-3	60.00'	S 57°07'41" E 95.19'	109.93'	104°58'26"
C-4	60.00'	N 34°33'10" E 70.25'	75.05'	71°39'53"

LINE TABLE:

L-#	BEARING	DIST.
L-1	(N 57°11'06" W) N 56°04'09" W	(78.53') 78.58'
L-2	(N 21°46'32" E) N 22°49'22" E	(253.71') 253.56'
L-3	(N 40°09'45" E) N 41°13'52" E	(432.87') 432.85'
L-4	(N 88°15'17" E) N 89°19'15" E	118.10'
L-5	(S 80°19'50" W) S 80°34'22" W	(88.55') 88.76'
L-6	(S 82°33'34" W) S 82°58'52" W	(267.85') 267.62'
L-7	N 80°34'22" E	91.62'
L-8	N 78°01'43" E	121.74'

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

Lot 1 C.S.M. No. 12337, located in part of the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, Lot 4 C.S.M. No. 12697, located in the NE and SE 1/4's of the NE 1/4 of Section 19 and lands located in part of the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, all in 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 all of Lot 1 Certified Survey Map No. 12337, recorded in the Dane County Register of Deeds Office in Volume 76 of Certified Surveys, Page 273 and 274, as Document No. 4380875. Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 17 and the Southeast 1/4 of the Southeast 1/4 of Section 18, Lot 4 Certified Survey Map No. 12697, recorded in the Dane County Register of Deeds Office in Volume 80 of Certified Surveys, Pages 99 through 101, as Document No. 4553209. Located in the Northeast and Southeast 1/4's of the Northeast 1/4 of Section 19 and lands located in part of the Southwest 1/4 of the Southwest 1/4 of Section 17 and the Southeast 1/4 of the Southeast 1/4 of Section 18, all in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southeast Corner of said Section 18 also being the Northeast Corner of said Lot 4, Certified Survey Map No. 12697; thence along said Lot 4 for the next 7 courses S 01°03'31" W along the east line of the Northeast 1/4 of said Section 19, 1,487.66 feet to the north right-of-way of Moen Road; thence N 56°04'09" W along said north right-of-way, 78.58 feet; thence N 01°03'31" E, 869.41 feet; thence N 88°53'42" W, 600.10 feet; thence N 22°49'22" E, 253.56 feet; thence N 41°13'52" E, 432.85 feet to the south line of Lot 1 Certified Survey Map No. 7605; thence along said Lot 1 Certified Survey Map No. 7605 for the next 6 courses N 89°19'15" E, 118.10 feet; thence N 14°43'14" E, 139.28 feet; thence S 88°21'33" E, 269.96 feet to the right-of-way of Jim Garfoot Circle; thence along said right-of-way of Jim Garfoot Circle along an arc of a curve concaved southeasterly having a radius of 60.00 feet and a long chord bearing and distance of N 39°08'56" E, 83.04 feet to the southwest corner of said Lot 1 Certified Survey Map No. 12337; thence along said Lot 1 Certified Survey Map No. for the next 8 courses N 88°17'49" W, 305.40 feet; thence N 34°01'54" W, 394.10 feet; thence S 64°47'41" E, 217.40 feet; thence N 63°19'19" E, 196.84 feet; thence N 66°05'50" E, 562.66 feet; thence S 00°53'36" W, 512.27 feet to the said right-of-way of Jim Garfoot Circle; thence along said right-of-way of Jim Garfoot Circle for the next 8 courses S 80°34'22" W, 88.76 feet; thence S 82°58'52" W, 267.62 feet to said Lot 1 Certified Survey Map No. 7605; thence along said Lot 1 Certified Survey Map No. 7605 an arc of a curve concaved southerly having a radius 60.00 feet and a long chord bearing and distance of S 39°08'56" W, 83.04 feet; thence along an arc of a curve concaved northerly having a radius 60.00 feet and a long chord bearing and distance of N 87°02'23" E, 119.95 feet; thence N 82°58'52" E, 209.26 feet; thence N 80°34'22" E, 91.62 feet; thence N 78°01'43" E, 121.74 feet to the east line of the West 1/2 of the said Southwest 1/4 of the Southwest 1/4 of Section 17; thence S 00°53'46" W along said East Line, 195.03 feet to the south line of said Southwest 1/4 of the Southwest 1/4 of Section 17; thence S 89°50'03" W along said south line, 664.27 feet to the point of beginning. This parcel contains 748,875 sq. ft. or 17.19 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

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

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OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated 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____.

James P. Garfoot

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named James P. Garfoot 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

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Lot 1 C.S.M. No. 12337, located in part of the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, Lot 4 C.S.M. No. 12697, located in the NE and SE 1/4's of the NE 1/4 of Section 19 and lands located in part of the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, all in 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, dedicated 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__.

STATE OF WISCONSIN)
DANE COUNTY)

Mary T. Esser

Personally came before me this _____ day of _____, 20__ the above named Mary T. Esser 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

TOWN BOARD RESOLUTION

Resolved that this certified survey map and road right of way dedication is hereby accepted 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



**COLDWELL
BANKER**

REAL ESTATE GROUP

August 28, 2024

TO: Town of Cross Plains

FR: Mary Esser, Esser Family Trust

RE: Esser and Jim Garfoot Lands, Transfer Development Right

At this time, both parties, Esser Family Trust and James Garfoot have agreed to;

- Garfoot to Esser of one acre (Surveyed) of Parcel ID 0707-342-9270-0
- To be used for Access to Esser Lands of Parcel ID 0707-173-9300-0
- Transfer Development Right from Parcel ID 0707-342-9270-0
- Transferred to NEWLY created Lot (Survey) on Parcel ID 0707-173-9220-0

I was authorized by Mary Esser to discuss these options with Dane County Zoning Majid Allen and did so on August 7, 2024. I have asked Majid for a letter as to the discussion and his recommendations.

At this time, we would like to be on the September 9, 2024, Agenda. Our agenda item would be: Transfer Development Right Esser Trust to James Garfoot on Garfoot Rd.

Thanks in advance for your consideration

Tim Roehl,

Coldwell Banker REG

608 698 7653

FITCHBURG OFFICE

2920 Marketplace Drive, #202
Fitchburg, Wisconsin 53719
P: (608) 276-3161

ColdwellHomes.com

FP-1 TO RR-8

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 17 and the Southeast 1/4 of the Southeast 1/4 of Section 18, all in T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southwest Corner of said Section 17; thence N 89°50'03" E along the south line of the Southwest 1/4 of said Section 17, 210.31 feet; thence North, 72.63 feet to the right-of-way of Jim Garfoot Circle; thence along said right-of-way along an arc of a curve concaved northerly having a radius of 60.00 feet and a long chord bearing of N 57°07'41" W, 95.19 feet to the Southeast Corner of Lot 1 Certified Survey Map No. 7605; thence along said Lot 1 for the next two courses N 88°21'33" W, 269.96 feet; thence S 14°43'14" W, 139.28 feet; thence N 89°19'15" E, 174.89 feet to the point of beginning. This parcel contains 43,538 sq. ft. or 1.00 acres.

RR-4 TO RR-2

A parcel of land located on part of Lot 1 Certified Survey Map No. 12337, recorded in the Dane County Register of Deeds Office in Volume 76 of Certified Surveys, Page 273 and 274, as Document No. 4380875. Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 17, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 17; thence N 89°50'03" E along the south line of the Southwest 1/4 of said Section 17, 532.31 feet; thence N 00°53'36" E, 235.03 feet to the Southeast Corner of said Lot 1 also being the north right-of-way of Jim Garfoot Circle and to the point of beginning.

Thence along said Lot 1 and right-of-way for the next two courses S 80°34'22" W, 88.76 feet; thence S 82°58'52" W, 133.63 feet; thence N 00°53'36" E, 445.08 feet to the north line of said Lot 1; thence along said Lot 1 for the next two courses N 66°05'50" E, 242.00 feet; thence S 00°53'36" W, 512.27 feet to the point of beginning. This parcel contains 105,409 sq. ft. or 2.42 acres.