

## Town of Cross Plains Land Use Petition Application

<b>OFFICIAL USE ONLY</b>	
Dane County Application Petition #: _____	
Site Visit Date: _____	
Plan Commission Meeting Date: _____	
Town Board Meeting Date: _____	\$150..00 Received: _____

**Petitioner:**

Petitioner's Name: James Aeschbach		Date: 9-30-21	
Petitioner's Address: 4480 Dahmen Pass, Cross Plains		Email Address: jamesaeschbach@gmail.com	
Home Phone 1-608-228-6377	Work Phone	FAX	

**Owner:**

Owner's Name (if different from petitioner) same - no changes	Home Phone
Full Address	
<p>I, _____, authorize and agree to _____  <small>(owner's name)</small> <span style="margin-left: 200px;"><small>(petitioner's name)</small></span></p> <p>submitting this petition pertaining to land I own in the Town of Cross Plains.</p>	
Signature of owner	Date

**Agent:**

Agent's Name Williamsons Surveying - Neil Bortz	Phone 1-608-255-5705
Address 104 A. West Main Street, Waunakee, WI 53597	

**Property information (separate copy for each parcel):**

Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
10	0707-101-8002-0	37.12	3.67	FP-35	RM-16
10	0707-101-8002-0	37.12	33.45	FP-35	FP-1
Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:

Parcel address (if available):

Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan):

This is a lot line adjustment between neighbor James Aeschbach and Gary Brunner.

**Property information cont'd:**

Is there a house or building on this parcel now?  YES  NO  
 Have you previously submitted an application to rezone this parcel? YES  NO  
 Is this the original tract of land from December, 1981? YES  NO  
 Has the property been previously rezoned?  YES  NO  
 If yes, how many times? 1  
 Are there any deed restrictions on the property? YES  NO  
 How many acres do you own on the parcel you are requesting a split to be taken from? N/A

How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners?

Explain land divisions, provide dates and attach documentation.  
 Lot 1 C.S.M. No. 7296 was divided in November of 1993.

If this is a petition for a Land Use Plan Map amendment, attach a legal description of the parcel.  
 Attach a map of the parcel as it currently exists, showing public roads.  
 Attach a preliminary map of the parcel(s) as they would exist under the proposed change.  
 The division of this parcel will create how many lots, parcels or building sites? 0  
 Have you made an application for this change with Dane County?  YES  NO

**Conditional Use Permit (CUP), Variance and/or Special Exemption**

Are you requesting: CUP VARIANCE OTHER  
 Is there presently a: CUP VARIANCE OTHER


Please explain:

Intent or purpose:

**Applicant's Statement:**

If additional parcels are involved in this petition under ownership the same or different from the owners listed above, please provide the information requested above for each owner and the parcel(s) individually owned on a duplicate of this form.

I attest that all the information on this form is accurate.



Signature of applicant

9-30-21

Date

Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.  
 Five additional sets of copies should be sent with a \$150.00 fee to the Clerk of the Town of Cross Plains.

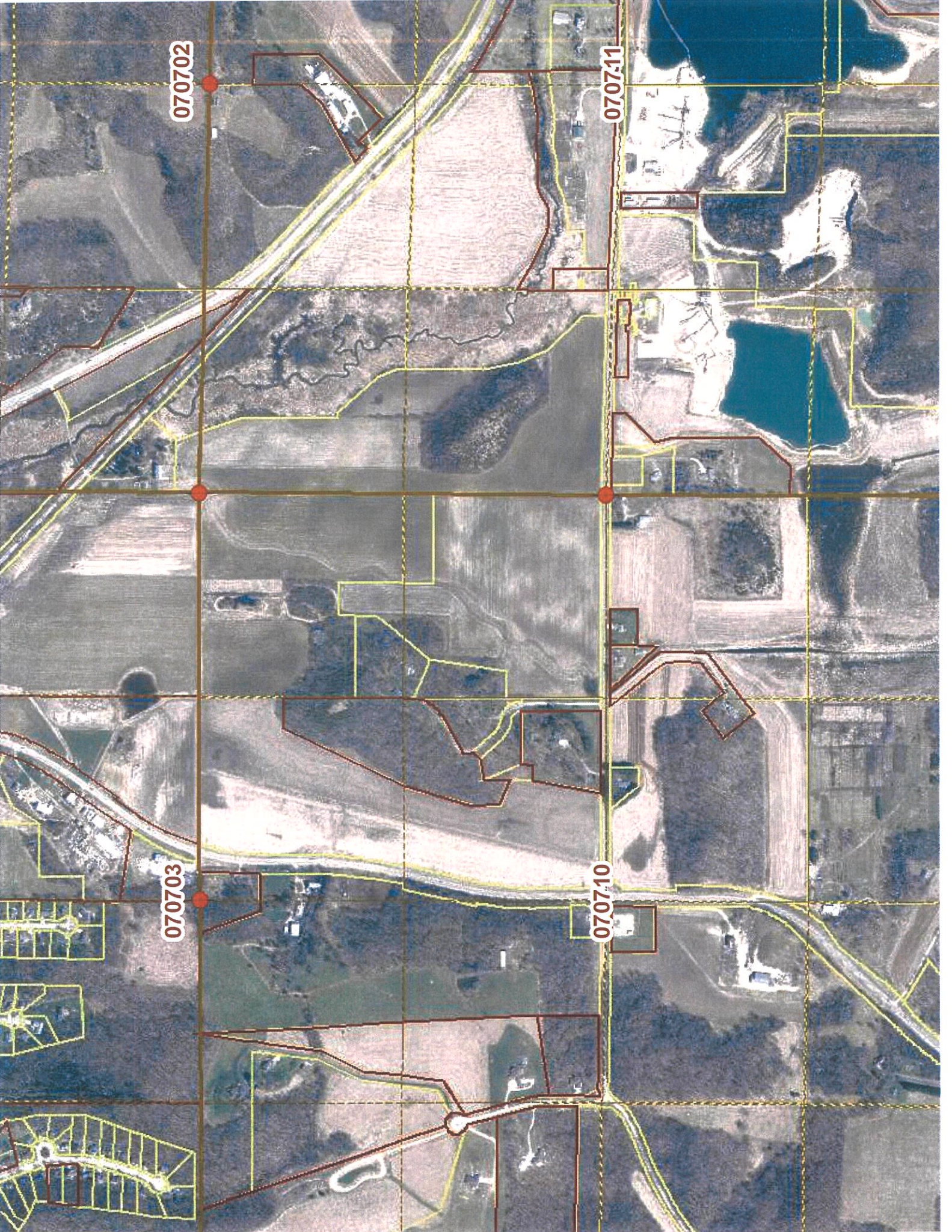


070702

070711

070703

070710





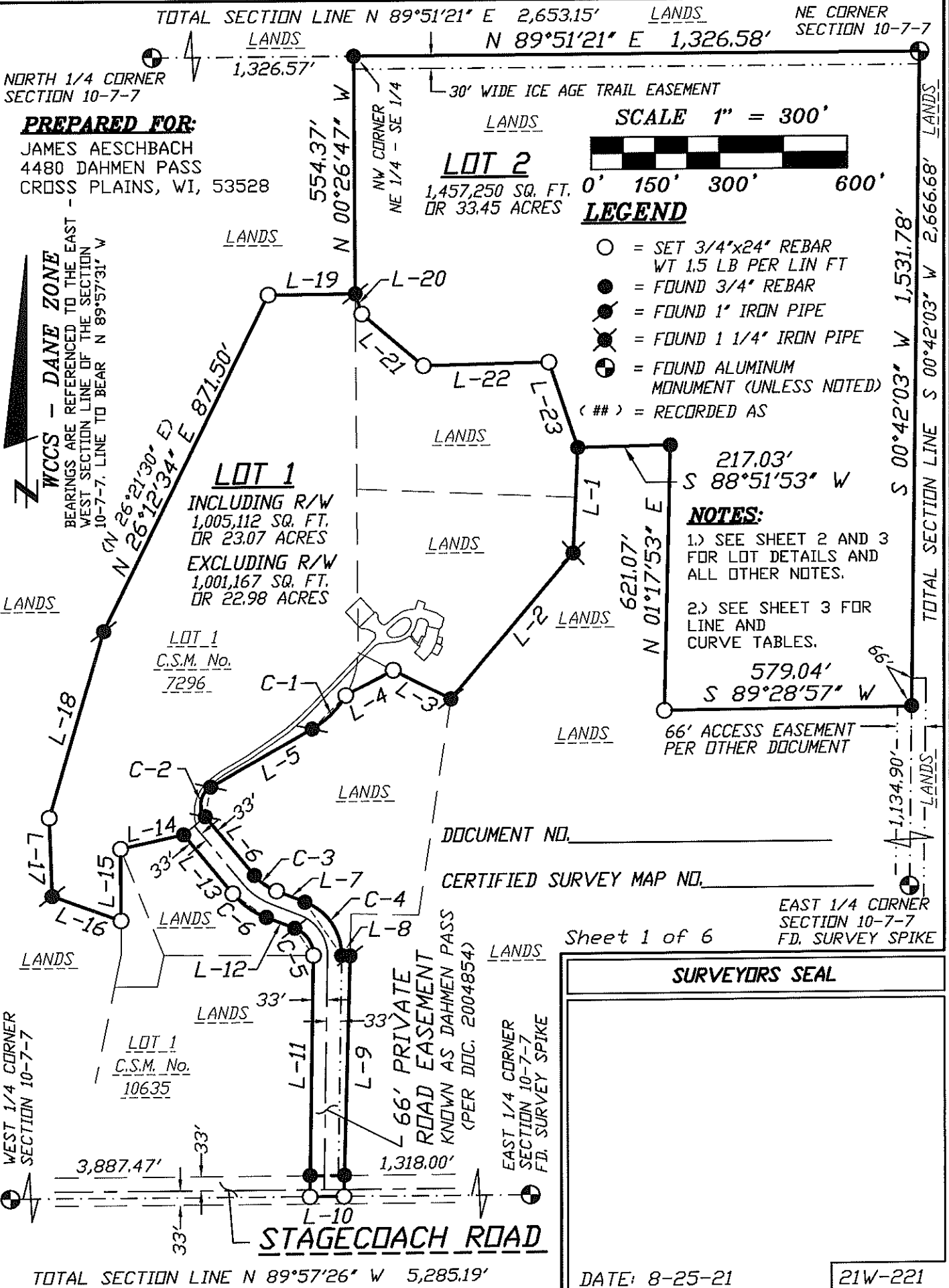


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 7296.





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SCALE 1" = 100'



### LOT 1

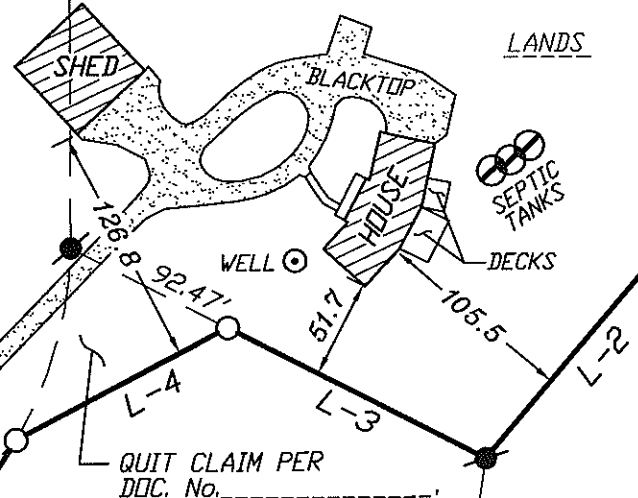
INCLUDING R/W  
1,005,108 SQ. FT.  
OR 23.07 ACRES

INCLUDING R/W  
1,001,163 SQ. FT.  
OR 22.98 ACRES

LOT 1  
C.S.M. No.  
7296

WCCS - DANE ZONE

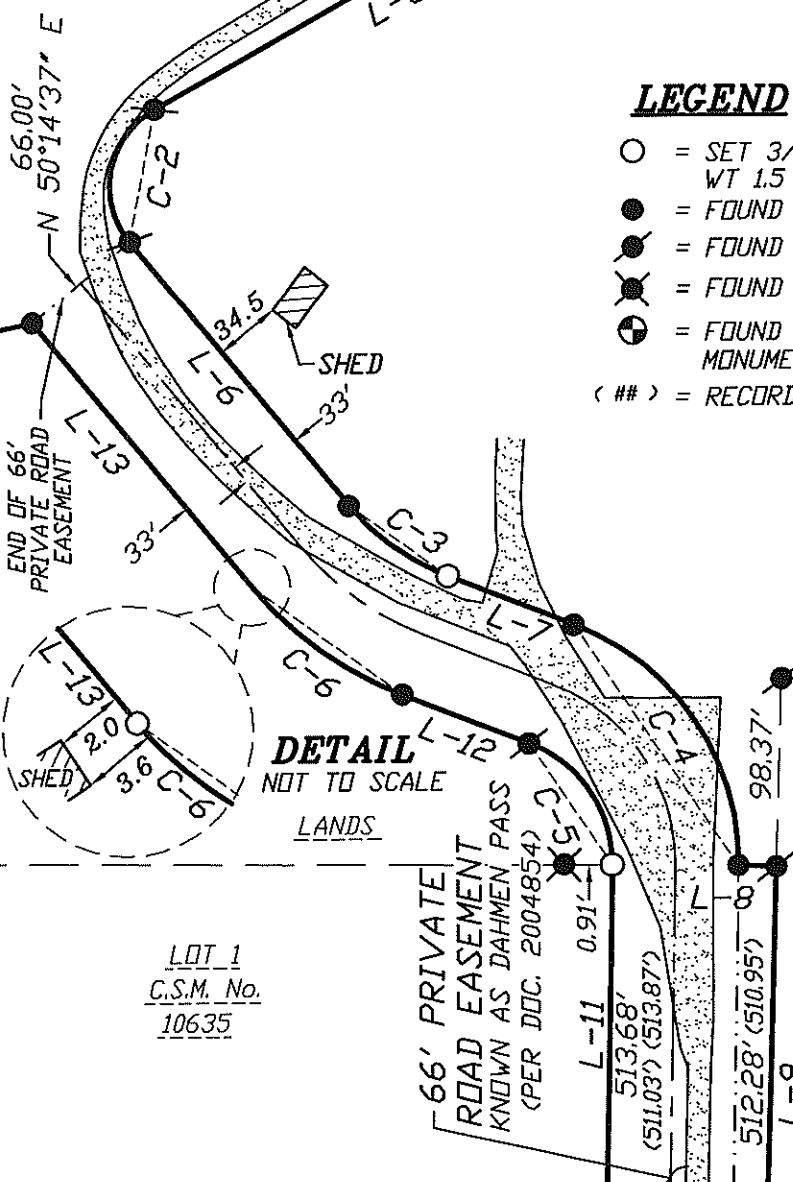
BEARINGS ARE REFERENCED TO THE EAST - WEST SECTION LINE OF THE SECTION 10-7-7. LINE TO BEAR N 89°57'31" W



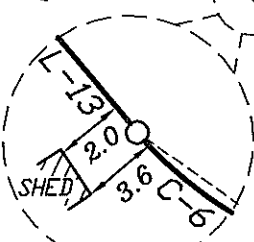
QUIT CLAIM PER DOC. No. \_\_\_\_\_

### LEGEND

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



END OF 66' PRIVATE ROAD EASEMENT



66' PRIVATE ROAD EASEMENT KNOWN AS DAHMEN PASS (PER DOC. 2004854)

LOT 1  
C.S.M. No.  
10635

SURVEYORS SEAL

Sheet 2 of 6

21W-221



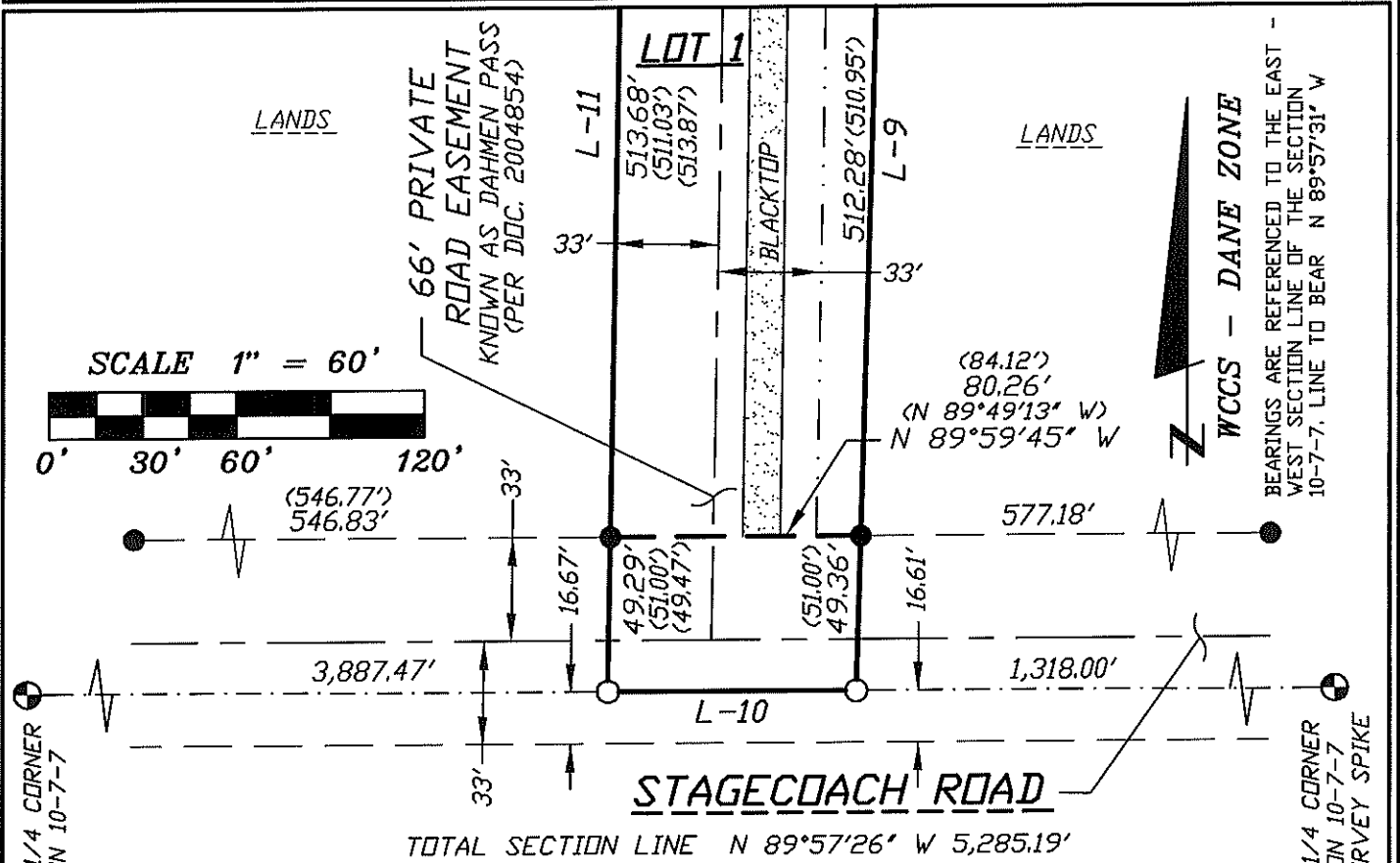
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WEST 1/4 CORNER SECTION 10-7-7

EAST 1/4 CORNER SECTION 10-7-7  
FD. SURVEY SPIKE

### 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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) SECTION CORNER AND TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORDED FOR THE WEST 1/4, EAST 1/4, NORTH 1/4, AND NE CORNER OF SECTION 10-7-7.

### LEGEND

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- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊗ = FOUND 1 1/4" IRON PIPE
- ⊕ = FOUND ALUMINUM MONUMENT (UNLESS NOTED)
- (##) = RECORDED AS

Sheet 3 of 6

**SURVEYORS SEAL**

21W-221



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## CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	211.95'	S 45°19'52" W 111.27'	112.59'	30°26'09"
C-2	45.88'	(S 09°29' W) (70.42')	80.09'	100°01'11"
		S 10°30'35" W 70.30'		
C-3	125.27'	(S 53°41'40" E) (63.94')	64.00'	29°16'12"
		S 54°17'04" E 63.30'		
C-4	133.46'	(S 33°40'33" E) (151.44')	162.81'	69°53'49"
		S 34°14'44" E 152.90'		
C-5	67.46'	(N 33°22'40" W) (151.44')	82.55'	70°06'32"
		N 34°21'06" W 77.49'		
C-6	191.27'	(N 53°41'40" W) (77.13')	97.71'	29°16'12"
		N 54°17'08" W 96.65'		

## LINE TABLE:

L-#	BEARINGS	DIST.
L-1	S 02°33'46" W	246.06'
L-2	S 40°08'56" W	444.48'
L-3	N 62°56'53" W	151.72'
L-4	S 62°16'25" W	125.25'
L-5	(S 60°39' W) (275.23')	272.09'
	S 60°39'18" W	
L-6	(S 40°38'30" E) (179.75')	179.98'
	S 39°43'51" E	
L-7	(S 68°14'40" E) (71.40')	70.90'
	S 68°40'38" E	
L-8	(S 87°43'34" E) (20.30')	19.86'
	S 87°54'51" E	
L-9	(S 01°44'01" W)	561.64'
	S 01°35'35" W	
L-10	(N 89°49'13" W) (83.90')	79.72'
	N 89°57'26" W	
L-11	(N 00°53'23" E) (563.34')	562.97'
	(N 01°29'20" E) (562.03')	
	N 00°57'57" E	
L-12	(N 68°14'40" W) (71.40')	70.97'
	N 68°40'38" W	
L-13	(N 40°38'30" W) (179.72')	179.86'
	N 39°43'51" W	
L-14	(S 78°40'20" W) (149.30')	150.95'
	S 77°47'14" W	
L-15	(S 00°12'17" E)	167.76'
L-16	(S 00°20'51" E)	171.07'
	(N 69°54' W)	
L-17	(N 01°53'29" W)	183.21'
	N 02°04'43" W	
L-18	(N 16°26'35" E)	453.22'
	N 16°19'04" E	
L-19	(N 89°37'41" E)	203.60'
	N 89°31'48" E	
L-20	S 17°49'05" E	50.00'
L-21	S 49°50'44" E	188.89'
L-22	N 88°42'13" E	294.26'
L-23	S 18°43'17" E	211.00'

Sheet 4 of 6

SURVEYORS SEAL



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

Located in the SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 7296.

### 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 SE, SW, NW, AND NE 1/4's of the NE 1/4 of Section 10, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 7296, recorded in the Dane County Register of Deeds Office in Volume 37 of Certified Surveys, Pages 154 and 155, as Document No. 2546481, more particularly described as follows:

Beginning at the Northeast Corner of said Section 10; thence S 00°42'03" W along the east line of the said Northeast 1/4, 1,531.78 feet; thence S 89°28'57" W, 579.04 feet; thence N 01°17'53" E, 621.07 feet; thence S 88°51'53" W, 217.03 feet; thence S 02°33'46" W, 246.06 feet; thence S 40°08'56" W, 444.48 feet; thence N 62°56'53" W, 151.72 feet; thence S 62°16'25" W, 125.25 feet to the east line of said Lot 1, Certified Survey Map No. 7296; thence along said Lot 1 for the next 22 courses along an arc of a curve concaved northwesterly having a radius of 211.95 feet and a long chord bearing and distance of S 45°19'52" W, 111.27 feet; thence S 60°39'18" W, 272.09 feet; thence along an arc of a curve concaved easterly having a radius of 45.88 feet and a long chord bearing and distance of S 10°30'35" W, 70.30 feet; thence S 39°43'51" E, 179.98 feet; thence along an arc of a curve concaved northeasterly having a radius of 125.27 feet and a long chord bearing and distance of S 54°17'04" E, 63.30 feet; thence S 68°40'38" E, 70.90 feet; thence along an arc of a curve concaved southwesterly having a radius of 133.46 feet and a long chord bearing and distance of S 34°14'44" E, 152.90 feet; thence S 87°54'51" E, 19.86 feet; thence S 01°35'35" W, 561.64 feet to the south line of said Northeast 1/4; thence along said south line N 89°57'26" W, 79.72 feet; thence N 00°57'57" E, 562.97 feet; thence along an arc of a curve concaved southwesterly having a radius of 67.46 feet and a long chord bearing and distance of N 34°21'06" W, 77.49 feet; thence N 68°40'38" W, 70.97 feet; thence along an arc of a curve concaved northeasterly having a radius of 191.27 feet and a long chord bearing and distance of N 54°17'08" W, 96.65 feet; thence N 39°43'51" W, 179.86 feet; thence S 77°47'14" W, 150.95 feet; thence S 00°20'51" E, 167.76 feet; thence N 70°02'34" W, 171.07 feet; thence N 02°04'43" W, 183.21 feet; thence N 16°19'04" E, 453.22 feet; thence N 26°12'34" E, 871.50 feet; thence N 89°31'48" E, 203.60 feet; thence N 00°26'47" W, 554.37 feet to the Northwest Corner of the said Northeast 1/4 of the Northeast 1/4; thence N 89°51'21" E along the north line of the said Northeast 1/4 of the Northeast 1/4, 1,326.58 feet to the point of beginning. This parcel contains 2,462,362 sq. ft. or 56.53 acres and is subject to road right of way on the southerly side and a private road easement (known as Dahmen Road) per Document No. 2004854.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

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 owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN  
DANE COUNTY

Aeschbach Living Trust

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

James Aeschbach Sheet 5 of 6

**SURVEYORS SEAL**

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

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

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

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





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

STATE OF WISCONSIN) \_\_\_\_\_  
DANE COUNTY) *Gary Brunner* *Kristine Brunner*

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above names Gary Brunner and Kristine Brunner 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 is hereby acknowledged and approved by the Town of Cross Plains on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

\_\_\_\_\_  
Nancy Melnholtz - Town Clerk

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\_\_\_\_.

### **NOTE:**

\_\_\_\_\_  
Bill Chang - Village Clerk

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

### **DANE COUNTY APPROVAL**

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

Sheet 6 of 6

\_\_\_\_\_  
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 \_\_\_\_\_.

\_\_\_\_\_  
*Kristl Chlebowski*  
Register of Deeds

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

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

**SURVEYORS SEAL**



# REZONE

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