

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
12/03/2020	DCPREZ-2020-11647
<b>Public Hearing Date</b>	
01/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME S E N K HOLDINGS LLC	PHONE (with Area Code) (608) 574-6090	AGENT NAME MORTON BUILDINGS	PHONE (with Area Code) (608) 341-7737
BILLING ADDRESS (Number & Street) 4455 CELESTIAL TRL		ADDRESS (Number & Street) 2355 CHRIS-NA-MAR ROAD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Dodgeville, WI 53533	
E-MAIL ADDRESS		E-MAIL ADDRESS dave.weier@mortonbuildings.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	
4537 County Hwy P					
TOWNSHIP CROSS PLAINS	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-034-9200-2					

**REASON FOR REZONE**

CHANGING ZONING TO ALLOW FOR THE CONSTRUCTION OF A BUILDING FOR THE STORAGE AND MAINTENANCE OF FARM EQUIPMENT

FROM DISTRICT:	TO DISTRICT:	ACRES
LC Limited Commercial District	FP-B Farmland Preservation Business District	3.98

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**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"> <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:	S.E.N.K Holdings/John Hartung	Agent Name:	Morton Buildings
Address (Number & Street):	4455 Celestial TRL	Address (Number & Street):	2355 Chris-Na-Mar Rd
Address (City, State, Zip):	Cross Plains WI 53528	Address (City, State, Zip):	Dodgeville WI 53533
Email Address:		Email Address:	dave.weier@mortonbuildings.com
Phone#:	608-574-6090	Phone#:	608-341-7737

PROPERTY INFORMATION	
Township: Cross Plains	Parcel Number(s): 020-0707-034-9200-2
Section: 3-7-7	Property Address or Location: 4537 CTY P Cross Plains WI 53528

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

The current zoning is LC, which will not allow another building of 9840 SF to be constructed. We would like to change the zoning to FP-B so that we could construct the new building of 9840SF. Building use is farm storage.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
LC	FP-B	3.983

**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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input 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

*John Hartung*

Date

12-2-20

# PLAT OF SURVEY

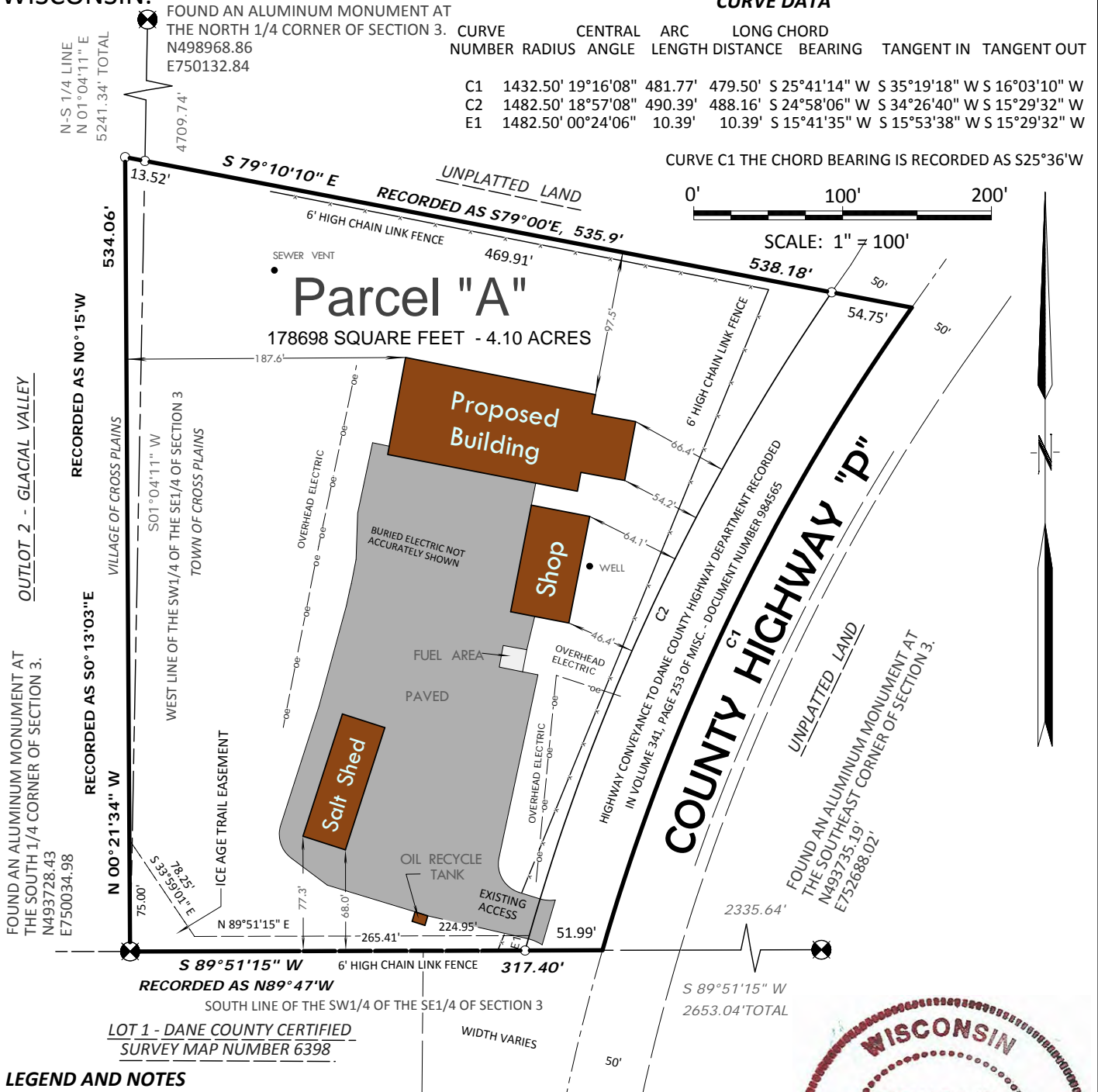
LOCATED IN THE SW1/4 OF THE SE1/4 AND IN THE SE 1/4 OF THE SW1/4 OF SECTION 3, T7N, R7E, TOWN OF CROSS PLAINS AND VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN.

FOUND AN ALUMINUM MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 3. N498968.86 E750132.84

## CURVE DATA

CURVE NUMBER	CENTRAL ANGLE	ARC RADIUS	LONG CHORD LENGTH	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	19°16'08"	481.77'	479.50'	S 25°41'14" W	S 35°19'18" W	S 16°03'10" W
C2	18°57'08"	490.39'	488.16'	S 24°58'06" W	S 34°26'40" W	S 15°29'32" W
E1	00°24'06"	10.39'	10.39'	S 15°41'35" W	S 15°53'38" W	S 15°29'32" W

CURVE C1 THE CHORD BEARING IS RECORDED AS S25°36'W



## LEGEND AND NOTES

- Denotes 3/4" solid round iron rod found.
- 1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 2007. The south line of the SE1/4 of Section 3 bears S 89°51'15" W. Reference station used is Cross Plains North N43°06'50.48014" W89°41'23.32856"
- 3.) Coordinates are based on the Dane County coordinate system designed by the Wisconsin Department of Transportation.
- 4.) Subject to the following easements having vague legal descriptions and uncertain location:
  - A 10 foot right of way grant for underground electric to Madison Gas and Electric recorded as document number 3994720.
  - A 10 foot right of way grant for underground electric to Madison Gas and Electric recorded as document number 4043313.

## LEGAL DESCRIPTION OF PARCEL "A"

A parcel of land located in the SW1/4 of the SE1/4 and in the SE1/4 of the SW1/4 of Section 3, T7N, R7E, Town of Cross Plains and the Village of Cross Plains, Dane County, Wisconsin more particularly described as follows:  
Beginning at the south 1/4 corner of said Section 3; thence N00°21'34"W along the east line of Outlot 2 of Glacial Valley (recorded as S0°13'03"E), 534.06 ft.; thence S79°10'10"E, 538.18 ft. (recorded as S79°00'E, 535.9 ft.) to the centerline of County Highway "P" in a curve to the left having a central angle of 19°16'08" and a radius of 1432.50 ft.; thence southerly along the arc of said curve and said centerline, 481.77 ft. to the south line of said SW1/4 of the SE1/4, said curve having a long chord bearing S25°41'14"W (recorded as S25°36'W), 479.50 ft.; thence S89°51'15"W along said south line, 317.40 ft. to the point of beginning.

## LEGAL DESCRIPTION OF ICE AGE TRAIL EASEMENT

A parcel of land located in the SW1/4 of the SE1/4 and in the SE1/4 of the SW1/4 of Section 3, T7N, R7E, Town of Cross Plains and the Village of Cross Plains, Dane County, Wisconsin more particularly described as follows:  
Beginning at the south 1/4 corner of said Section 3; thence N00°21'34"W along the east line of Outlot 2 of Glacial Valley (recorded as S0°13'03"E), 75.00 ft.; thence S33°59'01"E, 78.25 ft.; thence N89°51'15"E, 224.95 ft. to the westerly right-of-way line of County Highway "P" in a curve to the left having a central angle of 00°24'06" and a radius of 1482.50 ft.; thence southerly along the arc of said curve and said westerly right-of-way line, 10.39 ft. to the south line of said SW1/4 of the SE1/4, said curve having a long chord bearing S15°41'35"W, 10.39 ft.; thence S89°51'15"W along said south line, 265.41 ft. to the point of beginning.

## SURVEYOR'S CERTIFICATE

I, Richard Marks, Registered Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of John Hartung, and that such map is a correct representation of all of the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief.

Dated this 2nd day of October, 2020

*Richard Marks*

Richard Marks  
Registered Land Surveyor S-1473  
Field work completed 10/2/2020

**RIVER VALLEY LAND SURVEYING**

RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



**LC to FP-B**

A parcel of land located in the SW1/4 of the SE1/4 and in the SE1/4 of the SW1/4 of Section 3, T7N, R7E, Town of Cross Plains and the Village of Cross Plains, Dane County, Wisconsin more particularly described as follows: Beginning at the south 1/4 corner of said Section 3; thence N00°21'34"W along the east line of Outlot 2 of Glacial Valley (recorded as S0°13'03"E), 534.06 ft.; thence S79°10'10"E, 538.18 ft. (recorded as S79°00'E, 535.9 ft.) to the centerline of County Highway "P" in a curve to the left having a central angle of 19°16'08" and a radius of 1432.50 ft.; thence southerly along the arc of said curve and said centerline, 481.77 ft. to the south line of said SW1/4 of the SE1/4, said curve having a long chord bearing S25°41'14"W (recorded as S25°36'W), 479.50 ft.; thence S89°51'15"W along said south line, 317.40 ft. to the point of beginning.