

Dane County Rezone Petition

Application Date	Petition Number
04/01/2026	DCPREZ-2026-12287
Public Hearing Date	
06/23/2026	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JEROME & LYNN ZANDER	PHONE (with Area Code) (608) 669-5627	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 9283 WINDY LN		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS jelyzan@gmail.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	
9277 Windy Lane					
TOWNSHIP CROSS PLAINS	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-314-9500-0					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.01

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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"> • 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:	Jerome & Lynn Zander	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	9283 Windy Ln	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	jelyzan@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-669-5627	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: cross plains	Parcel Number(s): 0707-314-9500-0
Section: 31	Property Address or Location: 9277 Windy Ln, Mt Horeb

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>

The Zanders recently constructed a new home on the farm property and are now looking to separate there old home site from the farm so that their son can take ownership of the house.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.01

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
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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 4-1-2026

REZONE DESCRIPTION FP-35 TO RR-2

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 31, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 31; thence N 00°44'42" E along the west line of the SE 1/4 of said Section 31, 836.59 feet; thence due East, 1,372.67 feet to the point of beginning.

Thence N 47°39'34" E, 45.56 feet; thence N 84°26'07" E, 117.77 feet; thence S 02°13'33" E, 43.85 feet; thence N 87°43'53" E, 140.23 feet; thence S 05°50'37" W, 213.05 feet; thence S 39°30'58" W, 226.38 feet; thence N 34°54'05" W, 305.00 feet to the southeast right of way line of Windy Lane; thence N 47°39'34" E along southeast right of way line, 124.45 feet to the end of Windy Lane; thence N 42°20'26" W along the end of Windy Lane, 66.00 feet to the point of beginning. The above-described parcel contains 87,443 square feet or 2.01 acres.

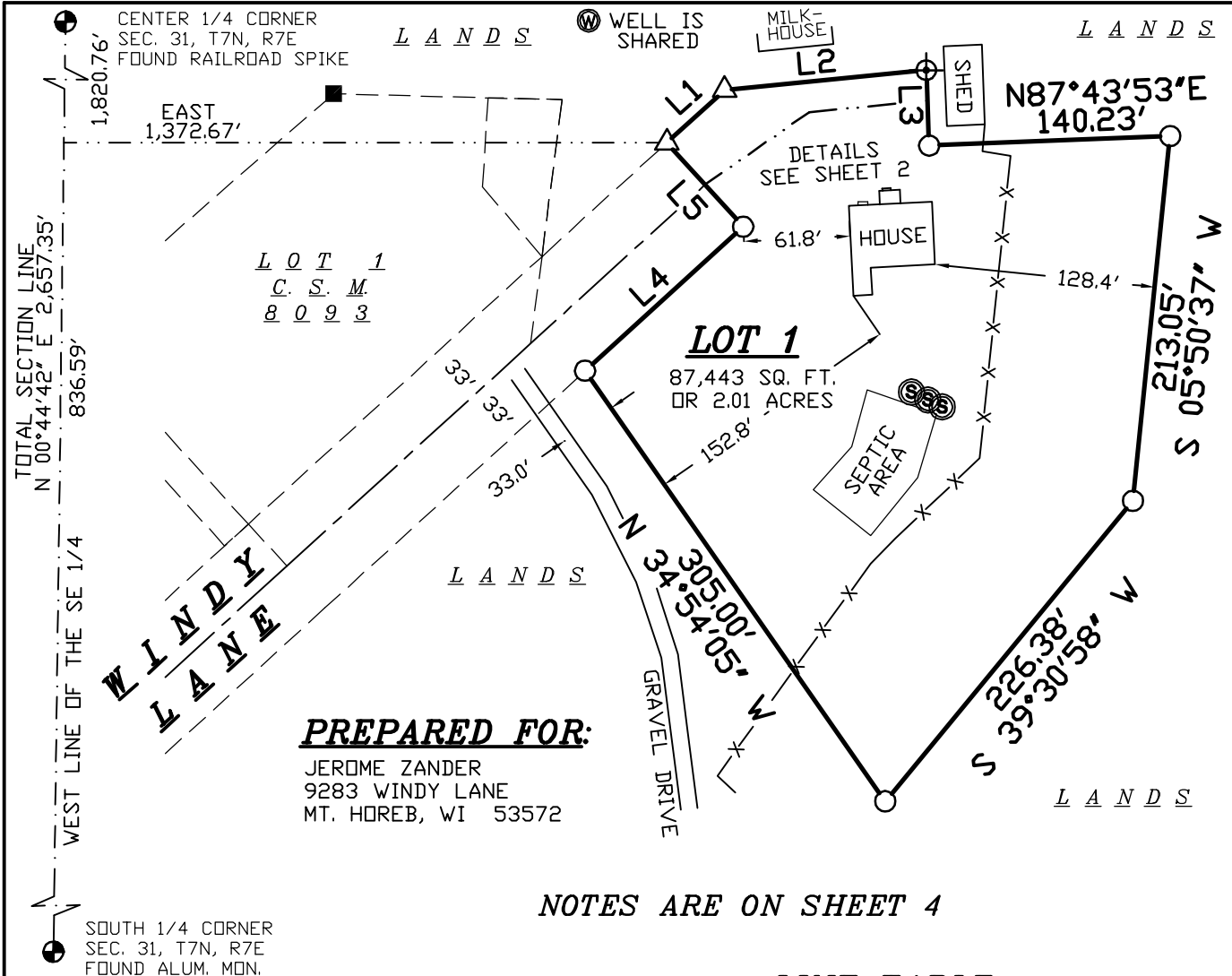


CERTIFIED SURVEY MAP

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 SE 1/4 of the SE 1/4 of Section 31, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 47°39'34" E	45.56
L2	N 84°26'07" E	117.77
L3	S 02°13'33" E	43.85
L4	N 47°39'34" E	124.45
L5	N 42°20'26" W	66.00

SURVEYORS SEAL

26W-47

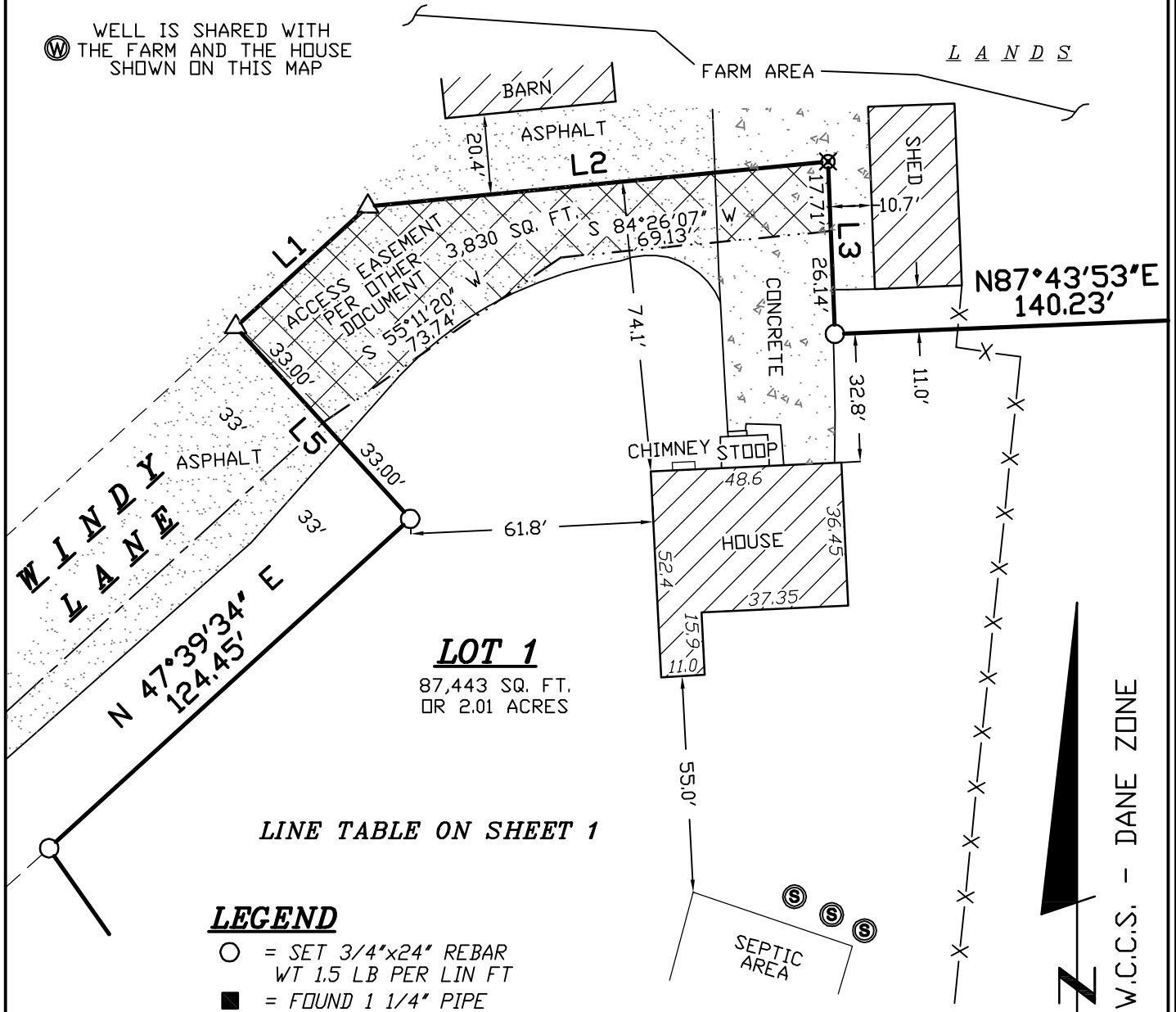


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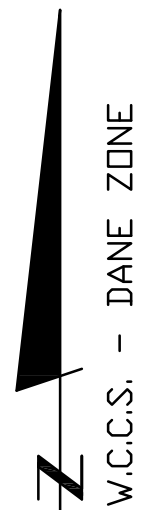
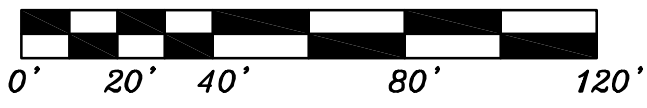


LINE TABLE ON SHEET 1

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊕ = SET CHISELED X
- △ = SET SURVEY SPIKE
- ⊙ = FOUND SECTION CORNER
- < ## > = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- X— = FENCE

SCALE 1" = 40'



SURVEYORS SEAL



CERTIFIED SURVEY MAP

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 31, 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 SE 1/4 of the SE 1/4 of Section 31, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 31; thence N 00°44'42" E along the west line of the SE 1/4 of said Section 31, 836.59 feet; thence due East, 1,372.67 feet to the point of beginning.

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Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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____.

Jerome J. Zander

Lynn P. Zander

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Jerome J. and Lynn P. Zander to me known to be the persons 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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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SE 1/4 of Section 31, T7N,
R7E, Town of Cross Plains, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

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

Jennifer Broberg
Town Clerk

TOWN BOARD RESOLUTION

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

Daniel Everson
Assistant Zoning Administrator

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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES WERE CHECKED AND VERIFIED FOR THE CENTER 1/4 CORNER OF SECTION 31 AND A NEW SECTION CORNER TIE SHEET WAS DONE FOR THE SOUTH 1/4 CORNER OF SECTION 31.

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