



Dane County Planning & Development

Land Division Review

July 27, 2026

Moore Surveying
N3131 Robin Rd.
Poynette, WI 53955

Re: HEENEY (11049)
SURVEYOR: Moore (3028)
CROSS PLAINS, S 33
LOT 1 – 8.74 acres
LOT 2 - 8.56 acres
ZONING DISTRICT: RR-8; *Rural Residential*
PUBLIC HEALTH: *No concerns*
SENSITIVE ENVIRONMENTAL FEATURES: *Floodplain, Zone A Panel #55025C0370G*

The proposed CSM is a lot line adjustment of Certified Survey Map #8513. This application is hereby conditionally approved as follows:

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
3. All owners of record are to be included in the owner's certificate. In addition, a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *NATHAN HEENEY & BETH HEENEY*
4. The required approval certificates are to be executed.
 - *Town of Cross Plains*
 - *Dane County*

5. Comments provided by the County Highway department are to be recognized:
 - *CTH S is a controlled access highway.*
 - *CTH P is not a controlled access highway.*
 - *No access visually shown across the frontage of CTH S along lot 1 & Lot 2 is correct.*
 - *No access to be designated (visually shown) across the frontage of CTH P of Lot 2.*
 - *The width of Right of Way area dedicated to the public of CTH S & CTH P needs to be shown on all Lots.*
 - *Any change to the existing accesses, or change of use, requires a new permit from the Highway Department.*
6. Comments with regards to the technical review of the survey map are to be satisfied:
 - *The boundary description has a misclosure of 0.92 feet and the lots also do not close. Please find and correct the misclosure error and ensure that the boundary and both lots close within 0.01 feet. 236.34(1m)(d)(2)*
 - *A detail of C3 shall be shown.*
 - *Distances each side of both centerlines need to be dimensioned where the right-of-way does not vary.*
 - *The legal description is to describe Lots 1 and 2 of Certified Survey Map #8513.*
 - *North is not to be referenced to a plat line. It must be referenced to a boundary line of a ¼ section.*
7. The recordable document(s) are to be submitted for final review prior to county signature and recording.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the authorized Dane County representative approving signature will be affixed. Please allow for ten (10) working days for approving signature.

If you would like county staff to deliver the recordable document(s) to the Register of Deeds office for recording, please include a check made out to Register of Deeds. Register of Deeds department charges \$30 per document. Please contact myself with any questions regarding this letter.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Town of Cross Plains

