



Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map

 Certified Survey Map
 Subdivision Preliminary Plat*

 Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Jeff Valentine (Valcon LLC)	Williamson Surveying & Assoc. LLC	
Address	22W275 Broker Rd. Medinah, IL 60157	104A W. Main St, Waunakee	
Phone Number	630-776-9021	608-255-5705	
E-Mail Address	VALENTINE22W@COMCAST.NET	neil@williamsonsurveying.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Cross Plains	Section	11
		$\frac{1}{4}$ NW	$\frac{1}{4}$ NE
Acreage	2.72		
Parcel Number(s)	020/0707-112-8000-1		
Current Zoning	FP-1	Proposed Zoning	RR-2 Rural Residential Zoning District
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: US Highway "14"
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features : _____

Print Name: NEIL BORTZ Date: 11-6-2023

Signature: 

ACCESS EASEMENT

A 33 foot Access Easement located in part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, centerline being more particularly described as follows:

Commencing at the North $\frac{1}{4}$ Corner of said Section 11; thence N $88^{\circ}18'03''$ W along the north line of the said Northwest $\frac{1}{4}$, 367.69 feet; thence S $00^{\circ}01'30''$ W, 114.25 feet to the centerline of said easement.

Thence S $82^{\circ}01'46''$ W, 94.07 feet; thence S $75^{\circ}44'41''$ W, 70.81 feet; thence S $65^{\circ}54'53''$ W, 64.17 feet; thence S $56^{\circ}21'40''$ W, 90.70 feet; thence S $45^{\circ}36'40''$ W, 134.45 feet; thence along an arc of a curve concaved easterly having a radius of 130.04 feet and a long chord bearing and distance of S $22^{\circ}02'10''$ W, 104.02 feet; thence S $01^{\circ}32'20''$ E, 93.99 feet; thence S $03^{\circ}33'04''$ W, 137.52 feet to the northeast right of way of United States Highway "14" and the termination of said centerline easement.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
 PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP

SE 1/4
OF THE
SW 1/4

LANDS

SECTION 2

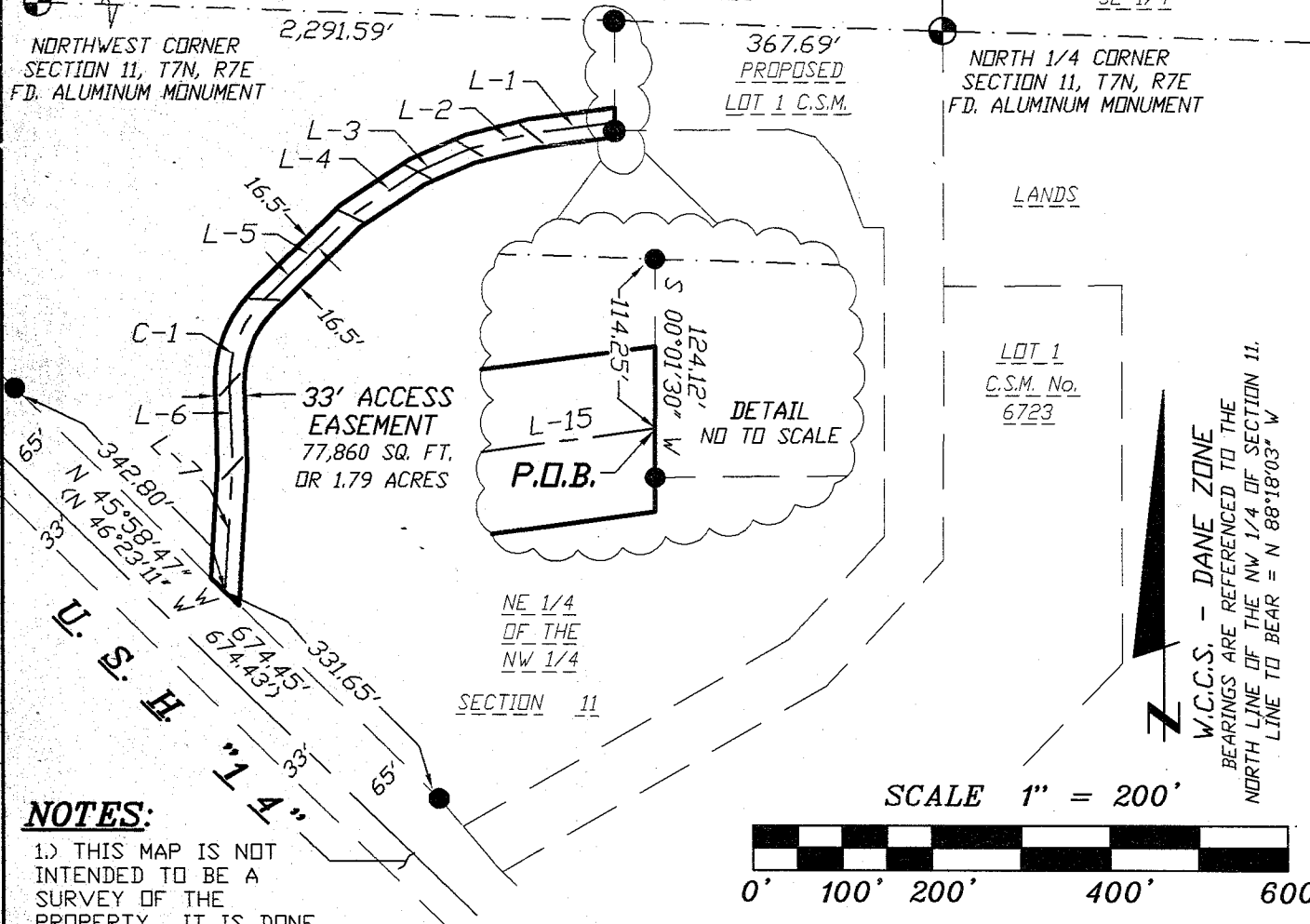
LANDS

SW 1/4
OF THE
SE 1/4

TOTAL SECTION LINE
N 88°18'03" W 2,659.28'

NORTHWEST CORNER
SECTION 11, T7N, R7E
F.D. ALUMINUM MONUMENT

NORTH 1/4 CORNER
SECTION 11, T7N, R7E
F.D. ALUMINUM MONUMENT



LANDS

LOT 1
C.S.M. No.
6723

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NW 1/4 OF SECTION 11.
LINE TO BEAR = N 88°18'03" W

NE 1/4
OF THE
NW 1/4

SECTION 11

SCALE 1" = 200'



NOTES:

1.) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

LEGEND

- = FOUND 3/4" REBAR
- ⊕ = FOUND ALUMINUM MONUMENT SECTION CORNER

(##) = RECORDED AS

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC
C-1	130.04'	S 22°02'10" W 104.02'	107.02'

LINE TABLE:

L-#	BEARINGS	DIST.
L-1	S 82°01'46" W	94.07'
L-2	S 75°44'41" W	70.81'
L-3	S 65°54'53" W	64.17'
L-4	S 56°21'40" W	90.70'
L-5	S 45°36'40" W	134.45'
L-6	S 01°32'20" E	93.99'
L-7	S 03°33'04" W	137.52'

DATE: 11-6-23

JOB NO: 23W-384

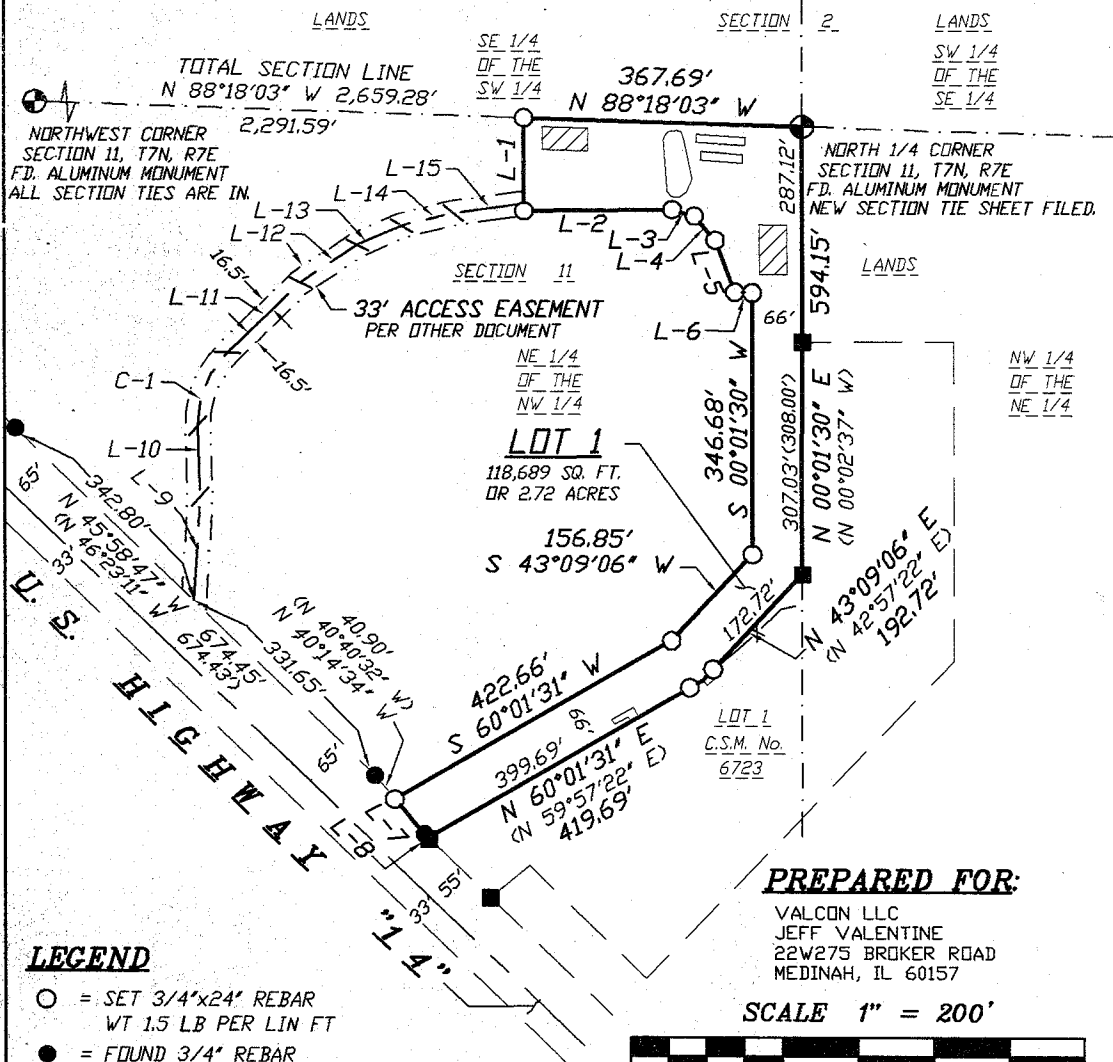


CERTIFIED SURVEY MAP

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

Located in the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24' REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4' REBAR
- = FOUND 1 1/4' PIPE
- ⊙ = FOUND ALUMINUM MONUMENT
SECTION CORNER
- < ## > = RECORDED AS

NOTES:

- 1.) SEE SHEET 2 AND 3 FOR LOT 1 DETAIL.
- 2.) SEE SHEET 4 FOR ALL OTHER NOTES AND LINE AND CURVE TABLES.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 5

N
 V.C.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE
 NORTH LINE OF THE NW 1/4 OF SECTION 11.
 LINE TO BEAR = N 88°18'03" W

PREPARED FOR:

VALCON LLC
 JEFF VALENTINE
 22W275 BROKER ROAD
 MEDINAH, IL 60157

SCALE 1" = 200'



SURVEYORS SEAL

23W-384

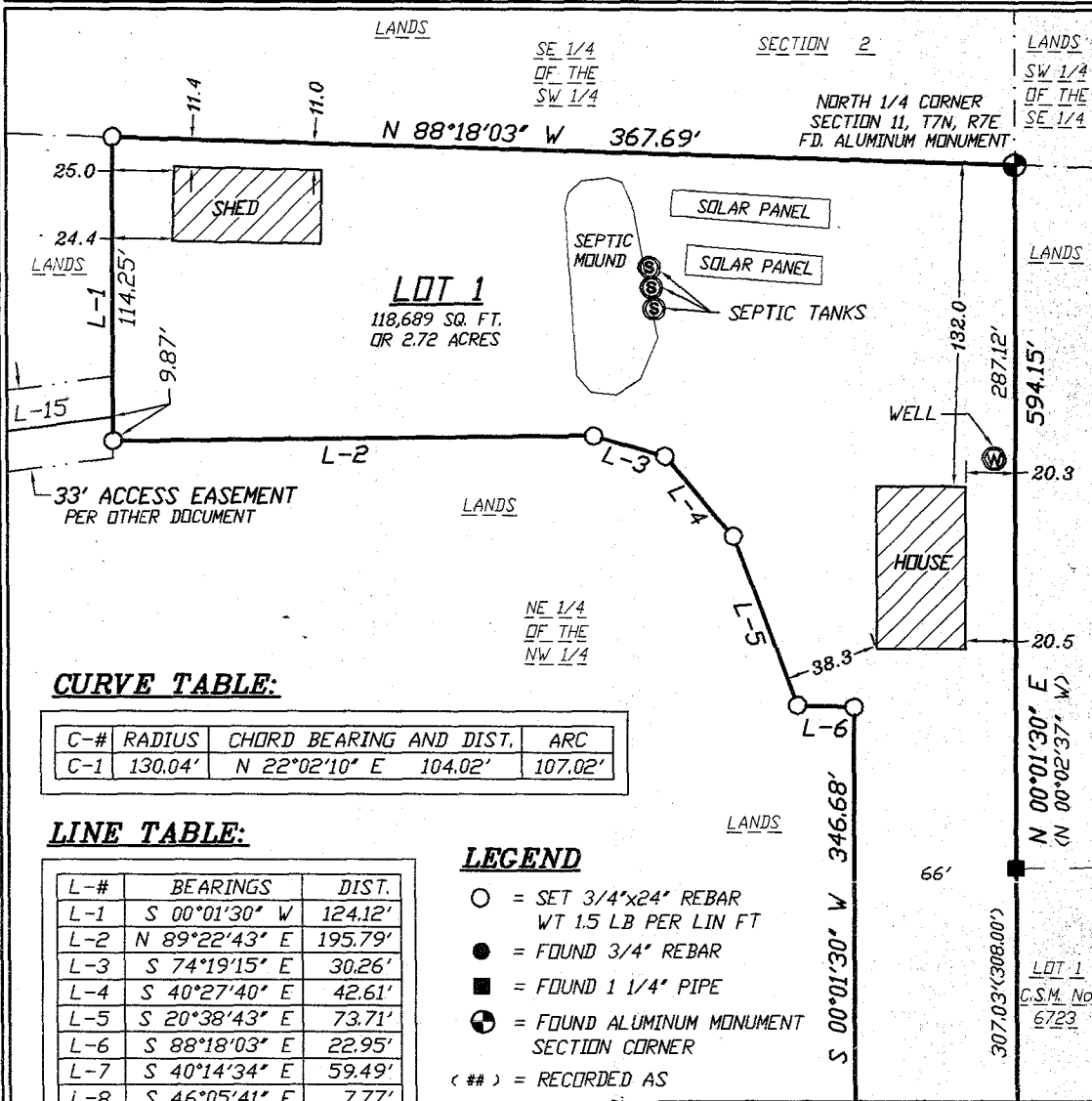


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CURVE TABLE:

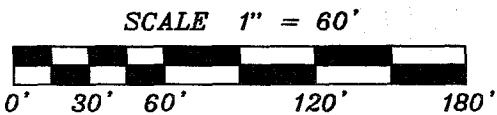
C-#	RADIUS	CHORD BEARING AND DIST.	ARC
C-1	130.04'	N 22°02'10" E 104.02'	107.02'

LINE TABLE:

L-#	BEARINGS	DIST.
L-1	S 00°01'30" W	124.12'
L-2	N 89°22'43" E	195.79'
L-3	S 74°19'15" E	30.26'
L-4	S 40°27'40" E	42.61'
L-5	S 20°38'43" E	73.71'
L-6	S 88°18'03" E	22.95'
L-7	S 40°14'34" E	59.49'
L-8	S 46°05'41" E	7.77'
L-9	N 03°33'04" E	137.52'
L-10	N 01°32'20" W	93.99'
L-11	N 45°36'40" E	134.45'
L-12	N 56°21'40" E	90.70'
L-13	N 65°54'53" E	64.17'
L-14	N 75°44'41" E	70.81'
L-15	N 82°01'46" E	94.07'

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- ⊕ = FOUND ALUMINUM MONUMENT SECTION CORNER
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Z
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SURVEYORS SEAL

23W-384



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

Located in the Northeast 1/4 of the Northwest 1/4 of Section 11, 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 in the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 11; thence N 88°18'03" W along the north line of the Northwest 1/4, 367.69 feet; thence S 00°01'30" W, 124.12 feet; thence N 89°22'43" E, 195.79 feet; thence S 74°19'15" E, 30.26 feet; thence S 40°27'40" E, 42.61 feet; thence S 20°38'43" E, 73.71 feet; thence S 88°18'03" E, 22.95 feet; thence S 00°01'30" W, 346.68 feet; thence S 43°09'06" W, 156.85 feet; thence S 60°01'31" W, 422.66 feet to the northeast right of way of United States Highway "14" per Right of Way Project No. 5310-00-21; thence along said right of way for the next two courses S 40°14'34" E, 59.49 feet; thence S 46°05'41" E, 7.77 feet to the southwest corner of Lot 1 Certified Survey Map No. 6723; thence along said Lot 1 for the next 3 courses N 60°01'31" E, 419.69 feet; thence N 43°09'06" E, 192.72 feet; thence N 00°01'30" E, 594.15 feet to the point of beginning. This parcel contains 118,689 sq. ft. or 2.72 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

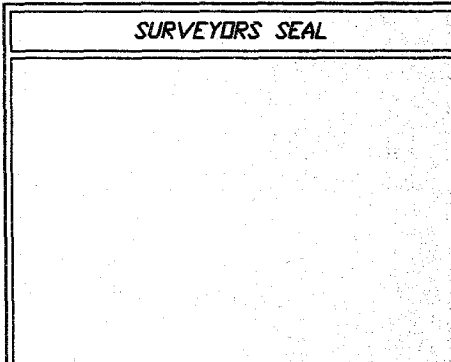
Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

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.

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 Northeast 1/4 of the Northwest 1/4 of Section 11, 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 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)

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

Valcon LLC

Authorized Representative

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

TOWN BOARD RESOLUTION

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

Nancy Meinholz
Town Clerk

VILLAGE OF CROSS PLAINS APPROVAL

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____.

DANE COUNTY APPROVAL:

Bobbi Zauner
Village Clerk

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 _____.

Kristl Chlebowski - Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

FP-1 TO RR-2

A parcel of land being part of the in the Northeast 1/4 of the Northwest 1/4 of Section 11, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

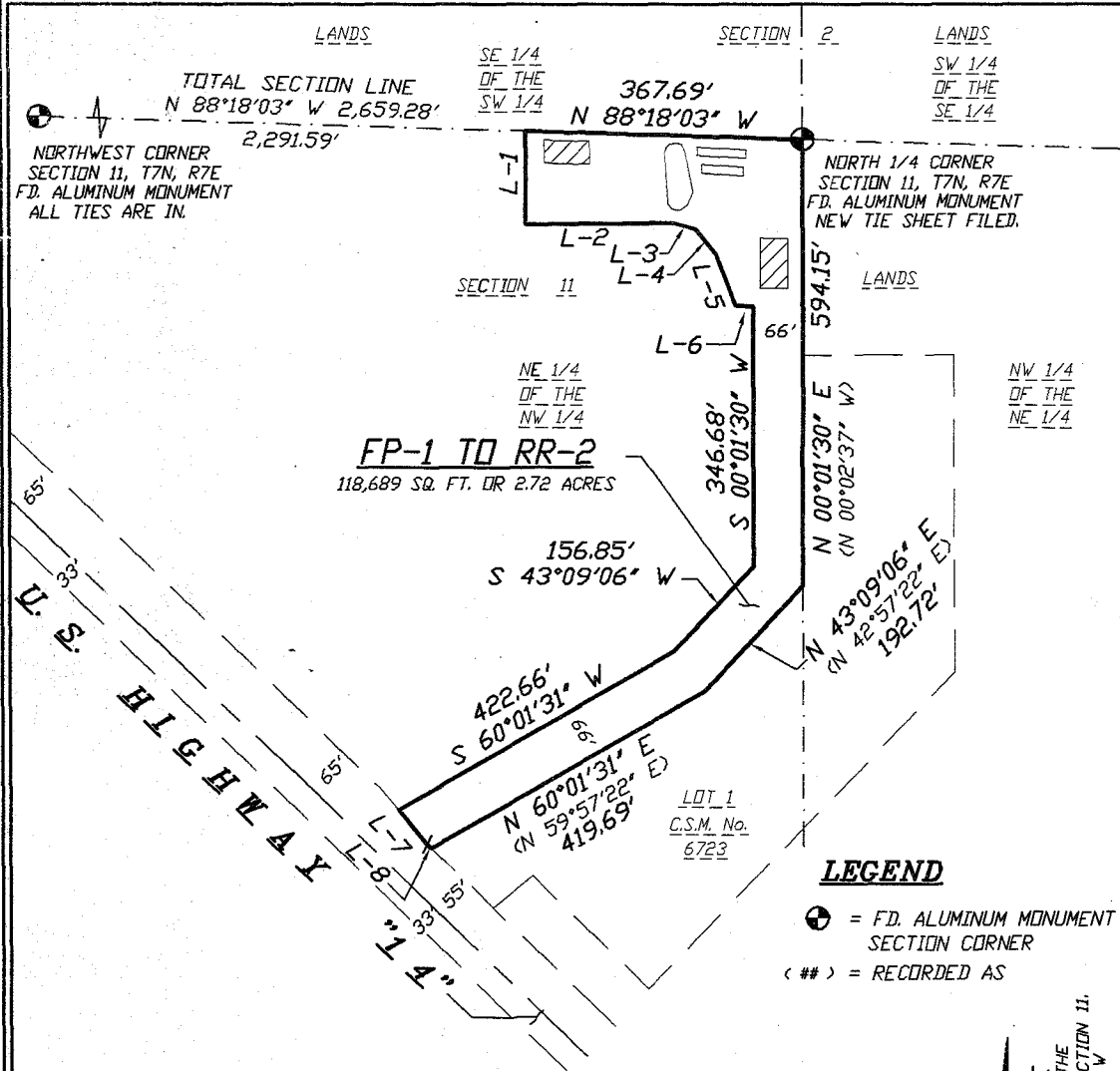
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REZONE

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PREPARED FOR:

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 JEFF VALENTINE
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