

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
05/20/2021	DCPREZ-2021-11726
<b>Public Hearing Date</b>	
07/27/2021	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME WILLIAM & MARILYN IBACH	PHONE (with Area Code) (414) 305-5331	AGENT NAME QUAM ENGINEERING	PHONE (with Area Code) (608) 692-7220
BILLING ADDRESS (Number & Street) 2347 N 100TH ST		ADDRESS (Number & Street) 4604 SIGGELKOW ROAD - SUITE A	
(City, State, Zip) WAUWATOSA, WI 53226		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS reta42@hotmail.com		E-MAIL ADDRESS mhoglund@quamengineering.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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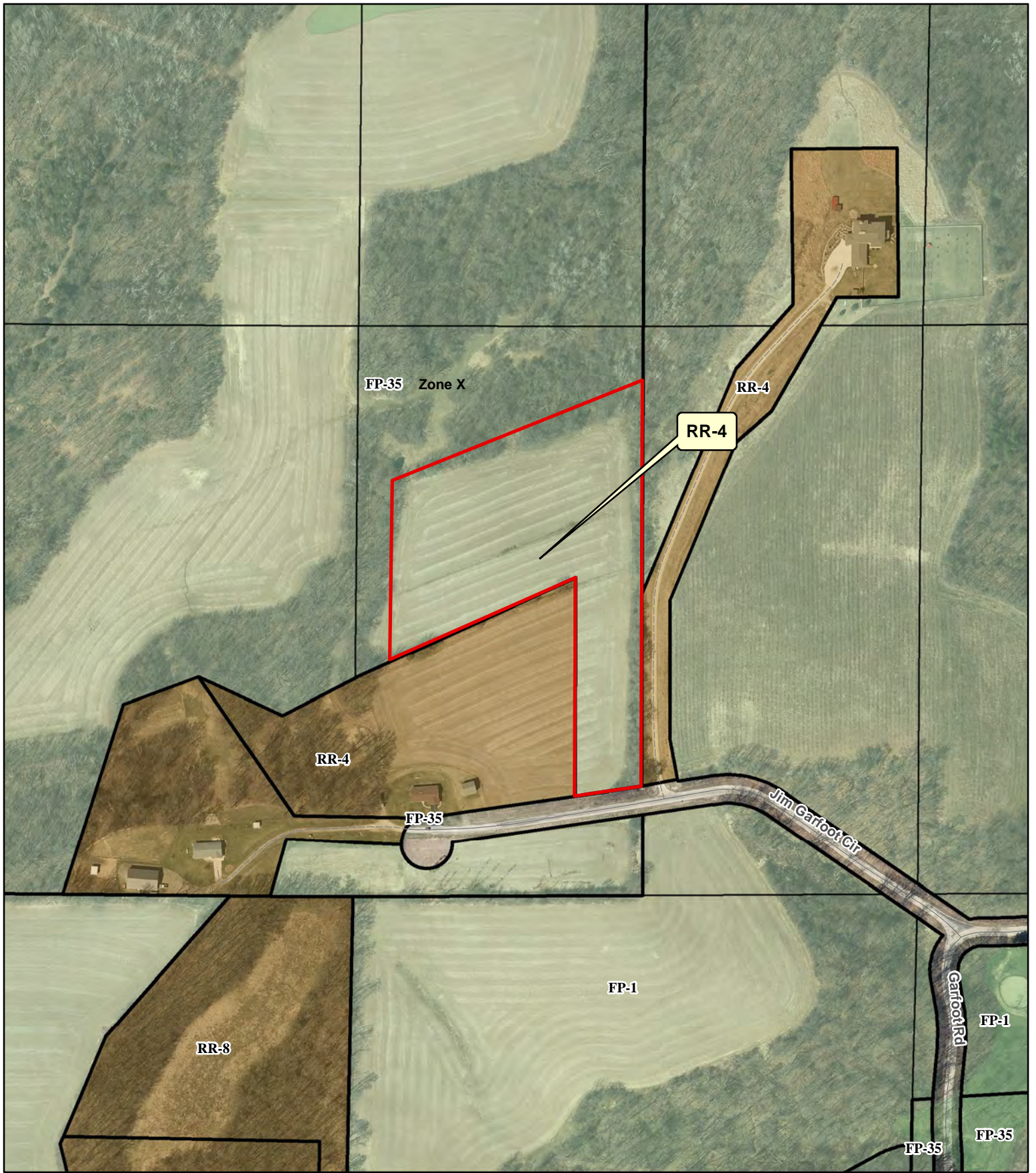
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 9208 Jim Garfoot Circle					
TOWNSHIP CROSS PLAINS	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-173-9063-0					

### REASON FOR REZONE




CREATING ONE RESIDENTIAL LOT

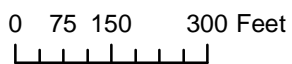
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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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**Legend**

- |  |            |                          |   |         |
|--|------------|--------------------------|---|---------|
|  | Wetland    | <b>Significant Soils</b> |  | Class 1 |
|  | Floodplain |                          |  | Class 2 |



Petition 11726  
 WILLIAM & MARILYN  
 IBACH





**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:	<b>\$495</b>
Commercial:	\$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

\*1998 Revocable Trust

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	William A. Ibach & Marilyn J. Ibach *	Agent Name:	Matthew E. Hoglund (Quam Eng., LLC)
Address (Number & Street):	2347 N. 100th St.	Address (Number & Street):	4604 Siggelkow Road - Suite A
Address (City, State, Zip):	Wauwatosa, WI 53226	Address (City, State, Zip):	McFarland, WI 53558
Email Address:	reta42@hotmail.com	Email Address:	mhoglund@quamengineering.com
Phone#:	(414) 305-5331	Phone#:	(608) 692-7220

### PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	020/0707-173-9063-0
Section:	Sec. 17, T.7N., R.7E.	Property Address or Location:	Just West of 9208 Jim Garfoot Circle, Cross Plains

### 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  No

Rezone approximately 7 acres from FP-35 (General Farmland Preservation) to RR-4 (Rural Residential), record a 1-lot CSM and then to build a home. Landowner owns a 98 acre± remainder parcel adjoining to the North and West that will remain FP-35 (General Farmland Preservation). Driveway access to the home site from Jim Garfoot Circle will be built on the 7 acre lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 (General Farmland Preservation)	RR-4 (Rural Residential)	7 Acres

**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 ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|--|--|---|---|---|

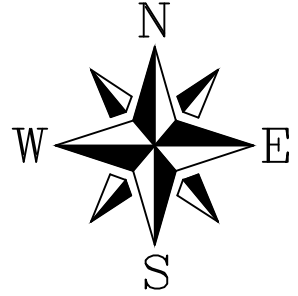
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Matthew E. Hoglund

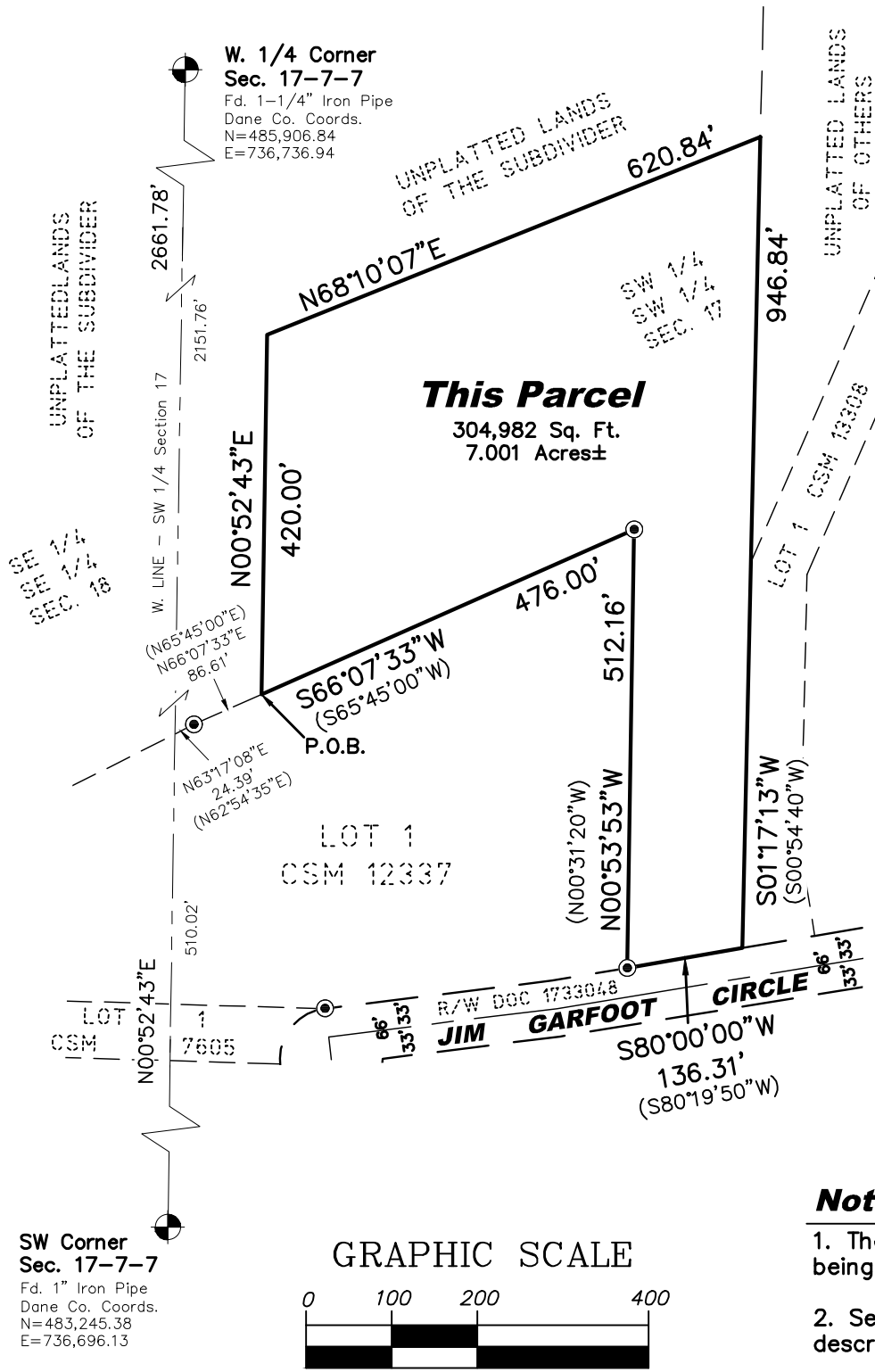
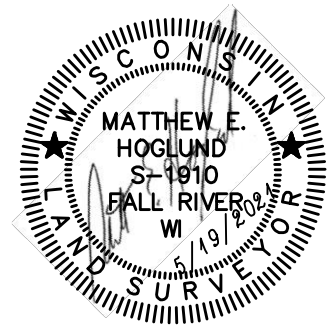
Date 5-19-2021

# Exhibit B

A part of the SW 1/4 of the SW 1/4 of Section 17, T.7N., R.7E.,  
Town of Cross Plains, Dane County, Wisconsin.



Bearings are based on the West line of the Southwest 1/4 of Section 17, which bears N00°52'43"E on the Dane County Coordinate System.



**Notes:**

1. The Parcel shown hereon is being rezoned to RR-4.
2. See Exhibit A for the legal description.
3. A Certified Survey Map (CSM) is being prepared for this property and the final recorded CSM will control.

**LEGEND**

- Found 1" Iron Pipe
- Re-Zoning Boundary Line
- - - Section Line
- - - Platted Lot Lines
- - - Existing R/W Line
- (115.25') Record Data (if different)

**REZONING MAP**

PROJECT NO. WM-05-20 SHEET 1 OF 1  
MAY 19, 2021

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# Exhibit A

## Rezoning Legal Description

A part of the Southwest one-quarter of the Southwest one-quarter of Section 17, Township 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** at a found 1" iron pipe at the Southwest corner of said Section 17; thence, along the West line of said Southwest 1/4, North 00°52'43" East, 510.02 feet to a point on the Northerly line of Lot 1 of Certified Survey Map (CSM) No. 12337; thence, along said Northerly line, North 63°17'08" East, 24.39 feet to a found 1" iron pipe; thence, continuing along said Northerly line, North 66°07'33" East, 86.61 feet to the **POINT OF BEGINNING**;

thence, along a line parallel to said West line of the Southwest 1/4, North 00°52'43" East, 420.00 feet;

thence North 68°10'07" East, 620.84 feet, more or less, to a point on the Northerly prolongation of the West line of Lot 1 of CSM 13308;

thence, along said Northerly prolongation and West line line, South 01°17'13" West, 946.84 feet, more or less, to the Southwest corner of said Lot 1 of CSM 13308 lying on the Northerly right-of-way line of Jim Garfoot Circle per Document No. 1733048;

thence, along said Northerly right-of-way line, South 80°00'00" West, 136.31 feet, more or less, to a found 1" iron pipe at the Southeast corner of said Lot 1 of CSM 12337;

thence, along the East line of said CSM 12337, North 00°53'53" West, 512.16 feet to a found 1" iron pipe at the Northeast corner of said Lot 1 of CSM 12337;

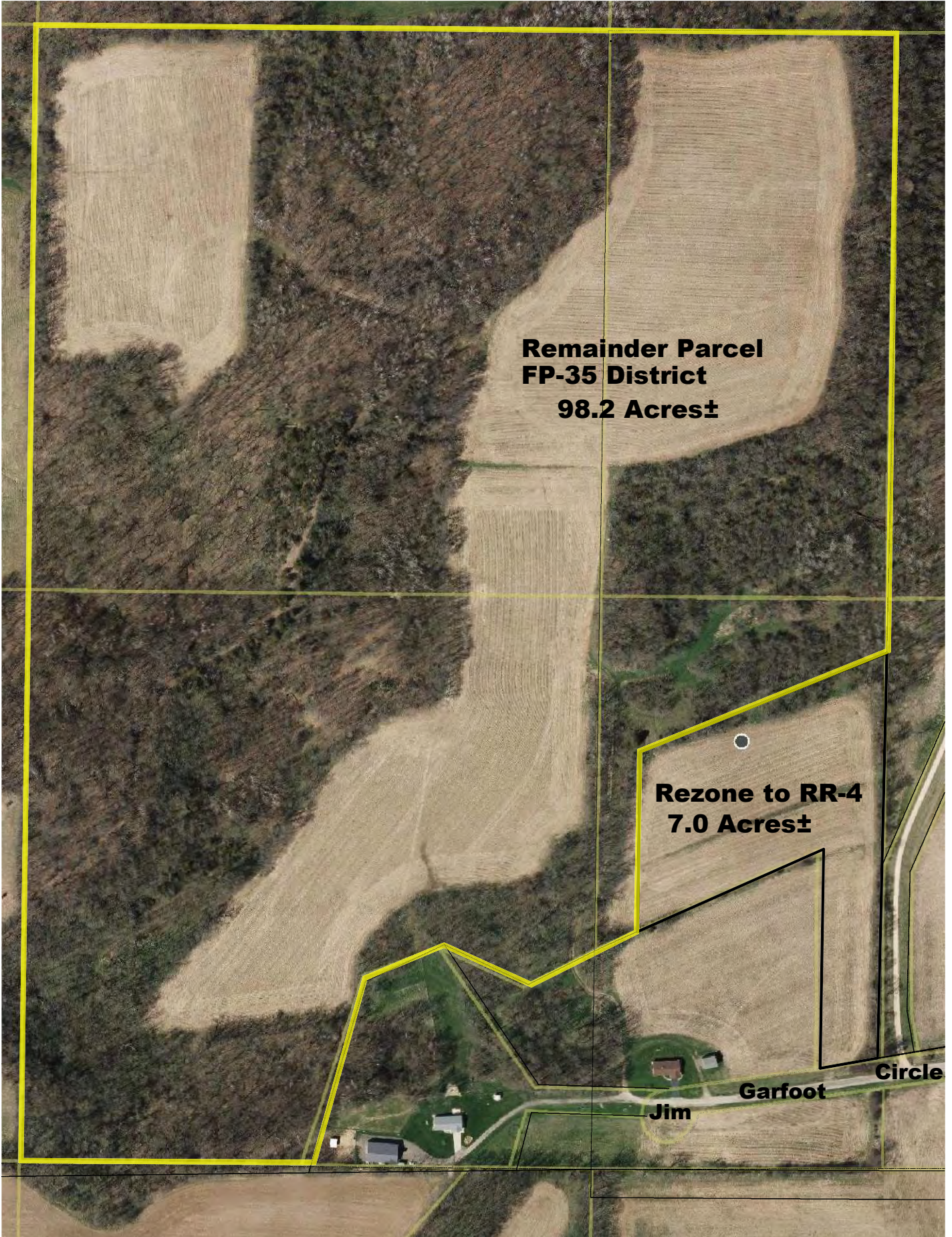
thence, along aforesaid Northerly line of Lot 1 of CSM 12337, South 66°07'33" West, 476.00 feet to the **POINT OF BEGINNING**, containing 304,982 square feet or 7.001 acres, more or less, and is subject to all matters of record and/or fact.

*The above-described property will be recorded as Lot 1 of a proposed Certified Survey Map. Upon recording of the CSM, the Lot 1 description will supersede the legal description above for all purposes pursuant to Wisconsin Statutes 236.34(3).*



# Remainder Parcel - Rezoning

William A. Ibach & Marilyn J. Ibach 1998 Revocable Trust



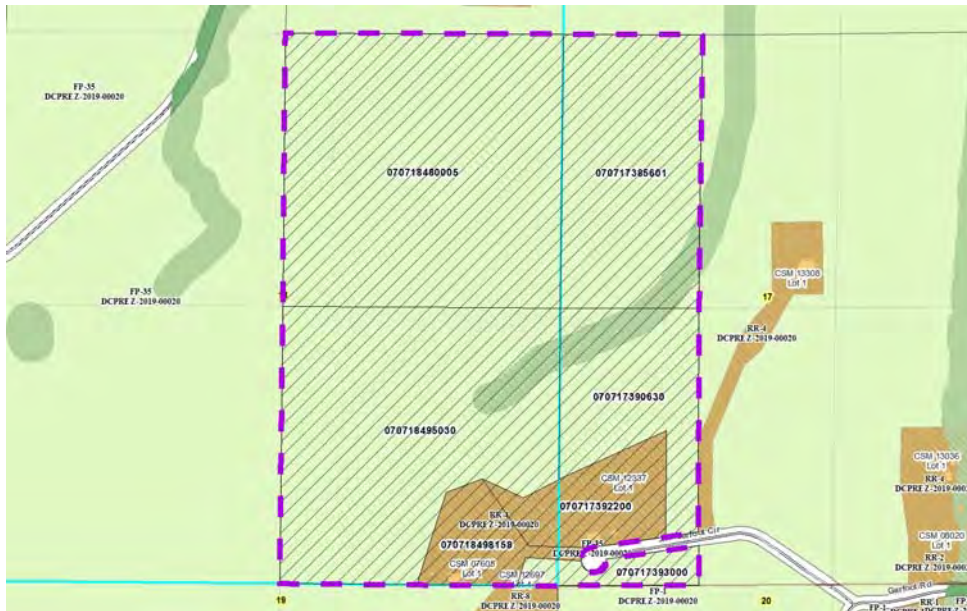


# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Steven Frame

<b>Town</b>	Cross Plains	<b>A-1EX Adoption</b>	12/26/1981	<b>Orig Farm Owner</b>	Garfoot, John
<b>Section:</b>	17, 18	<b>Density Number</b>	35	<b>Original Farm Acres</b>	121.33
<b>Density Study Date</b>	8/3/2020	<b>Original Splits</b>	3.47	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

Homesites created to date: 2 per CSM 7605 and 12337. New development should avoid resource protection corridors.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
070718498158	4.71	DUAINE R BOEHNEN & NANCY M BOEHNEN	07605
070718495030	34.39	GARRY J GARFOOT & GARFOOT TR, DENNIS & JULIE	
070718480005	40.52	GARRY J GARFOOT & GARFOOT TR, DENNIS & JULIE	
070717390630	12.22	GARRY J GARFOOT & GARFOOT TR, DENNIS & JULIE	
070717385601	20.23	GARRY J GARFOOT & GARFOOT TR, DENNIS & JULIE	
070717393000	2.69	JAMES P GARFOOT	
070717392200	6.58	JAMES P GARFOOT	12337