

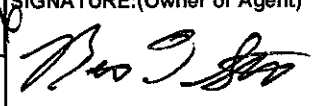
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/15/2014	DCPREZ-2014-10720
Public Hearing Date	C.U.P. Number
07/22/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KARL R DETTMANN	PHONE (with Area Code) (608) 836-8081	AGENT NAME D'ONOFRIO KOTTKE AND ASSOC	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 435 MATTERHORN DR		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS karldetmann@gmail.com		E-MAIL ADDRESS rklaas@donofrio.cc	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
				EAST OF 4204 COUNTY HIGHWAY P	
TOWNSHIP CROSS PLAINS	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP CROSS PLAINS	SECTION 15
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-152-9530-0				0707-152-9530-0	

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	11.47		

C.S.M REQUIRED? BJS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Brett J. Stoffregen

COMMENTS: SUBDIVIDE 3 RESIDENTIAL LOTS FROM EXISTING A1-EX LOT AND REZONE PROPOSED LOTS TO RH-1

DATE:
5/15/14



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Karl Dettman</u>	Agent's Name <u>D'Onofrio Kottke & Assoc. (Ron Klaas)</u> <i>Brett Stoffregen</i>
Address <u>435 Materhorn Drive</u> <u>Verona, WI 53593</u>	Address <u>7530 Westward Way Madison, WI</u> <u>53717</u>
Phone <u>[Redacted]</u>	Phone <u>(608) 833-7530</u>
Email <u>karldettmann@gmail.com</u>	Email <u>rklaas@donofrio.cc</u>

Town: Cross Plains Parcel numbers affected: 0707-152-9530-0, 0707-151-9001-0, 0707-154-8500-6

Section: 15 Property address or location: 4200 C.T.H. "P"

Zoning District change: (To / From / # of acres) RH-1 from A-1(EX) [11.47]
Alex to RH-1

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 25 % Other: 75 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland

Creation of a residential lot

Compliance for existing structures and/or land uses

Other: *Alex RH-1*

Karl is rezoning proposed Lots 1-3 from RH-1 to A-1(EX) to allow for 3 additional home sites on the property (as allowed by the density study). Lot 4 is the residual land and will remain zoned A-1(EX).

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *[Signature]* Date: 5/15/14

Date: May 15, 2014

To: Brian Standing
Dane County Planning & Development
210 Martin Luther King Jr. Blvd.
Room 116, City County Building
Madison, WI 53703

Re: Karl Dettmann Parcel

Enclosed you will find the following related information:

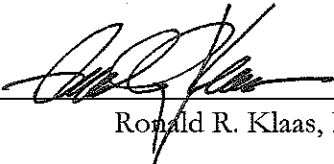
- - Application for Density Study (\$100.00 Fee)
- - Zoning Change Application (\$386.00 Fee)
- - Rezoning Map
- - Rezoning Legal Descriptions

 1 Number of copies

- For your approval and/or comment.
- Per your request.
- With our approval, as noted thereon.
- For your information.
- Preliminary only
- Revised copy

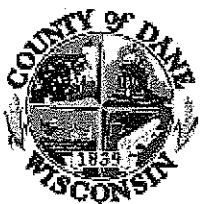
Remarks:

Sincerely yours,
D'Onofrio, Kottke and Associates, Inc.



Ronald R. Klaas, P.E.

FN: 14-02-107



Dane County Department of Planning & Development
Application for Density Study Report

Date: 5-15-14

Landowner information:

Name: KARL DETTMANN
Address: 435 MATERTORN DR. City: VERONA Zip Code: 53593
Daytime phone: 836-3080
Fax: 836-8081 E-mail: KARL.DETTMANN@GMAIL.COM

Applicant information (if different from landowner):

Name: RON KLAAS, DONAERIO KOTTKE & ASSOC
Address: 7530 WESTWARD WAY City: MADISON Zip Code: 53717
Daytime phone: 833-7530
Fax: 833-1089 E-mail: RKLAAS@DONAERIO.CC
Relationship to landowner: CIVIL ENGINEER
Are you submitting this application as an authorized agent for the landowner? Yes [X] No []

Property information:

Property address: CTH P
Parcel ID #: SEE ATTACHED

Legal description of property:

1/4 of 1/4, Section 15, Town of CROSS PLAINS

OR

Certified Survey Map ID: Lot

Sketch map provided? Yes [X] No []

Additional information (optional):

Name of owner of original farm (if known): DON LARSEN

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes [] No [X] Don't know [X] Reg. of Deeds Doc. No. (if known)

Comments: SEE ATTACHED BACKGROUND INFORMATION

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.

DRAFT: FOR DISCUSSION PURPOSE ONLY

7/31/2002

Speculative

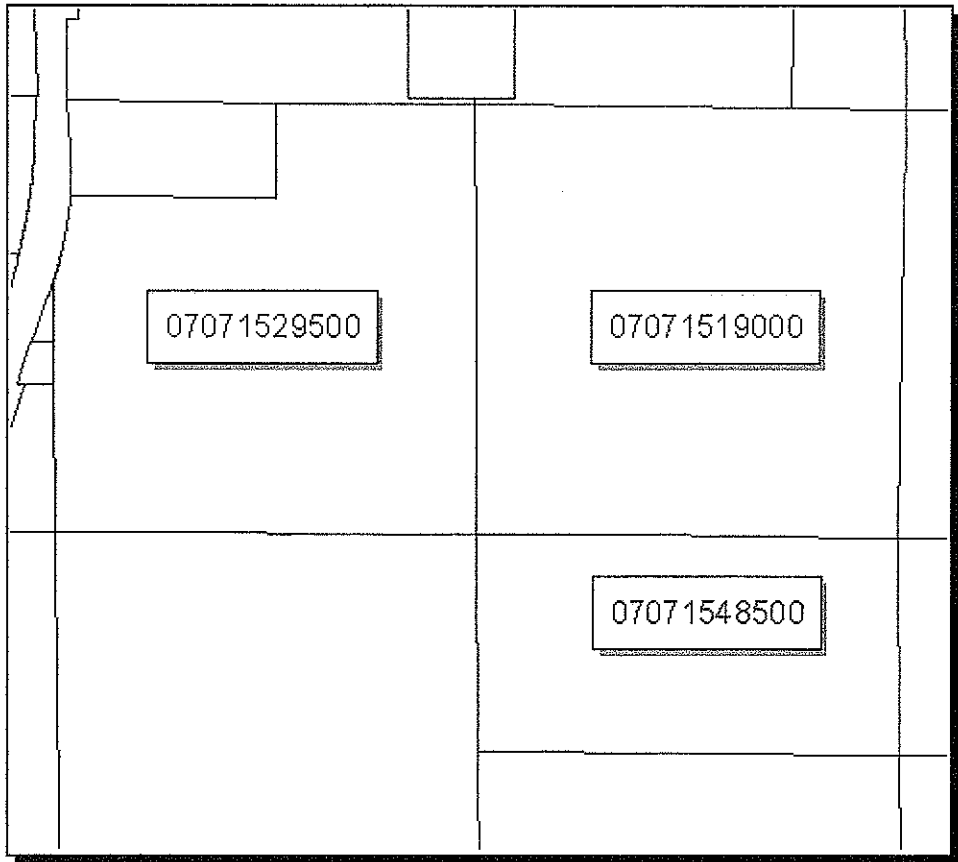
IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY

Record Number:	xplar	Date of Twn Adp:	5/19/81
Applicant:	Don Larsen	Previous density study:	YES
Town:	Cross Plains	Total acres in original farm:	95.8
Section:	15	Original Farm:	Grace Larsen Trust

Reason for Review: Request by landowner

Split summary: 95.8 / 35 = 2.74 = 3 splits
Splits taken: NONE

Current Parcel #	Acres	How Determined	Description	Owner
152 - 9500	35.0	GIS	A-1EX	LARSEN, DONALD
151 - 9000	40.4	GIS	A-1EX	LARSEN, DONALD
154 - 8500	20.4	GIS	A-1EX	LARSEN, DONALD



NOTE: Density study is based on original farm acreage owned at the time of Town Plan Adoption, or based on date specified in adopted town plan.



Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

DEVELOPMENT
Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

September 23, 2013

Peter Waltz
205 East Main Street
Mount Horeb, WI 53572

Dear Mr. Waltz

Enclosed is the revised density study report and supporting information you requested for the Donald Larsen property in Section 15 of the Town of Cross Plains.

After reviewing the documents you provided and researching the history of the sale of the land from the Larsens to the Gallinas, I have concluded that the 5-acre parcel (PIN 0707-151-9100-0) was in fact attached to an adjoining legal, nonconforming parcel and did not create an additional building site. Based on this analysis I have revised the density study to reflect this.

Based on the policies of the adopted *Town of Cross Plains/Dane County Comprehensive Plan*, this property is eligible for up to three (3) additional homesites.

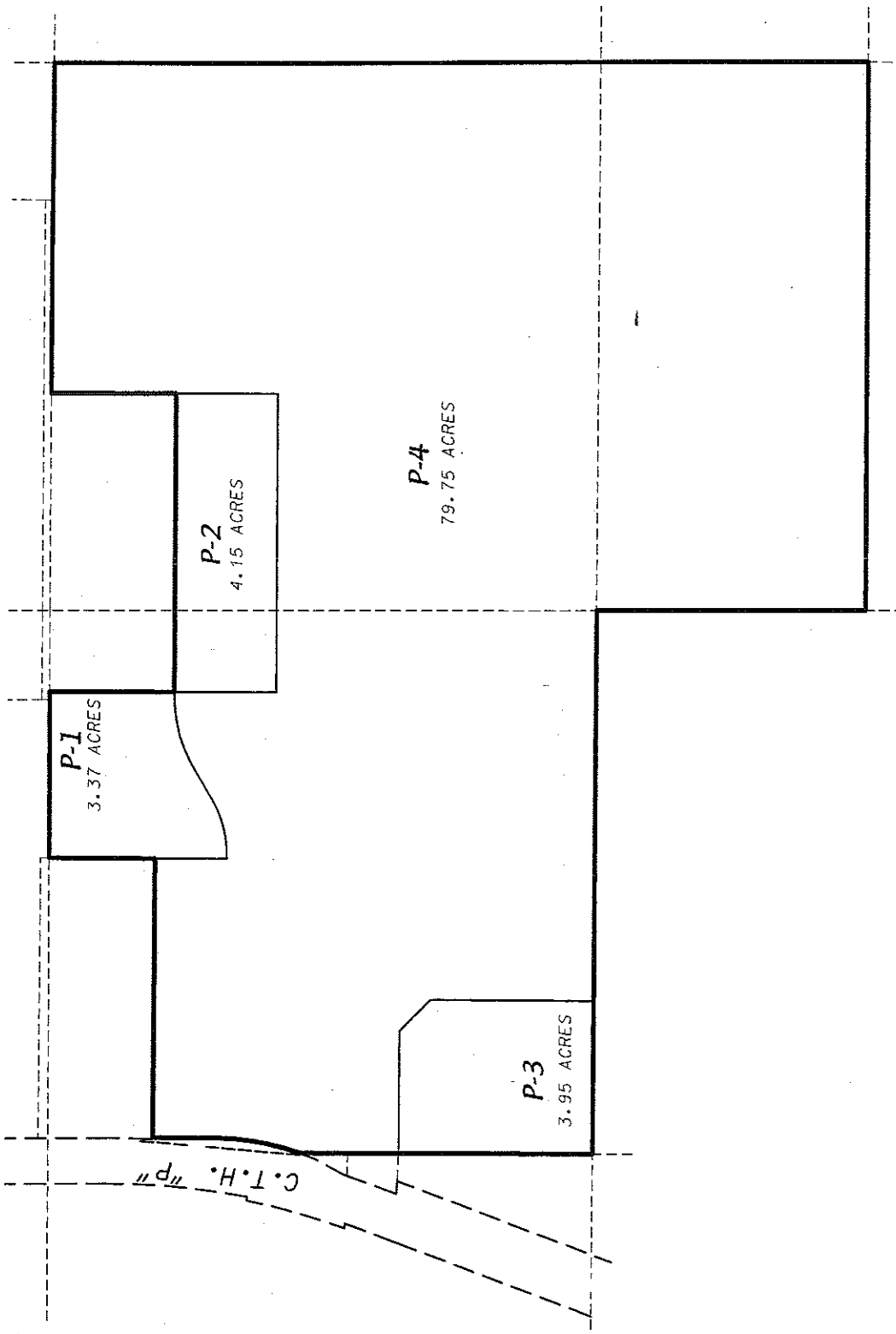
I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at standing@countyofdane.com.

Sincerely,

Brian Standing
Senior Planner

CC (w/ enclosures):
Nancy Meinholz, Town of Cross Plains Clerk
Greg Hyer, Town of Cross Plains Chair

Enclosures.



P-1
3.37 ACRES

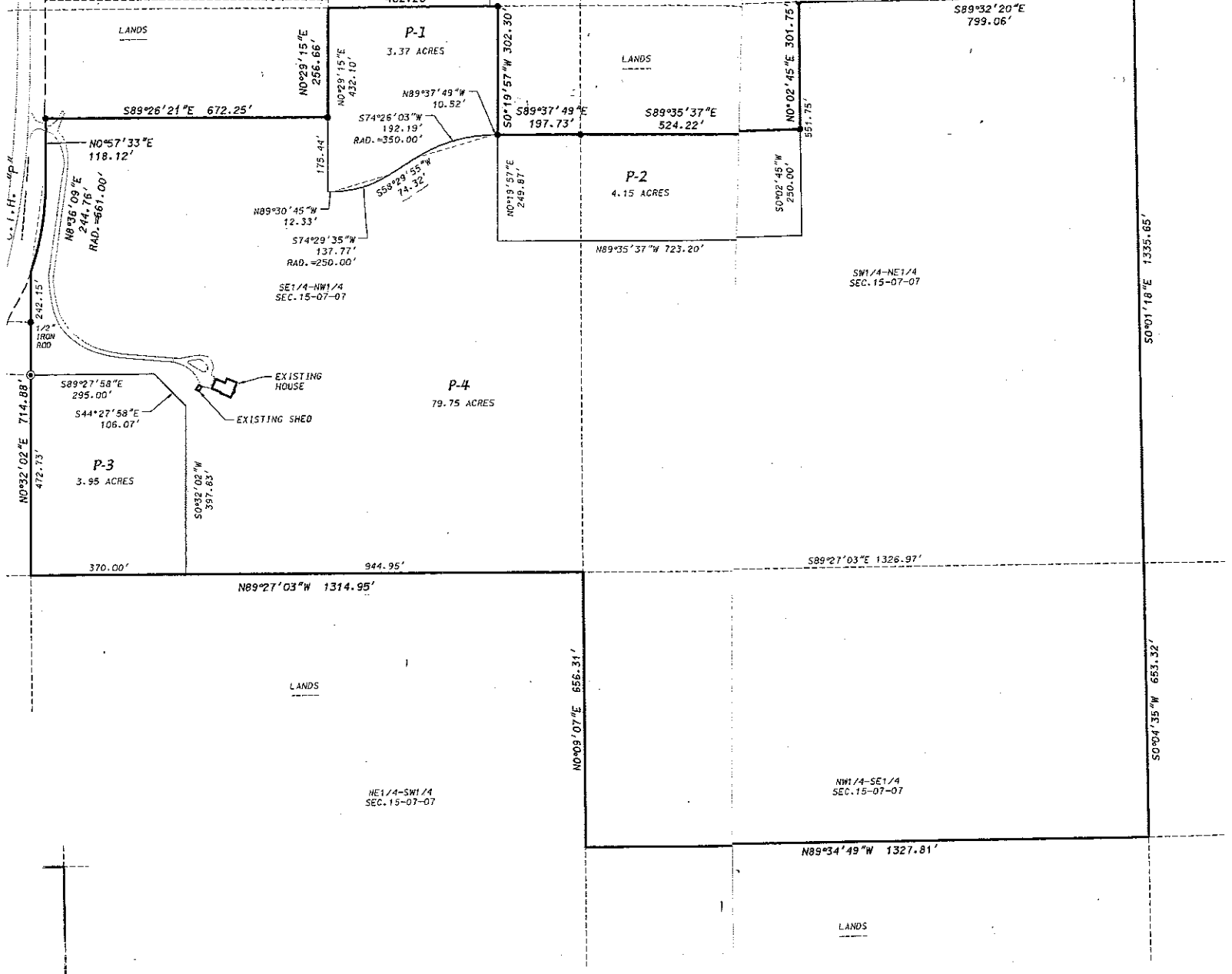
P-2
4.15 ACRES

P-3
3.95 ACRES

P-4
79.75 ACRES

C.T.H. #11

1" = 400'



Parcels to be Rezoned from A-1(EX) to RH-1

Lot 1

A parcel of land located in the SE1/4 of the NW1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 15; thence S89°27'03"E, 2447.46 feet along the South line of said NW1/4; thence N00°19'57"E, 1030.70 feet to the point of beginning; thence N89°37'49"W, 10.52 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 350.00 feet and a chord which bears S74°26'03"W, 192.19 feet; thence S58°29'55"W, 74.32 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 250.00 feet and a chord which bears S74°29'35"W, 137.77 feet; thence N89°30'45"W, 12.33 feet; thence N00°29'15"E, 432.10 feet to the North line of said SE1/4 of the NW1/4; thence S89°36'43"E, 402.20 feet along said North line; thence S00°19'57"W, 302.30 feet to the point of beginning. Containing 146,612 square feet (3.37 acres).

Lot 2

A parcel of land located in the SE1/4 of the NW1/4 and in the SW1/4 of the NE1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 15; thence S89°27'03"E, 2447.46 feet along the South line of said NW1/4; thence N00°19'57"E, 780.83 feet to the point of beginning; thence continuing N00°19'57"E, 249.87 feet; thence S89°37'49"E, 197.73 feet; thence S89°35'37"E, 524.22 feet thence S00°02'45"W, 250.00 feet; thence N89°35'37"W, 723.20 feet to the point of beginning. Containing 180,628 square feet (4.15 acres).

Lot 3

A parcel of land located in the SE1/4 of the NW1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 15; thence S89°27'03"E, 1331.31 feet along the South line of said NW1/4 to the point of beginning; thence N00°32'02"E, 472.73 feet; thence S89°27'58"E, 295.00 feet; thence S44°27'58"E, 106.07 feet; thence S00°32'02"W, 397.83 feet; thence N89°27'03"W, 370.00 feet along the South line of said NW1/4 to the point of beginning. Containing 172,117 square feet (3.95 acres).