

Dane County Rezone Petition

Application Date	Petition Number
05/20/2022	DCPREZ-2022-11864
Public Hearing Date	
07/26/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NICHOLAUS THOMPSON	PHONE (with Area Code) (715) 544-7447	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 302 CAPITOL DR		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS nicholaust@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

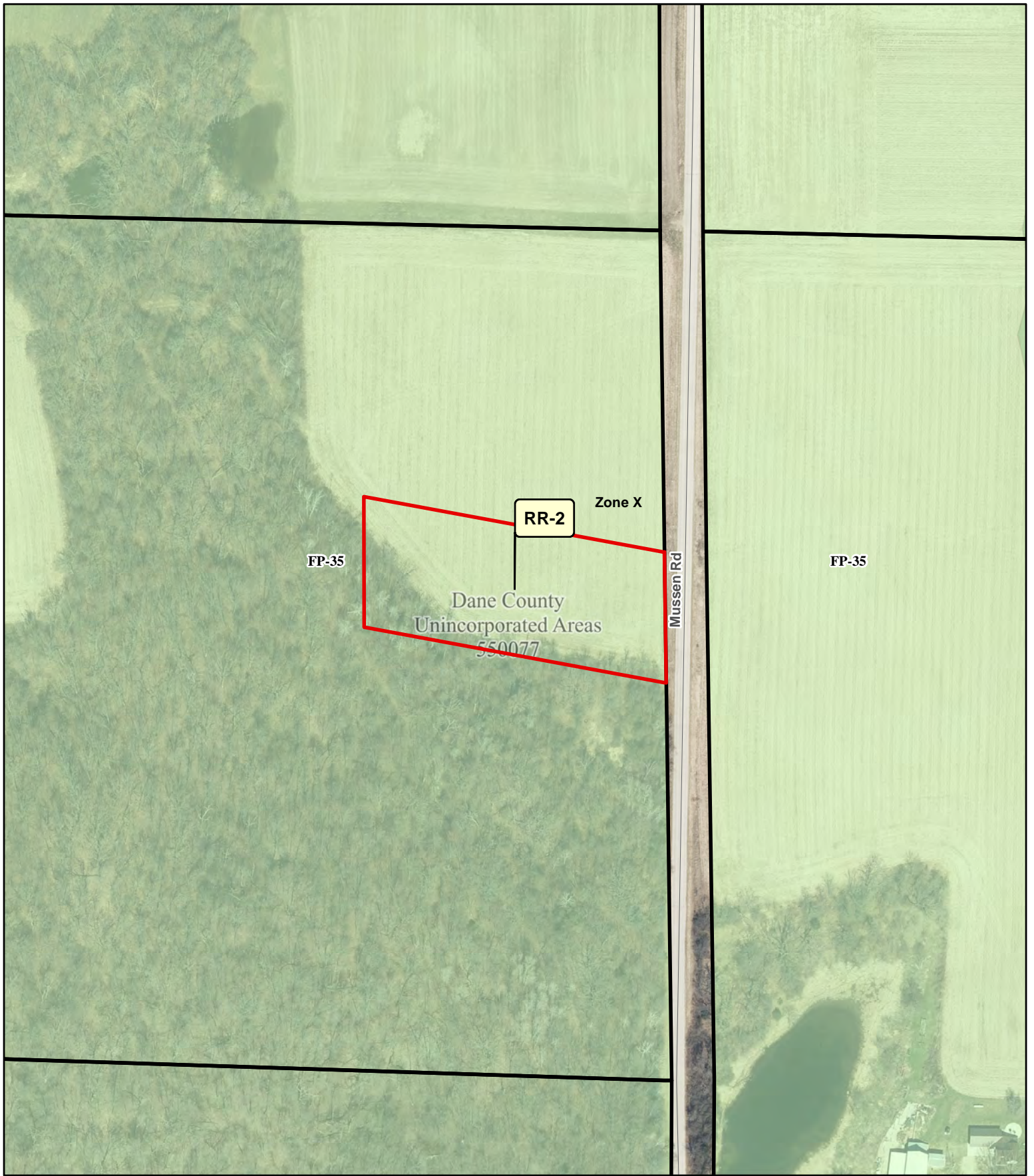
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Northwest of 8350 Kruchten Road					
TOWNSHIP ROXBURY	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-112-8500-2					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

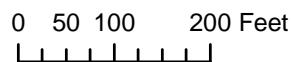
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.2

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11864
NICHOLAUS THOMPSON



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:	Nicholaus Thompson	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	302 Capitol Dr	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Dane WI 53529	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:	nicholaust@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	715-544-7447	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Roxbury	Parcel Number(s): 0907-112-8500-2
Section: 11	Property Address or Location: NW 1/4 OF THE NW 1/4

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>	
<p>NICHOLAUS AND STEPHANIE ARE REQUESTING A REZONE OF PART OF THEIR PROPERTY TO CREATE 1 RESIDENTIAL PARCEL FOR THEM TO BUILD A NEW HOME ON.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.20

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 |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

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 _____

5-18-2020

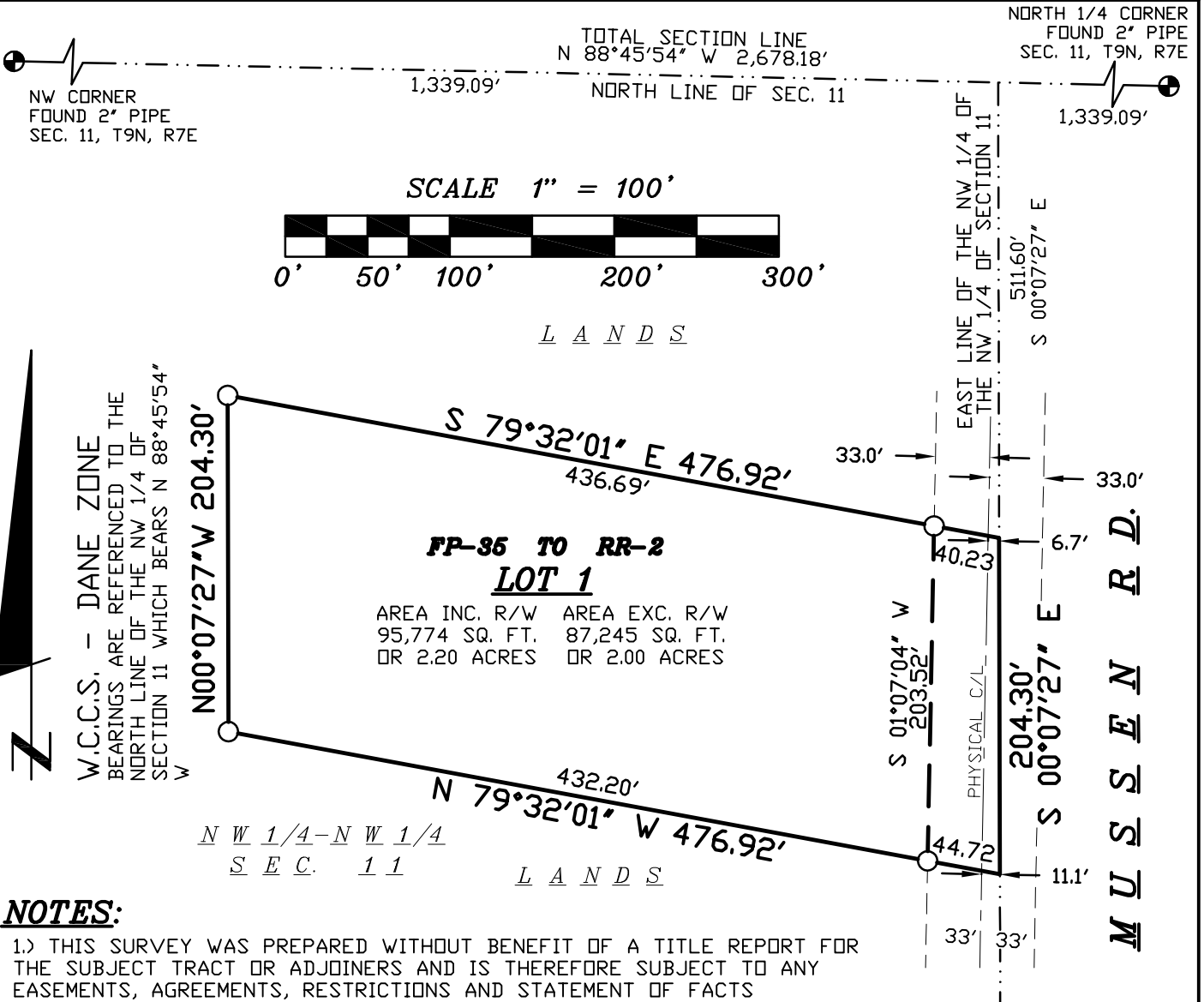


CERTIFIED SURVEY MAP

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 NW 1/4 of the NW 1/4 of Section 11, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NW 1/4 OF
SECTION 11 WHICH BEARS N 88°45'54"

NW 1/4 - NW 1/4
SEC. 11

L A N D S

L A N D S

NOTES:

- 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.
- WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ALL SECTION CORNER TIES FOR THE NW CORNER AND THE WEST 1/4 CORNER ARE CHECKED AND VERIFIED TO THE MOST RECENT SECTION CORNER TIE SHEET ON RECORD. THERE WAS NO SECTION CORNER TIES FOR THE NORTH 1/4 CORNER AND A NEW SECTION CORNER TIE SHEET WAS MADE.

PREPARED FOR:

NICHOLAUS THOMPSON
302 CAPITOL DR.
DANE, WI 53529

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

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: Nick Thompson

Town	Roxbury	A-1EX Adoption	7/26/1978	Orig Farm Owner	Michael Kruchten
Section:	11	Density Number	35	Original Farm Acres	201.68
Density Study Date	11/9/2021	Original Splits	5.76	Available Density Unit(s)	2



Reasons/Notes:

- [5] Original Housing Density Rights
- [-1] Original Farmstead
- [-1] RR-2
- [-1] PIN 090711185003
- [2] HDR Remain

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
090711190659	3.32	BARBARA A KRUCHTEN	05327
090711190104	34.32	JENNIFER HAMILTON	
090711185003	40.73	JENNIFER HAMILTON	
090711295000	36.49	MICHAEL KRUCHTEN & CHERYL KRUCHTEN	
090711285002	39.61	MICHAEL KRUCHTEN & CHERYL KRUCHTEN	
090711280007	40.13	MICHAEL KRUCHTEN & CHERYL KRUCHTEN	

REZONE DESCRIPTION

FP-35 TO RR-2

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 11, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 11; thence N 88°45'54" W along the north line of the NW 1/4 of said Section 11, 1,339.09 feet to the east line of the NW 1/4 of the NW 1/4 of Section 11; thence S 00°07'27" E along said east line, 511.60 feet to the point of beginning.

Thence continuing S 00°07'27" E along said east line, 204.30 feet; thence N 79°32'01" W, 476.92 feet; thence N 00°07'27" W, 204.30 feet; thence S 79°32'01" E, 476.92 feet to the point of beginning. The area of the above described parcel contains 95,774 square feet or 2.20 acres and is subject to a road right of way over the easterly portion thereof.