

Dane County Rezone Petition

Application Date	Petition Number
11/14/2023	DCPREZ-2023-11999
Public Hearing Date	
01/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN AND CLARISE KALSCHUR (C/O KIP KALSCHUR)	PHONE (with Area Code) (608) 798-3067	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3679 COUNTY HIGHWAY P		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS neil@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	
East of 9180 W. Mineral Point Rd					
TOWNSHIP CROSS PLAINS	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-203-9500-4					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT



FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.65

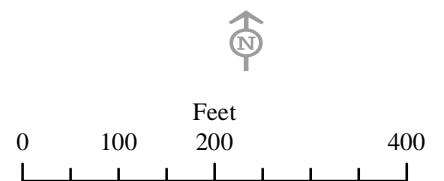
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) _____
PRINT NAME: _____				
DATE: _____				

COMMENTS: COUNTY HIGHWAY DEPT APPROVAL MAY BE NEEDED FOR ACCESS



REZONE 11999

-  Floodway Areas in Zone AE
-  Floodplain





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 Area:	\$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: Kip Kalscheur	Agent Name: Williamson Surveying
Mailing Address: 3828 Garfoot RD. Mt. Horeb, WI 53572	Mailing Address: 104A W. Main St, Waunakee WI 53597
Email Address:	Email Address: neil@williamsonsurveying.com
Phone#: 608-798-3067	Phone#: 608-255-5705

PROPERTY INFORMATION	
Township: Cross Plains	Parcel Number(s): 020/0707-203-9500-4
Section: 20	Property Address or Location: SE 1/4 of the SW 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>

Kip is planning on creating a residential lot to build a house on it.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 Zoning District	RR-2 Zoning District	2.65 Acres

Applications will not be accepted until the applicant has met with department staff to review the application and 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"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature

Date 10-23-2023



REZONE

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 Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

PREPARED FOR:

KIP KALSCHUR
3693 COUNTY HIGHWAY "P"
CROSS PLAINS, WI 53528

L O T 2
C. S. M. N o.
1 2 3 5 7

L O T 1
C. S. M. N o.
8 4 6 6

SW 1/4
OF THE
SW 1/4

(N 00°16'57" E)
N 00°33'47" E

449.79'

25.52'

S 00°33'47" W 256.40'

L A N D S

S 88°27'40" W 349.93'

L A N D S

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 87°45'08" W	100.04'

SE 1/4
OF THE
SW 1/4

SOUTHWEST CORNER
SECTION 20-7-7
FD. RAILROAD SPIKE

SOUTH 1/4 CORNER
SECTION 20-7-7
FD. 1" IRON PIPE

L O T 4
C. S. M. N o.
1 2 7 8 5

NW 1/4
OF THE
NW 1/4

L A N D S

TOTAL SECTION LINE
N 89°53'43" W 2,674.39'

NE 1/4
OF THE
NW 1/4

L A N D S

L O T 1
C. S. M. N o.
1 1 3 5 1

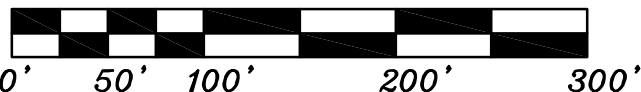
L O T 2
C. S. M. N o.
1 1 3 5 1

LEGEND

⊕ = FOUND SECTION CORNER
(AS NOTED)

(##) = RECORDED AS

SCALE 1" = 100'



W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 20.
LINE TO BEAR = N 89°53'43" W



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 Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

PREPARED FOR:

KIP KALSCHUR
3693 COUNTY HIGHWAY "P"
CROSS PLAINS, WI 53528

LOT 2
C.S.M. No. 12357

LOT 1
C.S.M. No. 8466

SW 1/4
OF THE
SW 1/4

SOUTH R/W LINE
LOT 1 C.S.M. No. 8466.
SEE NOTE 4, SHEET 2.

SOUTHWEST CORNER
SECTION 20-7-7
FD. RAILROAD SPIKE

SOUTH 1/4 CORNER
SECTION 20-7-7
FD. 1" IRON PIPE

LOT 4
C.S.M. No. 12785

NW 1/4
OF THE
NW 1/4

SOUTH LINE LOT
1 C.S.M. No. 8466.

NE 1/4
OF THE
NW 1/4

LOT 1
C.S.M. No. 11351

LOT 2
C.S.M. No. 11351

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
(AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

LANDS

N 88°27'40" E 450.00'

LOT 1

115,249 SQ. FT.
OR 2.65 ACRES

S 00°33'47" W
200.00'

479.31'
204.23'

449.79'

(N 00°16'57" E)
N 00°33'47" E

245.56'

256.40'

282.18'

S 88°27'40" W 349.93'

LANDS

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 89°53'43" W	100.00'
L-2	N 87°45'08" W	100.04'

NOTE:

1.) SEE ALL NOTES ON SHEET 2.

SE 1/4
OF THE
SW 1/4

TOTAL SECTION LINE
N 89°53'43" W 2,674.39'

LANDS
AREA:
DEDICATED
TO THE PUBLIC
2,765 SQ. FT.
OR 0.06 ACRES

SURVEYORS SEAL

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 20.
LINE TO BEAR = N 89°53'43" W



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 Southeast 1/4 of the Southwest 1/4 of Section 20, 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 on sheet 3, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, part of the Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 20; thence N 89°53'43" W along the south line of the said Southwest 1/4, 1,236.55 feet to the point of beginning.

Thence continue N 89°53'43" W along the said south line of the Southwest 1/4, 100.00 feet to a point on the east line of Lot 1 Certified Survey Map No. 8466; thence N 00°33'47" E along the east line of Lot 1 Certified Survey Map No. 8466 and Lot 2 Certified Survey Map No. 12357, 479.31 feet; thence N 88°27'40" E, 450.00 feet; thence S 00°33'47" W, 200.00 feet; thence S 88°27'40" W, 349.93 feet; thence S 00°33'47" W, 282.18 feet to the point of beginning. This parcel contains 118,014 sq. ft. or 2.71 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

NOTES CONTINUED:

- 2.) 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.
- 3.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 4.) ALL TIES HAVE BEEN VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE SOUTHWEST CORNER OF SECTION 20. A NEW TIE SHEET WILL BE FILED WITH THE DANE COUNTY SURVEYORS OFFICE FOR THE SOUTH 1/4 CORNER OF SECTION 20.
- 5.) WEST MINERAL POINT ROAD RIGHT OF WAY WAS ESTABLISHED FROM CERTIFIED SURVEY MAP No.'s 12785 AND 11351 AND NOT CERTIFIED SURVEY MAP No. 8466.

SURVEYORS SEAL



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 Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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)

John T. Kalscheur

Clarice E. Kalscheur

Personally came before me this _____ day of _____, 20__ the above names John T. Kalscheur and Clarice E. Kalscheur to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ 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

DANE COUNTY APPROVAL:

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 _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

FP-35 TO RR-2

A parcel of land located in part of the Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 20; thence N 89°53'43" W along the south line of the said Southwest 1/4, 1,336.55 feet; thence N 00°33'47" E, 25.52 feet to the point of beginning.

Thence continue N 00°33'47" E, 449.79 feet; thence N 88°27'40" E, 450.00 feet; thence S 00°33'47" W, 200.00 feet; thence S 88°27'40" W, 349.93 feet; thence S 00°33'47" W, 256.40 feet; thence N 87°45'08" W, 100.04 feet to the point of beginning. This parcel contains 115,249 sq. ft. or 2.65 acres thereof.