

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
05/06/2024	DCPREZ-2024-12061
<b>Public Hearing Date</b>	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KIP R KALSCHEUR	PHONE (with Area Code) (608) 798-3067	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3828 GARFOOT RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS kandkmfg@tds.net		E-MAIL ADDRESS chris@williamsonsurveying.com	

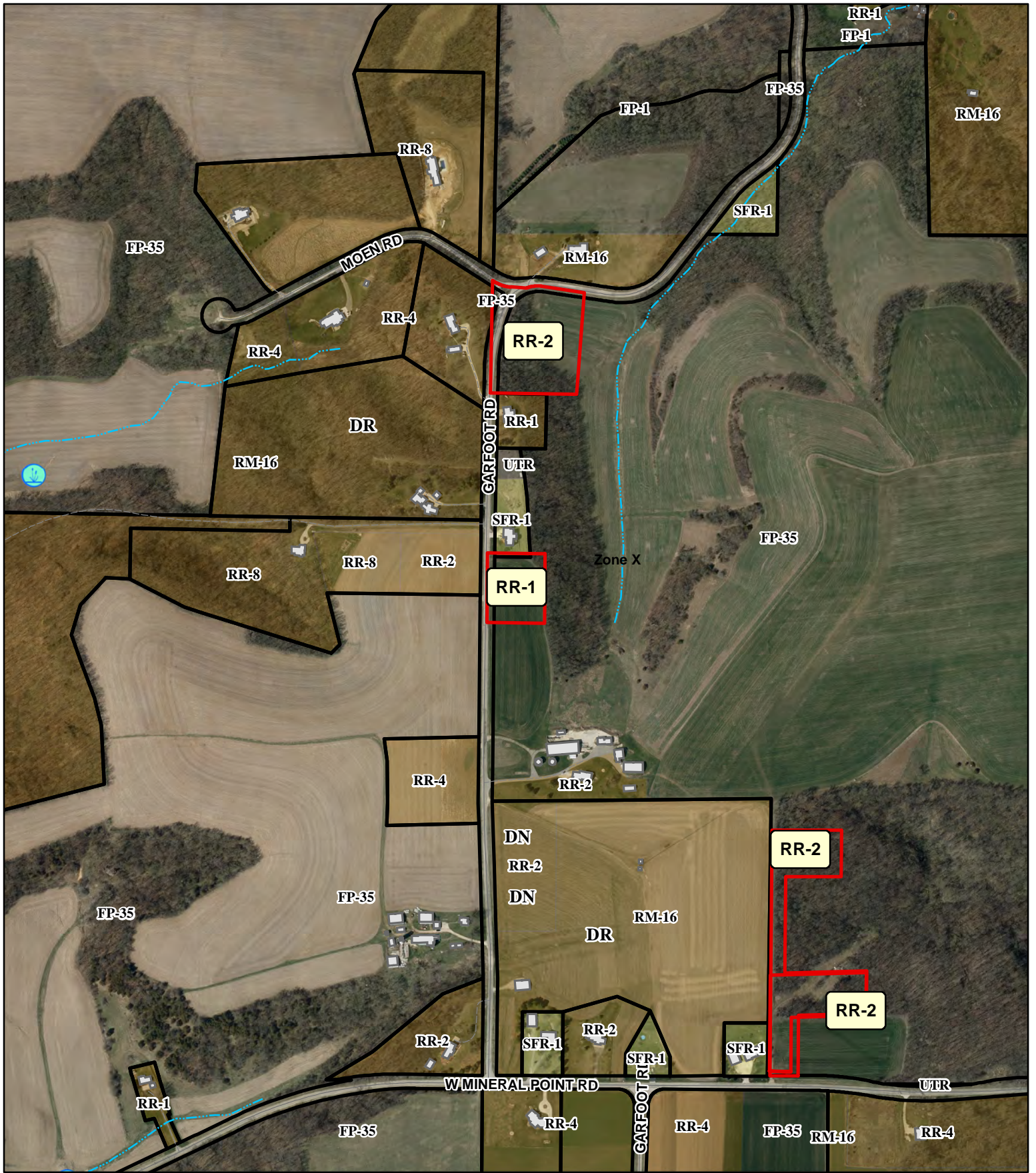
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 9180 Mineral Point Rd and Garfoot Rd south of Moen Rd					
TOWNSHIP CROSS PLAINS	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-203-9500-4		0707-203-8502-4		0707-202-9001-9	

## REASON FOR REZONE



CREATE FOUR NEW RESIDENTIAL LOTS USING TRANSFER OF DEVELOPMENT RIGHTS (TDR)

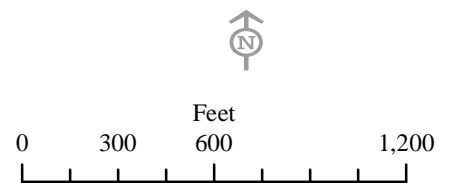
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	10
FP-35 Farmland Preservation District	RR-1 Rural Residential District	2.02

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>
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# REZONE 12061

-  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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## 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: KANDKMFG@TDS.NET	Email Address: chris@williamsonsurveying.com
Phone#: 608-798-3067	Phone#: 608-255-5705

PROPERTY INFORMATION	
Township: Cross Plains	Parcel Number(s): 070720395004, 070720385024, 070720290019
Section: 20	Property Address or Location: SE of the SW, NW of the SW & SW of the NW

REZONE DESCRIPTION	
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

see attached letter of intent

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	5.24
FP-35	RR-2 W/ TDR-R OVERLAY	4.76
FP-35	RR-1 W/ TDR-R OVERLAY	2.02

**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 ( <b>non-refundable</b> ), 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 4-22-2024

# Letter of Intent

April 22, 2024

Dear Town of Cross Plains and Dane County Zoning department,

In November of 2023, we submitted an application for rezone on behalf of the Kalscheur's family to create 1 new residential lot that was to be for their daughter to build on (petition #11999). Through discussions with the town and county staff, we withdrew that application in order to work through the details of this 1 split being used as a density bonus provided by the town of Cross Plains TDR program as a "Group 1 (nonconforming mineral extraction site as of 2017) Super Sending" split. With that information, we are submitting a new application for rezone which will in total create 4 new residential splits.

The sending parcel is 070720395004 and 2 of the 4 splits will be created on the subject property. The 2 parcels located on the subject property will be rezoned to RR-2. The other 2 splits will be transferred to parcels 07072385024 and 070720290019 and will be zoned RR-2 TDR-R overlay and RR-1 TDR-R overlay. It is understood that as part of this TDR, an ag conservation easement prohibiting mineral extraction activity or further residential development will be required on the balance of parcel 070720395004.

We have provided a map of the rezone locations that the Kalscheur's would like these lots to be created. If this rezone is approved by the Town and County, we will follow up this rezone with two 1 lot CSM's for the Garfoot Rd sites and one 2 Lot CSM for the W Mineral Point Rd site.

Thank you for your consideration and insight on this project. Let me know if there are any questions or additional information necessary to consider approval of this rezone.

*Chris Adams*

**Williamson Surveying and Assoc. LLC**  
Member & Professional Land Surveyor  
104 A W. Main St  
Waunakee, WI 53597  
608-255-5705

[Williamsonsurveying.com](http://Williamsonsurveying.com)



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

## REZONE MAP

SCALE 1" = 400'



### LINE TABLE:

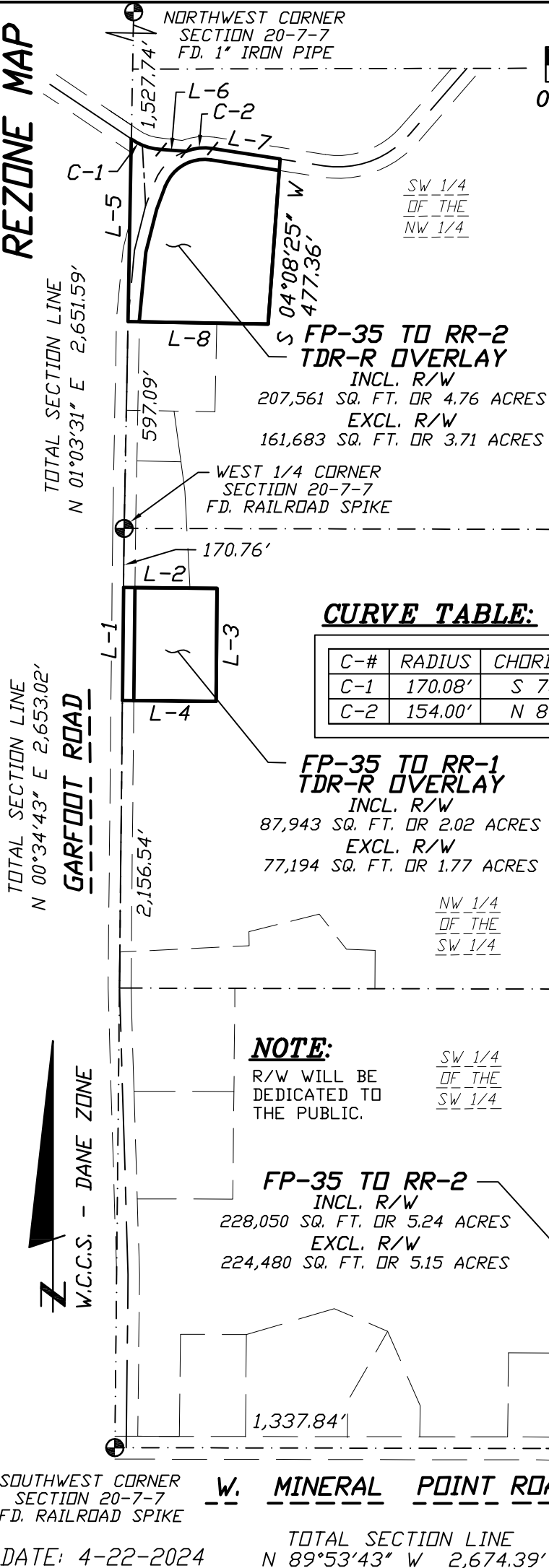
L-#	BEARINGS	DIST.
L-1	N 00°34'43" E	325.71'
L-2	S 89°26'28" E	270.00'
L-3	S 00°34'43" W	325.71'
L-4	N 89°26'28" W	270.00'
L-5	N 01°03'31" E	526.76'
L-6	S 86°10'03" E	71.61'
L-7	S 81°10'03" E	196.84'
L-8	N 88°59'16" W	404.41'
L-9	N 89°53'43" W	132.00'
L-10	S 00°33'47" W	218.13'
L-11	N 89°53'43" W	260.00'
L-12	S 00°33'47" W	451.70'
L-13	N 88°27'40" E	384.00'
L-14	S 00°33'47" W	200.00'
L-15	S 88°27'40" W	317.96'
L-16	S 00°33'47" W	283.10'

### CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	170.08'	S 70°35'03" E 91.38'	92.52'	31°09'59"
C-2	154.00'	N 84°17'35" E 77.32'	78.16'	29°04'41"

### PREPARED FOR:

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



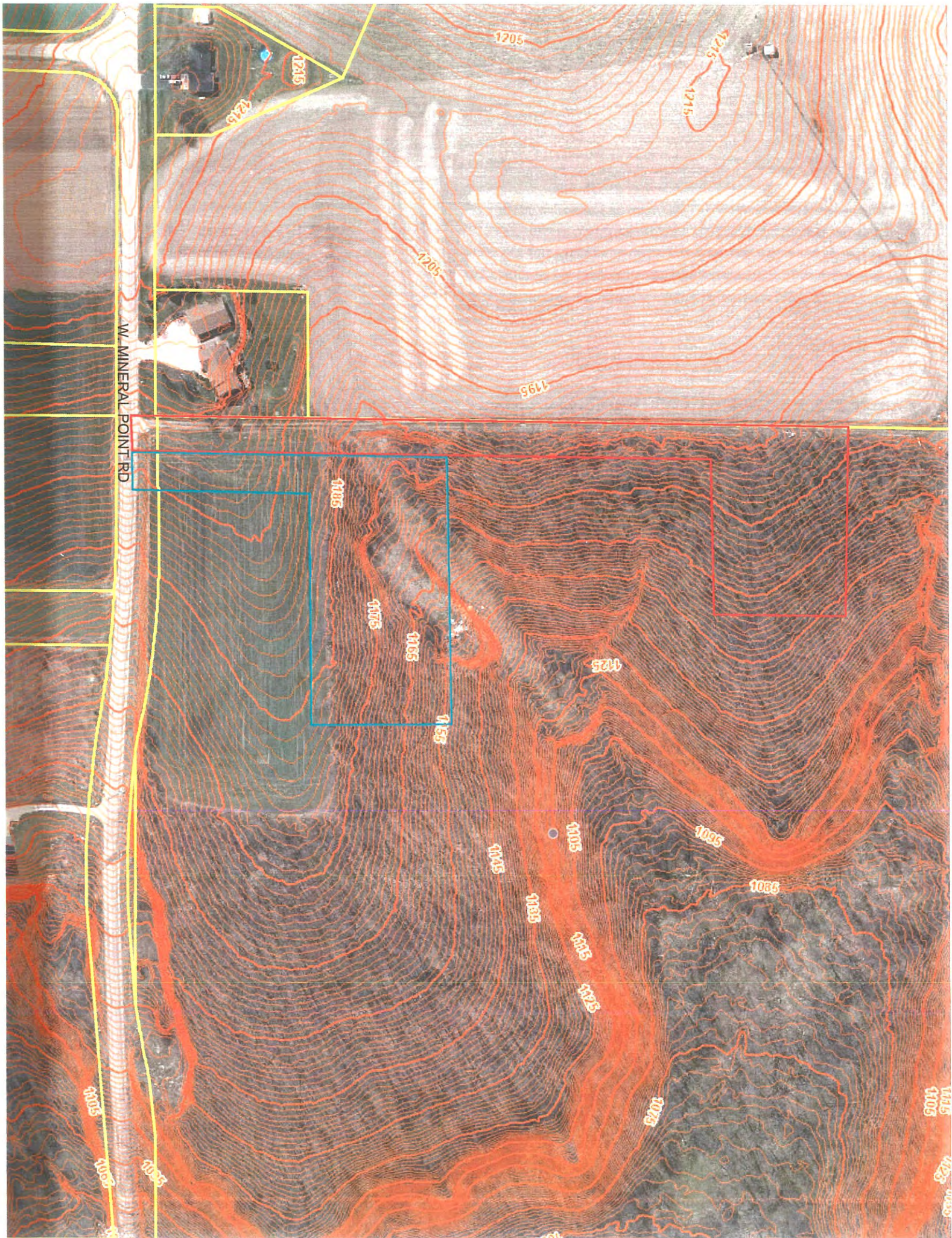
NE 1/4  
 OF THE  
 SW 1/4

SE 1/4  
 OF THE  
 SW 1/4



**JOB NO: 23W-25**





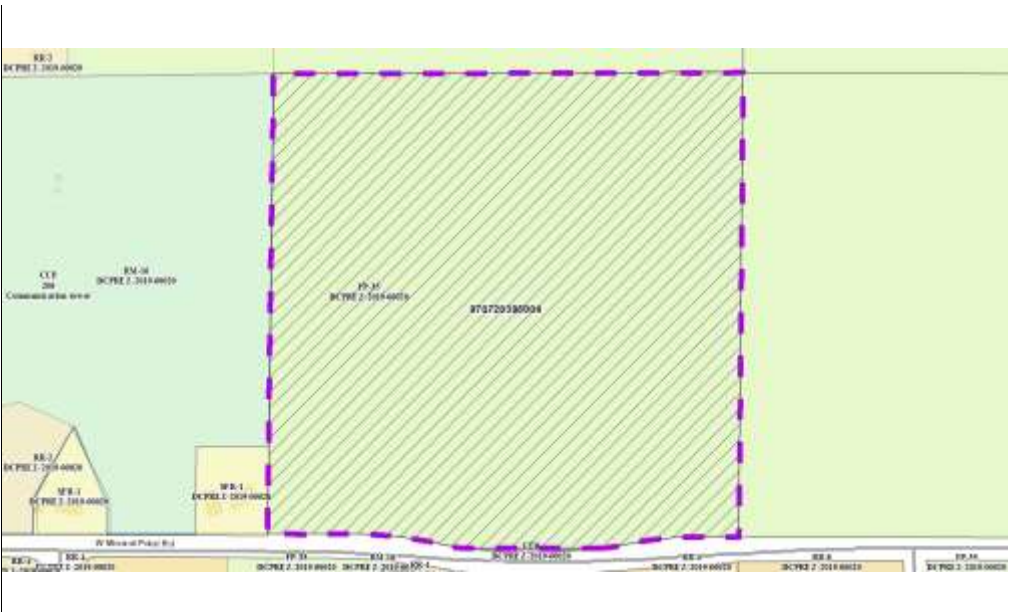




# DRAFT: FOR DISCUSSION PURPOSES ONLY

**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.**

		<b>Applicant:</b> Kip Kalscheur
<b>Town</b>	Cross Plains	<b>A-1EX Adoption</b> 12/26/1981
<b>Section:</b>	20	<b>Orig Farm Owner</b> Kalscheur, J.T.
<b>Density Study Date</b>	5/1/2024	<b>Density Number</b> 35
		<b>Original Farm Acres</b> 40.48
		<b>Original Splits</b> 1.16
		<b>Available Density Unit(s)</b> 4



**Reasons/Notes:**

Homesites created to date:  
NONE

The property remains eligible for up to 4 density units ("splits") as a "Group 1 Super Sending Area" (inactive grandfathered mineral extraction site). The density units may be used on the property or transferred under the town's TDR program.

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
070720395004	40.48	KIP R KALSCHEUR & JANET H KALSCHEUR	

### **FP-35 TO RR-1 TD-RR OVERLAY (NW 1/4 - SW 1/4)**

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

Beginning at the Southwest Corner of said Section 20; thence N 00°34'43" E along the west line of the said Southwest 1/4, 2,156.54 feet to the point of beginning.

Thence continue N 00°34'43" E along said west line also being the centerline of Garfoot Road, 325.71 feet to the southwest corner of Lot 1 Certified Survey Map No. 8599; thence S 89°26'28" E along the south line of said Lot 1 Certified Survey Map No. 8599, 270.00 feet; thence S 00°34'43" W, 325.71 feet; thence N 89°26'28" W, 270.00 feet to the point of beginning. This parcel contains 87,943 sq. ft. or 2.02 acres and is subject to a 33 foot road right of way over the westerly side.

### **FP-35 TO RR-2 TDR-R OVERLAY (SW 1/4 - NW 1/4)**

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

Beginning at the West 1/4 Corner of said Section 20; thence N 01°03'31" E along the west line of the said Northwest 1/4, 597.09 feet to the northwest corner of Lot 1 Certified Survey Map No. 2404 and to the point of beginning.

Thence continue N 01°03'31" E along said west line, 526.76 feet to the southwest corner of Lot 1 Certified Survey Map No. 4710 also being the centerline of Laufenberg Road; thence along said Lot 1 Certified Survey Map No. 4710 for the next 4 courses and the said centerline of Laufenberg Road for the next two course on an arc of a curve concaved northeasterly having a radius of 170.08 feet and a long chord bearing and distance of S 70°35'03" E, 91.38 feet; thence S 86°10'03" E, 71.61 feet; thence departing from the centerline of Laufenberg Road and proceeding along the centerline of Garfoot Road for the next 2 course along an arc of a curve concaved southeasterly having a radius of 154.00 feet and a long chord bearing and distance of N 84°17'35" E, 77.32 feet; thence S 81°10'03" E, 196.84 feet; thence S 04°08'25" W, 477.36 feet; thence N 88°59'16" W along the north line of said Lot 1 Certified Survey Map No. 2404, 404.41 feet to the point of beginning. This parcel contains 207,561 sq. ft. or 4.76 acres and is subject to a road right of way over the westerly and northerly side.

### **FP-35 TO RR-2 (SE 1/4 - SW 1/4)**

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, being more particularly described as follows:

Beginning 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, 1,216.55 feet to the point of beginning.

Thence continue N 89°53'43" W along said south line, 132.00 feet to the southwest corner of the said Southeast 1/4 of the Southwest 1/4; thence N 00°33'47" E along the west line of said Southeast 1/4 of the Southwest 1/4, 1,151.04 feet; thence S 89°53'43" E, 326.00 feet; thence S 00°33'47" W, 218.13 feet; thence N 89°53'43" W, 260.00 feet; thence S 00°33'47" W, 451.70 feet; thence N 88°27'40" E, 384.00 feet; thence S 00°33'47" W, 200.00 feet; thence S 88°27'40" W, 317.96 feet; thence S 00°33'47" W, 283.10 feet to the point of beginning. This parcel contains 228,050 sq. ft. or 5.24 acres and is subject to a road right of way over the southerly side.