

Dane County Rezone Petition

Application Date	Petition Number
06/17/2026	DCPREZ-2026-12324
Public Hearing Date	
08/25/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KIG PROPERTIES LLC	PHONE (with Area Code)	AGENT NAME ERIC SCHNEIDER	PHONE (with Area Code) (920) 562-6974
BILLING ADDRESS (Number & Street) % DAVID KRUCHTEN 3327 MEADOW RD		ADDRESS (Number & Street) 2338 TREVOR WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53719	
E-MAIL ADDRESS		E-MAIL ADDRESS	

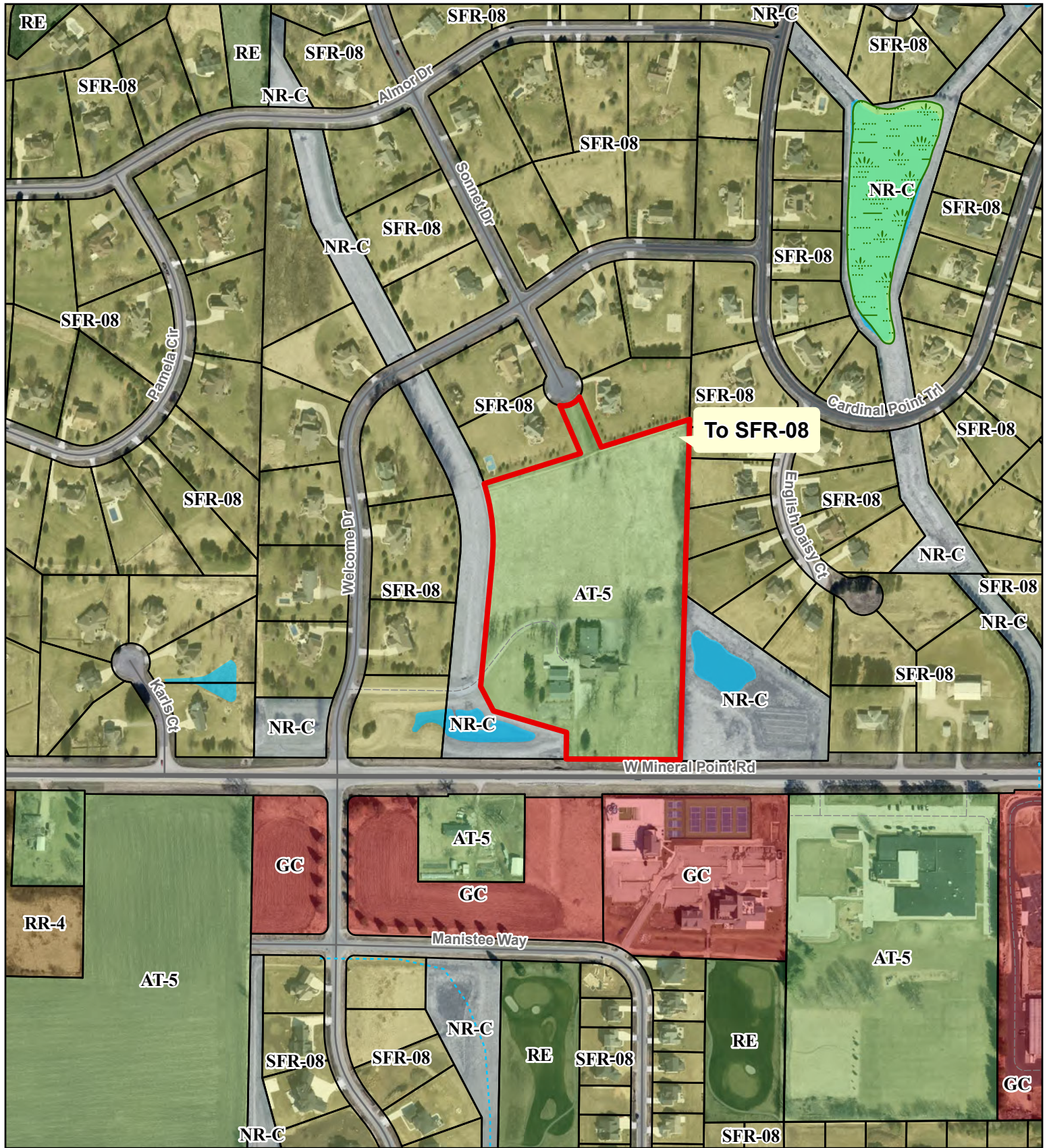
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7672 W MINERAL POINT RD					
TOWNSHIP MIDDLETON	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-194-6001-4					

REASON FOR REZONE
CREATION OF SEVEN LOT RESIDENTIAL SUBDIVISION

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-5 Agriculture Transition District	SFR-08 Single Family Residential District	12.82

C.S.M REQUIRED? ☐ Yes ☒ No Applicant Initials_____	PLAT REQUIRED? ☒ Yes ☐ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: OWNER ON APPLICATION IS NOT OWNER OF RECORD



- Proposed Zoning
- Municipal Boundary
- Tax Parcel
- Zoning District**
- Agricultural Transition
- Commercial
- Natural Resource Conservancy
- Residential
- Rural Residential and Rural Mixed Use

- Recreational
- Wetland Class Area
- Rivers and Streams**
- Perennial Stream; Hidden Perennial Stream
- - - Intermittent Stream; Hidden Intermittent Stream
- - - Constructed Drainage
- Perennial Stream; Hidden Perennial Stream
- - - Intermittent Stream; Hidden Intermittent Stream
- - - Constructed Drainage

PETITION 12324
KIG PROPERTIES LLC





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
• 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:	Eric Schneider	Agent Name:	Wyser Engineering, LLC, Wade Wyse
Address (Number & Street):	2338 Trevor Way	Address (Number & Street):	300 E. Front St.
Address (City, State, Zip):	Madison, WI 53719	Address (City, State, Zip):	Mount Horeb, WI 53572
Email Address:		Email Address:	
Phone#:	920-562-6974	Phone#:	608-437-1980

PROPERTY INFORMATION

Township:	Middleton	Parcel Number(s):	038/0708-194-6001-4
Section:	19	Property Address or Location:	7672 W. Mineral Point Rd.

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 ☒

Applicant proposes a residential subdivision consisting of 7 single-family lots ranging from 1.52 to 2.0 acres. Sonnett Drive is proposed to be extended south to provide vehicular access to the new lots.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-5	SFR-08	12.82

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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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.

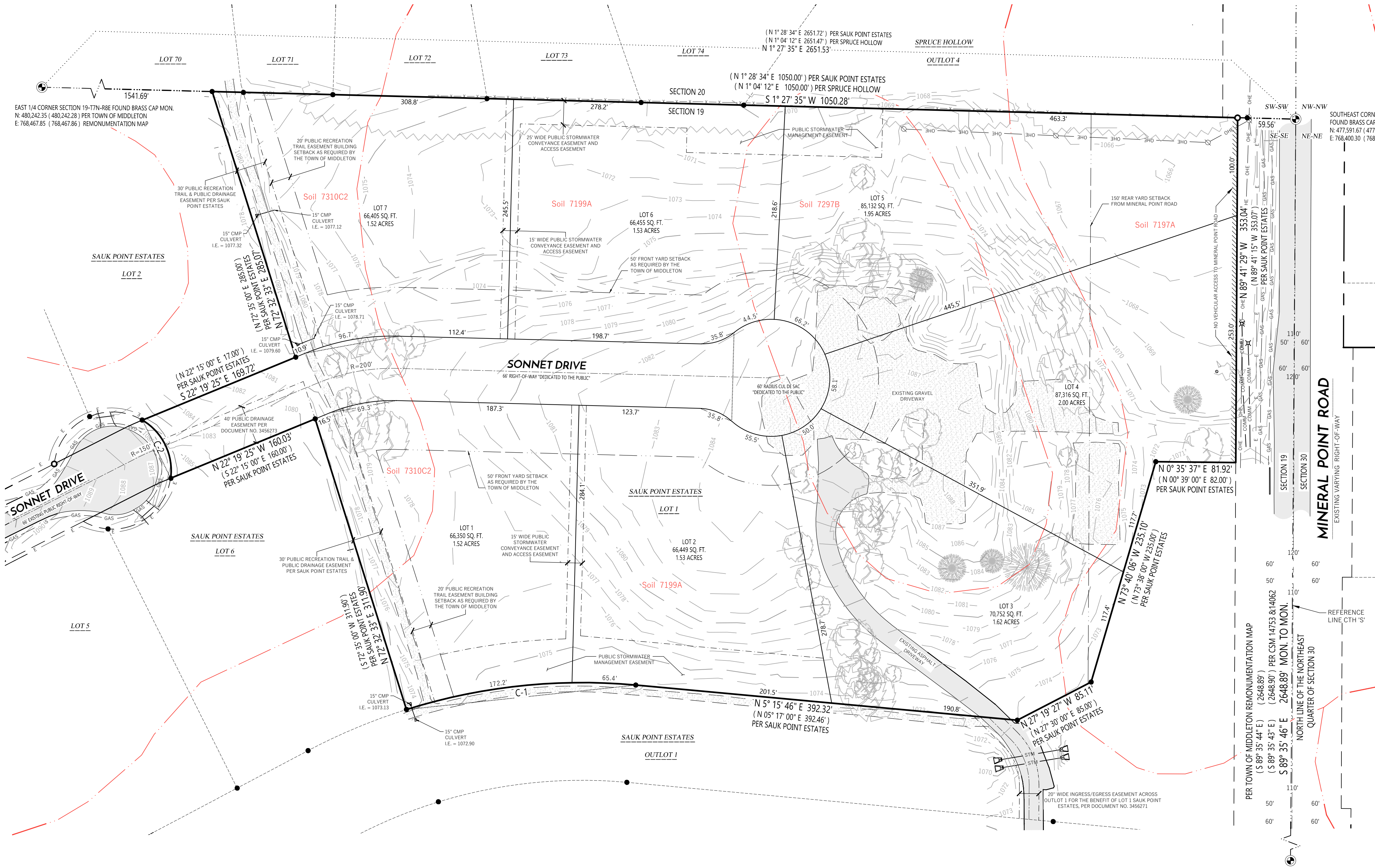
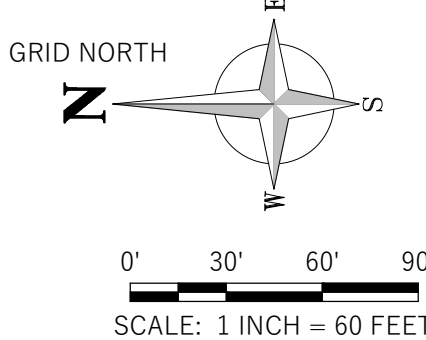
Owner/Agent Signature E. Schneider

Date 6/9/26

PRELIMINARY PLAT of FIRST ADDITION TO SAUK POINT ESTATES

LOT 1, SAUK POINT ESTATES, RECORDED IN VOLUME 57-052A OF PLATS OF DANE COUNTY ON PAGES 206-208, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWN 07 NORTH, RANGE 08 EAST, LOCATED IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011), "WISCONSIN DANE" THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 25 BEARS S 0° 33' 48" W



LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- EXISTING SEPTIC VENT
- EXISTING SEPTIC ACCESS STRUCTURE
- EXISTING WELL
- EXISTING UTILITY POLE
- EXISTING UTILITY PEDESTAL
- EXISTING GAS METER
- EXISTING GAS VALVE
- DECIDUOUS TREE
- CONIFEROUS TREE
- VERTICAL BENCHMARK
- RECORDED AS
- PLAT BOUNDARY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SOIL TYPE BOUNDARY
- SETBACKS WHERE NOT TYPICAL
- EDGE OF WOODS / TREE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- EXISTING COMMUNICATION
- EXISTING NATURAL GAS LINE
- EXISTING STORM SEWER
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONTOUR MAJOR
- CONTOUR MINOR

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE APRIL 13-15, 2026.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011), GRID NORTH, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19 BEARS S 89° 35' 46" E
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012b ADJUSTMENT (NAVD88)(12b)
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- CONTOUR INTERVAL ARE 1 FOOT AND HAVE BEEN DETERMINED BY FIELD DATA.
- SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C0379G AND 55025C0390G DATED JANUARY 02, 2009.
- CURRENT PARCEL ZONING IS AT-5 FOR THE ENTIRE PARCEL.
- ALL STREET RIGHT-OF-WAYS SHOWN WITHIN THE PLAT BOUNDARY ARE TO BE "DEDICATED TO THE PUBLIC".
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED FOR OPEN SPACE PURPOSES AND EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES ACROSS THEM.

LEGAL DESCRIPTION

LOT 1, SAUK POINT ESTATES, RECORDED IN VOLUME 57-052A OF PLATS OF DANE COUNTY ON PAGES 206-208, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWN 7 NORTH, RANGE 8 EAST, LOCATED IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

TAX ROLL PARCEL NUMBER: 038/0708-194-6001-4

ADDRESS PER TAX ROLL: 7672 W MINERAL POINT ROAD

SURVEYORS CERTIFICATE

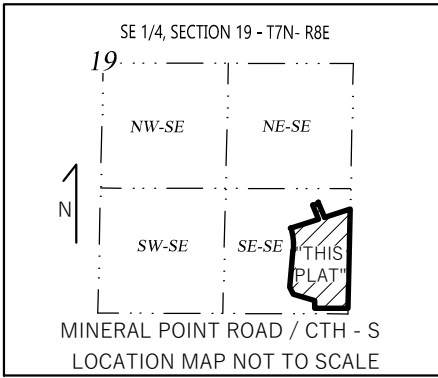
I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH AE 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN THE TOWN OF MIDDLETON - CODE OF ORDINANCES.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN
C-1	237.65'	600.00'	22° 41' 37"	N 6° 05' 03" W	236.10'	N 5° 15' 46" E
()	237.71'		22° 42' 00"	N 6° 04' 00" W	236.16'	N 5° 17' 00" E
C-2	70.03'	60.00'	66° 52' 38"	N 64° 08' 57" E	66.13'	S 82° 24' 43" E
()	70.06'		66° 54' 00"	N 63° 55' 27" E	66.15'	NOT GIVEN

SOUTH 1/4 CORNER SECTION 19-T7N-R8E FOUND RAILROAD SPIKE
N: 477,610.35 (477,610.36) PER TOWN OF MIDDLETON
E: 765,751.48 (765,751.49) REMONUMENTATION MAP



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SUBDIVIDER:
ERIC SCHNEIDER
2338 TREVOR WAY
MADISON, WI 53713

OWNER:
KIG PROPERTIES LLC
3327 MEADOW ROAD
VERONA, WI 53593

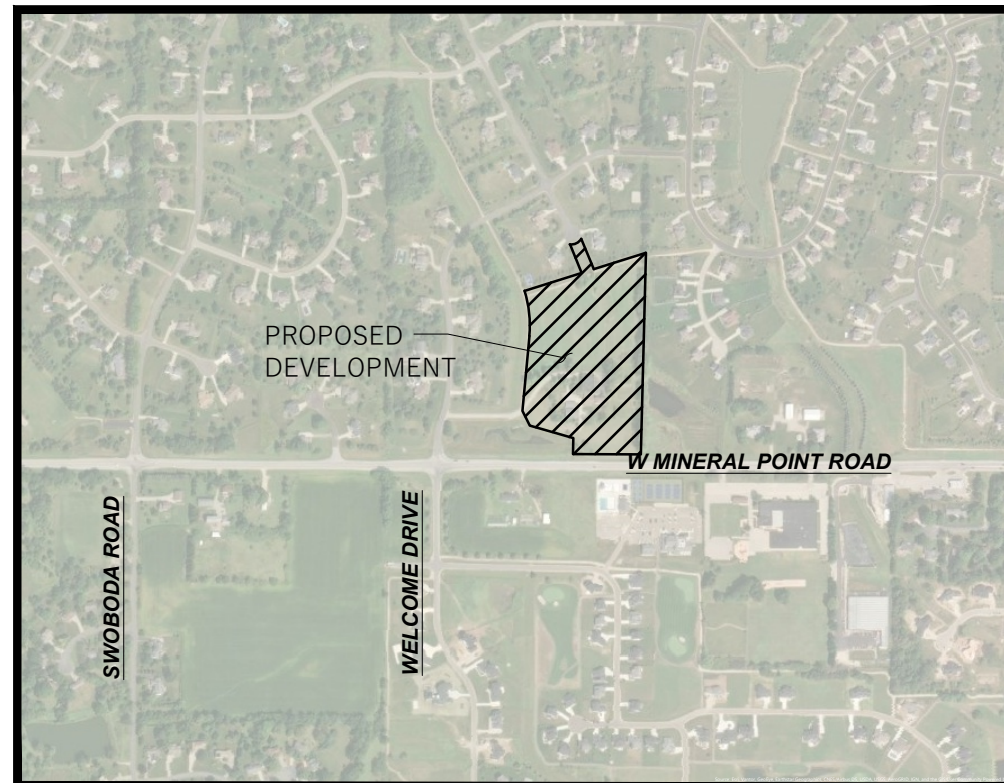
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<u>SHEET NO.</u>	<u>TITLE</u>
<u>OVERALL SHEETS</u>	
0-1	TITLE SHEET
0-2	SITE LAYOUT/DEMOLITION PLAN
0-3	GRADING PLAN

P-1	SONNET DRIVE PLAN & PROFILE
P-2	SONNET DRIVE PLAN & PROFILE
P-3	PUBLIC RECREATIONAL TRAIL PLAN & PROFILE

D-1	STREET AND PUBLIC RECREATIONAL TRAIL DETAILS
D-2	EROSION CONTROL DETAILS
D-3	STORMWATER MANAGEMENT DETAILS

JUNE 2026



PROJECT AREA



TOWN OF MIDDLETON
TOWN ENGINEER - VIERBICHER (JACQUELYN MONFILS, P.E.)
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
JMON@VIERBICHER.COM
608-821-3979

MADISON GAS AND ELECTRIC
CONTACT: SHAUN ENDRES
P.O. BOX 1231
MADISON, WI 53701
SENDRES@MGE.COM
608-213-6708

ALLIANT ENERGY
CONTACT: CHRIS GILL
2147 CTH PB
VERONA, WI 53593
CHRISGILL@ALLIANTENERGY.COM
608-290-1772 (CELL)

TDS TELECOM
CONTACT: JERRY MYERS
525 JUNCTION ROAD
MADISON, WI 53717
JERRY.MYERS@TDS TELECOM.COM
608-664-4404 (OFFICE)
608-279-7104 (CELL)

1. BLUE TOPS AND RED TOPS ARE REQUIRED EVERY 50' FOR SUBGRADE AND BASE COURSE, RESPECTIVELY, AND SHALL HAVE A TOLERANCE OF +0.05 FEET.
2. THE TOWN REQUIRES ROLL TAGS WITH A LOADED TRI-AXLE DUMP TRUCK CARRYING A MINIMUM LOAD OF 18 TONS WITH THE TAG WHEELS UP. SOFT AREAS SHALL BE UNDERCUT TO AT LEAST 12" BELOW SUBGRADE AND REPLACED WITH 3" BREAKER RUN ROCK. RECOMMENDATIONS MADE BY THE TOWN OR ITS ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FROM THEIR WARRANTY OBLIGATIONS AGAINST FAULTS. AT THE TOWN'S DISCRETION, A ROLL TEST TO THE FINISHED GRAVEL MAY ALSO BE REQUIRED. BLUE TOPS AND RED TOPS SHALL BE IN PLACE PRIOR TO BOTH THE SUB-GRADE AND BASE-COURSE ROLL TESTS. THESE SHALL ALSO BE WITHIN THE ALLOWABLE TOLERANCE. A LOAD TICKET TO THE FINISHED WEIGHT OF TRUCK WILL BE REQUIRED BEFORE EACH ROLL TEST AS WELL.
3. THE TOWN REQUIRES A BINDER LIFT AND A SURFACE LIFT OF ASPHALT. THE BINDER SHALL BE 2-1/4" THICK. THE SURFACE SHALL BE 1-3/4" THICK. BOTH SHALL MEET THE SPECIFICATIONS OF THE WISCONSIN DOT SUPERPAVE E-1 MIX DESIGN. THE TOWN ENGINEER SHALL RECEIVE AS-BUILT SHOTS OF THE SUBGRADE EVERY 25' FOR 100' IN BOTH DIRECTIONS PRIOR TO ROCK PLACEMENT.
5. CULVERT MARKERS MEETING TOWN STANDARDS ARE REQUIRED FOR ALL STREET CULVERTS AND SHALL BE INSTALLED WITH STREET AND DRAINAGE IMPROVEMENTS. THESE SHALL BE ORDERED AND INSTALLED BY TOWN STAFF. THE COST FOR THE MATERIALS AND LABOR WILL BE REIMBURSED BY THE DEVELOPER.

WYSER
ENGINEERING

TOWN OF MIDDLETON, DANE COUNTY, WI

Sheet Title:

TITLE SHEET

7672 W MINERAL POINT ROAD
VERONA, WI 53593

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 8
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

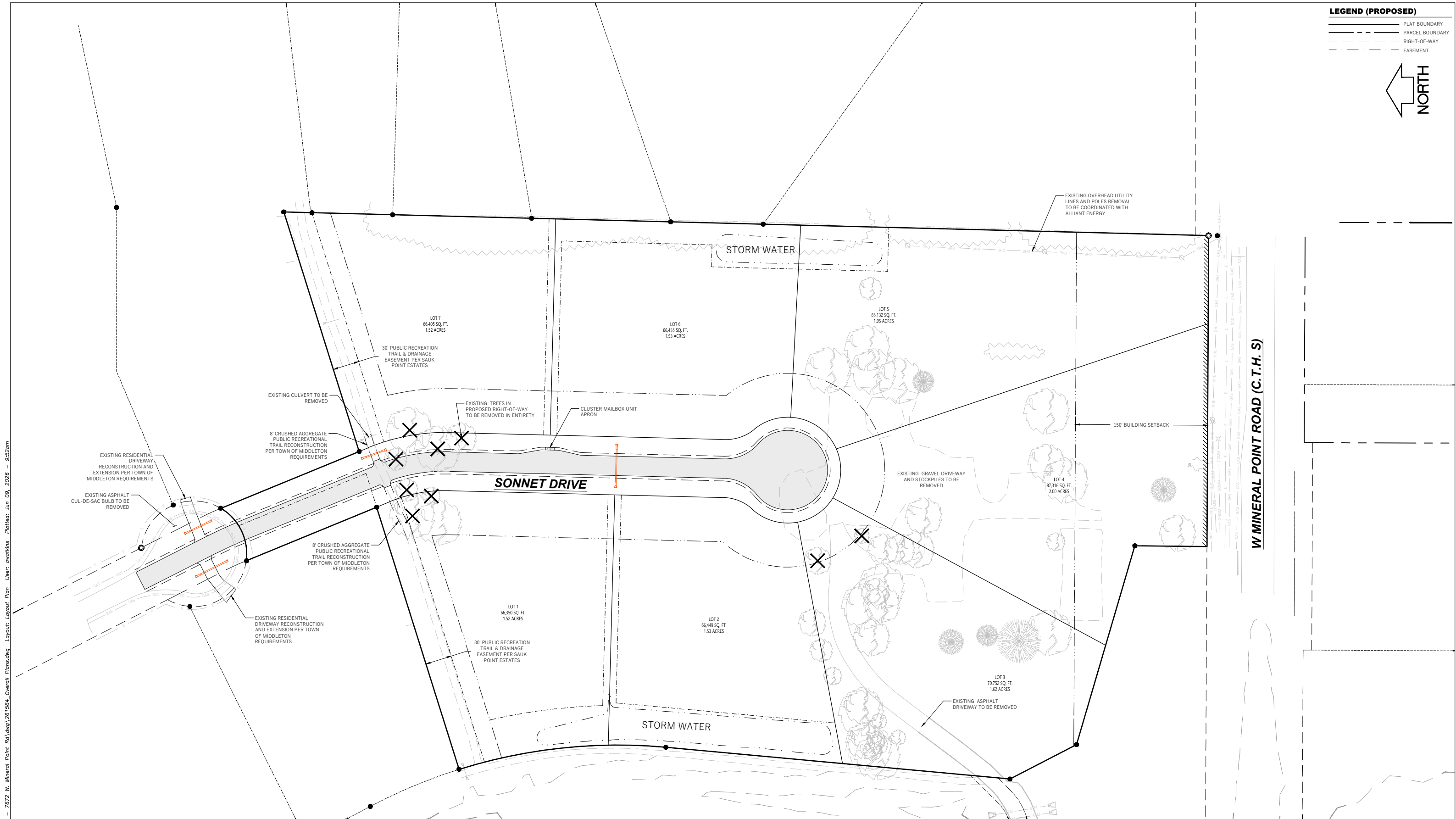
Graphic Scale



0' 250' 500' 750'

1" = 1000'

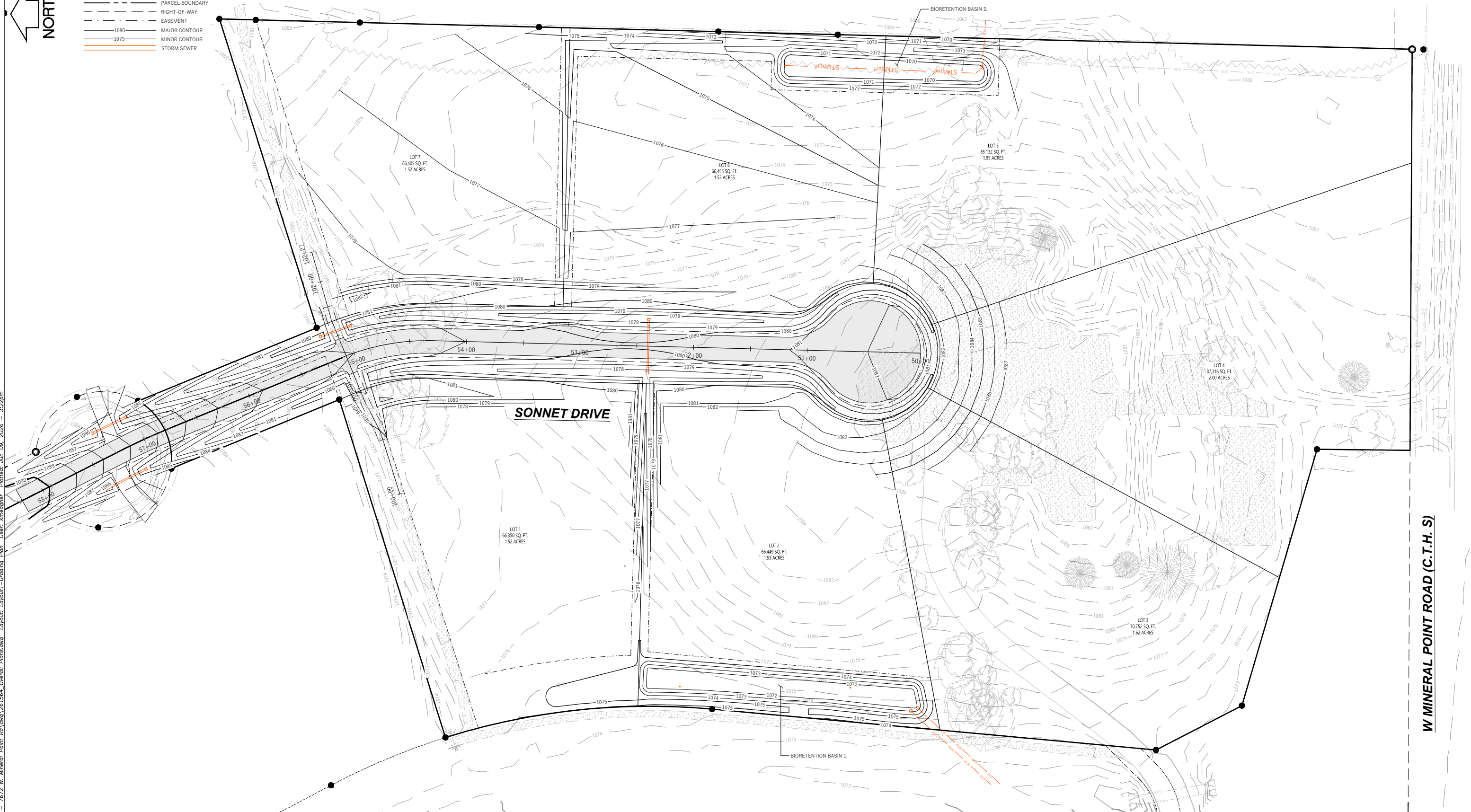
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LEGEND (PROPOSED)

- PLAT BOUNDARY
 PARCEL BOUNDARY
 RIGHT-OF-WAY
 EASEMENT
 MAJOR CONTOUR
 MINOR CONTOUR
 STORM SEWER



W MINERAL POINT ROAD (C.I.H.S.)

FIRST ADDITION TO SAUK POINT ESTATES

TOWN OF MIDDLETON, DANE COUNTY, WI

Sheet Title:

GRADING PLAN

7672 W MINERAL POINT ROAD
VERONA, WI 53593



Graphic Scale



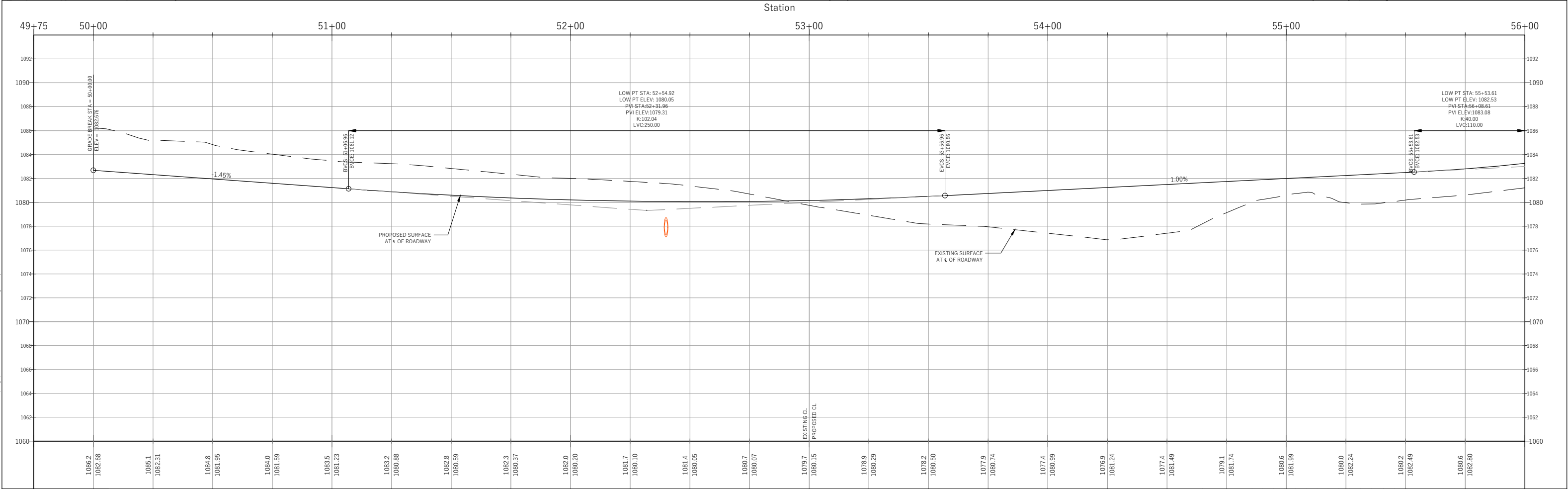
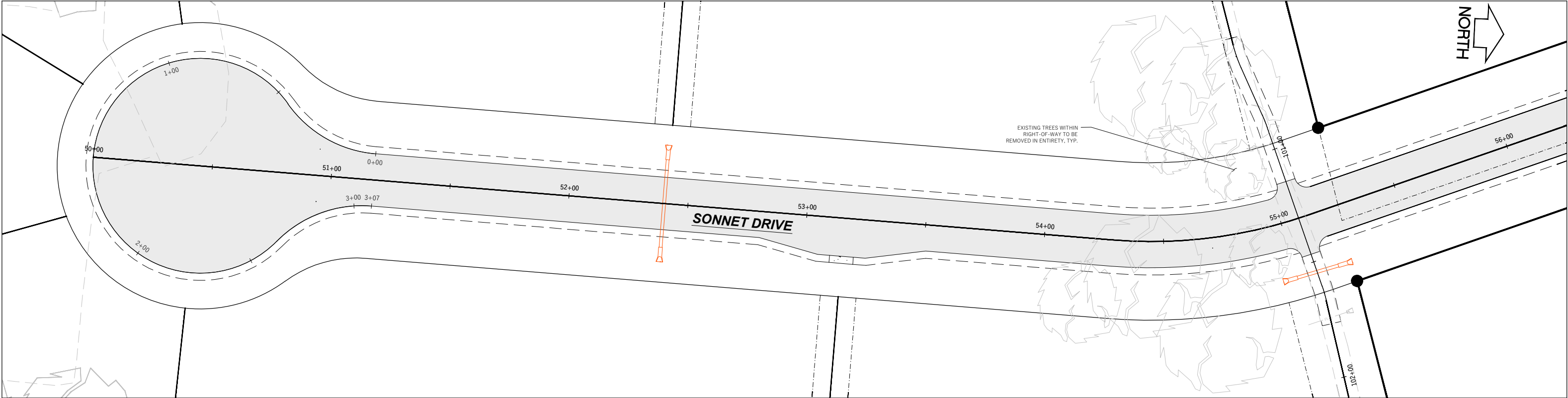
0' 20' 40' 60'

1" = 80'

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Set Type	PRELIM PLAT
Date Issued	06/10/2026
Sheet Number	0-3

WYSER
ENGINEERING



WYSER

ENGINEERING

FIRST ADDITION TO SAUK POINT ESTATES

TOWN OF MIDDLETON, DANE COUNTY, WI

Sheet Title:

PLAN AND PROFILE
SONNET DRIVE
STA 50+00 TO 56+00

7672 W MINERAL POINT ROAD
VERONA, WI 53593

DIGGERS

HOTLINE

Toll Free (800) 242-8511 or- 811

Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com

Graphic Scale

0' 25' 50' 75'

1" = 100'

Revisions:

No.	Date:	Description:

Wyser Number

26-1564

Set Type

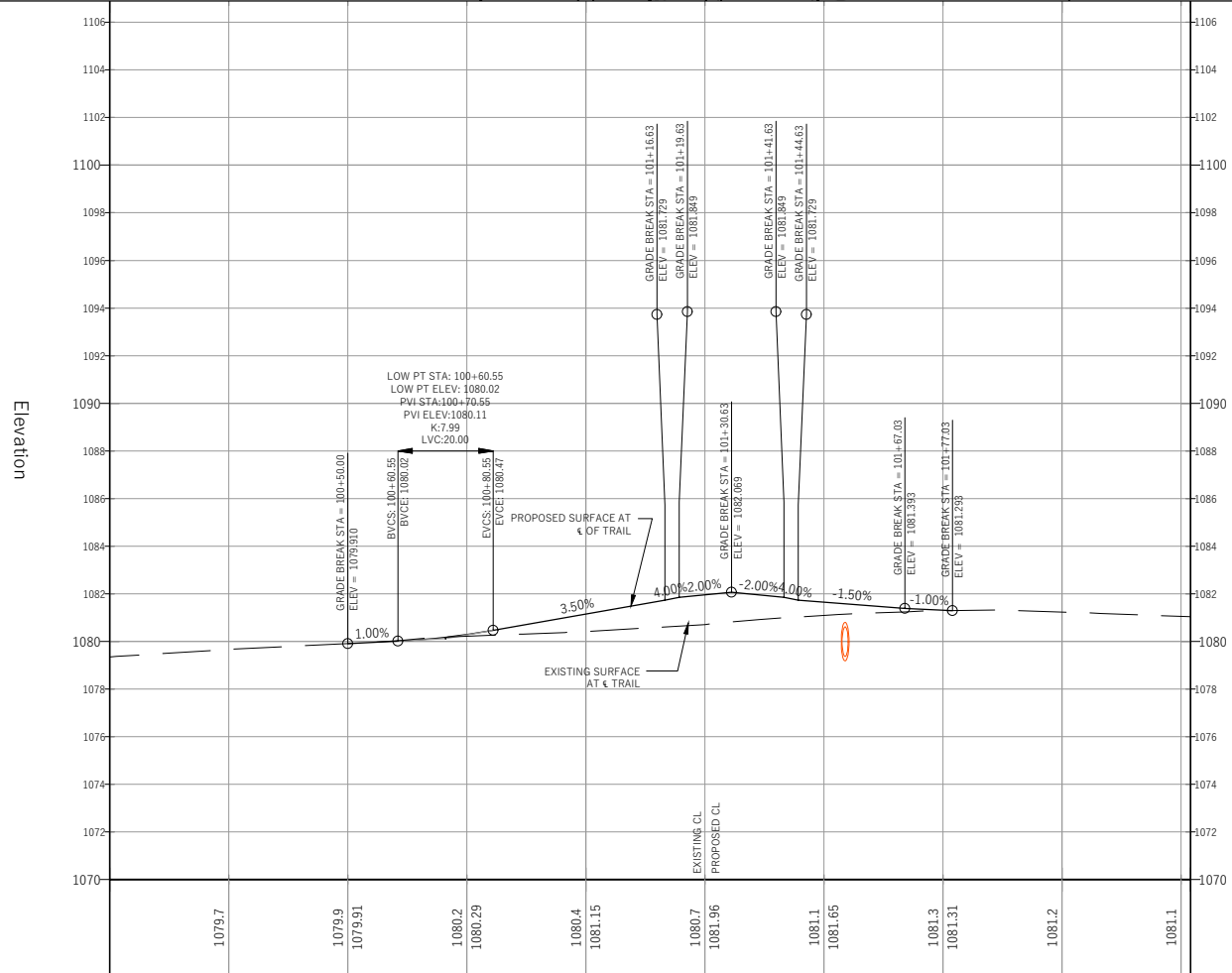
PRELIM PLAT

Date Issued

06/10/2026

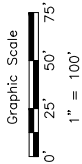
Sheet Number

P-1



TOWN OF MIDDLETON, DANE COUNTY, WI

7672 W MINERAL POINT ROAD
VERONA, WI 53593



Revisions:	No.	Date	Description:								Wyser Number	26-1564
											Set Type	PRELIM PLAT
											Date Issued	06/10/2026
											Sheet Number	P-3

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