

Dane County Rezone Petition

Application Date	Petition Number
07/12/2024	DCPREZ-2024-12086
Public Hearing Date	
09/24/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TIMOTHY J AND AMY KALSCHEUR	PHONE (with Area Code) (608) 438-4397	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3381 WITTE RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS the.k.krew@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 3381 Witte Rd					
TOWNSHIP CROSS PLAINS	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-312-8001-0					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.04

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:
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COMMENTS: LONG DRIVEWAY MAY REQUIRE STORMWATER MANAGEMENT FACILITIES FROM LAND AND WATER RESOURCES



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:	Tim & Amy Kalscheur	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3381 Witte Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	the.k.krew@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-438-4397	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: cross plains	Parcel Number(s): 0707-312-8001-0
Section: 31	Property Address or Location: NE 1/4 OF NW 1/4 SEC 31

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>

Tim & Amy are looking to create a new lot on their farm to build a new home on. They own all the land around this proposed parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	6.04

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
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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

Date 7-3-24

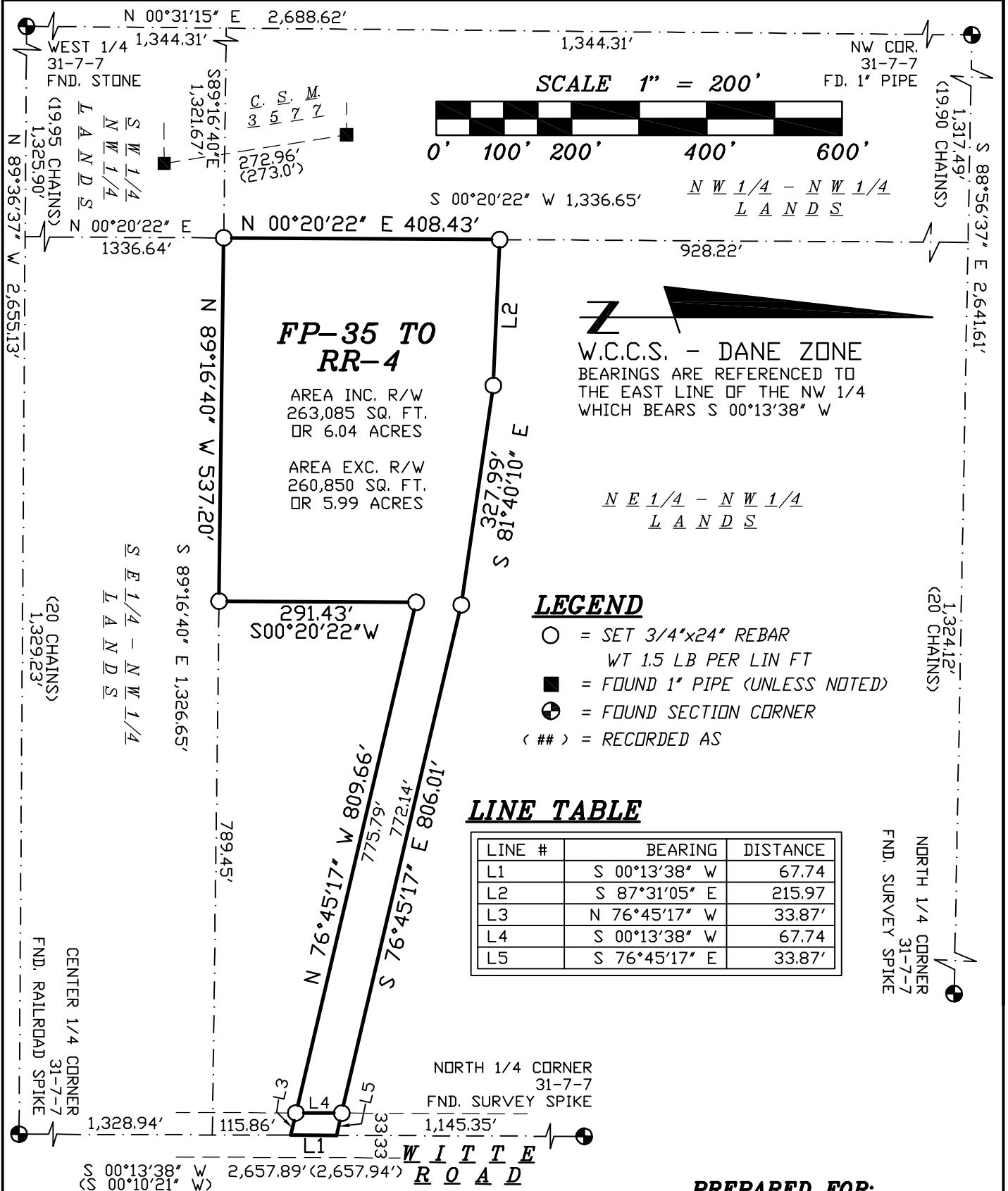


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

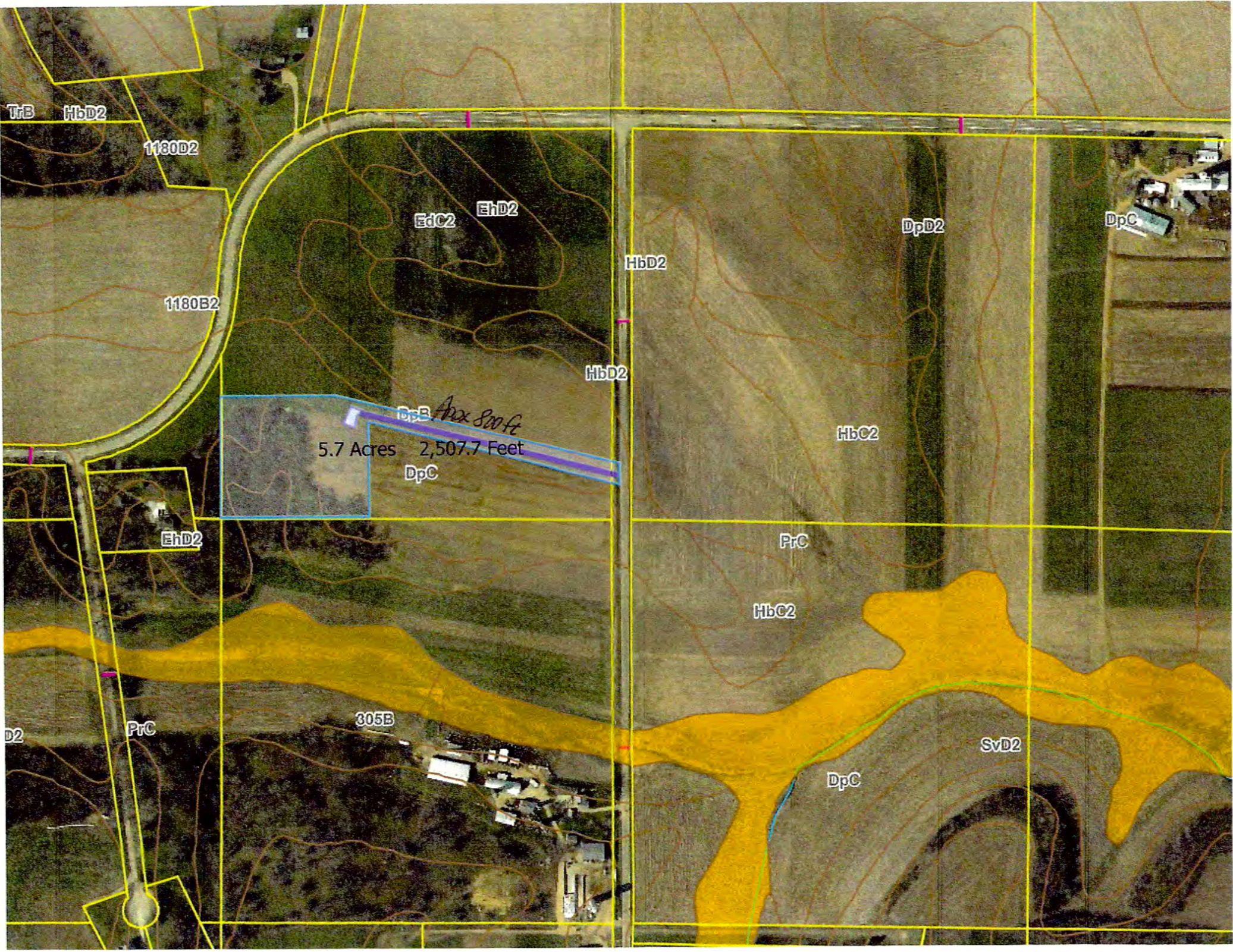
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 of Section 31, T7N, R7E,
Town of Cross Plains, Dane County, Wisconsin.



PREPARED FOR:

TIM AND AMY KALSCHUR
3381 WITTE RD.
MT. HOREB, WI 53572



TrB HbD2

1180D2

1180B2

EdC2 Ehd2

DpD2

DpC

HbD2

HbD2

HbC2

5.7 Acres 2,507.7 Feet DpC

DpB App 800 ft

Ehd2

PrC

HbC2

D2

PrC

305B

SvD2

DpC



DANE COUNTY
PLANNING DEVELOPMENT

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

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

October 19, 2020

Timothy and Amy Kalscheur
3381 Witte Road
Mount Horeb, WI 53572

Dear Mr. and Ms. Kalscheur

Attached is the Density Study Report and associated information you requested for the your property in Section 31 of the Town of Cross Plains.

Under the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have the potential for up to four (4) additional homesites. Please keep in mind that the town and county boards must approve a rezone petition and a land division before a new residential lot can be created.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at standing@countyofdane.com.

Sincerely,

Brian Standing, Senior Planner

Enclosures. cc: Nancy Meinholz, Town of Cross Plains

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: Tim and Amy Kalscheur					
Town	Cross Plains	A-1EX Adoption	12/26/1981	Orig Farm Owner	Kalscheuer, Arthur J.
Section:	31	Density Number	35	Original Farm Acres	198.58
Density Study Date	10/19/2020	Original Splits	5.67	Available Density Unit(s)	4



Reasons/Notes:

NOTES: CSM 2744 Lot 2 separated an existing home from the remainder of the farm, which is exempt from the town density cap.

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
070731385209	1.17	DANIEL R HOFSTETTER & TERESA L HOFSTETTER	02744
070731385101	1.56	MICHAEL M JENNINGS & JUDITH JENNINGS	02744
070731385003	38.31	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731380606	20.17	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731380008	19.14	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731295002	39.2	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731290007	36.56	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731287502	4.63	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731280010	35.86	TIMOTHY J KALSCHUR & AMY K KALSCHUR	
070731288403	1.98	WILLIAM B BOATWRIGHT & ANA M BOATWRIGHT	03577

REZONE DESCRIPTION

FP-35 TO RR-4

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 31, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 31; thence S 00°13'38" W along the east line of the NW 1/4 and also the centerline of Witte Road of said Section 31, 1,145.35 feet to the point of beginning.

Thence continue S 00°13'38" W along said east line, 67.74 feet; thence N 76°45'17" W, 809.66 feet; thence S 00°20'22" W, 291.43 feet; thence N 89°16'40" W, 537.20 feet; thence N 00°20'22" E, 408.43 feet; thence S 87°31'05" E, 215.97 feet; thence S 81°40'10" E, 327.99 feet; thence S 76°45'17" E, 806.01 feet to the point of beginning. The above-described parcel contains 263,085 square feet or 6.04 acres and is subject to a 33.00 foot wide right of way over the easterly portion thereof.