



Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map

 Certified Survey Map
 Subdivision Preliminary Plat*

 Subdivision Final Plat

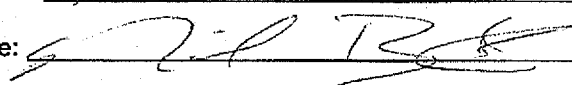
*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Rip Kalscheur	Williamson Surveying & Assoc. LLC	
Address	3828 Garfoot RD. Mt. Horeb, WI 53572	104A W. Main St, Waunakee	
Phone Number	608-798-3067	608-255-5705	
E-Mail Address		neil@williamsonsurveying.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Cross Plains	Section	20
		¼ SW	¼ Se
Acreage	2.65		
Parcel Number(s)	020/0707-203-9500-4		
Current Zoning	FP-35	Proposed Zoning	RR-2 Rural Residential Zoning District
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: _____
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features : _____

Print Name: NEIL BORTZ Date: 10-23-2023

Signature: 



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.

PREPARED FOR:

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

LOT 2
C. S. M. No.
1 2 3 5 7

LOT 1
C. S. M. No.
8 4 6 6

SW 1/4
OF THE
SW 1/4

SOUTHWEST CORNER
SECTION 20-7-7
F.D. RAILROAD SPIKE

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

(N 00°16'57" E)
N 00°33'47" E



LOT 4
C. S. M. No.
1 2 7 8 5

NW 1/4
OF THE
NW 1/4

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

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

LOT 1
C. S. M. No.
1 1 3 5 1

LOT 2
C. S. M. No.
1 1 3 5 1

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

479.31'
204.23'

449.79'

245.56'

25.52'

256.40'

25.78'

25'

S 00°33'47" W 282.18'

L-2

S 88°27'40" W 349.93'

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

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

DEDICATED
TO THE PUBLIC

W. MINERAL POINT ROAD

SURVEYORS SEAL

W.C.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. Kalschur* *Clarice E. Kalschur*

Personally came before me this _____ day of _____, 20____ the above names John T. Kalschur and Clarice E. Kalschur 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 Melnholz
Town Clerk

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

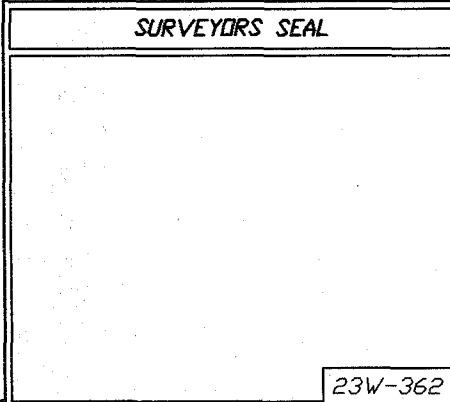
REGISTER OF DEEDS:

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



CERTIFIED SURVEY MAP

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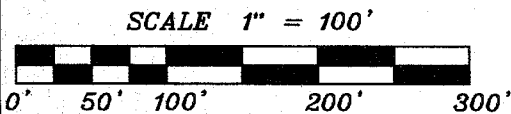
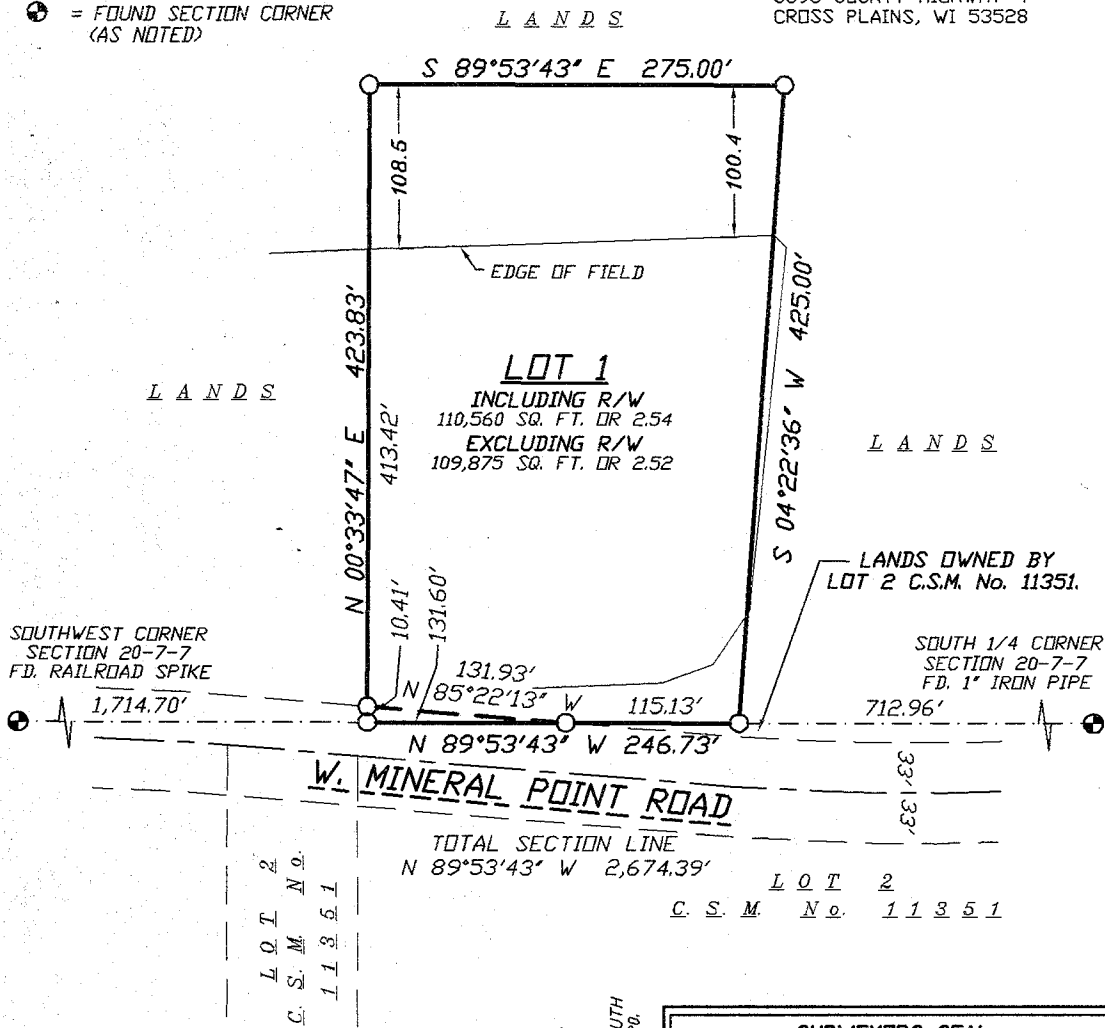
Located in the Southeast 1/4 of the Southwest 1/4 of Section 20, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.

LEGEND

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

PREPARED FOR:

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



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

W.C.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

SURVEYORS SEAL

PRELIMINARY ONLY

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.



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

LOT 2
C. S. M. No.
1 2 3 5 7

LOT 1
C. S. M. No.
8 4 6 6

SW 1/4
OF THE
SW 1/4

(N 00°16'57" E)
N 00°33'47" E

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

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

LOT 4 No.
C. S. M. 1 2 7 8 5
NW 1/4
OF THE
NW 1/4

LANDS

TOTAL SECTION LINE
N 89°53'43" W 2,674.39'
NE 1/4
OF THE
NW 1/4

LANDS

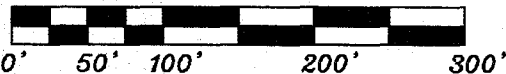
LOT 1 No.
C. S. M. 1 1 3 5 1

LOT 2 No.
C. S. M. 1 1 3 5 1

LEGEND

- ⊙ = FOUND SECTION CORNER (AS NOTED)
- <##> = RECORDED AS

SCALE 1" = 100'



W.C.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

LANDS

N 88°27'40" E 450.00'

FP-35 TO RR-2
115,249 SQ. FT. OR 2.65 ACRES

S 00°33'47" W
200.00'

449.79'

S 88°27'40" W 349.93'

LANDS

LINE TABLE:

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

SE 1/4
OF THE
SW 1/4

LANDS
S 00°33'47" W 256.40'

25.52'

33' 1,337.84' L-1 1,336.55' 33'
W. MINERAL POINT ROAD