



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: 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

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 ☒

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 (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 [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