

Town of Cross Plains Land Use Petition Application

OFFICIAL USE ONLY

Dane County Application Petition #: _____

Site Visit Date: _____

Plan Commission Meeting Date: _____

Town Board Meeting Date: _____

Petitioner:

Petitioner's Name: <i>Timothy J & Amy K Kalschear</i>		Date: <i>5/10/2024</i>
Petitioner's Address: <i>3381 Witte Rd. Mount Horeb, WI 53572</i>		Email Address: <i>the.k.krew@gmail.com</i>
Home Phone <i>608-437-4332</i>	Work Phone <i>608-438-4392 / 608-438-4397</i>	FAX

Owner:

Owner's Name (if different from petitioner)	Home Phone
Full Address	
I, _____, authorize and agree to _____ <small>(owner's name) (petitioner's name)</small>	
submitting this petition pertaining to land I own in the Town of Cross Plains.	
Signature of owner	Date

Agent:

Agent's Name	Phone
Address	

Property information (separate copy for each parcel):

Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
<i>31</i>	<i>020/0707-312-8001-0</i>	<i>3.6</i>	<i>Approx 6</i>	<i>FP-35</i>	<i>RR-4</i>
Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:

Parcel address (if available):

Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan):

*Construct single family home on current property - driveway approx 800 ft.
 Initial discussions with - Builder, Engineer, Surveyor, Town Chair*

Property information cont'd:

Is there a house or building on this parcel now? YES NO

Have you previously submitted an application to rezone this parcel? YES NO

Is this the original tract of land from December, 1981? YES NO

Has the property been previously rezoned? YES NO - Not this parcel, but the farm as a whole has.

If yes, how many times? YES NO

Are there any deed restrictions on the property? YES NO

How many acres do you own on the parcel you are requesting a split to be taken from? 36 Density study attached

How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners? 1, 2 exempt, 4 remaining per density study (5.67 original per study)

Explain land divisions, provide dates and attach documentation.

If this is a petition for a Land Use Plan Map amendment, attach a legal description of the parcel.

Attach a map of the parcel as it currently exists, showing public roads.

Attach a preliminary map of the parcel(s) as they would exist under the proposed change.

The division of this parcel will create how many lots, parcels or building sites? _____

Have you made an application for this change with Dane County? YES NO

Conditional Use Permit (CUP), Variance and/or Special Exemption

Are you requesting:	CUP	VARIANCE	OTHER
Is there presently a:	CUP	VARIANCE	OTHER

Please explain:

Intent or purpose:

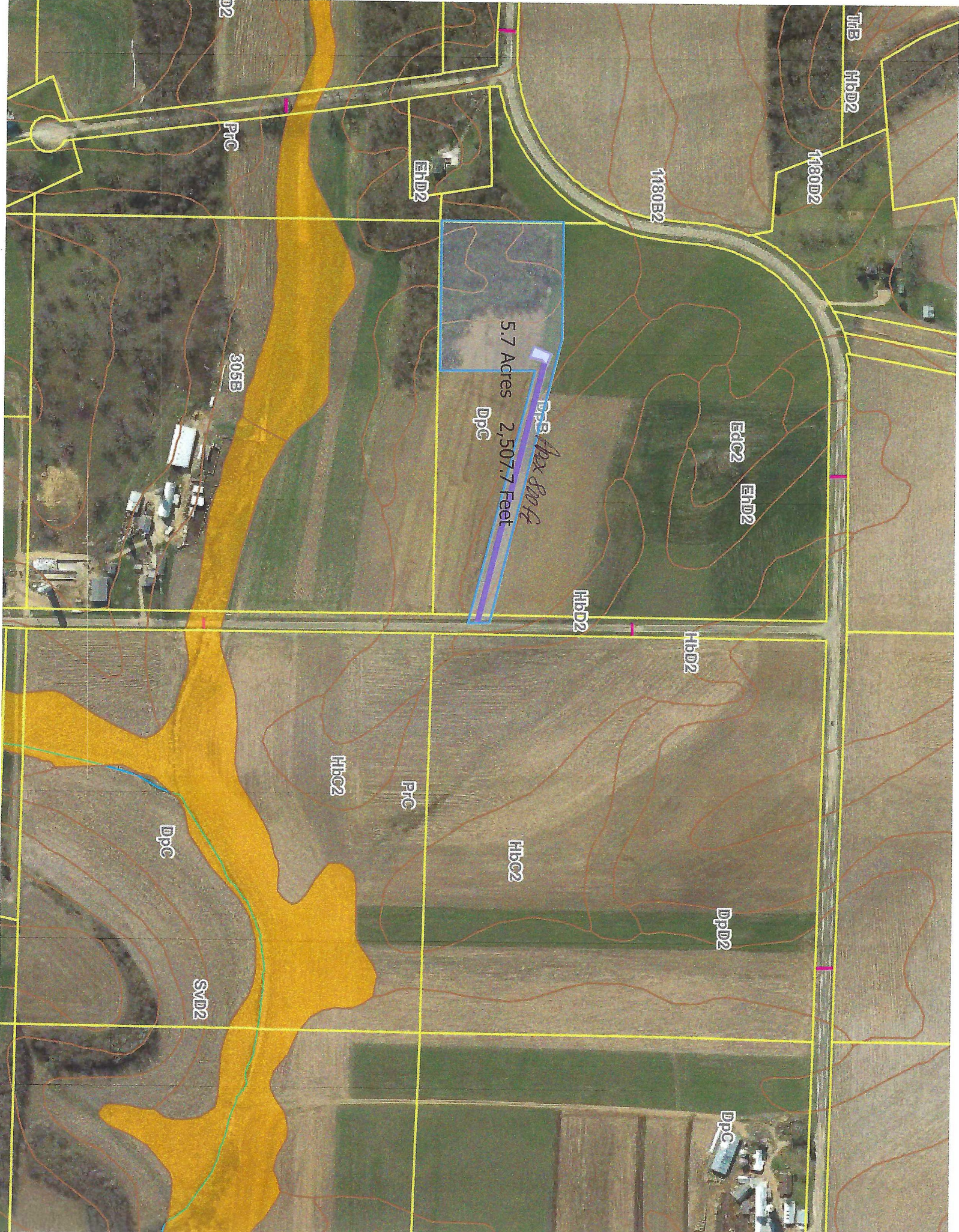
Applicant's Statement:

If additional parcels are involved in this petition under ownership the same or different from the owners listed above, please provide the information requested above for each owner and the parcel(s) individually owned on a duplicate of this form.

I attest that all the information on this form is accurate.

Timothy J. Kalachian Amy K. Kalachian 5/13/2024
 Signature of applicant Date

Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.
 Five additional sets of copies should be sent to the Clerk of the Town of Cross Plains.





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

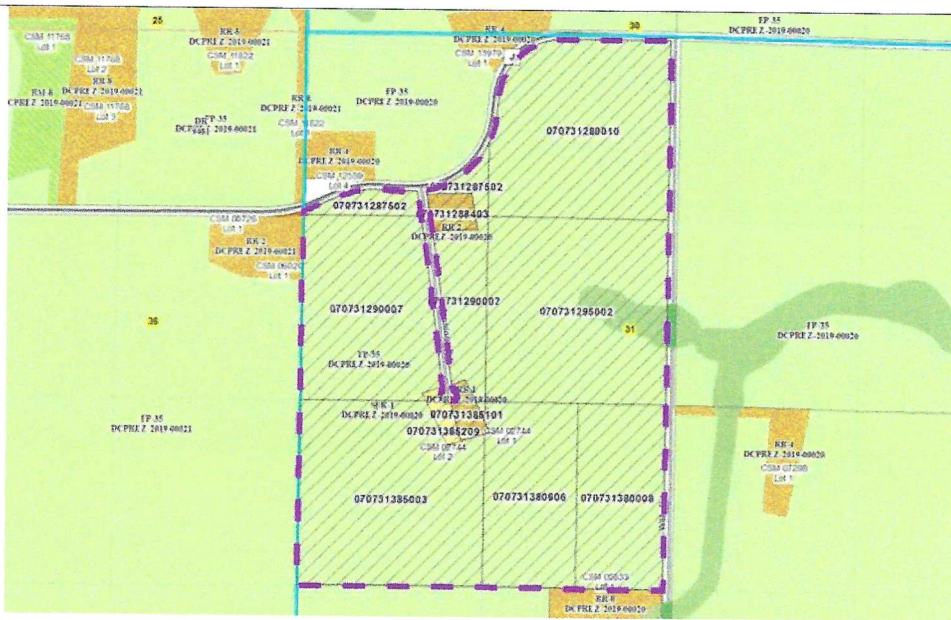
IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

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 KALSCHEUR & AMY K KALSCHEUR	
070731380606	20.17	TIMOTHY J KALSCHEUR & AMY K KALSCHEUR	
070731380008	19.14	TIMOTHY J KALSCHEUR & AMY K KALSCHEUR	
070731295002	39.2	TIMOTHY J KALSCHEUR & AMY K KALSCHEUR	
070731290007	36.56	TIMOTHY J KALSCHEUR & AMY K KALSCHEUR	
070731287502	4.63	TIMOTHY J KALSCHEUR & AMY K KALSCHEUR	
070731280010	35.86	TIMOTHY J KALSCHEUR & AMY K KALSCHEUR	
070731288403	1.98	WILLIAM B BOATWRIGHT & ANA M BOATWRIGHT	03577



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:	<i>Timothy J & Amy K Kalschauer</i>	Agent Name:	
Address (Number & Street):	<i>3381 Witte Rd.</i>	Address (Number & Street):	
Address (City, State, Zip):	<i>Mount Horeb, WI 53572</i>	Address (City, State, Zip):	
Email Address:	<i>the.k.krew@gmail.com</i>	Email Address:	
Phone#:	<i>608-437-4332 / 608-438-4397</i>	Phone#:	

PROPERTY INFORMATION

Township:	<i>Cross Plains</i>	Parcel Number(s):	<i>020/0707-312-8001-0</i>
Section:	<i>31</i>	Property Address or Location:	<i>Sec 31-7-7 NE 1/4 NW 1/4</i>

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

Construct a single family home on our farm. Currently zoned FP-35, requesting to rezone approximately 6 acres of this parcel to RR-4. 1 parcel, 1 lot for owners' primary residence. Currently 36 acres

Driveway approx 800 ft.

-Initial discussions with-builder, engineer, surveyor, town chair

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<i>FP-35</i>	<i>RR-4</i>	<i>6 acres of 36 acre parcel</i>

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) <i>NA</i>	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input 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 *Timothy J. Kalschauer Amy K. Kalschauer* Date *5/13/2024*

TIMOTHY J KALSCHEUR AMY K KALSCHEUR

16826

05/14/2024

Town of Cross Plains

Rezoning Application Fee

150.00

Checking (FarmSBCP)

Rezoning Application Fee

150.00

TIMOTHY J KALSCHEUR AMY K KALSCHEUR

16827

05/14/2024

Dane County Treasurer

Rezoning Application Fee

495.00

Checking (FarmSBCP)

Rezoning Application Fee

495.00