

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: <u>Rodenschmidt</u>		Date: <u>4/25/2017</u>
Petitioner's Address: <u>8771 St. Coach Rd C.P.</u>		Email Address: _____
Home Phone: _____	Work Phone: _____	FAX: _____

Owner:

Owner's Name (if different from petitioner): <u>Rodenschmidt Trust</u>	Home Phone: <u>608-826-3575</u>
Full Address: <u>Junction Rd Madison WI - (State Blvd. of Cross Plains)</u>	
I, <u>Jacely Esser</u> (owner's name), authorize and agree to <u>Mike Roessler</u> (petitioner's name)	

submitting this petition pertaining to land I own in the Town of Cross Plains.

Signature of owner: <u>Katherine H. Esser</u>	Date: <u>4/27/2017</u>
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Agent:

Agent's Name: <u>Mike Roessler</u>	Phone: <u>608-212-2006</u>
Address: <u>61 Beddell Dr. Cross Plains, WI</u>	

Property information (separate copy for each parcel):

Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
<u>10</u>	<u>0707-102-9200-9</u>	<u>20</u>	<u>15</u>	<u>A-1EX</u>	<u>RH-3</u>
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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):

create a 556 ft. x single family home

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

If yes, how many times? _____

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? _____

How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners? *see Dens. by Study previously subm. Hrd. & attached*

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.

 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.

**INSTRUCTIONS FOR FILING A
TOWN OF CROSS PLAINS
LAND USE CHANGE APPLICATION**

By the 15th of the month, submit 15 copies of the following to the Plan Commission Chair or Town Clerk:

- The attached application form.
- A scaled map of the site and surrounding adjacent parcels. (Estimated driveway lengths should be included on the maps) *
- Information from Dane County maps about topography, soil type including hydric and erodible soils, streams, floodplains and other features of the site.*

If splits are requested, include

- A density study from Dane County to determine the number of splits used and currently available.

Notes on the process – Applications will be considered at a minimum of three town meetings.

What will happen?

Applications must be received by the 15th of the month to be included on the agenda and published notice for the meeting on the first Monday of the following month. The Plan Commission Chair will review applications for completeness.

(Example: Submit all papers by January 15 to the Plan Commission Chair or TCP Clerk (798-0189).

All completed applications are given initial consideration at the first available Commission meeting. Applicants are required to attend. The Commission will vote to place the application on the agenda of the next available Commission meeting for action, or will vote to table the application pending submission of additional information. Commission agenda items will be published in the local newspaper and on the Town's web site. Public requests for copies of the application and materials will be provided as quickly as possible.

(Example: First Consideration – 8 pm, 1st Monday in February at the Plan Commission meeting, TCP Community Center)

At the next Commission meeting, the application will be considered again. The applicant must attend and will be given an opportunity to speak. There will be ample opportunity for public comments prior to Commission action. The Commission may vote to recommend approval, disapproval, or approval with changes to the Board of Supervisors. Or it may table the request pending additional information or amendments to the application.

(Example: Second Consideration – 8 pm 1st Monday in March at the Plan Commission meeting, TCP Community Center)

The Board of Supervisors considers the recommendation of the Plan Commission at its next meeting. It either approves, denies, or approves with conditions, and sends its decision to the County.

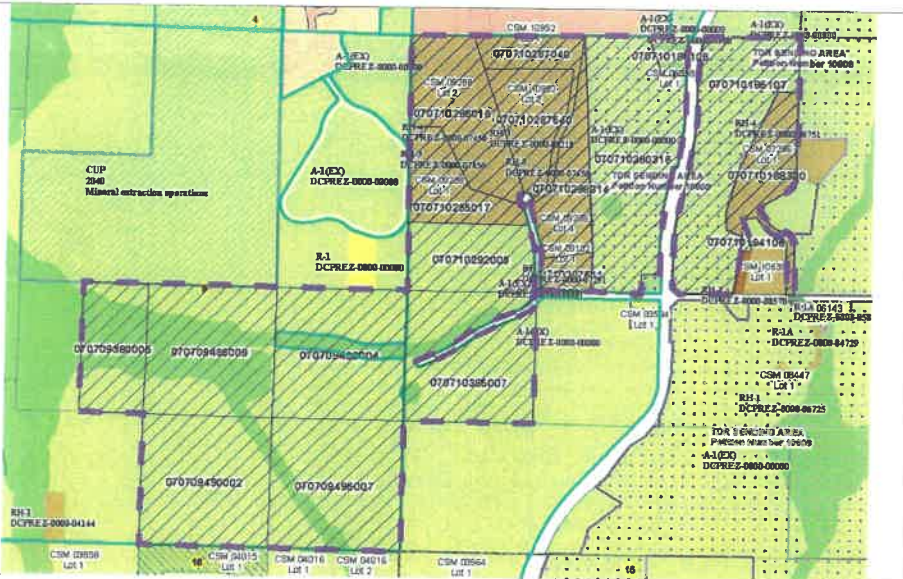
(Example: Board Consideration – 7:30 pm 2nd Monday in March at the TCP Board meeting, TCP Community Center)

* Public Access to Dane County maps is available on the Internet at (<http://dcimap.co.dane.wi.us/dcimap/>) or from the Dane County Dept of Planning & Development, City-County Bldg., 210 Martin Luther King Jr. Blvd., Room 116 Madison, WI 53703 Phone: 608-266-4251

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: Town of Cross Plains	
Town	Cross Plains	A-1EX Adoption	12/26/1981
Section:	09, 10	Orig Farm Owner	Rodenschmidt, Wm & Edwin
Density Study Date	3/28/2016	Density Number	35
		Original Farm Acres	436.06
		Original Splits	12.46
		Available Density Unit(s)	4



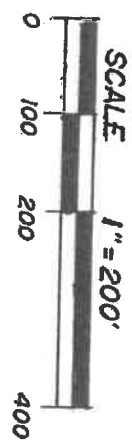
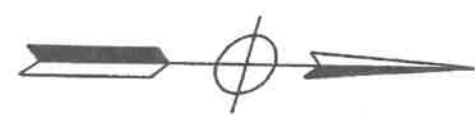
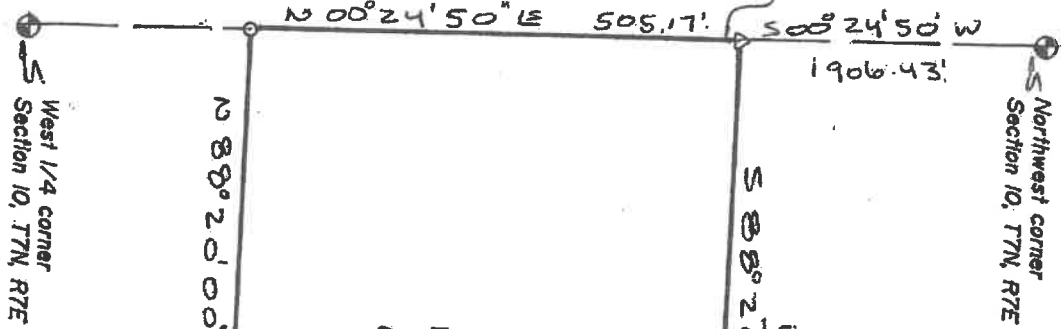
Reasons/Notes:
 Splits taken to date: 8 per CSMs 6398, 7296, 9132 9288, 10952.
 See ROD Document #3871274 (Rodenschmit/Hartung Warranty Deed) for partial allocation of remaining splits.

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
070710188300	14.88	AESCHBACH LIVING TR	07296
070710186106	2.92	CATHERINE R BOLDEN	06398
070710292009	20.44	EDWIN RODENSCHMIT & WILLIAM RODENSCHMIT	
070709380005	20.16	EDWIN RODENSCHMIT & WILLIAM RODENSCHMIT	
070710287040	10.45	GARY W ALEXANDER	10952
070710287540	16.27	GREGORY A MEYLOR & MARISA K MEYLOR	10952
070710285017	15.59	JOHN J HARTUNG & SALLY C HARTUNG	09288
070710286016	26.53	JOHN J HARTUNG & SALLY C HARTUNG	09288
070710185107	41.69	KRANTZ TR	
070710288014	15.31	ROBERT A TROIA & CYNTHIA B TROIA	09288

LOT 17
GLACIAL OAK ESTATES

West Line of NW 1/4

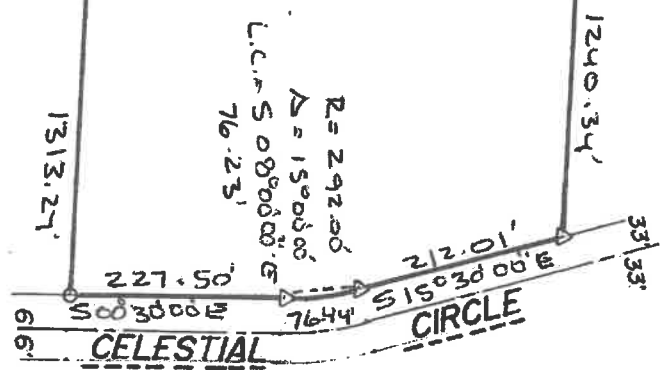


SURVEY FOR: Edwin & William Rodenschmidt Estate
 % KATHY ESSER C.T.A.
 455 S. JUNCTION RD
 MADISON, WI 53719

LOT 1
 15.00 ACRES
 653,400 SQ. FT.

LOT 1
 C.S.M. 9288

LANDS OF OWNER



LOT 1
 C.S.M. 9132

LEGAL DESCRIPTION OF RODENSCHMIDT 15.00 ACRE PARCEL

A parcel of land located in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 10, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

Commencing at the Northwest corner of said Section 10; thence S 00°24'50" W, 1906.43 feet along the West line of the NW $\frac{1}{4}$ of Section 10 to the point of beginning; thence S 88°20'00" E, 1240.34 feet; thence S 15°30'00" E, 212.01 feet along the Westerly line of Celestial Circle; thence Southeasterly, 76.44 feet along the arc of a curve to the right having a central angle of 15°00'00" and a radius of 292.00 feet, said arc also being the Westerly line of Celestial Circle, the long chord of which bears S 08°00'00" E, 76.23 feet; thence S 00°30'00" E, 227.50 feet along the Westerly line of Celestial Circle; thence N 88°20'00" W, 1313.27 feet; thence N 00°24'50" E, 505.17 feet along the West line of the NW $\frac{1}{4}$ of said Section 10 to the point of beginning, containing 15.00 acres.



February 24, 2017

Parcel Number
Tax Parcels

Planning
Geophysical
Water Resources
Recreation
Parcel/Text