

Dane County Rezone Petition

Application Date	Petition Number
08/11/2022	DCPREZ-2022-11893
Public Hearing Date	
10/25/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MIKE LAUFENBERG	PHONE (with Area Code) (608) 225-9648	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3137 STATE HIGHWAY 78		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS mike_custom@yahoo.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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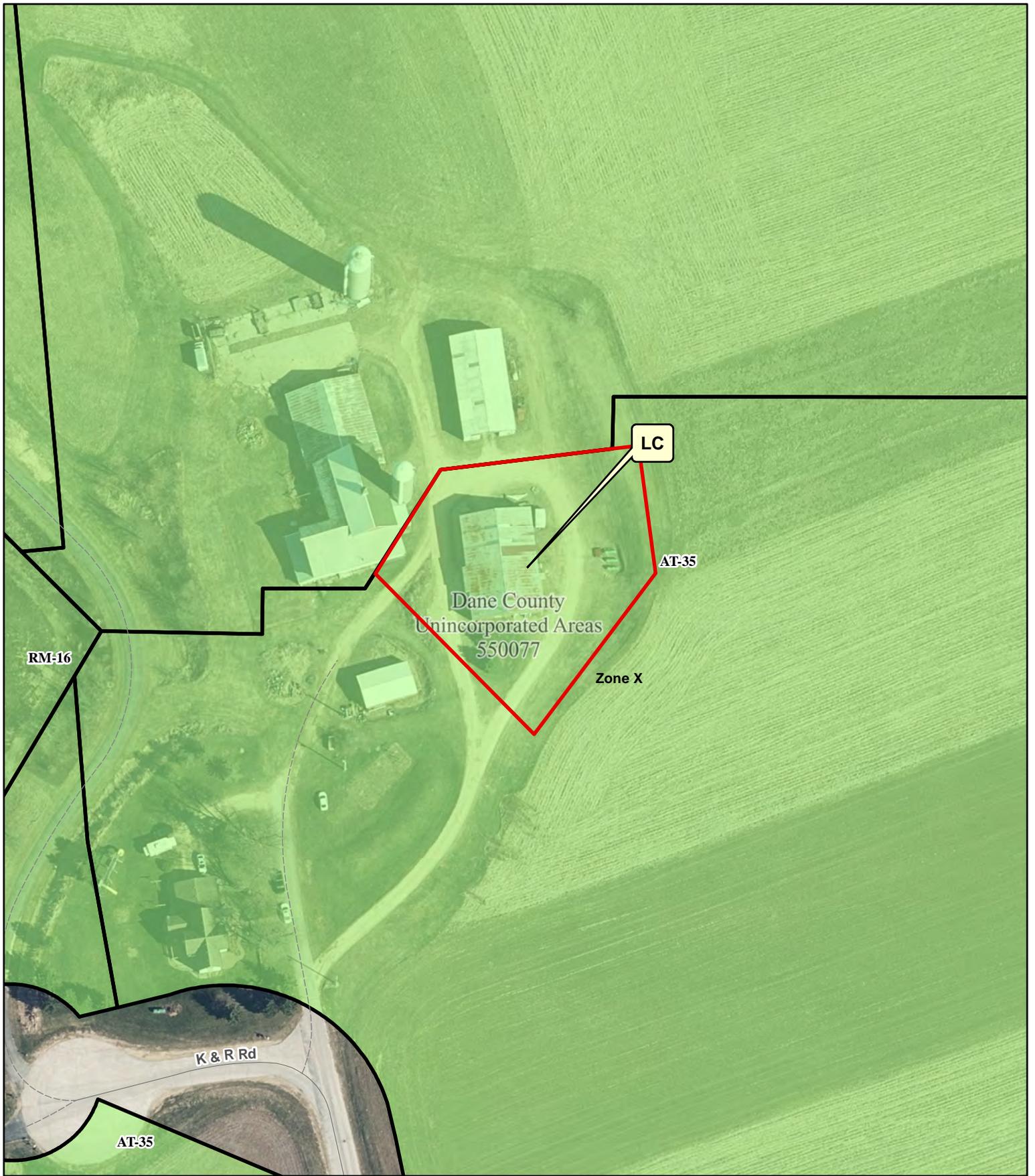
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3128 K&R Road					
TOWNSHIP SPRINGDALE	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-052-9030-8					

REASON FOR REZONE

ALLOW FOR CONTRACTOR AND BUILDING TRADE BUSINESSES

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	LC Limited Commercial District	.68

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11893
MIKE LAUFENBERG



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

- 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:	Mike Laufenberg	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3137 State Rd 78	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:	mike_custom@yahoo.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-225-9648	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Springdale	Parcel Number(s): 054/0607-052-9030-8
Section: 5	Property Address or Location: 3128 K&R Rd, Mt Horeb

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>

Mike is looking to get approval of a spot rezone around a proposed rebuild of a shed that burned down recently. The building will be used to rent out for 2 contracting businesses to use for storage of their equipment, vehicles and supplies. A CUP is being requested and application and plans are submitted along with this rezone request.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	LC	0.68

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 checked="" 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 |
|--|--|--|---|---|

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 Mike Laufenberg

Date 8/8/20

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

Narrative

Purpose: describe how the proposed rezone of this property from AT35 to spot rezone commercial will maintain the neighborhood characteristics and operations

Property: 3228 K&R Road, Mt Horeb

Parcel: 054/0607-052-9030-8

Neighborhood Characteristics:

- Current use of this property is for a farm house (primary residence), unheated shed and agricultural shed that has been improved and rented space for 3 different uses (construction business, storage and a residence) until this building was completely destroyed by fire in April/2022. The shed was a heated space with water and sanitary. Since the fire, the debris has been cleaned up.
- Surrounding property building uses are residential and farming.

Operations:

- Proposed use to rebuild the same size metal shed (55'x80'), however only have 2 units for rental space for construction and building trades businesses. This type of business will have minimal traffic with only 2 employees on each side working minimal hours in the building. No store front. Work will be inside the building and minimal noise.
- Hours of operation would be 6am – 6pm, M-F and 6am-noon on Saturdays
- Minimal noise from saws and drills inside the building, no odors, soot or runoff pollution from any operations
- No materials to be stored outside. However, 6 stalls have been designated for parking vehicles short term (no long term parking).
- Maintaining gravel roads and landscaping for minimal stormwater damage or erosion. No erosion control devices needed/unknown.
- Existing sanitary and well is on property and have been maintained in good standing with county. Existing sanitary and well will support use of proposed new building.
- Trash will be removed as needed with private disposal services.
- Minimal daily traffic with light weight trucks and vehicles.
- No hazardous, toxic or explosive materials stored on site
- Existing yard light with shroud will be maintained for outside lighting
- No signage is expected to be needed.

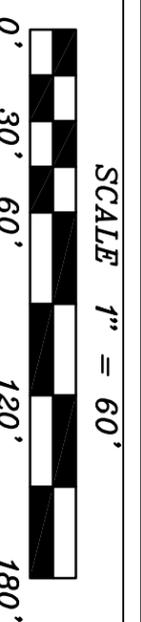
NW CORNER
SEC. 5
ALUM. MON.

PREPARED FOR:
NEXTSTEP BUILDING &
DESIGN LLC
2932 GREEN AVE
BLUE MOUNDS, WI 53517

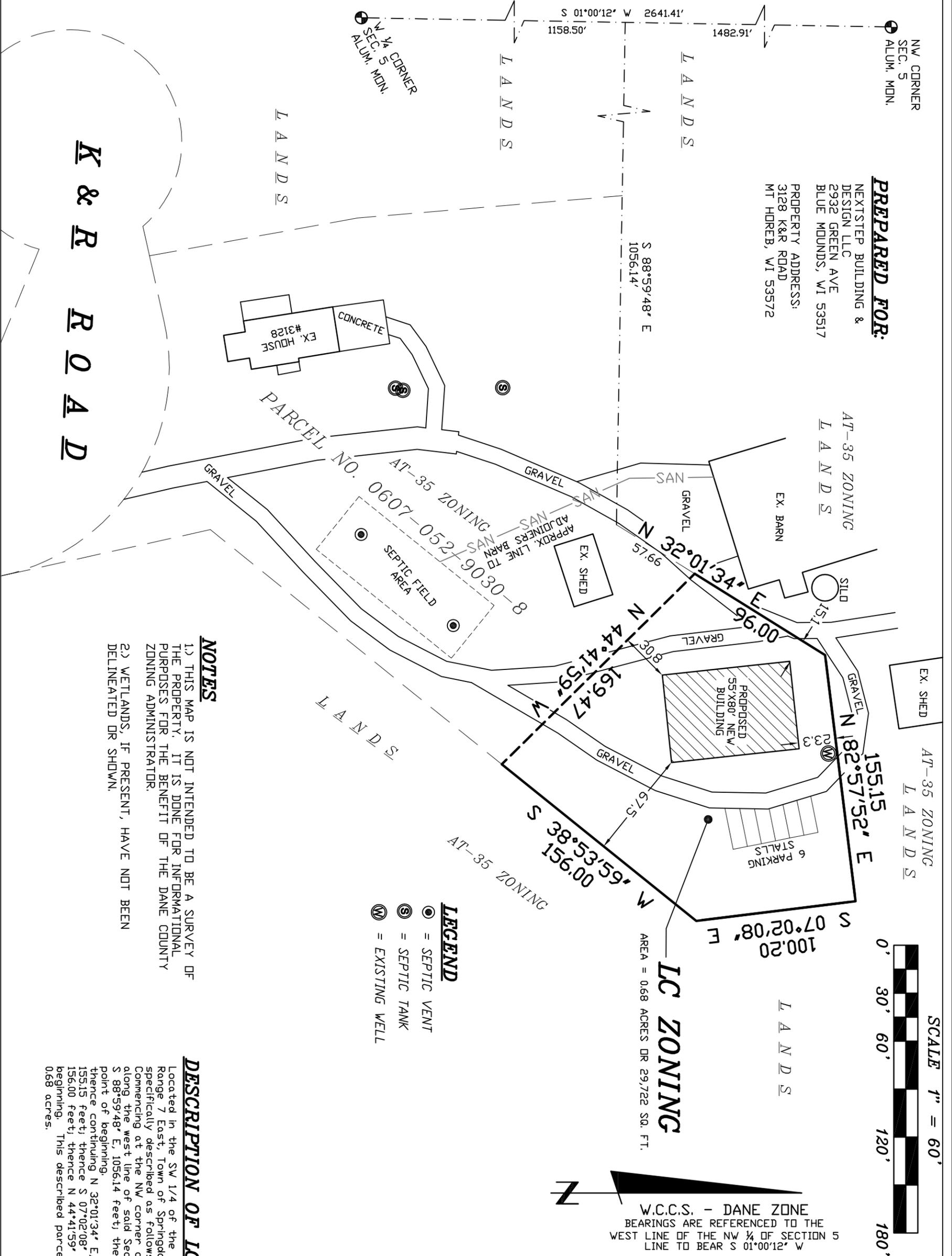
PROPERTY ADDRESS:
3128 K&R ROAD
MT HOREB, WI 53572

AT-35 ZONING
LANDS

EX. SHED
AT-35 ZONING
LANDS



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE NW 1/4 OF SECTION 5
LINE TO BEAR S 01°00'12" W



LC ZONING
AREA = 0.68 ACRES OR 29,722 SQ. FT.

- LEGEND**
- ⊙ = SEPTIC VENT
 - ⊕ = SEPTIC TANK
 - ⊗ = EXISTING WELL

- NOTES**
- 1.) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES FOR THE BENEFIT OF THE DANE COUNTY ZONING ADMINISTRATOR.
 - 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

K & R ROAD

LANDS

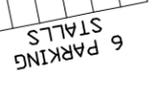
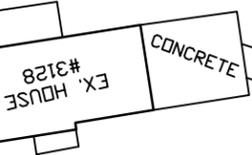
LANDS

LANDS

LANDS

LANDS

PARCEL NO. 0607-052-9030-8



DESCRIPTION OF LC ZONING

Located in the SW 1/4 of the NW 1/4 of Section 5, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more specifically described as follows:
Commencing at the NW corner of Section 5, T6N, R7E, S 01°00'12" W along the west line of said Section 5, 1482.91 feet; thence S 88°59'48" E, 1056.14 feet; thence N 32°01'34" E, 57.66 feet to the point of beginning;
thence continuing N 32°01'34" E, 96.00 feet; thence N 82°57'52" E, 155.15 feet; thence S 07°02'08" E, 100.20 feet; thence S 38°53'59" W, 156.00 feet; thence N 44°41'59" W, 169.47 feet to the point of beginning. This described parcel contains 29,722 square feet or 0.68 acres.

CUP SITE PLAN

A parcel of land located in part of the SW 1/4 of the NW 1/4, in Section 5, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

DATE	JUNE 24, 2022	REVISION DATE: AUGUST 3, 2022	CHECK BY	N.T.P.
SCALE:	1" = 60'		DRAWING NO.	22W-203
DRAWN BY	CHRIS ADAMS		SHEET	1 OF 1

WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

AT-35 TO LC

Located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, more specifically described as follows:

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