

Dane County Rezone Petition

Application Date	Petition Number
10/11/2023	DCPREZ-2023-11991
Public Hearing Date	
12/19/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM & SUSAN LAUFENBERG	PHONE (with Area Code) (608) 575-5607	AGENT NAME TALARCZYK LAND SURVEYS LLC	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 3320 SUGAR VALLEY RD		ADDRESS (Number & Street) 517 2ND AVENUE	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS lauf4@tds.net		E-MAIL ADDRESS james@talarczyk-surveys.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 4541 County Highway J					
TOWNSHIP CROSS PLAINS	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-321-0011-0					

REASON FOR REZONE

REDUCE THE SIZE OF A RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-16 Rural Residential District	RR-4 Rural Residential District	6.53
RR-16 Rural Residential District	FP-1 Farmland Preservation District	14.51

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

COMMENTS: PROPERTY SUBJECT TO DEED RESTRICTIONS, SHORELAND-WETLAND ZONING AND FLOODPLAIN RESTRICTIONS.



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:	William and Susan Laufenberg	Agent Name:	James Baker
Address (Number & Street):	3320 Sugar Valley Road	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	Mt. Horeb, WI 53572	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	lauf4@tds.net	Email Address:	james@talarczyk-surveys.com
Phone#:	608-575-5607	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	070732100110
Section:	32, T7N, R7E	Property Address or Location:	N/A.

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

William and Susan Laufenberg own Lot 1 of C.S.M. 16259 (Parcel 070732100110), which is currently zoned RR-16. Propose splitting into two lots by C.S.M.: Lot 1 to be comprised of 6.53 acres to accommodate a potential future residence to be rezoned to RR-4; Lot 2 to be comprised of 14.51 acres to remain in current usage to be rezoned to FP-1.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-16	RR-4	6.53
RR-16	FP-1	14.51

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)	<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
--	--	---	---	---

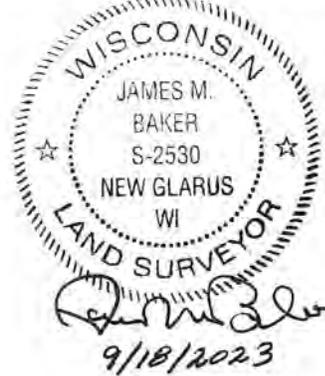
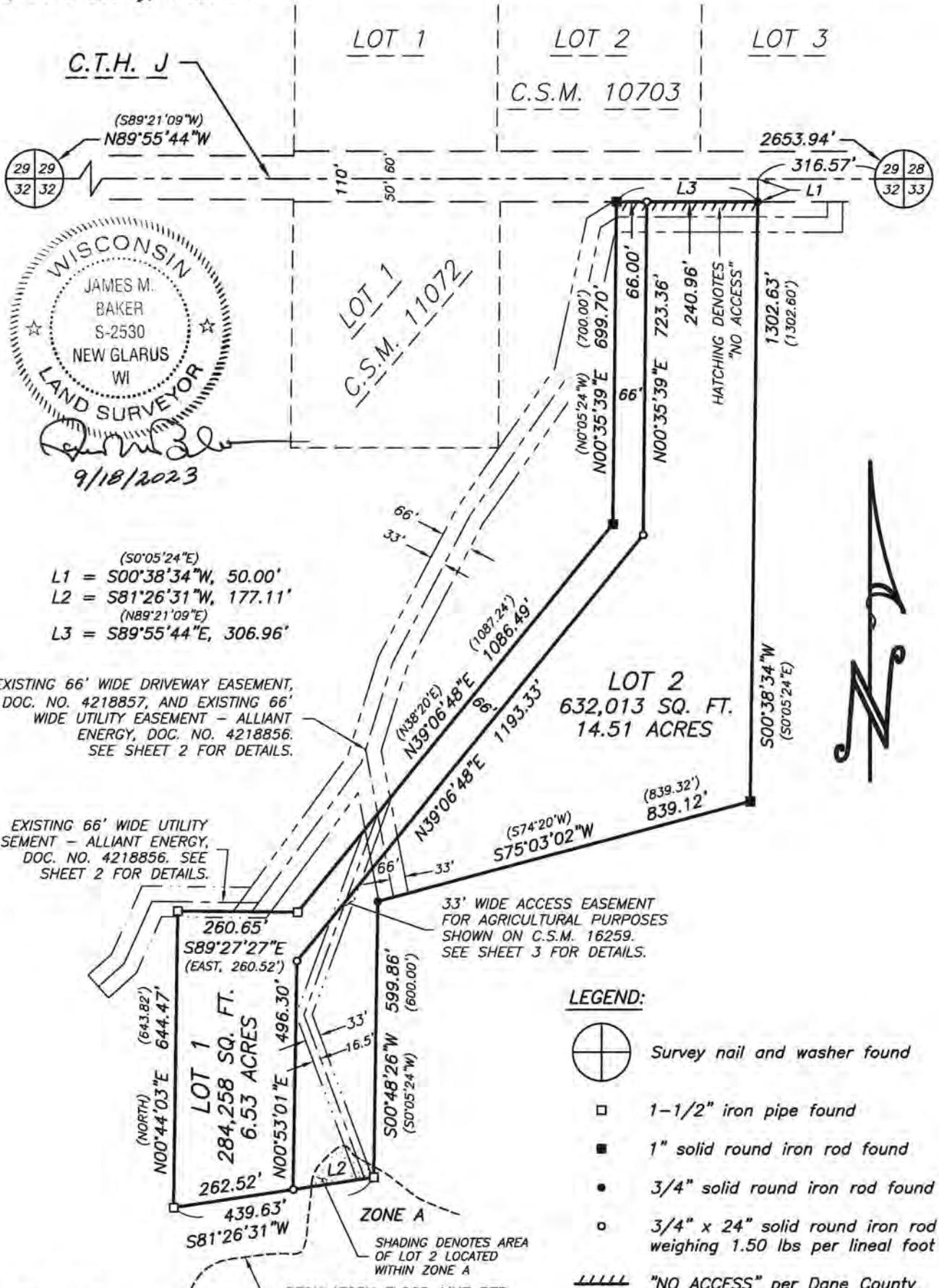
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 

Date 10/6/2023

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

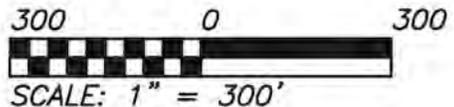


(S0°05'24"E)
L1 = S00°38'34"W, 50.00'
L2 = S81°26'31"W, 177.11'
(N89°21'09"E)
L3 = S89°55'44"E, 306.96'

LEGEND:

-  Survey nail and washer found
-  1-1/2" iron pipe found
-  1" solid round iron rod found
-  3/4" solid round iron rod found
-  3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
-  "NO ACCESS" per Dane County Highway Department

PREPARED FOR:
Susan M. Laufenberg
3320 Sugar Valley Road
Mt. Horeb, WI 53572
(608) 575-5607



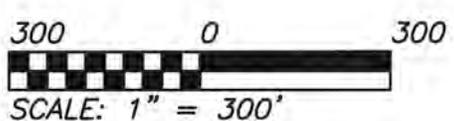
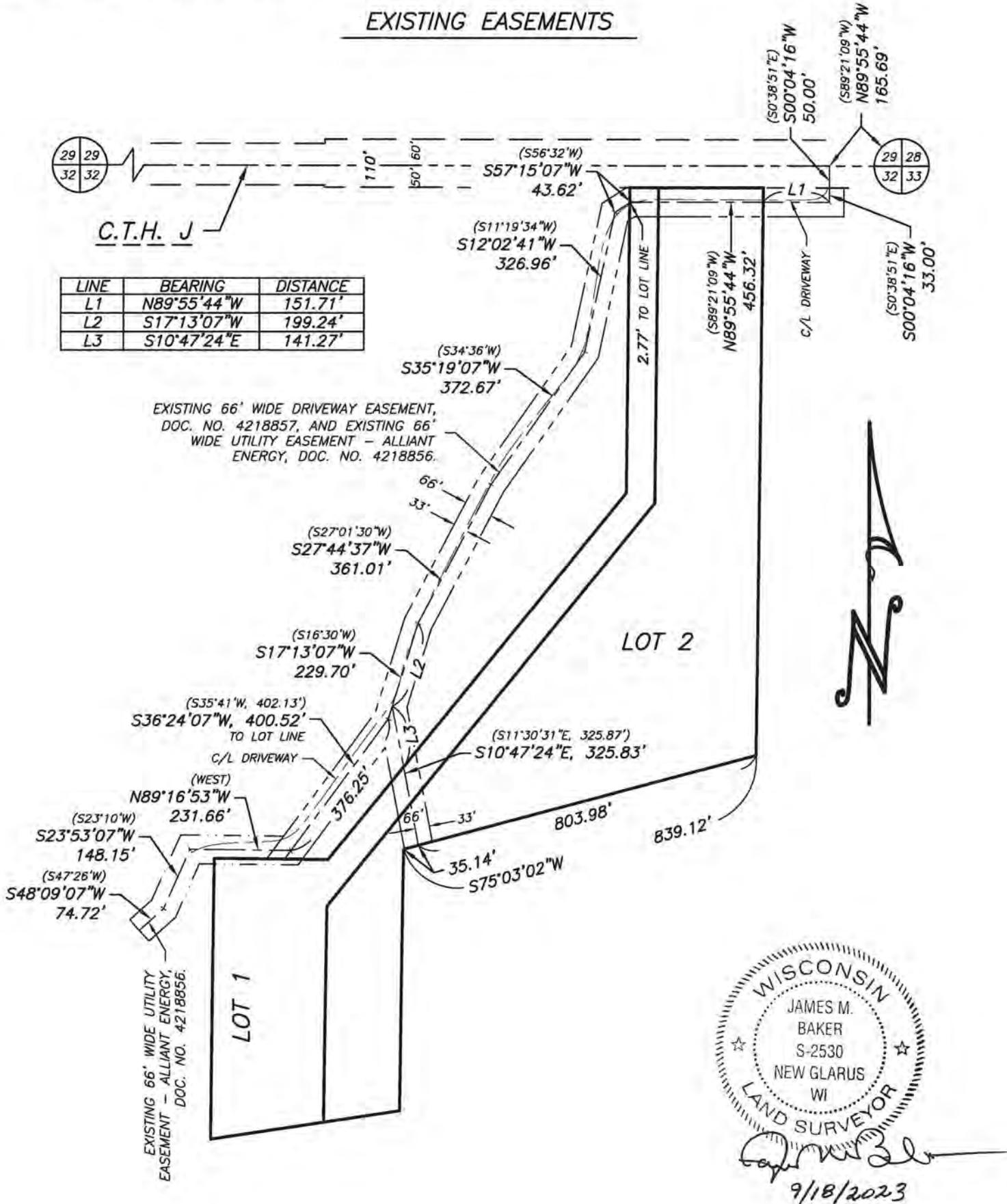
JOB NO. 22156
POINTS 17126
DRWG. 22156_3
DRAWN BY JMB

TALARCZYK
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

EXISTING EASEMENTS



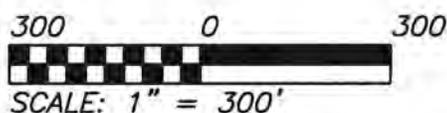
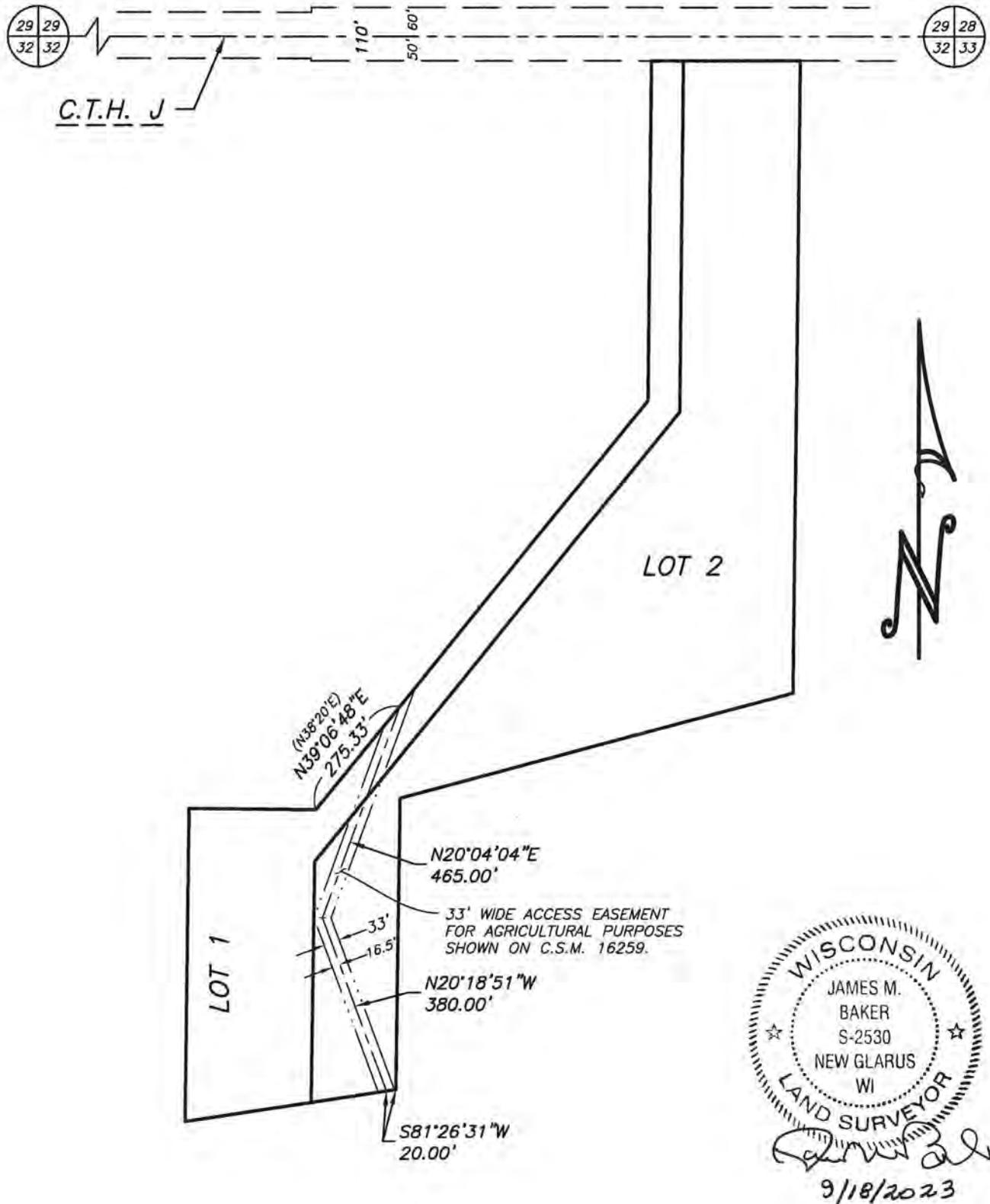
JOB NO. 22156
 POINTS 17126
 DRWG. 22156_3
 DRAWN BY JMB

TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

EXISTING EASEMENT



JOB NO. 22156
 POINTS 17126
 DRWG. 22156_3
 DRAWN BY JMB

SHEET 3 OF 5

TALARCZYK
 LAND SURVEYS, LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyk-surveys.com

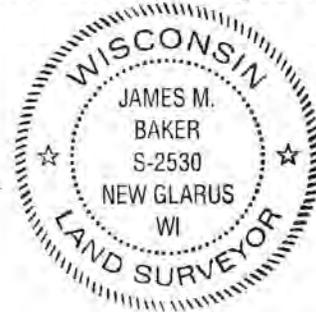
CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Cross Plains and Dane County; and that under the direction of the owner(s) listed below I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

September 18, 2023


James M. Baker, P.L.S.



NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 32 bears N89°55'44"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.
- 4.) Lots 1 & 2 are subject to and benefit from a utility easement to Alliant Energy recorded as Document No. 4218856. Refer to document for terms and conditions.
- 5.) Lots 1 & 2 are subject to and benefit from a shared driveway easement recorded as Document No. 4218857. Refer to document for terms and conditions.
- 6.) Lots 1 & 2 are subject to a 33' wide access easement for agricultural purposes as shown on C.S.M. 16259 (Vol. 120, Pages 252-256. Refer to separate document for terms and conditions.
- 7.) The lands contained within this Certified Survey Map are subject to any and all easements of record.

OWNER'S 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 hereon. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Cross Plains, The Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.
In the presence of:

William G. Laufenberg

Susan M. Laufenberg

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named William G. and Susan M. Laufenberg to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



JOB NO. 22156
POINTS 17126
DRWG. 22156_3
DRAWN BY JMB

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

TOWNSHIP APPROVAL: This Certified Survey Map is approved for recording this _____ day of _____, 20____ by the Town of Cross Plains.

Town Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____, M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds



JOB NO. 22156
POINTS 17126
DRWG. 22156_3
DRAWN BY JMB

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

Rezone Petition # _____ (Laufenberg, William and Susan): RR-16 to RR-4

That part of Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 32; thence N89°55'44"W along the North line of Section 32, 316.57'; thence S00°38'34"W, 50.00'; thence N89°55'44"W, 240.96' to the point of beginning; thence S00°35'39"W, 723.36'; thence S39°06'48"W, 1193.33'; thence S00°53'01"W, 496.30'; thence S81°26'31"W, 262.52'; thence N00°44'03"E, 644.47'; thence S89°27'27"E, 260.65'; thence N39°06'48"E, 1086.49'; thence N00°35'39"E, 699.70'; thence S89°55'44"E, 66.00' to the point of beginning.

Rezone Petition # _____ (Laufenberg, William and Susan): RR-16 to FP-1

That part of Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast and Southeast 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 32; thence N89°55'44"W along the North line of Section 32, 316.57'; thence S00°38'34"W, 50.00' to the point of beginning; thence S00°38'34"W, 1302.63'; thence S75°03'02"W, 839.12'; thence S00°48'26"W, 599.86'; thence S81°26'31"W, 177.11'; thence N00°53'01"E, 496.30'; thence N39°06'48"E, 1193.33'; thence N00°35'39"E, 723.36'; thence S89°55'44"E, 240.96' to the point of beginning.