

Dane County Rezone Petition

Application Date	Petition Number
11/18/2024	DCPREZ-2024-12128
Public Hearing Date	
01/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROGER AND LYNN KORFMACHER	PHONE (with Area Code) (608) 217-6178	AGENT NAME BRIAN KORFMACHER	PHONE (with Area Code) (608) 445-9675
BILLING ADDRESS (Number & Street) 11621 LAKE RD		ADDRESS (Number & Street) 2896 FEMRITE DR	
(City, State, Zip) WINTER, WI 54896		(City, State, Zip) Cottage Grove, WI 53527	
E-MAIL ADDRESS rakorf@gmail.com		E-MAIL ADDRESS brian.korfmacher5@outlook.com	

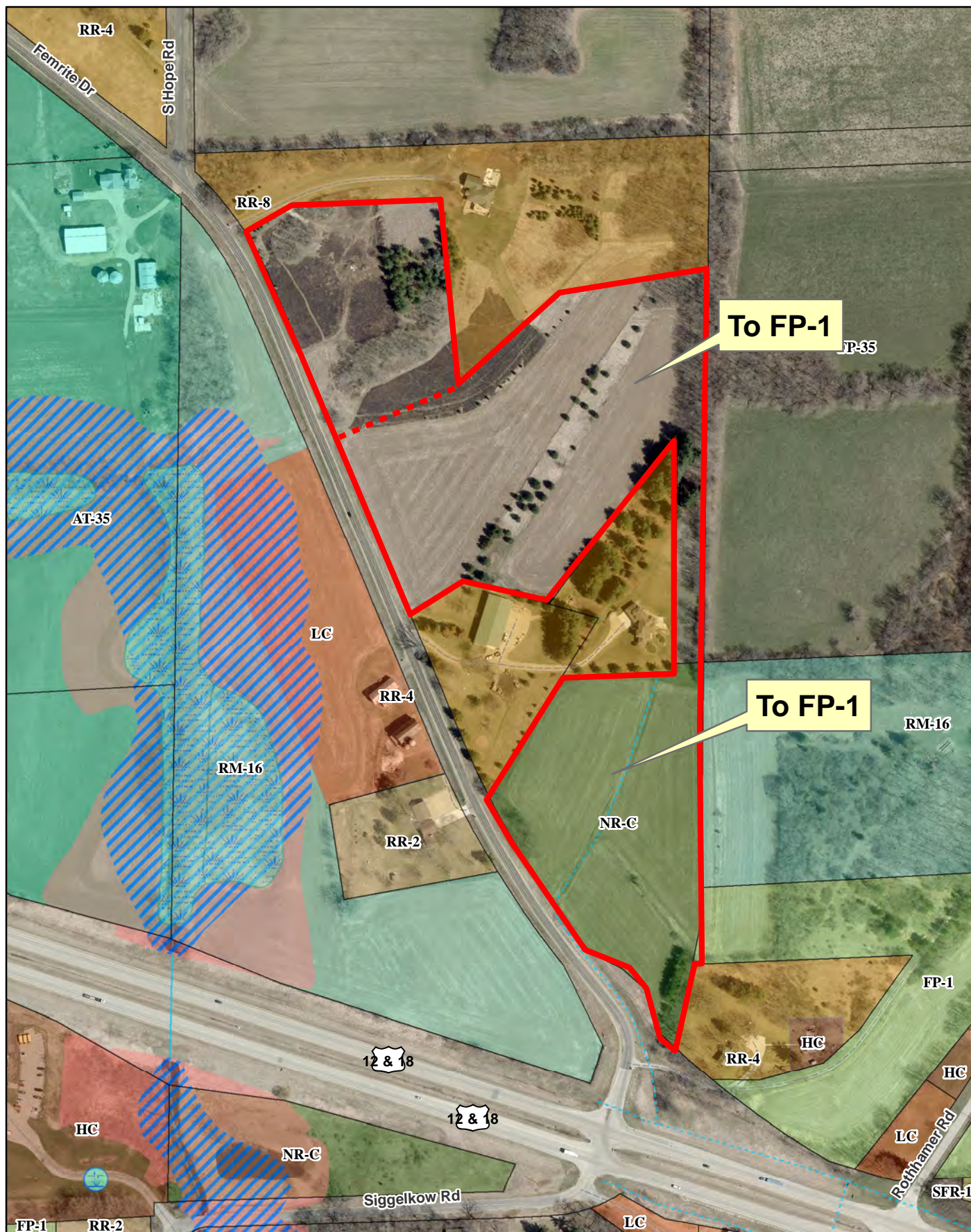
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 2896 Femrite Dr					
TOWNSHIP COTTAGE GROVE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-293-8660-0		0711-293-9003-0		0711-293-9440-0	

REASON FOR REZONE

CREATE TWO AGRICULTURAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	16.7
NR-C Natural Resource Conservation District	FP-1 Farmland Preservation District	7.4

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:
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Legend

- Wetland
- Floodplain



0 150 300 600 Feet

Petition 12128
Korfmacher



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:	Roger Korfmacher	Agent Name:	Brian Korfmacher
Address (Number & Street):	11621 Lake Rd	Address (Number & Street):	2896 Femrite Dr.
Address (City, State, Zip):	Winter WI 54896	Address (City, State, Zip):	Cottage Grove WI 53527
Email Address:	rakorf@gmail.com	Email Address:	Brian.Korfmacher5@outlook.com
Phone#:	608-217-6178	Phone#:	608-445-9675

PROPERTY INFORMATION

Township:	Cottage Grove	Parcel Number(s):	0711-293-8660-0, 0711-293-9003-0
Section:		Property Address or Location:	Farm Land. Next to 2896 Femrite Dr.

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 ☐

I would like to rezone parcel 0711-293-8660-0 from FR-35 to FP-1. I would also like to rezone 0711-293-9003 from NR-C to FP-1. When Dane county re-did the mapping and zoning classifications, I believe they mistakenly put this zoning classification on this parcel. It has been farm land since my great grandfather purchased this land in 1904. I do own a parcel across 12&18 that the NR-C zoning would make sense. I will provide legal description as needed by surveyor.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	18.447
NR-C	FP-1	5.397

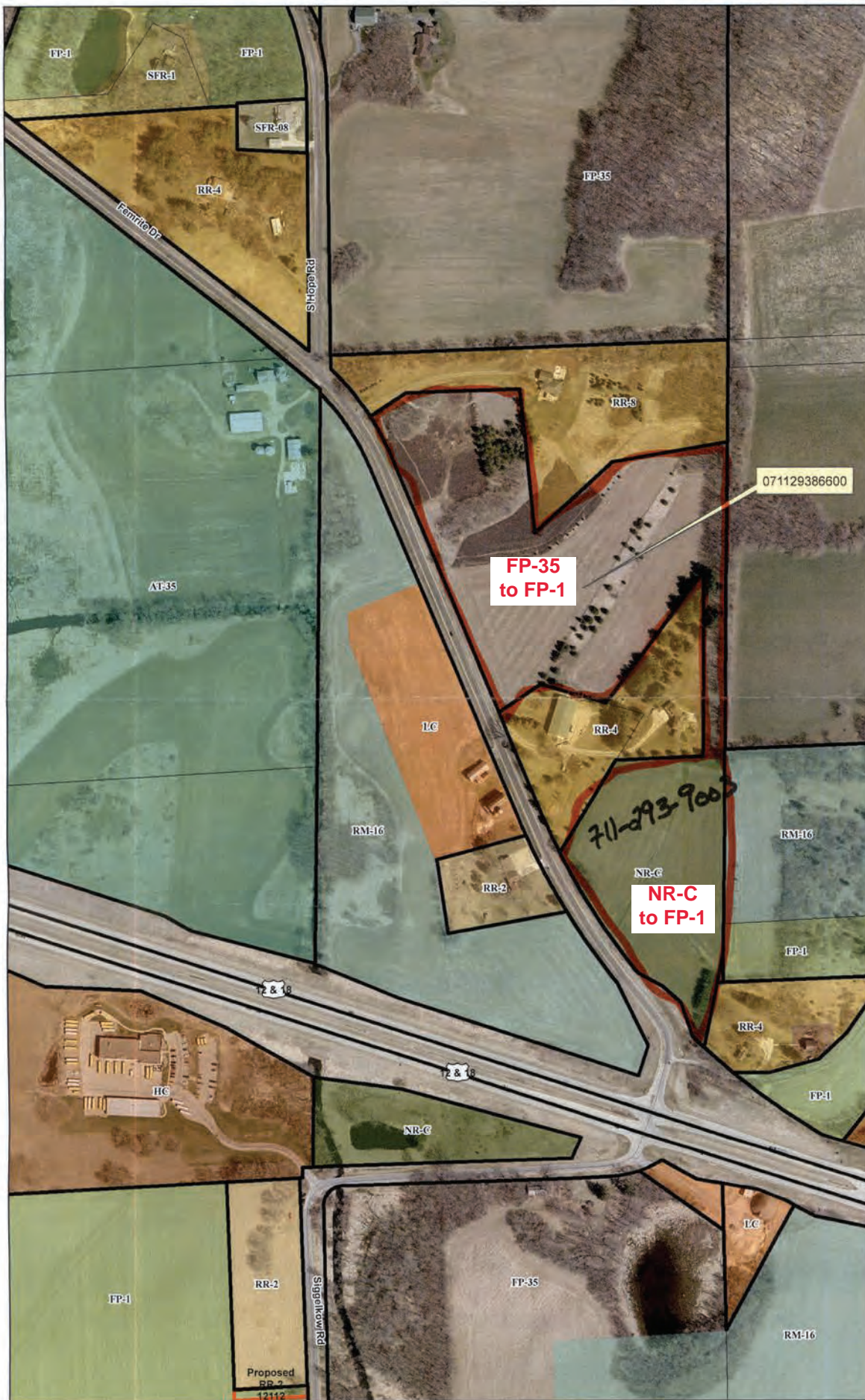
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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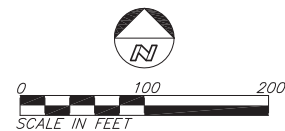
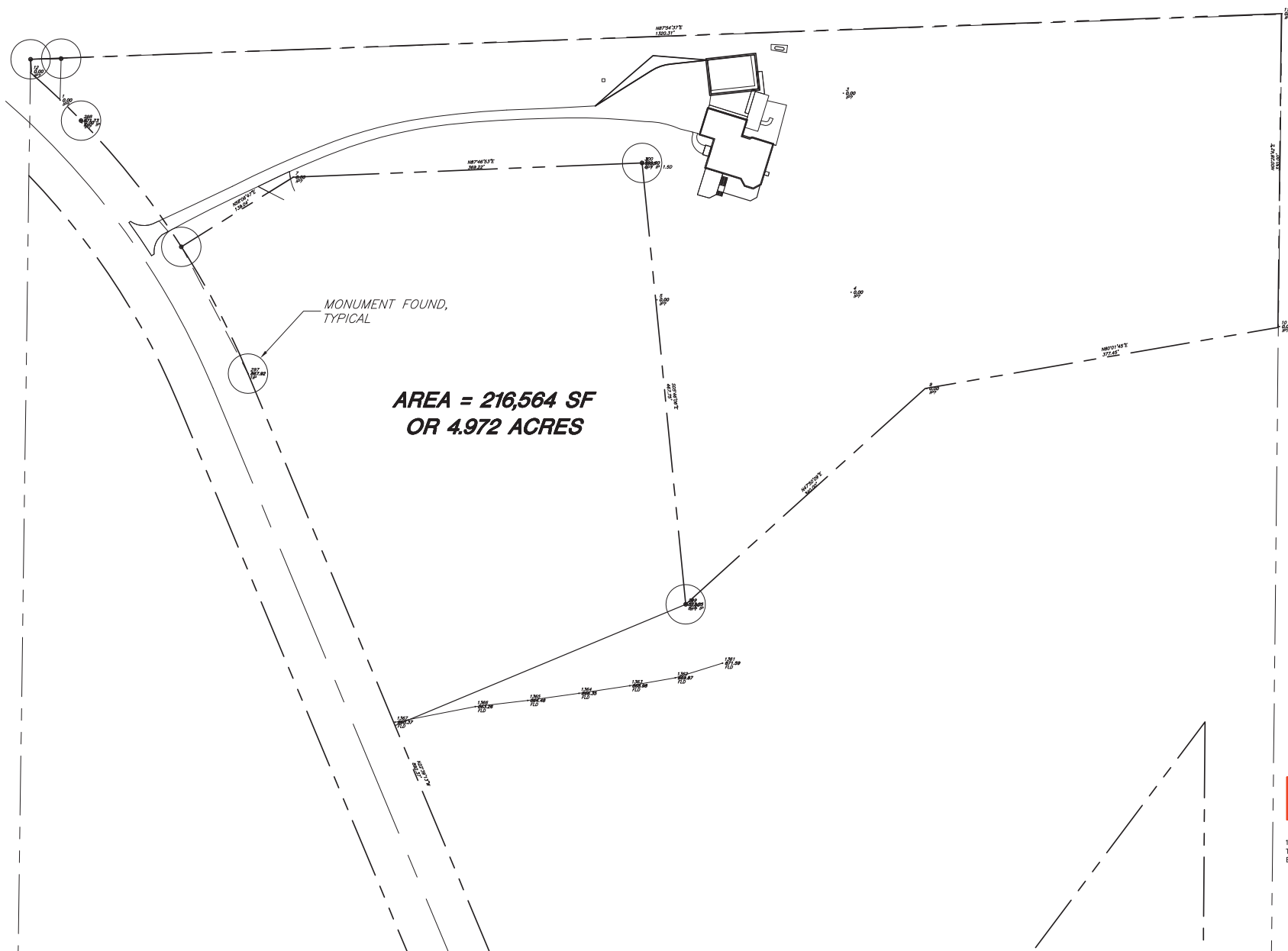
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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



0 150 300 600 Feet



PROPERTY PLAN
 FOR
 BRIAN KOFMACHER/TARA RIPP PROPERTY
 FIVE ACRE ADDITION TO:
 LOTS 1&2 CSM11829
 2986 FEMRITE DRIVE
 TOWN OF COTTAGE GROVE
 DANE COUNTY, WISCONSIN
 NOVEMBER 14, 2024

HOFMEISTER
 Engineering & Surveying, Inc.
 Civil Engineers and Land Surveyors
 15626 West Holt Road • Brooklyn, Wisconsin 53521-9319
 Telephone 608.692.2282
 Email hofmeister@chorus.net

FP-35 to FP-1

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 29, Township 7 North, Range 11 East, Township of Cottage Grove, Dane County, Wisconsin, being parcel number 018/0711-293-8660, more particularly described as follows:

That part of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying east of the right-of-way of Femrite Drive, except Lot 3 of Dane County Certified Survey Map 9804 (parcel number 018/0711-293-9240), recorded as document number 3246388 and except parcel number 018/0711-293-8825-0 as described in warranty deed from Davie and Jill Korfmacher to David and Jill Korfmacher Living Trust recorded as document number 5744874, and except Lot 1 of Dane County Certified Survey Map 16145 (parcel number 018/0711-293-2011-0) recorded as document number 5873125.

Said parcel contains approximately 16.7 acres. PARCEL 018/0711-293-8660

NR-C to FP-1

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 29, Township 7 North, Range 11 East, Township of Cottage Grove, Dane County, Wisconsin, being parcel number 018/0711-293-9003-0, more particularly described as follows:

That part of said SW $\frac{1}{4}$, of the SW $\frac{1}{4}$ lying east of the right-of-way of Femrite Drive, except Lot 3 of Certified Survey Map No. 9804, recorded as document number 3246388, and except parcel number 018/0711-293-8825-0 as described in warranty deed from David and Jill Korfmacher to David and Jill Korfmacher Living Trust recorded as document number 5744874.

Said parcel contains approximately 7.4 acres. PARCEL 018/0711-293-9003-0