

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/14/2019	DCPREZ-2019-11486
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAUFENBERG REV TR, ANTHONY P & ALYCE J	PHONE (with Area Code) 608133601	AGENT NAME BIRRENKOTT SURVEYING, INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 316 SLEEPY HOLLOW LN		ADDRESS (Number & Street) P.O. BOX 2371677 N. BRISTOL ST	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS jhk57@charter.net		E-MAIL ADDRESS bschilling@birrenkottsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5604 Box Elder Rd.					
TOWNSHIP MEDINA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-143-9030-0					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARM, ZONING COMPLIANCE FOR SALE OF LAND TO ADJOINING OWNER, ZONING COMPLIANCE FOR REMNANT ACREAGE	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	4.7		
FP-35 (General Farmland Preservation) District	RR-8 (Rural Residential, 8 to 16 acres) District	8.0		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	12.6		
RR-2 (Rural Residential, 2 to 4 acres) District	RR-8 (Rural Residential, 8 to 16 acres) District	2.89		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/19/2019	DCPREZ-2019-11486
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAUFENBERG REV TR, ANTHONY P & ALYCE J	PHONE (with Area Code) (605) 513-3601	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code) (605) 513-3601
BILLING ADDRESS (Number & Street) 316 SLEEPY HOLLOW LN		ADDRESS (Number & Street) 316 SLEEPY HOLLOW LN	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) MARSHALL, WI 53559	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5604 Box Elder Rd.					
TOWNSHIP MEDINA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-143-9030-0					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	4.7		
FP-35 (General Farmland Preservation) District	RR-8 (Rural Residential, 8 to 16 acres) District	8.0		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	12.6		

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CHANGED ZONING FROM RM-8 TO RR-8 WHICH IS WHAT APPLICANT WANTED. 8/19/19 CLM

SEE REVISED

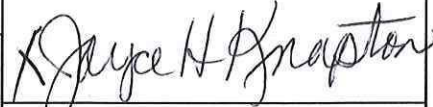
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/15/2019	DCPREZ-2019-11486
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAUFENBERG REV TR, ANTHONY P & ALYCE J	PHONE (with Area Code) (605) 513-3601	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code) (605) 513-3601
BILLING ADDRESS (Number & Street) 316 SLEEPY HOLLOW LN		ADDRESS (Number & Street) 316 SLEEPY HOLLOW LN	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) MARSHALL, WI 53559	
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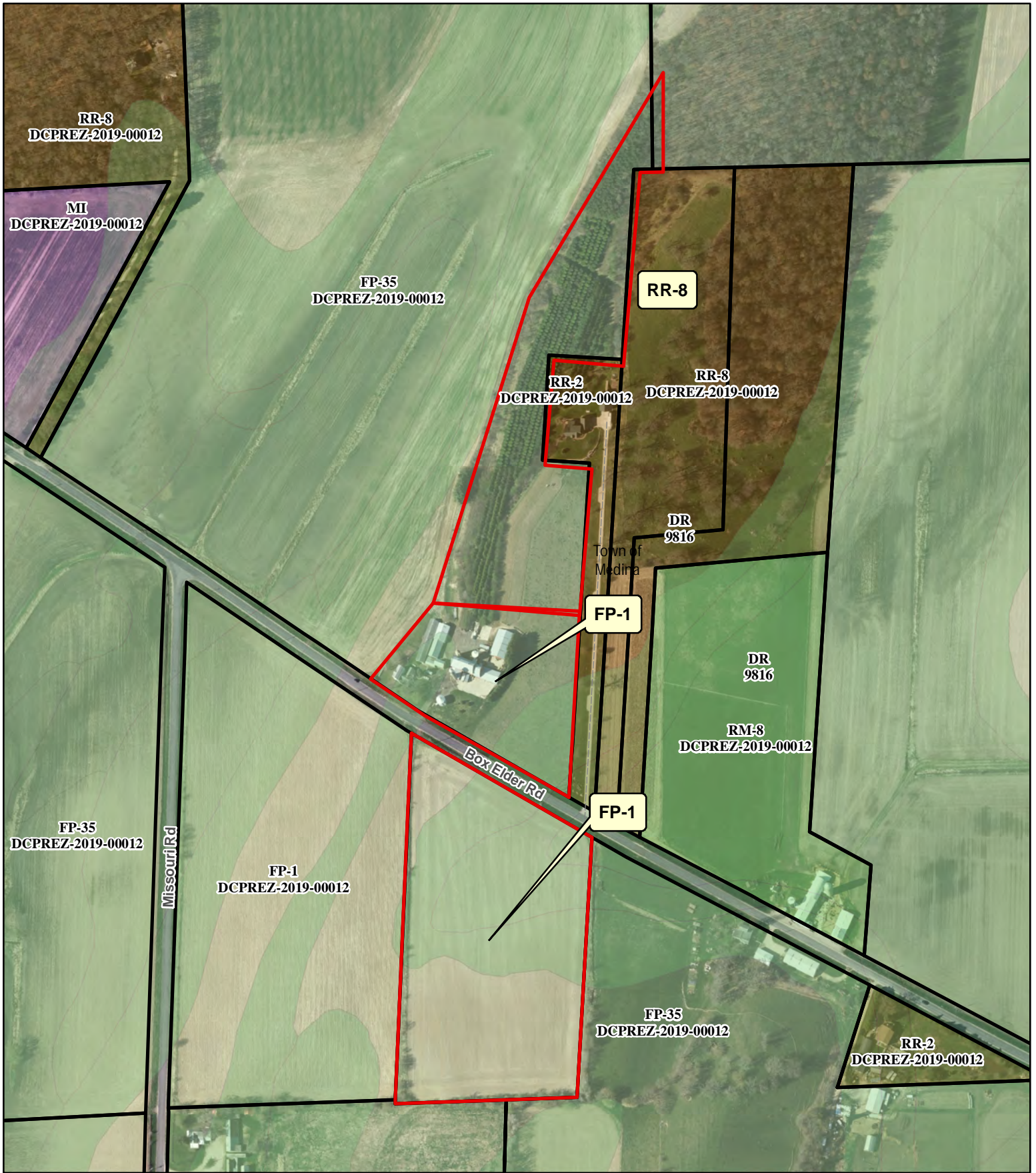
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5604 Box Elder Rd.					
TOWNSHIP MEDINA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-143-9030-0					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	4.7		
FP-35 (General Farmland Preservation) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	8.0		
FP-35 (General Farmland Preservation) District	FP-1 (Small Lot Farmland Preservation) District	12.6		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: x Joyce H. Knapp





SEE REVISED

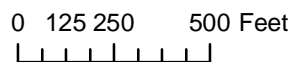
DATE: X 8-15-19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11486
LAUFENBERG REV TR,
ANTHONY P & ALYCE J



Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name (C/O JOYCE KNAPTON) Agent's Name BIRRENKOTT SURVEYING, INC.
LAUFENBERG IRREVOCABLE TRUST
Address 316 SLEEPY HOLLOW LN., MARSHALL, WI Address P.O. BOX 237
1677 N. BRISTOL ST., SUN PRAIRIE, WI
Phone (608) 513-3601 Phone (608) 837-7463
Email jhk57@charter.net Email BSchilling@birrenkottsurveying.com

Town: MEDINA Parcel numbers affected: 4: 081214291401, 081215404004,
081214385110
Section: OT 14 Property address or location: 5604 BOX ELDER RD. TOWN OF MEDINA
081214390300

Zoning District change: (To / From / # of acres) TO FP1 FROM FP35 (5 ACRES)
TO RR-B FROM FP35 (8 ACRES)

Soil classifications of area (percentages) Class I soils: 8.7% Class II soils: 46.2% Other: 45.1%

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- ⊙ Other:

FARMETTE (APPROX. 5 ACRES) TO BE SOLD; REZONE FROM FP35 TO FP1
LAND (APPROX. 8 ACRES) TO BE SOLD TO NEIGHBORING PROPERTY OWNER; REZONE
FROM FP35 TO RR-B
REMAINING FARMLAND (APPROX. 75 ACRES) TO BE SOLD "AS IS"; REMAINING
FP35 ZONING

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Joyce Knapton

Date: 8-15-19

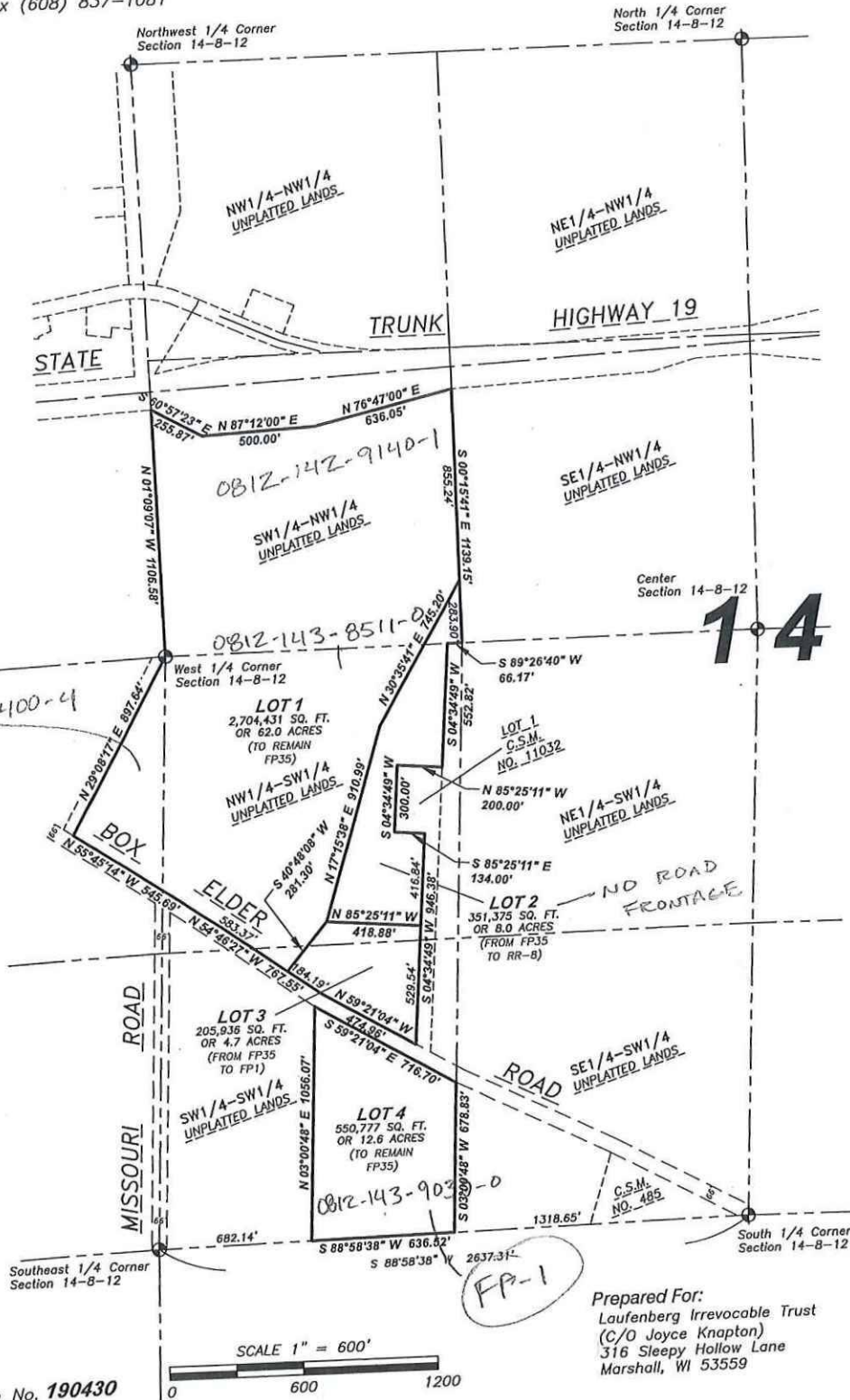
\$495



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



Prepared For:
Laufenberg Irrevocable Trust
(C/O Joyce Knapton)
316 Sleepy Hollow Lane
Marshall, WI 53559

✓ **Description – Proposed Lot 1 (to remain FP35 zoning):**

A parcel of land in part of the Northeast 1/4 of the Southeast 1/4 of Section 15, T8N, R12E, and parts of the Southwest 1/4 of the Northwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of Section 14, T8N, R12E, all located in the Town of Medina, Dane County, Wisconsin, more fully described as follows: Beginning at the West 1/4 corner of said Section 14; thence N 01°09'07" W, 1106.58 feet along the West line of said Southwest 1/4 of the Northwest 1/4 to a point on the South right-of-way of State Trunk Highway 19; thence along said South right-of-way, S 60°57'23" E, 255.87 feet; thence continuing along said South right-of-way, N 87°12'00" E, 500.00 feet; thence continuing along said South right-of-way, N 76°47'00" E, 636.05 feet to a point on the East line of said Southwest 1/4 of the Northwest 1/4; thence along said East line, S00°15'41" E, 855.24 feet; thence S 30°35'41" W, 745.20 feet; thence S 17°15'38" W, 910.99 feet; thence S 40°48'08" W, 281.30 feet to a point on the North right-of-way line of Box Elder Road; thence continuing along said North right-of-way, N 54°46'27" W, 583.37 feet; thence continuing along said North right-of-way, N 55°45'14" W, 545.69 feet; thence N 29°08'17" E, 897.64 feet to the point of beginning; Contains 2,704,431 square feet, or 62.0 acres.

✓ **Description – Proposed Lot 2 (from FP35 to RR-8):** NO PUBLIC ROAD FRONTAGE

A parcel of land in parts of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 14, T8N, R12E, all located in the Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 14; thence N 89°26'40" E, 1325.32 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4 and the point of beginning; thence along the North line of said Northwest 1/4 of the Southwest 1/4, S 89°26'40" W, 66.17 feet; thence S 04°34'49" W, 552.82 feet; thence N 85°25'11" W, 200.00 feet along the North line of Lot 1, Certified Survey Map No. 11032; thence S 04°34'49" W, 300.00 feet along the West line of said Lot 1; thence S 85°25'11" E, 134.00 feet along the South line of said Lot 1; thence S 04°34'49" W, 416.84 feet along the West line of said Lot 1; thence N 85°25'11" W, 418.88 feet; thence N 17°15'38" E, 910.99 feet; thence N 30°35'41" E, 745.20 feet to a point on the East line of said Southwest 1/4 of the Northwest 1/4, thence along said East line, S 00°15'41" E, 283.90 feet to the said Northeast corner of the Northwest 1/4 of the Southwest 1/4 and the point of beginning; Contains 351,375 square feet, or 8.0 acres.

✓ **Description – Proposed Lot 3 (from FP35 to FP1):**

A parcel of land in parts of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 14, T8N, R12E, all located in the Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 14; thence along West line of said Northwest 1/4 of the Southwest 1/4, S 02°51'17" W, 1047.37 feet to a point on the North right-of-way of Box Elder Road; thence along said North right-of-way, S 55°45'14" E, 80.05 feet; thence continuing along said North right-of-way; S 54°46'27" W, 583.37 feet to the point of beginning; thence N 40°48'08" E, 281.30 feet; thence S 85°25'11" W, 418.88 feet to the West line of Lot 1, Certified Survey Map No. 11032; thence along said West line, S 04°34'49" W, 529.54 feet to a point on the said North right-of-way of Box Elder Road; thence along said North right-of-way, N 59°21'04" W, 474.96 feet; thence continuing along said North right-of-way, N 54°46'27" W, 184.19 feet to the point of beginning; Contains 205,936 square feet, or 4.7 acres.

Description – Proposed Lot 4 (to remain FP35 zoning): FP-1

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 14, T8N, R12E, Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the South 1/4 corner of said Section 14; thence along the South line of the said Southwest 1/4, S 88°58'38" W, 1318.65 feet to the East line of said Southwest 1/4 of the Southwest 1/4 and the point of beginning; thence continuing along said South line; S 88°58'38" W, 636.52 feet; thence N 03°00'48" E, 1056.07 feet to a point on the South right-of-way line of Box Elder Road; thence continuing along said South right-of-way line, S 59°21'04" E, 716.70 feet to a point on said East line of the Southwest 1/4 of the Southwest 1/4, thence along said East line, S 03°00'48" W, 678.83 feet to the said South line of the Southwest 1/4 of the Southwest 1/4 and the point of beginning; Contains 550,777 square feet, or 12.6 acres.

Current Owner
316 SLEEPY HOLLOW LN
MARSHALL, WI 53559

NANCY J KLECKER
MARGARET S LLONTOP
309 WATERLOO RD
MARSHALL, WI 53559

NANCY J KLECKER
MARGARET S LLONTOP
309 WATERLOO RD
MARSHALL, WI 53559

CHRISTOPHER D GJESTSON
PO BOX 903
MADISON, WI 53701

NANCY J KLECKER
MARGARET S LLONTOP
309 WATERLOO RD
MARSHALL, WI 53559

JANNINE KLECKER
5565 BOX ELDER RD
MARSHALL, WI 53559

TOWN OF MEDINA
PO BOX 37
MARSHALL, WI 53559

NANCY J KLECKER
309 WATERLOO RD
MARSHALL, WI 53559

JAMES L HELLENBRAND
DONNA RAE M HELLENBRAND
5659 BOX ELDER RD
MARSHALL, WI 53559

JANNINE KLECKER
5565 BOX ELDER RD
MARSHALL, WI 53559

JANNINE KLECKER
5565 BOX ELDER RD
MARSHALL, WI 53559

Current Owner
316 SLEEPY HOLLOW LN
MARSHALL, WI 53559

JANNINE KLECKER
5565 BOX ELDER RD
MARSHALL, WI 53559

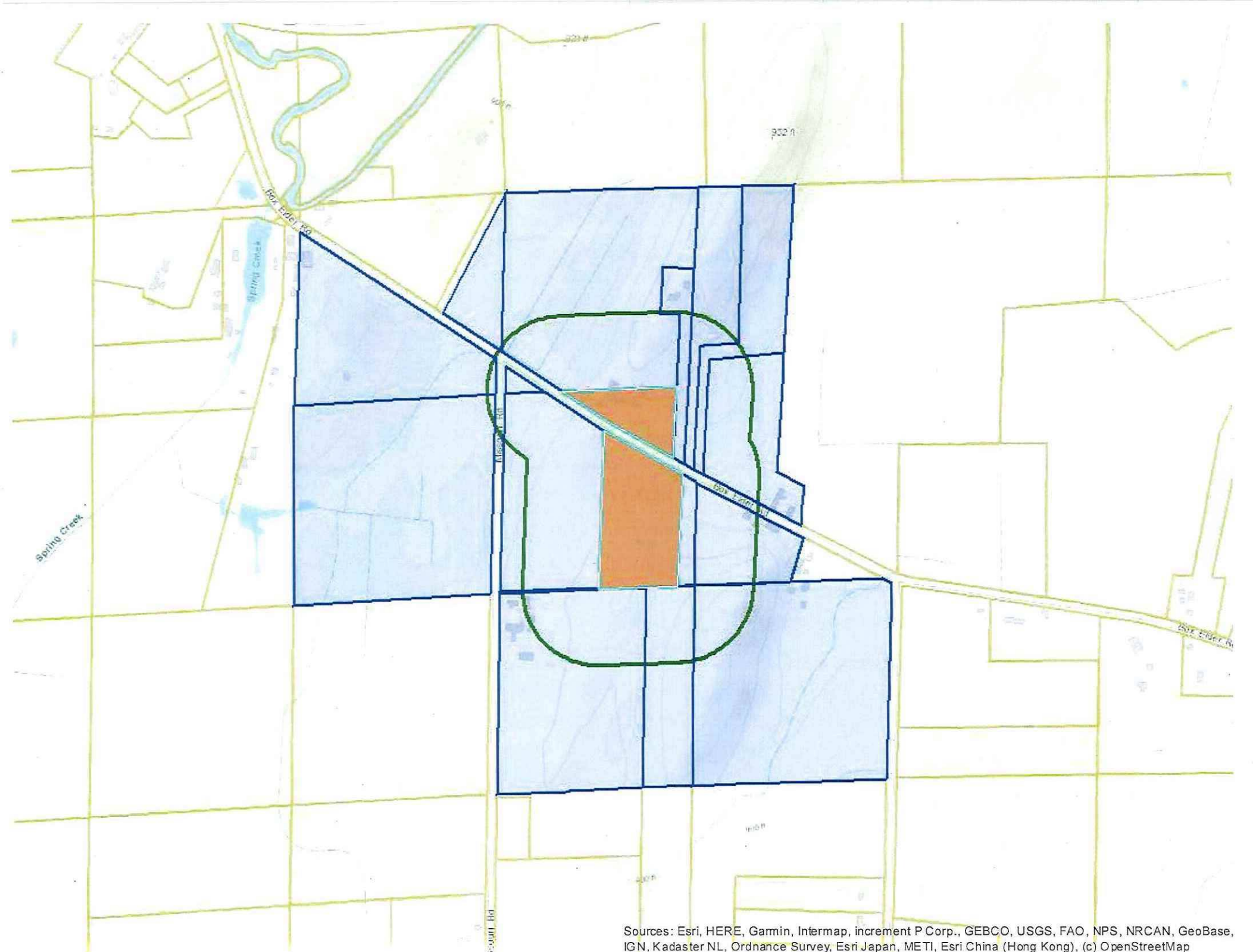
JAMES L HELLENBRAND
DONNA RAE M HELLENBRAND
5659 BOX ELDER RD
MARSHALL, WI 53559

TOWN OF MEDINA
PO BOX 37
MARSHALL, WI 53559

THOMAS R LAUFENBERG
5580 BOX ELDER RD
MARSHALL, WI 53559

Current Owner
316 SLEEPY HOLLOW LN
MARSHALL, WI 53559





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap