

Dane County Rezone Petition

Application Date	Petition Number
09/17/2021	DCPREZ-2021-11763
Public Hearing Date	
11/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DUANE & BRENDA SIEGENTHALER	PHONE (with Area Code) (608) 558-0440	AGENT NAME JAMES BAKER	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) PO BOX 314		ADDRESS (Number & Street) 517 2ND AVE	
(City, State, Zip) NEW GLARUS, WI 53574		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS duanesiegenthaler@gmail.com		E-MAIL ADDRESS james@talarczyk surveys.com	

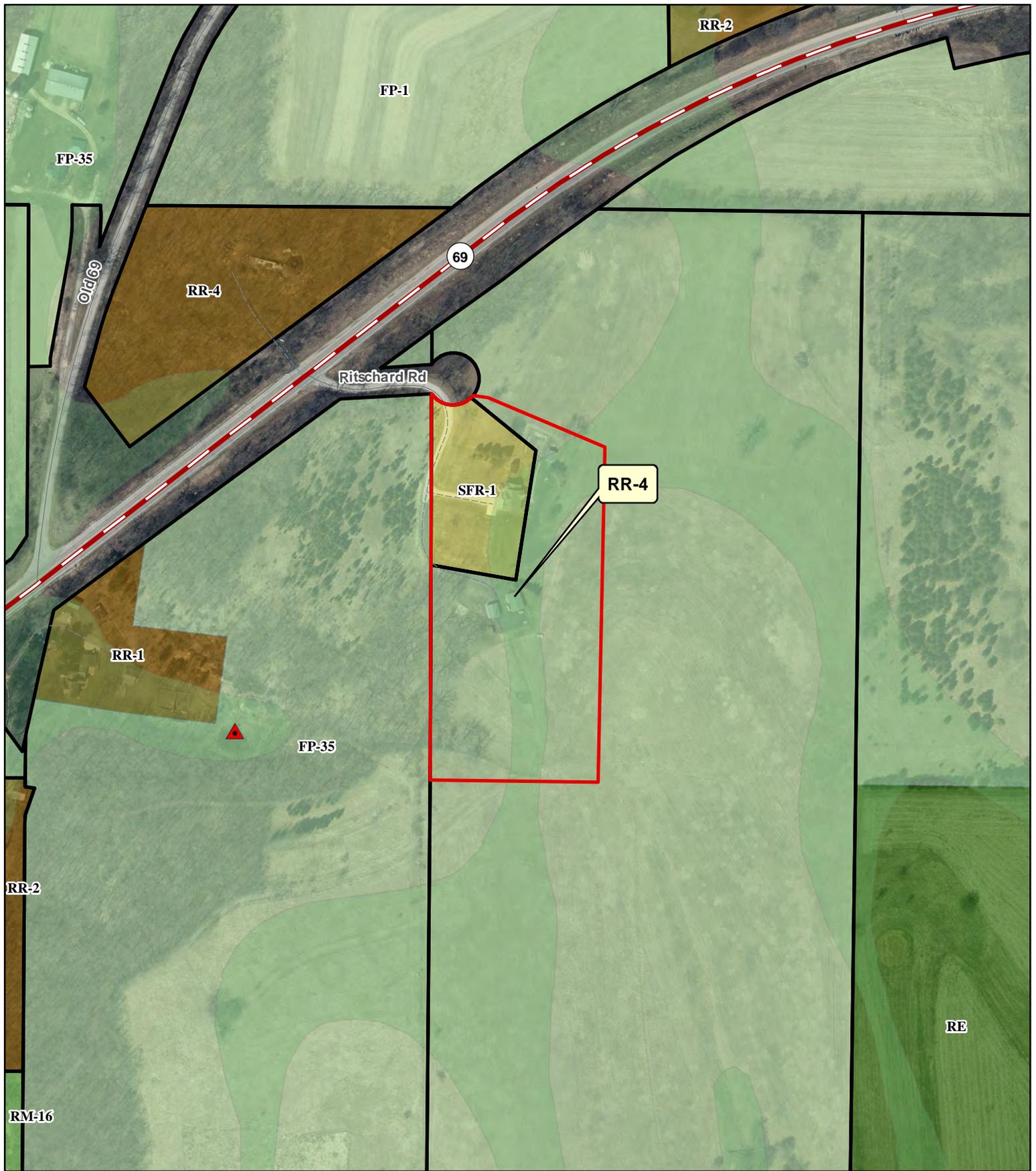
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7965 Ritschard Road					
TOWNSHIP PRIMROSE	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-364-8920-8		0507-364-8501-5			

REASON FOR REZONE

EXPANDING EXISTING RESIDENTIAL LOT

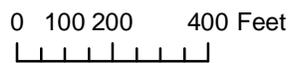
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RR-4 Rural Residential District	1.85
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.64

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11763
 DUANE & BRENDA
 SIEGENTHALER



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
<ul style="list-style-type: none"> • 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:	Duane & Brenda Siegenthaler	Agent Name:	James Baker
Address (Number & Street):	P.O.Box 314	Address (Number & Street):	517 2nd Avenue
Address (City, State, Zip):	New Glarus, WI 53574	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	duanesiegenthaler@gmail.com	Email Address:	james@talarczyk surveys.com
Phone#:	608-558-0440	Phone#:	608-527-5216

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	050736: 489208, 495700, 490009, 485015, 480707
Section:	36, T5N, R7E	Property Address or Location:	7965 Ritschard Road, New Glarus, WI 53574

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

Modifying the boundary of existing residential lot owned by Duane and Brenda Siegenthaler (Lot 1, C.S.M. 6962) to include additional existing buildings and improvements currently used for residential purposes and to comply with minimum setback requirements for existing buildings and planned future pool construction. The resulting residential lot will be 7.49 acres. The remaining 52.19 acres of parcels owned by DBS Real Estate, LLC, would remain FP-35 at this time.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-1	RR-4	1.85
FP-35	RR-4	5.64

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
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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 9/16/21

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:

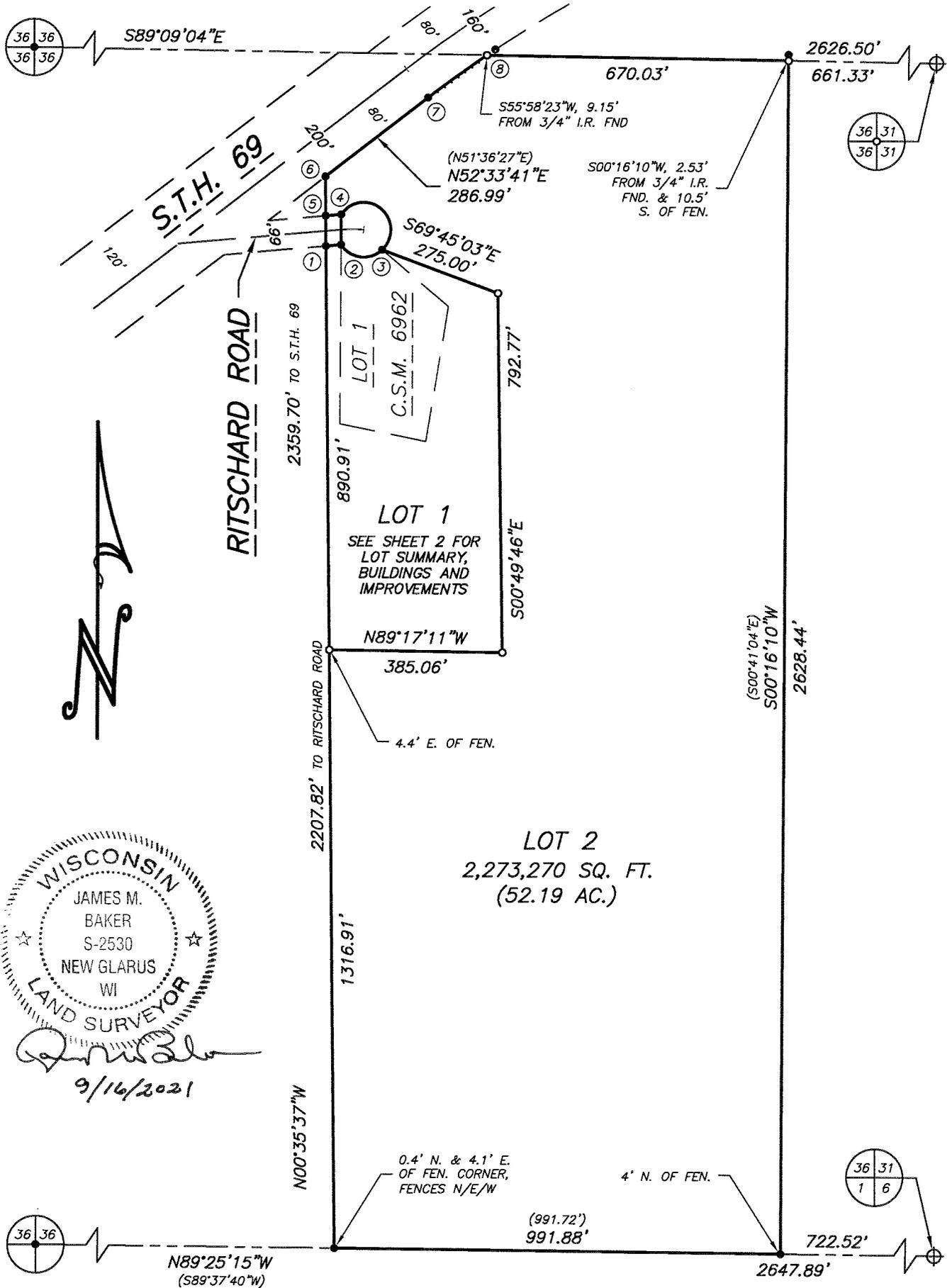
- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials 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.

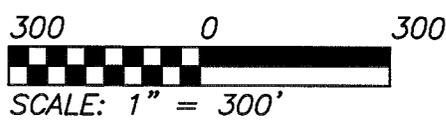
Additional Property Owner Name(s):	DBS Real Estate, LLC (Duane S. Siegenthaler, Member)
Address (Number & Street):	P.O.Box 314
Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	duanesiegenthaler@gmail.com
Phone Number:	608-558-0440

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 6962 (Vol. 35, Pages 34-36) and other lands in the Northeast, Northwest, Southwest and Southeast 1/4s of the Southeast 1/4 of Section 36, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



WISCONSIN
 JAMES M. BAKER
 S-2530
 NEW GLARUS WI
 LAND SURVEYOR
[Signature]
 9/16/2021



TALARCZYK
 LAND SURVEYS LLC

JOB NO. 21185
 POINTS 19157B
 DRWG. 21185_1
 DRAWN BY JMB

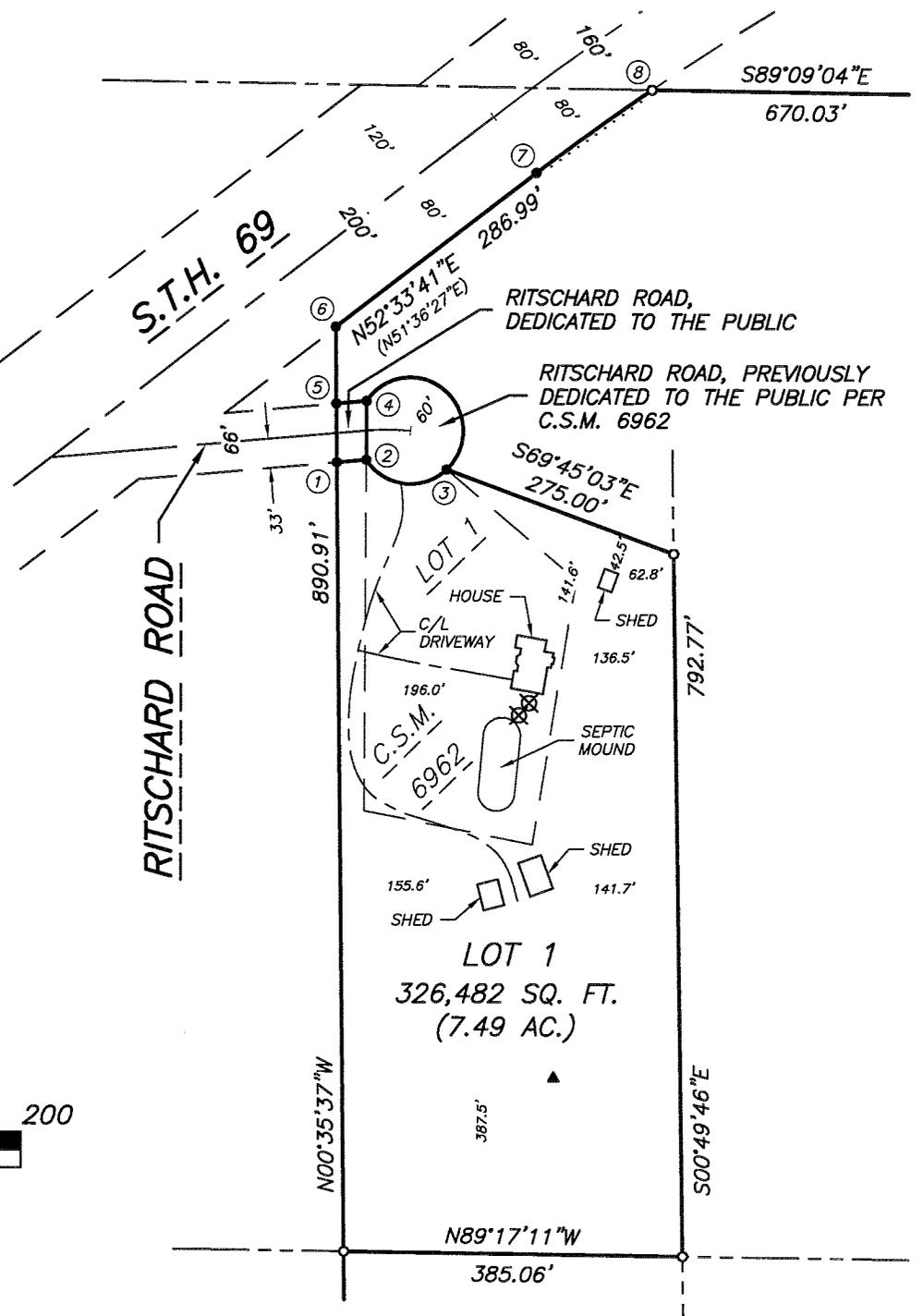
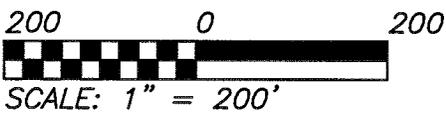
517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyk-surveys.com

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James M. Baker
9/16/2021



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING	TAN. BEARING
2-4	60.00'	306.77'	292°56'36"	66.28'	N00°16'10"E	② S33°15'32"E
2-3	60.00'	104.81'	100°05'18"	91.98'	S83°18'11"E	
3-4	60.00'	201.96'	192°51'18"	119.25'	N49°46'29"W	④ S33°47'52"W
7-8	2784.93'	161.26'	3°19'04"	161.24'	N54°13'13"E	⑧ N55°52'45"E

LINE TABLE

LINE	BEARING	DISTANCE
1-2	N84°59'02"E	33.55'
4-2	S00°16'10"W	66.28'
1-6	N00°35'37"W	151.88'
1-5	N00°35'37"W	66.20'
5-6	N00°35'37"W	85.68'



TALARCZYK
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JOB NO. 21185
POINTS 19157B
DRWG. 21185_1
DRAWN BY JMB

CERTIFIED SURVEY MAP No. _____

Lot 1 of Certified Survey Map 6962 (Vol. 35, Pages 34–36) and other lands in the Northeast, Northwest, Southwest and Southeast 1/4s of the Southeast 1/4 of Section 36, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Section 36; thence N89°25'15"W along the South line of Section 36, 722.52' to the point of beginning; thence N89°25'15"W along the South line of Section 36, 991.88'; thence N00°35'37"W, 2207.82' to the Southerly right-of-way line of Ritschard Road; thence N84°59'02"E along said right-of-way line, 33.55'; thence Northerly, 306.77' along said right-of-way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears N00°16'10"E, 66.28' to the Northerly right-of-way line of Ritschard Road; thence S00°16'10"W, 66.28' to the Southerly right-of-way line of Ritschard Road; thence S84°59'02"W along said right-of-way line, 33.55'; thence N00°35'37"W, 151.88' to the Southerly right-of-way line of S.T.H. 69; thence N52°33'41"E along said right-of-way line, 286.99'; thence Northeasterly, 161.26' along said right-of-way line and the arc of a curve to the right whose radius is 2784.93' and whose chord bears N54°13'13"E, 161.24' to the North line of the Southeast 1/4 of Section 36; thence S89°09'04"E along the North line of the Southeast 1/4 of Section 36, 670.03'; thence S00°16'10"W, 2628.44' to the point of beginning, subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

September 16, 2021

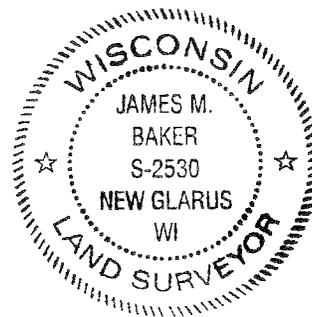

James M. Baker, P.L.S.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southeast 1/4 of Section 36 bears N89°25'15"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.
- 4.) This survey was prepared to facilitate the sale of lands between adjoining land owners.

LEGEND:

-  Cast aluminum monument found
-  1-1/4" solid round iron rod found
-  3/4" 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
-  Septic cover
-  Well



PREPARED FOR:
Duane and Brenda Siegenthaler
P.O. Box 314
New Glarus, WI 53574

JOB NO. 21185
POINTS 19157B
DRWG. 21185_1
DRAWN BY JMB

SHEET 3 OF 5

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
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608-527-5216
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CERTIFIED SURVEY MAP No. _____

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OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of Primrose, The County of Dane.

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

Duane S. Siegenthaler

Brenda L. Siegenthaler

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Duane S. Siegenthaler and Brenda L. Siegenthaler to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

OWNER'S CERTIFICATE OF DEDICATION:

DBS Real Estate, LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. DBS Real Estate, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of Primrose, The County of Dane.

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

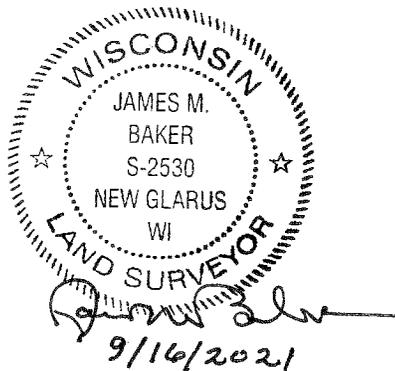
Duane S. Siegenthaler, Member
DBS Real Estate, LLC

Brenda L. Siegenthaler, Member
DBS Real Estate, LLC

STATE OF WISCONSIN)

_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Duane S. Siegenthaler and Brenda L. Siegenthaler, members of the above named limited liability company, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



TALARCZYK
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TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Primrose.

Town Clerk

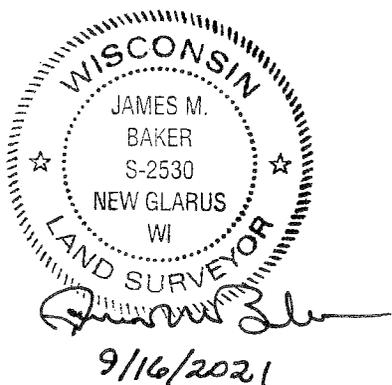
Town Chairperson

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 _____.

Register of Deeds



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

JOB NO. 21185
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DRAWN BY JMB

Rezone Petition #11763 (Siegenthaler, Duane and Brenda): SFR-1 & FP-35 to RR-4

Lot 1 of Certified Survey Map 6962 (Vol. 35, Pages 34-36) and other land in the Northwest 1/4 of the Southeast 1/4 of Section 36, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Section 36; thence N89°25'15"W along the South line of Section 36, 1714.40'; thence N00°35'37"W, 1316.91' to the South line of the Northwest ¼ of the Southeast ¼ of Section 36 and the point of beginning; thence N00°35'37"W, 890.91' to the Southerly right-of-way line of Ritschard Road; thence N84°59'02"E along said right-of-way line, 33.55'; thence Easterly, 104.81' along said right-of-way line and the arc of a curve to the left whose radius is 60.00' and whose chord bears S83°18'11"E, 91.98'; thence S69°45'03"E, 275.00' to the East line of the Northwest ¼ of the Southeast ¼ of Section 36; thence S00°49'46"E, 792.77' to the Southeast corner of the Northwest ¼ of the Southeast ¼ of Section 36; thence N89°17'11"W, 385.06' to the point of beginning.