


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/08/2015	DCPREZ-2015-10853
Public Hearing Date	C.U.P. Number
07/28/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FEBOCK FARM REV TR	PHONE (with Area Code) (608) 764-6656	AGENT NAME MICHAEL RUMPF	PHONE (with Area Code) (608) 423-3254
BILLING ADDRESS (Number & Street) 3557 STATE HIGHWAY 134		ADDRESS (Number & Street) PO BOX 1	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS dalefebock@yahoo.com		E-MAIL ADDRESS mrumpf@rumpflaw.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	
3557 State Highway 134					
TOWNSHIP DEERFIELD	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-254-8000-9					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1 Residence District	5.1359		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>MF</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>MF</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>MF</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent)  Agent
				PRINT NAME: Michael D. Rumpf
				DATE: 5/10/15



152 W. Main Street | P.O. Box 1 | Cambridge, WI 53523
608.423.3254 | fax 608.423.4570 | www.rumpflaw.com

Michael D. Rumpf Andrew T. Rumpf Donald F. Rumpf
mrumpf@rumpflaw.com arumpf@rumpflaw.com

May 6, 2015

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703-3342

RE: Zoning Change Application

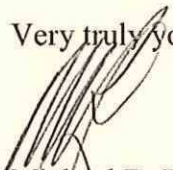
Dane County Zoning

Enclosed please find the following”

1. Zoning Change Application with attachments.
2. Check in the amount of \$486.00.

Please process and advise if you need additional information.

Very truly yours,


Michael D. Rumpf
MDR/s
Encl

RECEIVED

MAY 8 2015

DANE COUNTY PLANNING & DEVELOPMENT



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

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	<u>FEBOCK FARM TRUST</u>	Agent's Name	<u>MICHAEL D. RUMPF</u>
Address	<u>3557 HWY 134, CAMBRIDGE, WI 53523</u>	Address	<u>P.O. BOX 1, CAMBRIDGE, WI 53523</u>
Phone	<u>(608) 764-6656</u>	Phone	<u>(608) 423-3254</u>
Email	<u>dalefebock@yahoo.com</u>	Email	<u>MRUMPF@RUMPF.LAW.COM</u>

Town: Deerfield Parcel numbers affected: 024/0712-254-8000-9

Section: 25 Property address or location: 3557, 3555 and 3541 HWY 134, CAMBRIDGE, WI 53523

Zoning District change: (To / From / # of acres) A-1 TO R-1 - Lot 1 1.4 acres: Lot 2 .59 acre: Lot 3 .71 acre

Soil classifications of area (percentages) Class I soils: 1% Class II soils: 0% Other: 100 %

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

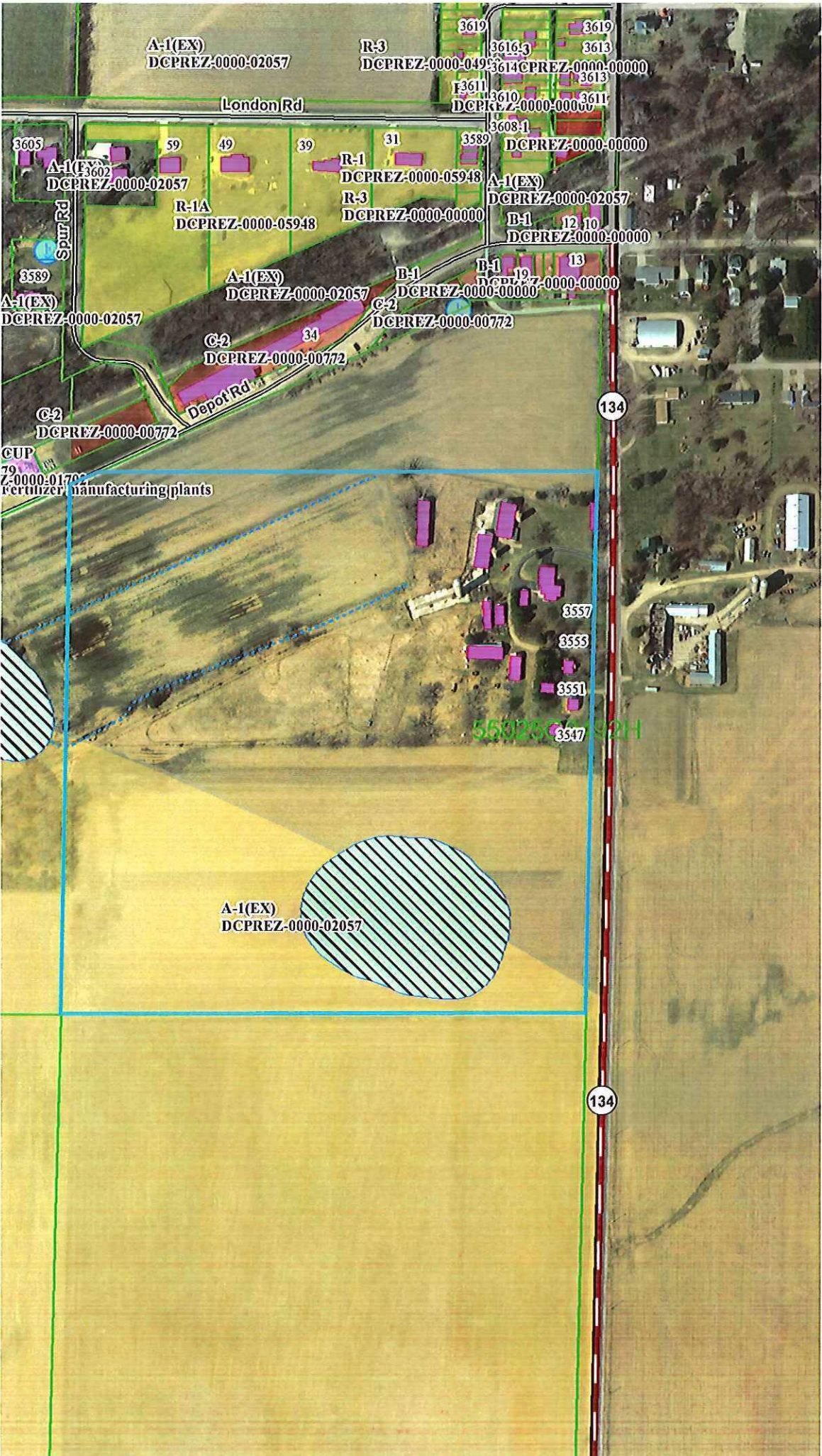
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

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

Date: 10-21-14

Part of the NE ¼ of the SE ¼ of Section 25, T.7N., R.12E., Town of Deerfield, Dane County, Wisconsin, described as follows:

Commencing at the E ¼ corner of Section 25; thence S00°51'W along the East line of the SE ¼, 220 feet to the point of beginning; thence continue S00°51'W, 541 feet; thence West, 128 feet; thence North, 60 feet; thence N88°30'W, 80 feet; thence North, 159 feet; thence East, 16 feet; thence N05°48'30"E, 83 feet; thence N76°24'W, 40 feet; thence N38°44'W, 35 feet; thence N4°25'W, 109 feet; thence N11°50'E, 37 feet; thence N19°40'E, 31 feet; thence N48°05'E, 42 feet; thence N66°03'E, 31 feet; thence N85°14'E, 38 feet; thence S81°04'E, 58 feet; thence S70°32'E, 91 feet to the point of beginning. The above described containing 2.7 acres, being subject to right of way for State Trunk Highway 134.



A-1(EX)
DCPREZ-0000-02057

R-3
DCPREZ-0000-0499
3619
3616.3
3613
3613
3610
DCPREZ-0000-000000
3611
DCPREZ-0000-000000
3608.1
DCPREZ-0000-000000

London Rd

3605
A-1(EX)
DCPREZ-0000-02057

R-1A
DCPREZ-0000-05948

R-1
DCPREZ-0000-05948

R-3
DCPREZ-0000-000000

A-1(EX)
DCPREZ-0000-02057
B-1 12 10
DCPREZ-0000-000000

Spur Rd

A-1(EX)
DCPREZ-0000-02057

A-1(EX)
DCPREZ-0000-02057

B-1
DCPREZ-0000-000000

B-1 19
DCPREZ-0000-000000

C-2
DCPREZ-0000-00772

C-2
DCPREZ-0000-00772

C-2
DCPREZ-0000-00772

CUP
79
Z-0000-01702
fertilizer manufacturing plants

134

3557

3555

3551

55325C 3547 3211

A-1(EX)
DCPREZ-0000-02057

134

Parcel Number - 024/0712-254-8000-9 Current

Parcel Summary		More +
Municipality Name	TOWN OF DEERFIELD	
Parcel Description	SEC 25-7-12 NE1/4 SE1/4	
Owner Name	FEBOCK FARM REV TR	
Primary Address	3547 STATE HIGHWAY 134	
Billing Address	3557 STATE HIGHWAY 134 CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.700	
Land Value	\$120,800.00	
Improved Value	\$315,300.00	
Total Value	\$436,100.00	

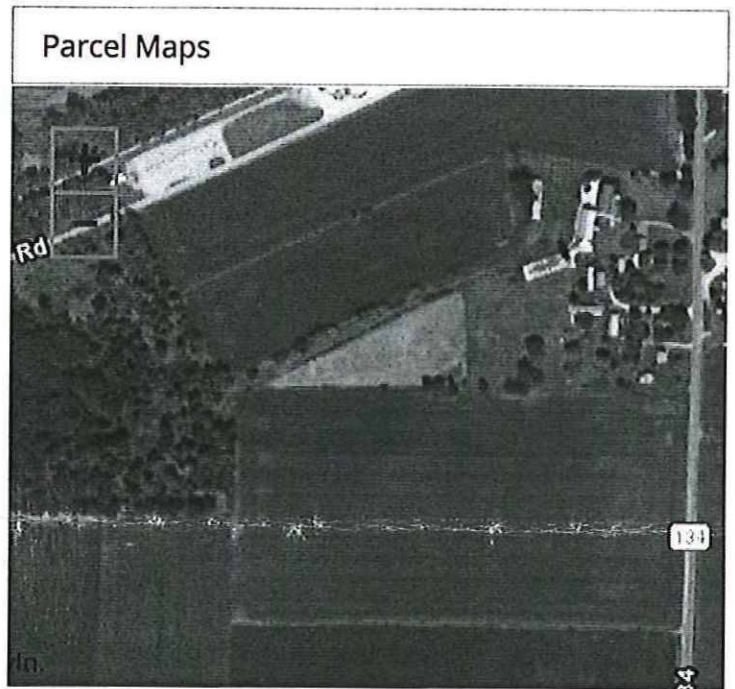
[Show Valuation Breakout](#)

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX) DCPREZ-0000-02057

[Zoning District Fact Sheets](#)



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2013)		More +
--------------------	--	--------

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$120,900.00	\$315,300.00	\$436,200.00
Taxes:		\$8,899.61
Lottery Credit(-):		\$144.96
First Dollar Credit(-):		\$85.11
Specials(+):		\$484.68
Amount:		\$9,154.22

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
AFF	11/02/2012	4929125		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0712-254-8000-9

By Owner Name: FEBOCK FARM REV TR

Document Types and their Abbreviations

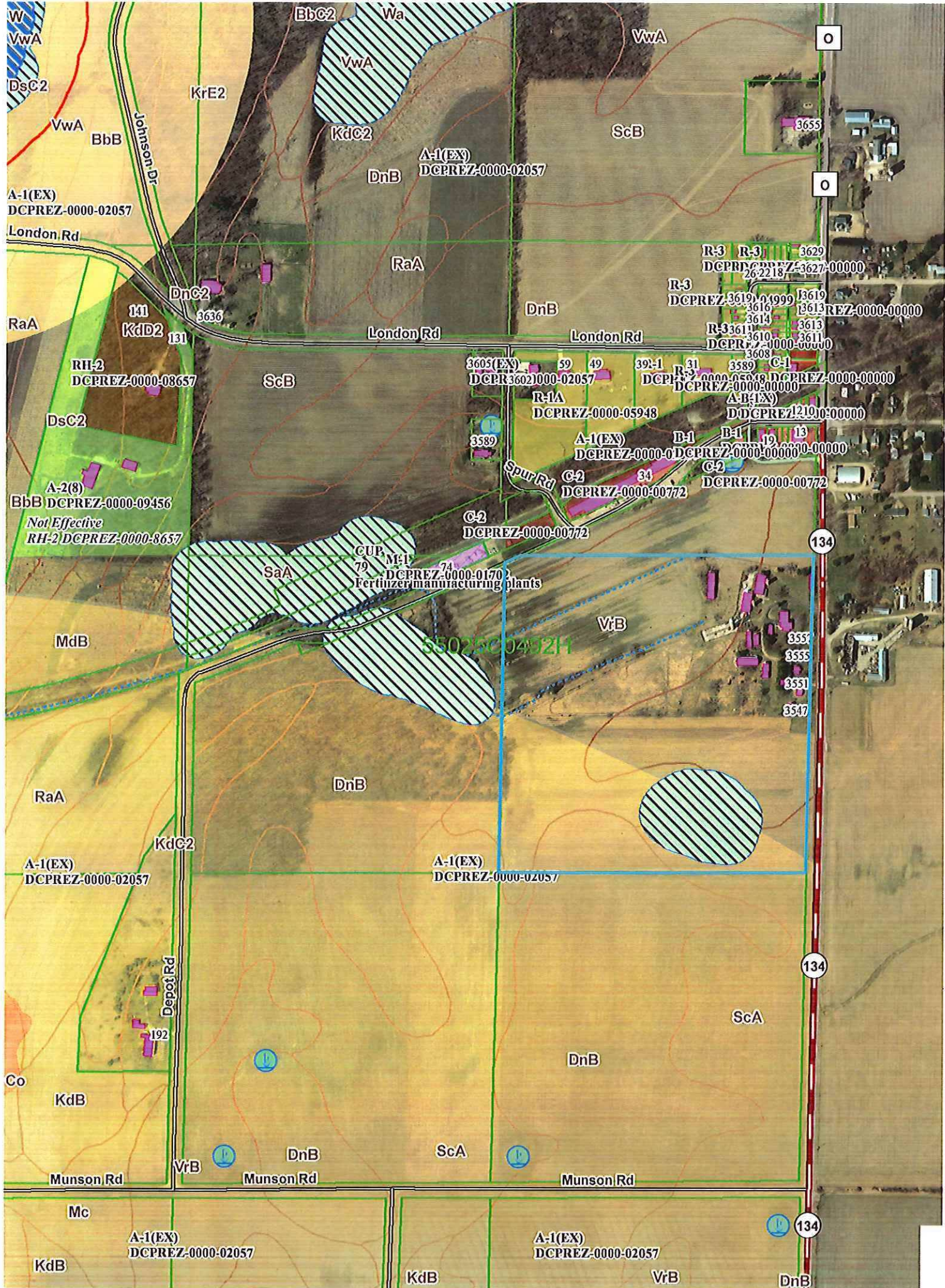
Document Types and their Definitions

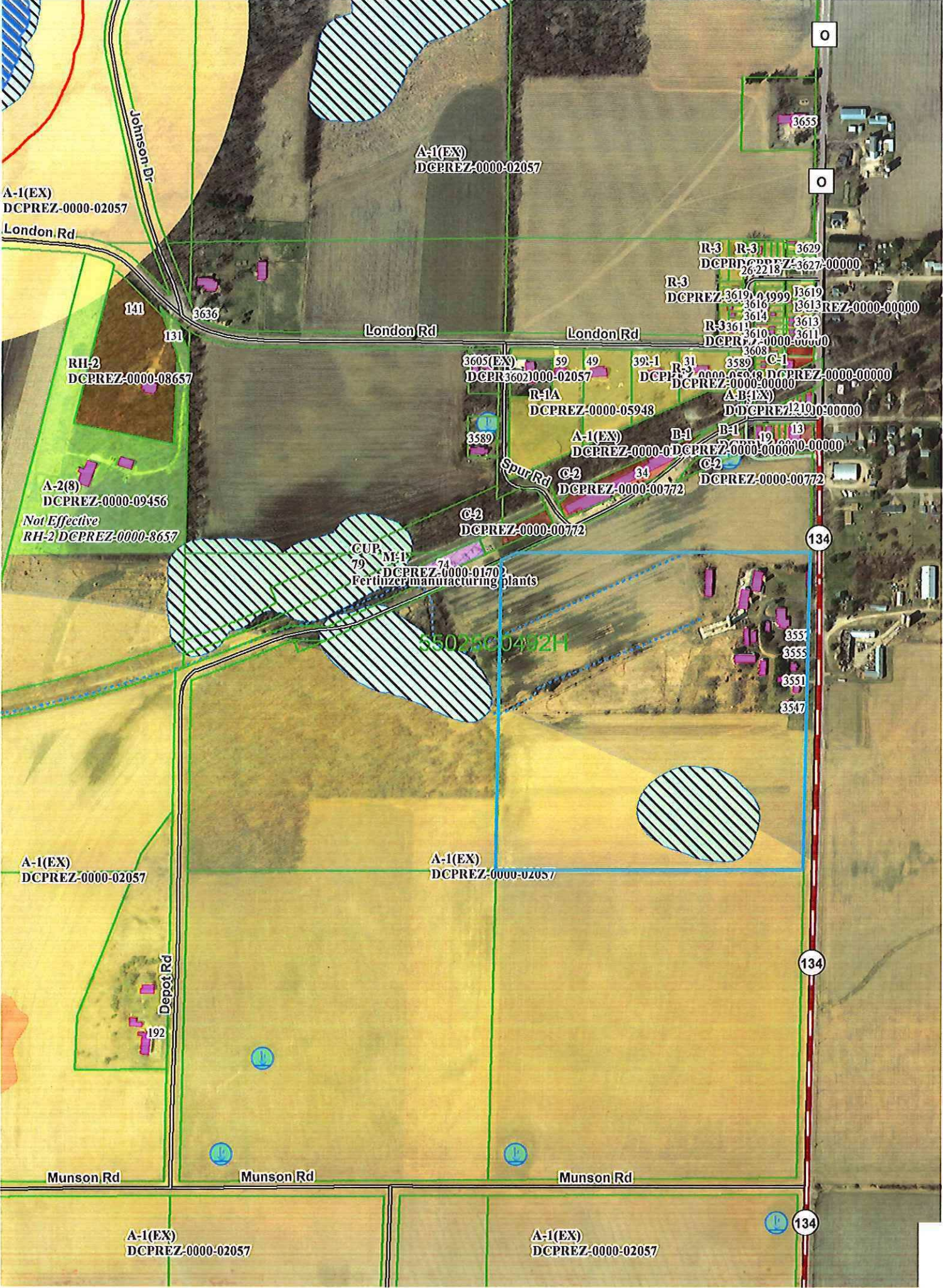
Dane County
Land Information Office
915 STATE ST.

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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

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A-1(EX)
DCPREZ-0000-02057

A-1(EX)
DCPREZ-0000-02057

London Rd

141

3636

RH-2
DCPREZ-0000-08657

A-2(8)
DCPREZ-0000-09456

Not Effective
RH-2 DCPREZ-0000-8657

London Rd

London Rd

3605(EX)

DCPREZ-0000-02057

R-1A
DCPREZ-0000-05948

3589

Spur Rd

C-2
DCPREZ-0000-00772

CUP-ME-1
79
74
DCPREZ-0000-01702
Fertilizer manufacturing plants

55025C 0432H

R-3 R-3
DCPREZ-3627-00000

3629

R-3
DCPREZ-3619-09999

3619

3613 REZ-0000-00000

R-3
DCPREZ-0000-00000

3610 3611

3608

A-B(1X)
DCPREZ-0000-00000

B-1 B-1

DCPREZ-0000-00000

C-2 C-2

DCPREZ-0000-00772

134

A-1(EX)
DCPREZ-0000-02057

A-1(EX)
DCPREZ-0000-02057

Depot Rd

192

Munson Rd

Munson Rd

Munson Rd

A-1(EX)
DCPREZ-0000-02057

A-1(EX)
DCPREZ-0000-02057

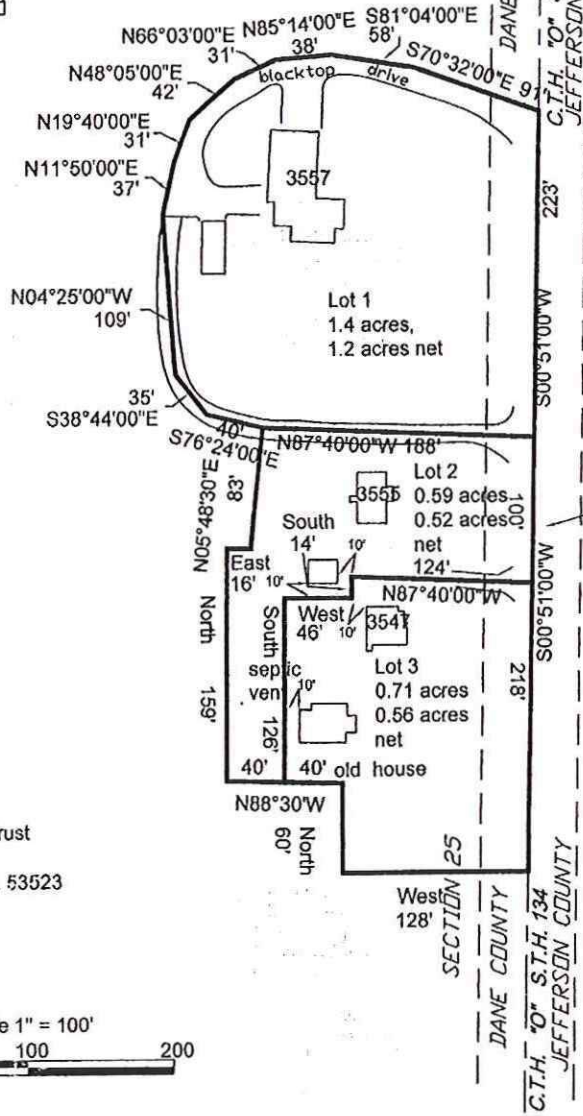
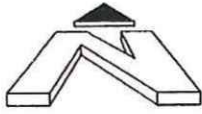
134

134

3557
3555
3551
3547

Preliminary Certified Survey Map

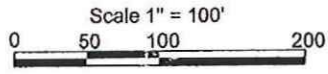
Being in part of the Northeast 1/4 of the Southeast 1/4 of Section 25, T7N., R.12E., Town of Deerfield, Dane County, Wisconsin.



E. 1/4 CORNER 1/4 line
T.7N., R.12E., SEC. 25

SECTION LINE

Prepared for:
Febock Farm Trust
3557 STH 134
Cambridge, WI. 53523



SECTION 25
DANE COUNTY
C.T.H. 134
JEFFERSON COUNTY

RECEIPT

MADISON
 MADISON
 210 MARTIN LUTHER KING, JR. BLVD
 CITY TREASURER OFFICE

Application: DCPREZ-2015-10853
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 3557 STATE HIGHWAY 134, TOWN OF DEERFIELD, WI 53523

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
706929	5196	\$486.00	05/08/2015	SCW1		

Owner Info.: FEBOCK FARM REV TR
 3557 STATE HIGHWAY 134
 CAMBRIDGE, WI 53523

Work Description: separation of buildings from the farmland

Widish, Shawn

From: Mike Rumpf <mrumpf@rumpflaw.com>
Sent: Monday, June 01, 2015 8:57 AM
To: Widish, Shawn
Subject: RE: rezone10853

Narrative:

As set forth in the Trust of Verne Febock, upon his death, his son, Dale Febock was to receive the residence and real estate described as Lot 1, his son, Mark Febock was to receive Lot 3. Since the residence described as Lot 2 was between the two parcels and an existing residence, it made sense to create a residential lot. The house on Lot 1 is the farm homestead, the houses on Lots 2, and 3 were for the workers on the farm and then occupied by the children of Verne and Lois Febock.

If any questions, please contact me.

Michael D. Rumpf
Rumpf Law Office, S.C.
P.O. Box 1
Cambridge, WI 53523
608-423-3254
mrumpf@rumpflaw.com

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From: Widish, Shawn [<mailto:Widish.shawn@countyofdane.com>]
Sent: Monday, June 01, 2015 8:23 AM
To: Mike Rumpf
Subject: RE: rezone10853

Mike,

My direct line is 608-266-9085....I will be available in about 10 minutes.

Shawn

From: Mike Rumpf [<mailto:mrumpf@rumpflaw.com>]
Sent: Monday, June 01, 2015 8:18 AM
To: Widish, Shawn
Subject: RE: rezone10853

Shawn

What is your number so I can discuss with you?

Mike

Michael D. Rumpf
Rumpf Law Office, S.C.
P.O. Box 1
Cambridge, WI 53523
608-423-3254
mrumpf@rumpflaw.com

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From: Widish, Shawn [<mailto:Widish.shawn@countyofdane.com>]
Sent: Monday, June 01, 2015 7:52 AM
To: Mike Rumpf
Cc: Widish, Shawn
Subject: RE: rezone10853

Michael,

Could you please forward me a brief narrative of the reason for the 3 lot CSM. I know we talked of separating the individual residences (3) from the farm and thought that we have hard copy though my colleagues is not seeing it and needs hard copy for the file.

Let me know should you have questions.

Shawn

From: Widish, Shawn
Sent: Friday, May 08, 2015 12:09 PM
To: 'mrumpf@rumpflaw.com'
Cc: Widish, Shawn
Subject: rezone10853

Michael,

Please initial, print, sign & date accordingly and return.

Shawn Widish
Dane County Zoning Inspector