

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/05/2024	DCPREZ-2024-12029
<b>Public Hearing Date</b>	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAUFENBERG IRREV TR (DAVID LAUFENBERG)	PHONE (with Area Code) (608) 335-3099	AGENT NAME DAVID LAUFENBERG	PHONE (with Area Code) (608) 335-3099
BILLING ADDRESS (Number & Street) 3301 SUGAR VALLEY RD		ADDRESS (Number & Street) 3301 SUGAR VALLEY RD	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MOUNT HOREB, WI 53572	
E-MAIL ADDRESS david.laufenberg@gmail.com		E-MAIL ADDRESS david.laufenberg@gmail.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	
4543 CTH J					
TOWNSHIP CROSS PLAINS	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-321-8002-0		0707-324-8440-0			

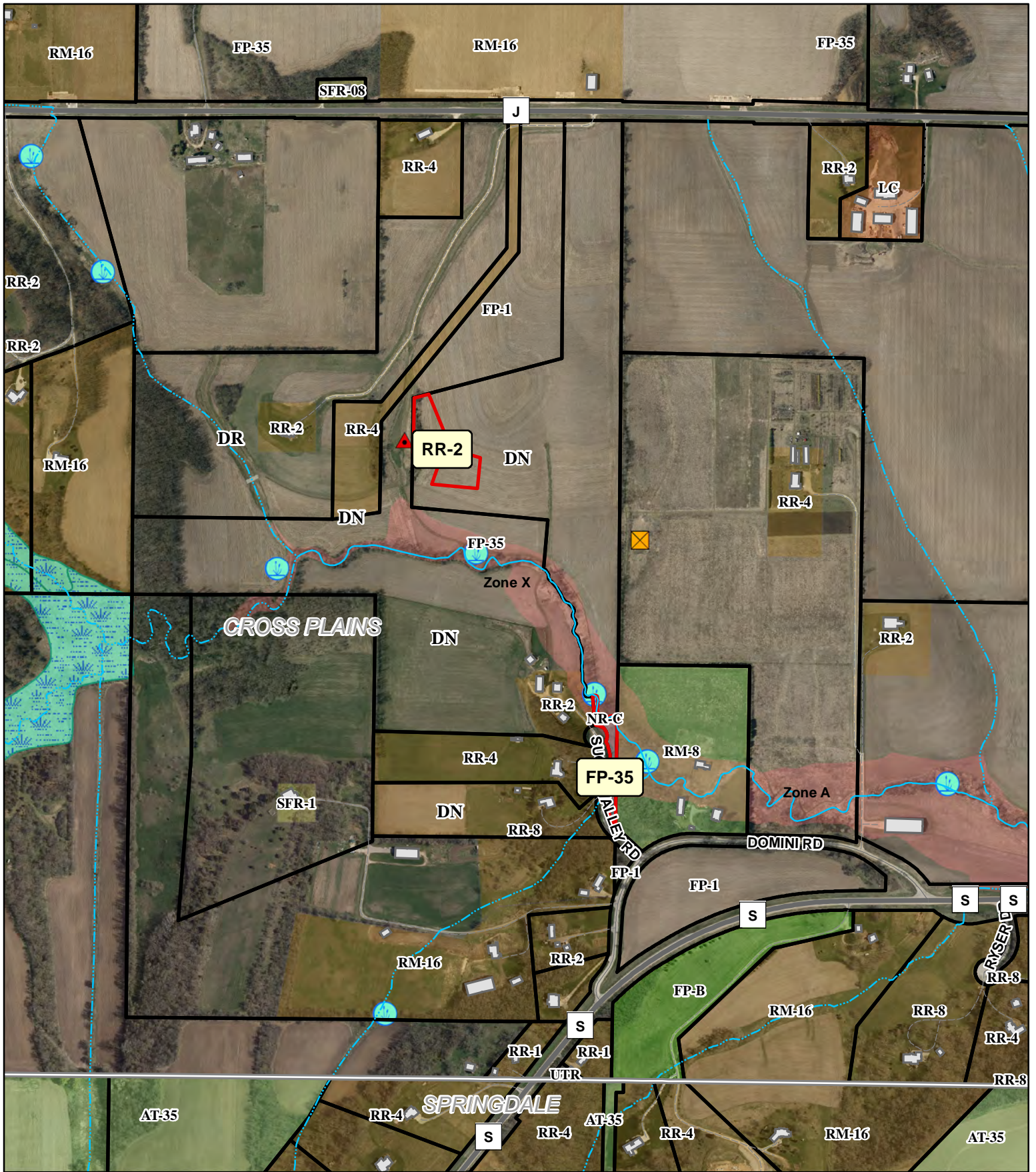
## REASON FOR REZONE

CREATE ONE RESIDENTIAL SPOT ZONE




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.01
NR-C Natural Resource Conservation District	FP-35 Farmland Preservation District	1.16

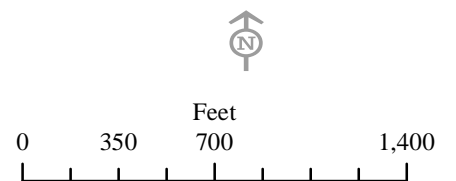
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: NOTE: 8 OTHER SPOT ZONES IN THE AREA ARE RECTANGULAR SHAPED.



# REZONE 12029

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**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 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 type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 \_\_\_\_\_

**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.**

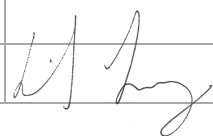
**Additional Property Owner Name(s):**

**Address (Number & Street):**

**Address (City, State, Zip):**

**Email Address:**

**Phone Number:**



**From:** David Laufenberg <david.laufenberg@gmail.com>  
**Sent:** Sunday, February 4, 2024 7:35 PM  
**To:** Lane, Roger; Holloway, Rachel; Greg Hyer; Sugar Valley Farm; Joann Laufenberg  
**Subject:** Laufenberg\_SpotReZone\_Application  
**Attachments:** 23086-2.01\_Acre\_Rezone\_Exhibit-5\_Foot\_Contours.pdf; 23086-2.01\_Acre\_Rezone\_Exhibit-Aerial\_Photo.pdf; RR2\_spot rezone\_Laufenberg\_Feb2024.pdf; RR2\_spot rezone\_Laufenberg\_Dec2023.pdf; 23086 Zoning Acreage Exhibit.pdf; June 12th\_email\_spot zone shape.png

Hi folks,

Thanks again for your time and consideration.

Please find our application and materials attached. I've included our Dec2023 application that was already reviewed once in a public meeting with the Township of Cross Plains (January 2024; Board Chair Greg Hyer is cc'd). I've also included an application with the updated acreage (37.07 acres instead of 37.01 per the zoning acreage exhibit). Otherwise, the earlier application is unchanged.

Notably, a written description of NR-C and a note of justification for the unique shape of the spot zone is included below.

Please let us know the next steps. For instance, do we simply send a physical check to the address listed on the county application or is there a digital option?

Kind regards,  
Dave Laufenberg

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NR-C description: All lands in the NE 1/4 of the SE 1/4 of Section 32', T07N, R07E, lying South of the Sugar River and East of Sugar Valley Road.

Shape Justification: Our proposed shape is designed with three objectives. First, to ensure that the development of a home and septic are located adequately upslope and away from the Sugar River waterway to the south, and the ephemeral wetland and steep slope along the western boundary of the parcel. Second, the shape facilitates our small family farming operation (Sugar Valley Farm LLC) activities can maximize productivity on available grazing lands. We've already installed fencing so that it remains outside of the proposed RR2 spot rezone. The fencing design was completed by Dane County Land and Water as part of their Continuous Cover Program, and only after we had received confirmation that the unique RR2 shape design was not an issue (per correspondence with Roger Lane/James Baker; June 12th email attached). Third, to utilize the permitted and recognized driveway easement for access to our parcel while also keeping the driveway as short as possible within the given topographical constraints. Notably, our township requires a minimum 2 acre RR spot zone. There may have been an opportunity for a rectangular proposal if permitted to have a smaller RR spot zone.

David Laufenberg, M.S.  
Sugar Valley Farm LLC

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**From:** James Baker <james@talarczyk-surveys.com>  
**Sent:** Thursday, February 1, 2024 12:03 PM  
**To:** Lane, Roger <lane.roger@countyofdane.com>  
**Cc:** David Laufenberg <david.laufenberg@gmail.com>  
**Subject:** Re: Spot Rezone: 2 acres in Sec. 32-7-7, Dave Laufenberg.

Roger,

The following is from correspondence that we had on June 9th:

"We have done some work in Section 32 in the past couple of years (CSM 14824 & 16259). Based on what we have located I believe Grenlie's net acreage of 37.01 to be accurate. So with the 2.0001 acre spot rezone I have defined, I do believe just over 35 acres will remain to keep the FP-35 zoning."

I spent an hour and a half or so looking into this more and utilized aerial mapping and Dane County contour information to identify that part of the Sugar River relevant to the Grenlie legal description, which we had not field located for C.S.M. 14824. Based on our data for the area and the noted resources, I am confident that the parcel surveyed by Grenlie is over 37 acres net (includes the NR-C area). In fact, I believe it to be 37.07 acres net of C.T.H. J right of way.

$37.07 - 2.01$  proposed rezone area = 35.06 acres remaining (includes the NR-C area)

I have attached an exhibit prepared from our CADD software where all of my computations were done.

Would you require more information? I can send Dan Frick our .dwg file if necessary.

**James M. Baker**

*Professional Land Surveyor*

**Talarczyk Land Surveys**

517 2nd Avenue

New Glarus, WI 53574

608.527.5216 office

[james@talarczyk-surveys.com](mailto:james@talarczyk-surveys.com)

[www.talarczyk-surveys.com](http://www.talarczyk-surveys.com)



On Mon, Jun 12, 2023 at 12:51 PM Lane, Roger <[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)> wrote:

Dear James,

Good questions. If you were creating a lot, Chapter 75, Land Division regulations would apply. In Chapter 75, any lot created need to have a minimum width of 66 feet (except pie shaped lots on a cul-de-sac). Since this is not a lot, just a spot zone, the minimum width would not apply. The proposed spot zone looks good.

It would be better if it was rectangular, but I am sure there is a reason for the shape.

Regards,

Roger Lane  
Dane County Zoning Administrator  
608-266-9078

# REZONE EXHIBIT

2.01 acres in the Southeast 1/4 of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.



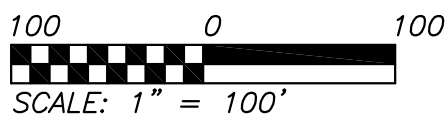
PROPOSED LIMITS OF 2.01 ACRES

AREA DEFINED BY SHOTS

PREPARED FOR:  
 Dave Laufenberg  
 3301 Sugar Valley Road  
 Mt. Horeb, WI 53572  
 (608) 335-3099



JOB NO. 23086  
 POINTS 17126  
 DRWG. 23086\_X  
 DRAWN BY JMB



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



# PLAT OF SURVEY

Part of the Southeast 1/4 of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

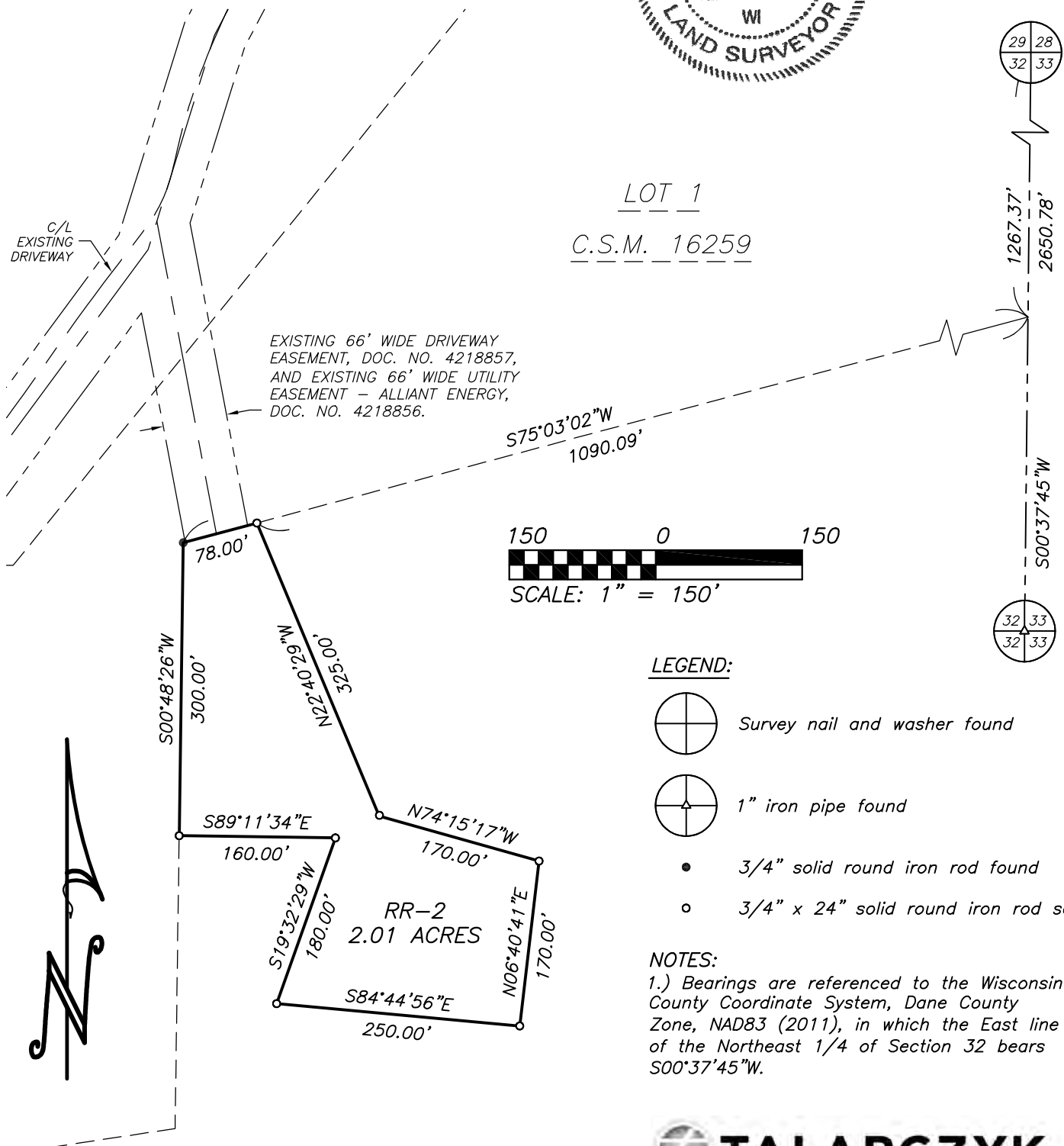
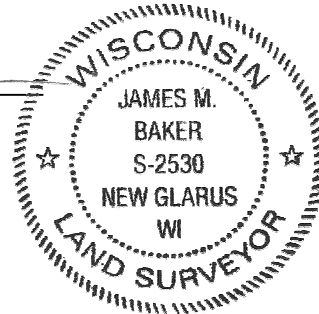
Area of rezone to RR-2 Rural Residential Zoning District

That part of the Southeast 1/4 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 S00°37'45"W along the East line of Section 32, 1267.37'; thence S75°03'02"W, 1090.09' to the point of beginning; thence S75°03'02"W, 78.00'; thence S00°48'26"W, 300.00'; thence S89°11'34"E, 160.00'; thence S19°32'29"W, 180.00'; thence S84°44'56"E, 250.00'; thence N06°40'41"E, 170.00'; thence N74°15'17"W, 170.00'; thence N22°40'29"W, 325.00' to the point of beginning.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, 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.

June 12, 2023

*James M. Baker*  
James M. Baker, P.L.S.



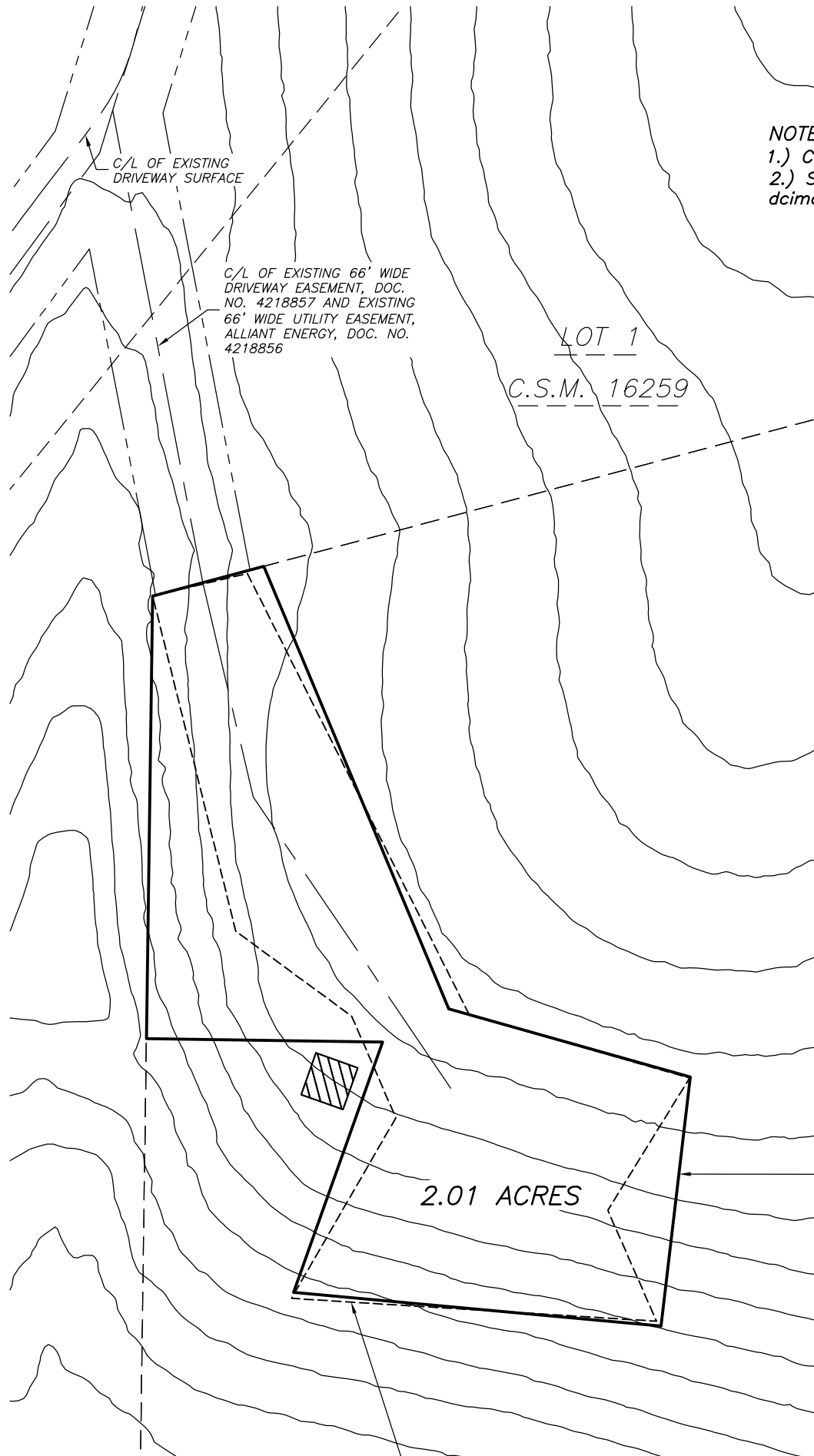
JOB NO. 23086  
POINTS 17126  
DRWG. 23086\_1  
DRAWN BY JMB

PREPARED FOR:  
Dave Laufenberg  
3301 Sugar Valley Road  
Mt. Horeb, WI 53572  
(608) 335-3099

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

# REZONE EXHIBIT

2.01 acres in the Southeast 1/4 of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.



**NOTES:**

- 1.) Contour interval is 5 feet.
- 2.) Source of contour informaton: [dcimapapps.countyofdane.com](http://dcimapapps.countyofdane.com).



PREPARED FOR:  
Dave Laufenberg  
3301 Sugar Valley Road  
Mt. Horeb, WI 53572  
(608) 335-3099

AREA DEFINED BY SHOTS

PROPOSED LIMITS  
OF 2.01 ACRES

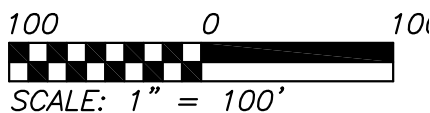
**TALARCZYK**

LAND SURVEYS

517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216

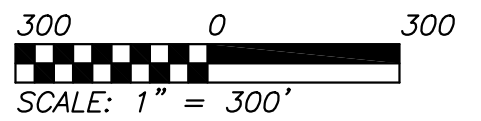
[www.talarczyk-surveys.com](http://www.talarczyk-surveys.com)

JOB NO. 23086  
POINTS 17126  
DRWG. 23086\_X  
DRAWN BY JMB



# ACREAGE EXHIBIT

37.07 acres in the Northeast and Southeast 1/4s of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.



PREPARED FOR:  
Dave Laufenberg  
3301 Sugar Valley Road  
Mt. Horeb, WI 53572  
(608) 335-3099

 **TALARCZYK**  
LAND SURVEYS

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

JOB NO. 23086  
POINTS 17126  
DRWG. 23086\_X  
DRAWN BY JMB

DEVELOPMENTAL  
Rights Agreement

DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
3977571

10/12/2004 12:37:28PM

Trans. Fee:  
Exempt #:

Rec. Fee: 23.00  
Pages: 7

000640

Document Number

Document Title

Gregory M. and Sharon J. Carl are the current property owners of Parcel "A" (Parcel No. 0707-321-8200-0). William and Susan Laufenberg are the current property owners of Parcel "B" (Parcel No. 0707-321-8050-0). Richard and Joann Laufenberg are the current property owners of Parcel "C" (Parcel No. 0707-321-8002-0).

We, the property owners of the above referenced Parcels "A", "B", "C", acknowledge and are in agreement that Parcels "A, B and C" each contain one potential building site as granted under the Town of Cross Plains Land Use Plan. We also agree that this developmental rights agreement can be noted on the respective Warranty Deeds for Parcel "A", Parcel "B", and Parcel "C".

Recording Area

Name and Return Address:

GREGORY M. CARL  
6020 SOUTH COURT  
MCFARLAND, WI  
53558

0707-321-8200-0

Parcel Identification Number (PIN)

ATTACHMENTS: Survey Plat Map

Legal Descriptions: Parcel "A"  
Parcel "B"  
Parcel "C"

*Sharon J. Carl*  
Signature of Grantor

Sharon J. Carl  
Print Name of Grantor

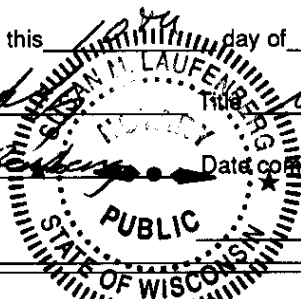
*Gregory M. Carl*  
Signature of Grantor

GREGORY M. CARL  
Print Name of Grantor

The above named person(s) came before me this 12<sup>th</sup> day of October, 19 2004

Signature: *Susan M. Laufenberg* Title: *Notary*, State of Wisconsin

Name printed: *Susan M. Laufenberg* Date commission expires or address: 6/23/06



This document was drafted by: *GREGORY M. CARL*

Note: document preparer should complete items in bold italics plus granting clause, legal description and obtain notary public or attorney's authentication of grantor's signature.

9/23

DEVELOPMENTAL  
Rights AGREEMENT

000641

Document Number

Document Title

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Recording Area

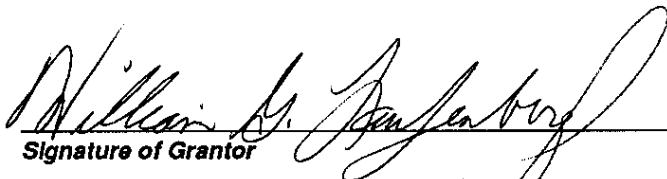
Name and Return Address:

GREGORY M. CARL  
6020 SOUTH COURT  
MCFARLAND, WI  
53558

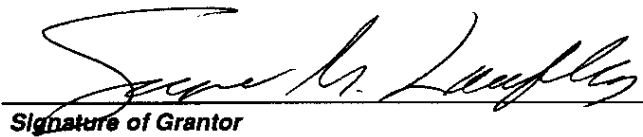
0707-321-8050-0

Parcel Identification Number (PIN)

ATTACHMENTS: Survey Plat Map  
Legal Descriptions: Parcel "A"  
Parcel "B"  
Parcel "C"

  
Signature of Grantor

William G. Laufenberg  
Print Name of Grantor

  
Signature of Grantor

Susan M. Laufenberg  
Print Name of Grantor

The above named person(s) came before me this 7<sup>th</sup> day of October, 19 2004.

Signature:  Title \_\_\_\_\_, State of Wisconsin

Name printed REBECCA MOSTROM Date commission expires or address: 04-06-08

This document was drafted by: GREGORY M. CARL

Note: document preparer should complete items in bold italics plus granting clause, legal description and obtain notary public or attorney's authentication of grantor's signature.

DEVELOPMENTAL  
Rights Agreement

000642

Document Number

Document Title

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Recording Area

Name and Return Address:

GREGORY M. CARL  
6020 SOUTH COURT  
MCFARLAND, WI 53558

0707-321-8002-0

Parcel Identification Number (PIN)

ATTACHMENTS: Survey Plat Map  
Legal Descriptions: Parcel "A"  
Parcel "B"  
Parcel "C"

*Joann Laufenberg*  
Signature of Grantor

*Richard Laufenberg*  
Signature of Grantor

Joann Laufenberg  
Print Name of Grantor

RICHARD LAUFENBERG  
Print Name of Grantor

The above named person(s) came before me this 6<sup>th</sup> day of October, 192004.

Signature: *[Signature]*  
Name printed: Susan M. Laufenberg

Title: Notary, Dane County, State of Wisconsin

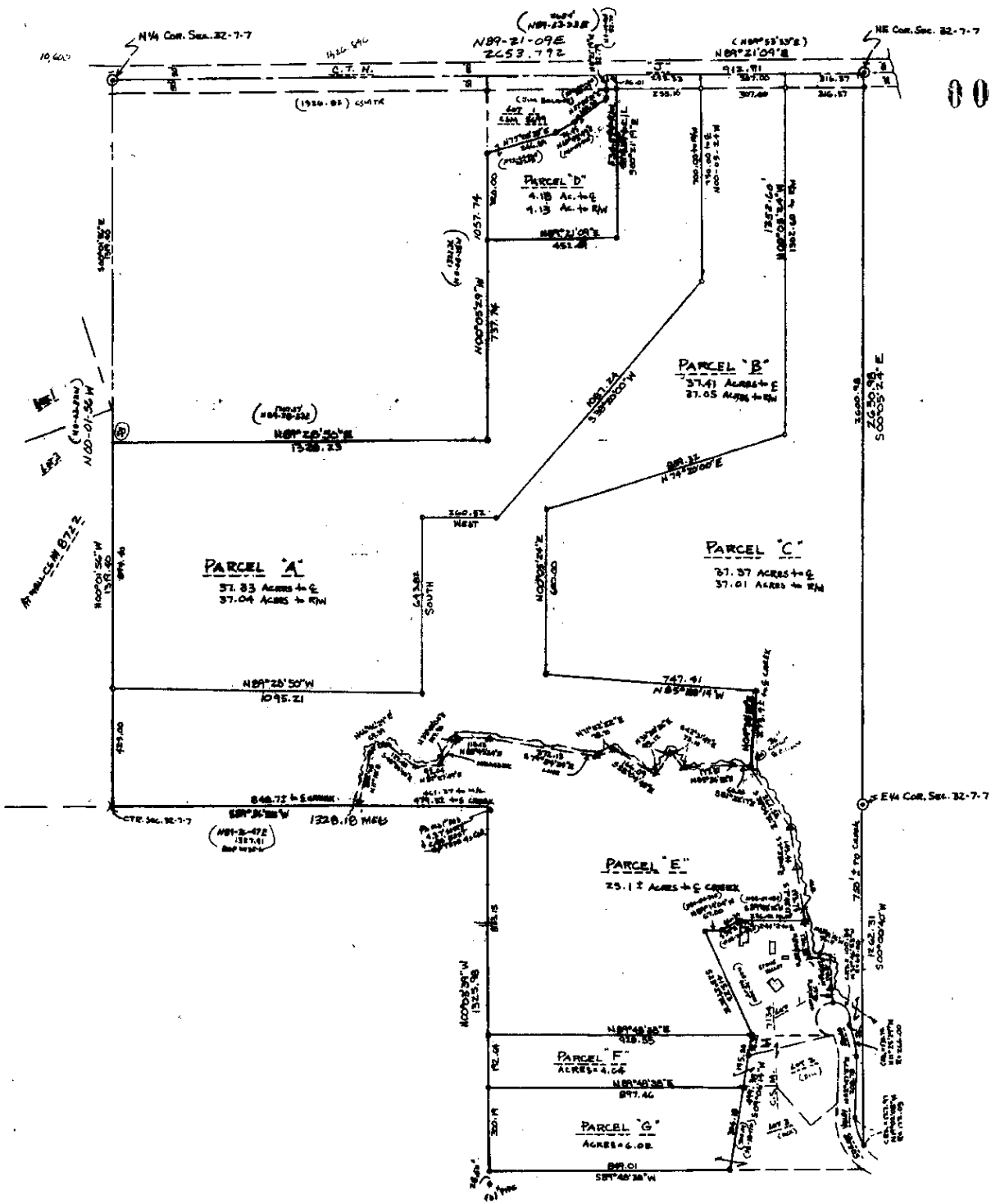
Date commission expires or address: 6/25/06

This document was drafted by: GREGORY M. CARL

Note: document preparer should complete items in bold italics plus granting clause, legal description and obtain notary public or attorney's authentication of grantor's signature.

MAP 3203-L

000643



Viewers are advised to ignore the illegible text on this map. It is presented to show spacial relationships only.  
 Signed Thomas M. Carl  
 Date 10-5-84

**THOMAS GREENE**  
**REGISTERED LAND SURVEYOR**  
 114 S. Main St., Vermont, Vt. 05602-0000

**SURVEY PLAT MAP**

Scale: 1 inch = 200 ft.  
 Iron stake set  
 Iron stake found True/False  
 ( ) = Prop. Mark As

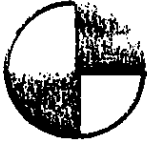
Surveyed By: TC  
 Drawn By: TC  
 Approved By: TC  
 Field Book: 13E-21  
 Survey Date: 7-24-83  
 Map No.: 2003-L  
 Rev. No.: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I have surveyed and prepared the above described parcel and that the map is a correct representation in accordance with the information provided.

Thomas M. Carl  
 THOMAS GREENE

Thom R. Grenlie

000644



Registered Land Surveyor

114 South Main Street • Verona, Wisconsin 53593 • (608) 845-6882 • Fax (608) 845-6854  
Subdivision Design • Rural Surveys • Soil Testing • Land Planning

2-24-03

CARL

SHARON ~~LAUFENBERG~~ GREG CARL

RE: HERB LAUFENBERG FARM

LEGAL DESCRIPTION PARCEL 'A':

PART OF THE SW1/4 OF THE NE1/4, AND PART OF THE EAST 1/2 OF THE NE1/4;  
ALL IN SECTION 32, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WI, DESCRIBED  
AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SEC. 11; THENCE S0°01'56''E  
1319.40 FEET TO THE NORTHWEST CORNER OF THE SW1/4, NE1/4, AND THE POINT OF  
BEGINNING; THENCE N89°28'50''E 1328.23 FEET TO THE NORTHEAST CORNER OF THE  
SAID SW1/4, NE1/4; THENCE N0°05'29''W 737.74 FEET; THENCE N89°21'09''E 452.69 FEET;  
THENCE N0°21'19''W 584.59 FEET TO THE CENTERLINE OF C.T.H. J; THENCE N89°21'09''E  
ALONG SAID CENTERLINE 253.33 FEET; THENCE S0°05'24''E 750.00 FEET; THENCE  
S38°20'W 1087.24 FEET; THENCE DUE WEST 260.52 FEET; THENCE DUE SOUTH 643.82 FEET;  
THENCE N89°28'50''W 1095.21 FEET; THENCE N0°01'56''W 894.40 FEET TO THE POINT  
OF BEGINNING. SUBJECT TO C.T.H. J OVER NORTHERLY 50 FEET THEREOF, AND SUBJECT  
TO A PRIVATE ACCESS EASEMENT FOR USE BY ADJOINERS OVER THE SOUTH 50 FEET OF  
THE NORTH 100 FEET THEREOF. CONTAINS 37.33 ACRES.



Thom R. Grenlie

000645



Registered Land Surveyor

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BILL & SUE LAUFENBERG

RE: HERB LAUFENBERG FARM

Z-24-03

LEGAL DESCRIPTION PARCEL 'B'

PART OF ALL QUARTERS OF THE NE1/4 OF SECTION 32, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-EAST CORNER OF SEC. 32; THENCE S89°21'09''W ALONG THE SECTION LINE 316.57 FEET TO THE POINT OF BEGINNING; THENCE S0°05'24''E 1352.60 FEET; THENCE S74°20'W 839.32 FEET; THENCE S0°05'24''W 600.00 FEET; THENCE S85°28'14''E 747.41 FEET; THENCE S4°38'37''W 273.9 FEET TO THE CENTERLINE OF THE SUGAR RIVER; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CENTERLINE 1500 FEET MORE OR LESS, TO THE SOUTH LINE OF THE SAID NE1/4; THENCE S89°36'58''W 848.7 FEET TO THE CENTER OF SECTION 32; THENCE N0°01'56''W 425.00 FEET; THENCE S89°28'50''E 1095.21 FEET; THENCE NORTH 643.82 FEET; THENCE EAST 260.52 FEET; THENCE N38°20'E 1087.24 FEET; THENCE N0°05'24''W 750.00 FEET TO THE CENTERLINE OF C.T.H. J; THENCE N89°21'09''E 307.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO C.T.H. J OVER THE NORTHERLY 50 FEET THEREOF, AND SUBJECT TO A PRIVATE ACCESS EASEMENT FOR USE BY ADJOINERS OVER THE SOUTH 50 FEET OF THE NORTH 100 FEET THEREOF. CONTAINS 37.41 ACRES.



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2-24-03

DICK LAUFENBERG

RE: HERB LAUFENBERG FARM

LEGAL DESCRIPTION PARCEL 'C'

PART OF THE EAST 1/2 OF THE NE1/4, AND PART OF THE NE1/4 OF THE SE1/4;  
ALL IN SECTION 32, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN,  
DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SEC. 32; THENCE  
S89°21'09''W 316.57 FEET; THENCE S0°05'24''E 1352.60 FEET; THENCE S74°20'W 839.32 FEET;  
FEET; THENCE S0°05'24''W 600.00 FEET; THENCE S85°28'14''E 747.41 FEET; THENCE  
S4°38'37''W 273.9 FEET TO THE CENTERLINE OF THE SUGAR RIVER; THENCE SOUTHERLY  
AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST LINE OF SECTION 32; THENCE  
N0°00'40''E 750 FEET MORE OR LESS, TO THE EAST 1/4 CORNER; THENCE N0°05'24''W  
2650.98 FEET TO THE POINT OF BEGINNING. CONTAINS 36.8 ACRE. SUBJECT TO  
C.T.H. J OVER NORTHERLY 50 FEET THEREOF, AND SUBJECT TO A PRIVATE ACCESS  
EASEMENT FOR USE BY ADJOINERS OVER THE SOUTH 50 FEET OF THE NORTH 100 FEET THEREOF.

## **FP-35 to RR-2**

That part of the Southeast 1/4 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  $S00^{\circ}37'45''W$  along the East line of Section 32, 1267.37'; thence  $S75^{\circ}03'02''W$ , 1090.09' to the point of beginning; thence  $S15^{\circ}03'02''W$ , 78.00'; thence  $S00^{\circ}48'26''W$ , 300.00'; thence  $S89^{\circ}11'34''E$ , 160.00'; thence  $S19^{\circ}32'29''W$ , 180.00'; thence  $S84^{\circ}44'56''E$ , 250.00'; thence  $N06^{\circ}40'41''E$ , 170.00'; thence  $N74^{\circ}15'17''W$ , 170.00'; thence  $N22^{\circ}40'29''W$ , 325.00' to the point of beginning.

## **NR-C to FP-35**

All lands in the NE 1/4 of the SE 1/4 of Section 32', T07N, R07E, lying South of the Sugar River and East of Sugar Valley Road.