



Dane County Zoning & Land Regulation Committee
Land Division / Subdivision Variance Application

Date: 10/12/2023

Landowner information:

Name: William + Susan Lausenberg
Address: 3320 Sugar Valley Rd City: Mount Horeb Zip Code: 53572
Daytime phone: 608-575-5607
Fax: E-mail: Lauf4@tds.net

Applicant information (if different from landowner):

Name:
Address: City: Zip Code:
Daytime phone:
Fax: E-mail:
Relationship to landowner:
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: East of 4541 County Highway J
Tax Parcel ID #: 0707-321-6011-0
Certified Survey Map application #: Date Submitted: 10/11/2023
Subdivision Plat application #: Subdivision Name:
Rezone or CUP petition #(if any): 11991 Rezone / CUP public hearing date: 12/19/2023

Summary of Variance Request:
What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)
Ordinance 25.19(6)(b) 66' lot road frontage requirement
What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)
Please see attached

Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.

Dan Everson  
Dane County Planning and Development

Attachment to Land Division/Subdivision Variance Application  
Re: Rezone petition #11991

We are requesting a variance to Ordinance 75.19(6)(b): 66' lot road frontage requirement.

Our 21.03 acre parcel #0707-321-0011-0 was created from an existing 32.2 acre parcel # 0707-321-8050-0, in an effort to separate farmland from a residential site. The 21.03 acre lot was rezoned RR-16 and the remaining acreage stayed in FP-35. The 32.2 acre parcel was odd shaped and had a pinch point of 120.55' between the northerly section and southerly section of the parcel. This parcel had been in existence since 2003. There is no opportunity to widen the pinch point, since we do not own the parcels to the east and west of the pinch point.

We have sold 6.53 acres of the 21.03 acre parcel for residential building use, pending rezone, and wish to retain the remaining 14.51 acres for agricultural use. The remaining 14.51 acres will only be used for agriculture, with no buildings. There is a 33' easement for farm machinery access which is used for access to the southerly portion of the proposed parcel. The northerly portion has 240.98' of frontage on Hwy J. Farm machinery can also access the southerly portion from the FP-35 parcel, bordering to the south, which we also own.

In order to provide for a 66' arm extending from the proposed RR-4 lot to Hwy J, we can only provide for a 54.55' area through the pinch point for the FP-1 lot.

This variance will allow us to keep more acreage in agriculture vs residential.

Please refer to the attached proposed CSM. We will be able to attend either the November 14<sup>th</sup> or the November 28<sup>th</sup> ZLR meeting.

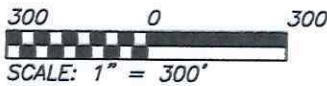
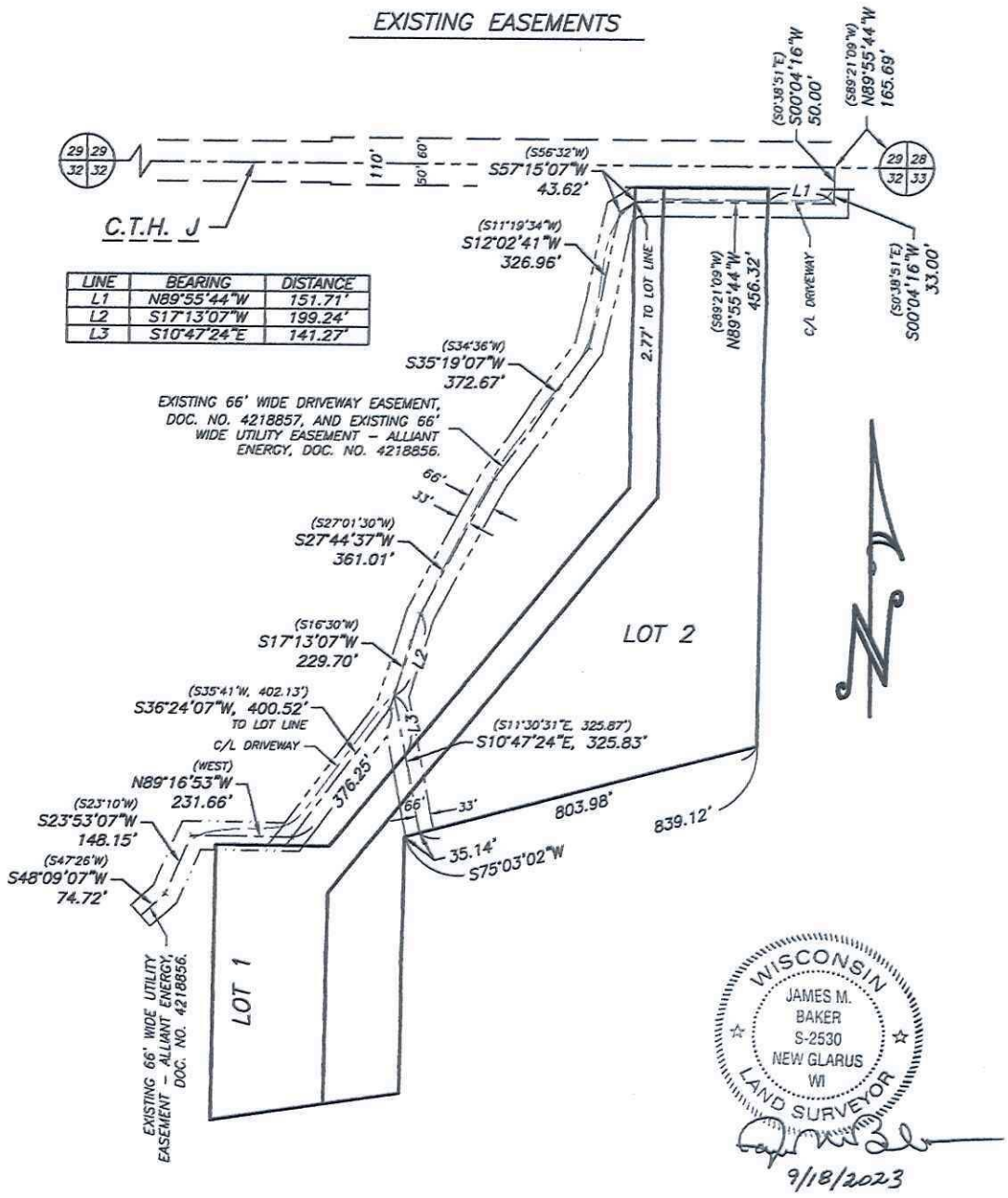
Thank you for your consideration.

William and Susan Laufenberg  
608-575-5607  
Lauf4@tds.net

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 1 of Certified Survey Map 16259 (Vol. 120, Pages 252-256) in the Northeast, Southeast and Southwest 1/4s of the Northeast 1/4 of Section 32, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin.

## EXISTING EASEMENTS



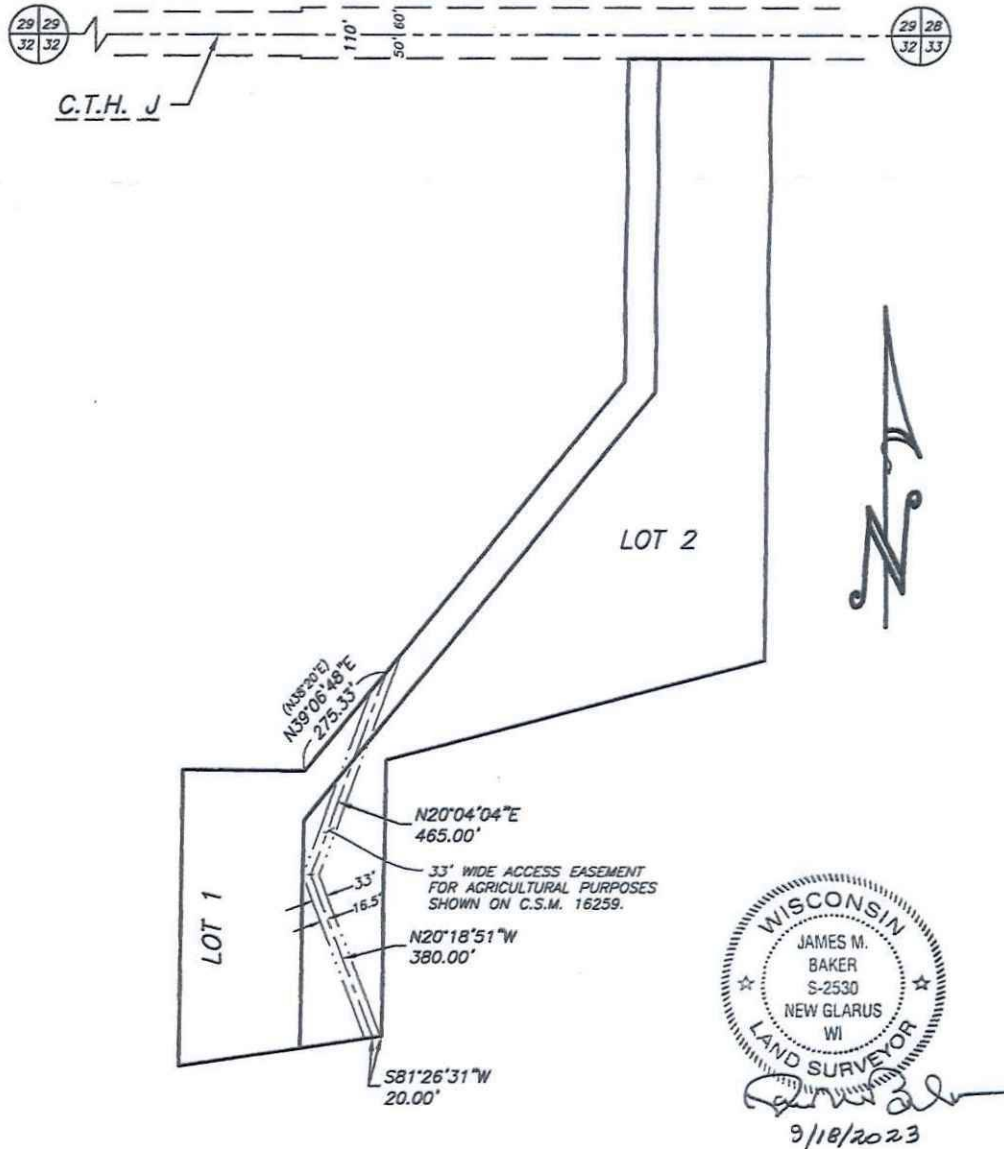
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 DRWG. 22156\_3  
 DRAWN BY JMB

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

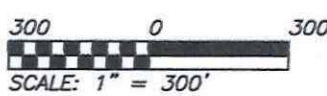
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## EXISTING EASEMENT



WISCONSIN  
 JAMES M. BAKER  
 S-2530  
 NEW GLARUS WI  
 LAND SURVEYOR  
*James M. Baker*  
 9/18/2023



JOB NO. 22156  
 POINTS 17126  
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SHEET 3 OF 5

**TALARCZYK**  
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