

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/19/2016	DCPREZ-2016-10952
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROCKY HILL FARM LLC	PHONE (with Area Code) (608) 963-6254	AGENT NAME WILLIAM WENZEL	PHONE (with Area Code) (608) 235-8024
BILLING ADDRESS (Number & Street) 6556 COUNTY HIGHWAY KP		ADDRESS (Number & Street) 290 5TH STREET	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Prairie Du Sac, WI 53583	
E-MAIL ADDRESS russmargieballweg@gmail.com		E-MAIL ADDRESS wfwenzel@orionls.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
6494 County Highway KP		
TOWNSHIP ROXBURY	SECTION 34	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0907-343-8500-3		

REASON FOR REZONE	CUP DESCRIPTION
CREATING THREE RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4.898		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.558		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
Applicant Initials <u>R.B.</u>	Applicant Initials <u>R.B.</u>	Applicant Initials <u>R.B.</u>		PRINT NAME: <u>Russell Ballweg</u>
				DATE: <u>1-19-16</u>



# 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 Russell Ballweg Agent's Name William Wenzel, RPS  
 Address 6556 County Hwy KP, Mazo Address 290 5th St, Prairie du Sac  
 Phone 608 963-6254 Phone 608-235-8024  
 Email russmargieballweg@gmail.com Email wfwenzel@ORIONLS.COM

Town: Roxbury Parcel numbers affected: 050-0907-343-8500-3

Section: 01 34 Property address or location: 6494 Co Hy KP

Zoning District change: (To / From / # of acres) A1-EX to A-4 & RH-1 (4.898  
10.478  
RH-2 5.558

Soil classifications of area (percentages) Class I soils: \_\_\_% Class II soils: \_\_\_% Other: \_\_\_%

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:

We want to create three lots for the three houses for family members.

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

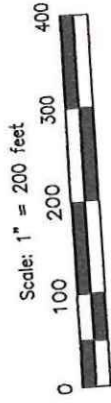
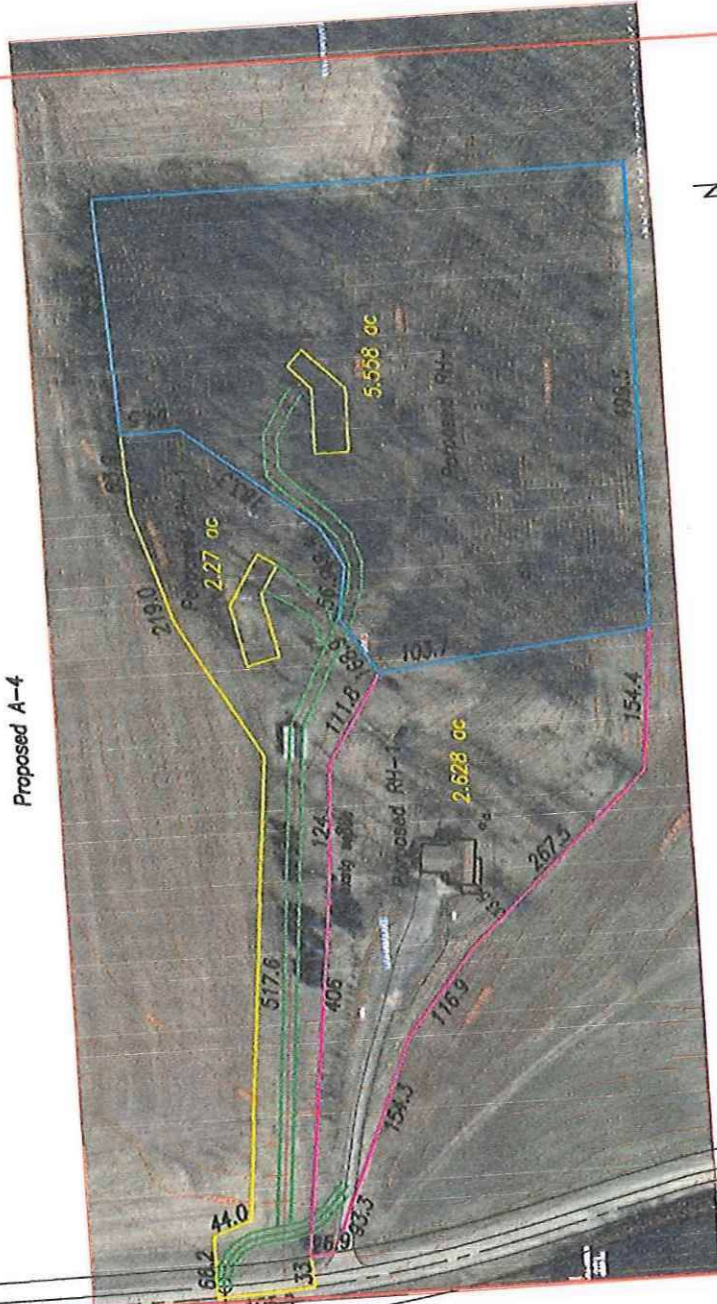
Submitted By: Russell Ballweg

Date: 1-19-16

S 89°49'50" E 265

Proposed Rezone, Section 34, 9-7  
NW 1/4, SW 1/4, Section 34

Proposed A-4



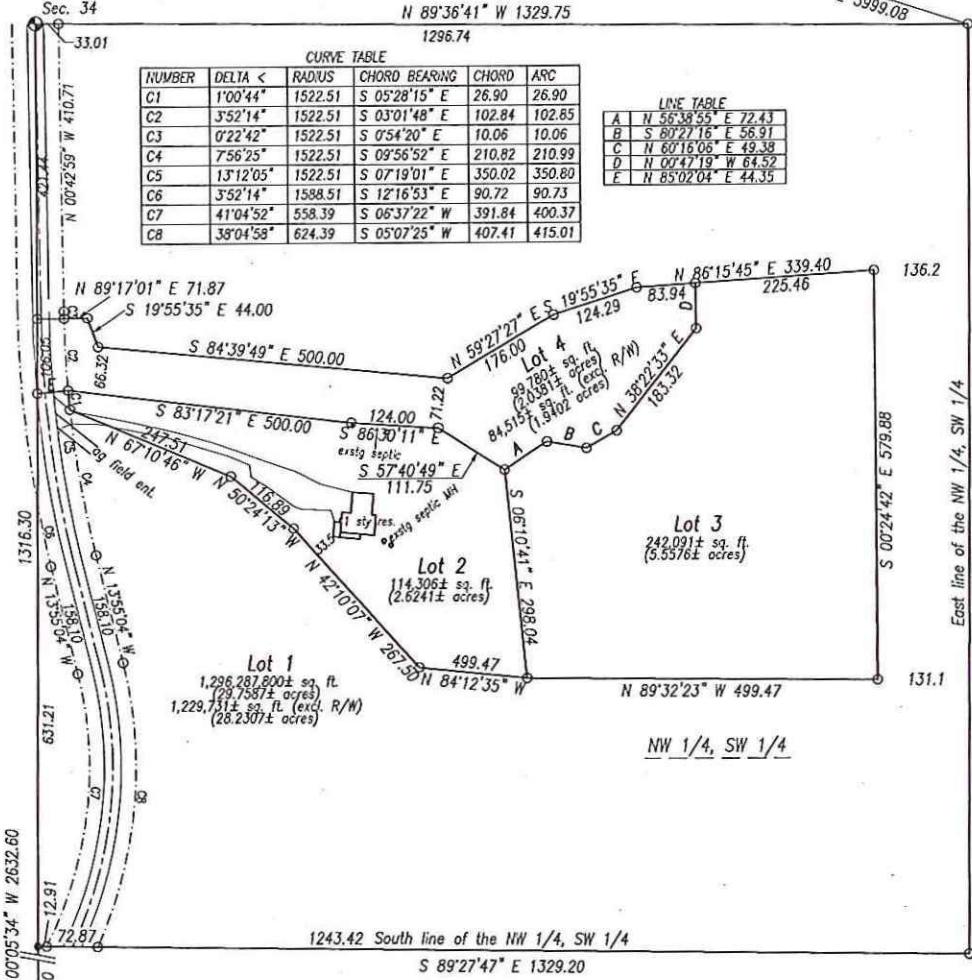
Proposed A-4

48" F 2632.14

**DANE COUNTY CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_**  
 Located in the NW 1/4 of the SW 1/4, Section 34, Township 9 North, Range 7 East,  
 Town of Roxbury, Dane County, Wisconsin.

Ind 4" Alum. Mon,  
 West 1/4 corner,  
 Sec. 34

Ind 1" iron stake,  
 East 1/4 corner,  
 Sec. 34



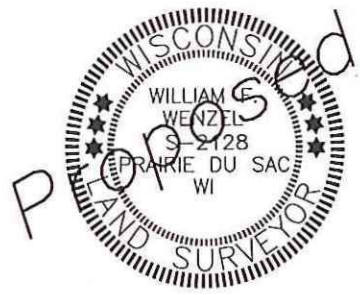
**CURVE TABLE**

NUMBER	DELTA <	RADIUS	CHORD BEARING	CHORD	ARC
C1	1°00'44"	1522.51	S 05°28'15" E	26.90	26.90
C2	3°52'14"	1522.51	S 03°01'48" E	102.84	102.85
C3	0°22'42"	1522.51	S 0°54'20" E	10.06	10.06
C4	7°56'25"	1522.51	S 09°56'52" E	210.82	210.99
C5	1°12'05"	1522.51	S 07°19'01" E	350.02	350.80
C6	3°52'14"	1588.51	S 12°16'53" E	90.72	90.73
C7	41°04'52"	558.39	S 06°37'22" W	391.84	400.37
C8	38°04'58"	624.39	S 05°07'25" W	407.41	415.01

**LINE TABLE**

A	N 56°38'55" E	72.43
B	S 89°27'16" E	56.91
C	N 60°16'06" E	49.38
D	N 00°47'19" W	64.52
E	N 85°02'04" E	44.35

- Legend**
- 3/4" x 24" iron rod found,
  - 1" iron pipe found
  - 3/4" x 24" iron rod set, min. wt. = 1.5#/ft.
  - ( ) recorded as
  - ⊕ Dane Co. Mon. found
  - ROW line



Prepared for:  
 Russell & Jerome Ballweg  
 8798 Co. Hy "KP"  
 Mazomanie, WI 53560

Scale: 1" = 200 feet  
 0 100 200 300 400  
 Date of Survey: December, 2015

**ORION LAND SURVEYORS, LLC**  
 290 Fifth Street  
 Prairie du Sac, WI 53578  
 (608) 643-8851  
 William F. Wenzel, RPS

Received for record this \_\_\_\_\_ day of \_\_\_\_\_  
 2016 at \_\_\_\_\_ M. and recorded in volume \_\_\_\_\_  
 of Certified Surveys on page \_\_\_\_\_  
 Register of Deeds \_\_\_\_\_ Sheet 1 of 2  
 CSM number \_\_\_\_\_  
 Document number \_\_\_\_\_