

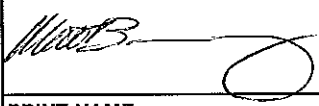
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/16/2015	DCPREZ-2015-10820
Public Hearing Date	C.U.P. Number
03/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MATTHEW BALLWEG	PHONE (with Area Code) (608) 644-8203	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8162 BALLWEG RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DANE, WI 53529		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
8053 Ballweg Road					
TOWNSHIP ROXBURY	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-254-8500-1					

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	A-2 (4) Agriculture District	7.63		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials <u>MB</u>	Applicant Initials <u>MB</u>	Applicant Initials <u>MB</u>		PRINT NAME: <u>MATT BALLWEG</u>
				DATE: <u>1-16-15</u>

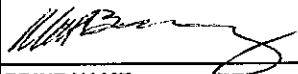
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/16/2015	DCPCUP-2015-02306
Public Hearing Date	C.U.P. Number
03/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MATTHEW BALLWEG	PHONE (with Area Code) (608) 644-8203	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8162 BALLWEG RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DANE, WI 53529		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
8053 Ballweg Road					
TOWNSHIP ROXBURY	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-254-8500-1					

REASON FOR REZONE			CUP DESCRIPTION	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>MB</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>MB</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>MB</u>	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>MATTHEW BALLWEG</u>
				DATE: <u>1-16-15</u>

Petition # 10820-2306

Public Hearing Date 3/24/15

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

1. Zoning District fits the proposed land use?  Yes / No
2. Zoning District fit the proposed and remaining lots (s)?  Yes / No
3. Proposed lot meet the minimum width and area requirements?  Yes / No
4. Do the existing structures meet the setbacks for the District?  Yes / No
5. Do the existing structures meet the height limitations?  Yes / No
6. Do the existing (proposed) structures meet the lot coverage?  Yes / No
7. Do the Accessory structures meet the principal structure ratio?  Yes / No
8. Existing building heights conform to district?  Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes /  No
10. Steep slope issues? Yes /  No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments:

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**Planning Review**

1. Density Study Needed?  Yes / No Splits \_\_\_\_\_
2. Determination of Legal Status Yes /  No
3. In compliance with Town plan?  Yes / No
4. Land Division Compliance?  Yes / No

Comments:

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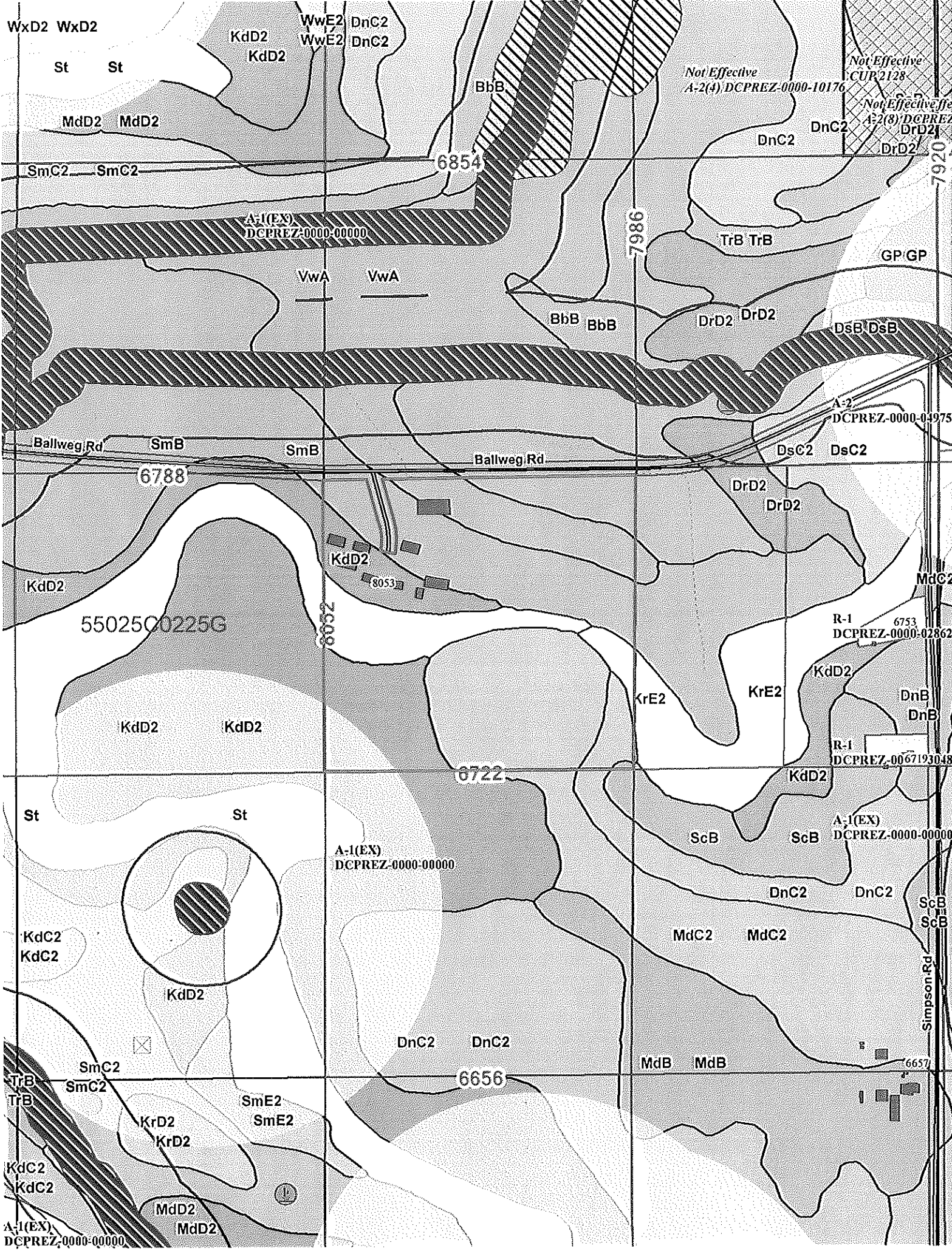


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Contacts / Correspondence: (date: issue)



WxD2 WxD2

KdD2 KdD2  
WwE2 WwE2  
DnC2 DnC2

St St

MdD2 MdD2

SmC2 SmC2

6854

A-1(EX)  
DCPREZ-0000-00000

VwA VwA

BbB BbB

Not Effective  
A-2(4) DCPREZ-0000-10176

Not Effective  
CUP 2128

Not Effective  
A-2(8) DCPREZ

DnC2 DnC2

TrB TrB

GP/GP

DrD2 DrD2

DsB DsB

A-2  
DCPREZ-0000-04975

Ballweg Rd

SmB

SmB

Ballweg Rd

DsC2

DsC2

6788

DrD2

DrD2

KdD2

KdD2

8053

5502500225G

6602

MdC2

R-1  
6753  
DCPREZ-0000-02862

KdD2

KdD2

KrE2

KrE2

KdD2

DnB

DnB

R-1  
DCPREZ-0067193048

St

St

6722

A-1(EX)  
DCPREZ-0000-00000

ScB

ScB

A-1(EX)  
DCPREZ-0000-00000

DnC2

DnC2

KdC2  
KdC2

KdD2

MdC2

MdC2

ScB

ScB

Simpson Rd

SmC2

SmC2

DnC2

DnC2

MdB

MdB

6657

TrB  
TrB

KrD2

KrD2

SmE2

SmE2

6656

KdC2  
KdC2

MdD2

MdD2

A-1(EX)  
DCPREZ-0000-00000



DANE COUNTY  
PLANNING & DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

- o 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.
- o 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 MATTHEW R. BALLWEL Agent's Name \_\_\_\_\_  
 Address 8162 BALLWEL RD DANE Address \_\_\_\_\_  
 Phone (608) 644-8203 Phone \_\_\_\_\_  
 Email \_\_\_\_\_ Email \_\_\_\_\_

Town: ROXBURY Parcel numbers affected: 050/0907-254-8500-1

Section: 25-97 NW 1/4 SE 1/4 Property address or location: 8053 BALLWEL RD

Zoning District change: (To / From / # of acres) FROM A-1 EX TO A2(4) 7.63 Acres

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:  
Separating OFF  
~~Separating OFF~~ 7.63 ACRES AND RESIDENCY FROM A1(EX)

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 1-16-15

0907 2548500 1



DANE COUNTY  
**PLANNING & DEVELOPMENT**

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

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>MAT BALLWEG</u>	Agent	_____
Address	<u>8162 BALLWEG RD</u>	Address	_____
Phone	<u>(608) 644-8203</u>	Phone	_____
Email	_____	Email	_____

Parcel numbers affected: 050/0907-254-8200-1 Town: ROXBURY Section: 25  
 Property Address: 8053 BALLWEG RD

Existing/ Proposed Zoning District: A-1(ER) to A-2

Type of Activity proposed:  
*Separate checklist for mineral extraction uses must be completed.*  
UNLIMITED ANIMALS

- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By:  Date: 1-16-15

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

~~NO CHANGE~~ EXISTING BUILDINGS SUPPORT CABLE NUMBERS

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

CURRENTLY BEING USED.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

No change from EXISTING

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

NOT NEEDED

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

No change in traffic

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.



Yes

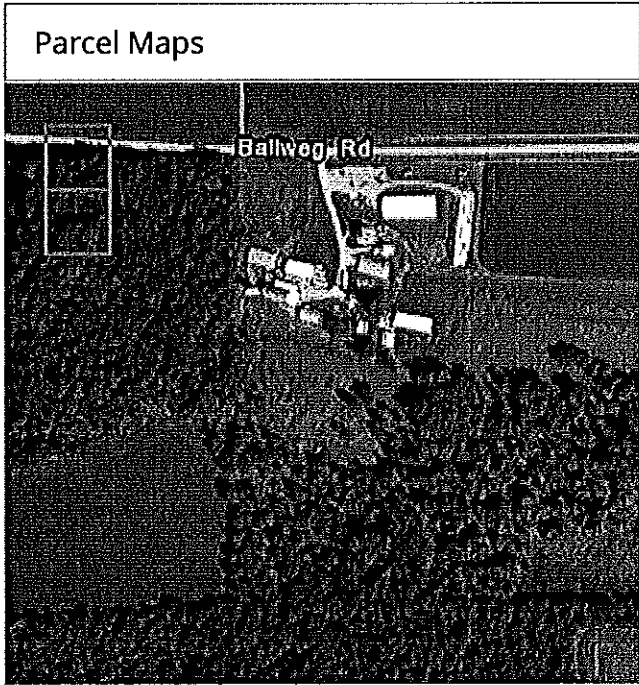
Parcel Number -  
050/0907-254-8500-1

Current

Summary Report

← Parcel  
Parents

Parcel Summary		More +
Municipality Name	TOWN OF ROXBURY	
Parcel Description	SEC 25-9-7 NW1/4 SE1/4	
Owner Names	ARDEN BALLWEG  MATTHEW BALLWEG 	
Primary Address	8053 BALLWEG RD	
Billing Address	8162 BALLWEG RD DANE WI 53529	



Parcel Maps

DCiMap      Google Map  
Bing Map

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	40.200	
Land Value	\$120,500.00	
Improved Value	\$141,500.00	
Total Value	\$262,000.00	

Show Valuation Breakout

Zoning Information

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

Zoning	A-1(EX)
--------	---------

Zoning District Fact Sheets

Tax Summary (2014) More +

E-Statement      E-Bill      E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$120,500.00	\$141,500.00	\$262,000.00
Taxes:		\$4,005.47
Lottery Credit(-):		\$115.35
First Dollar Credit(-):		\$68.16
Specials(+):		\$44.93
Amount:		\$3,866.89

District Information



Type	State Code	Description
REGULAR SCHOOL	5100	SAUK PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/21/2014	5071239		

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.

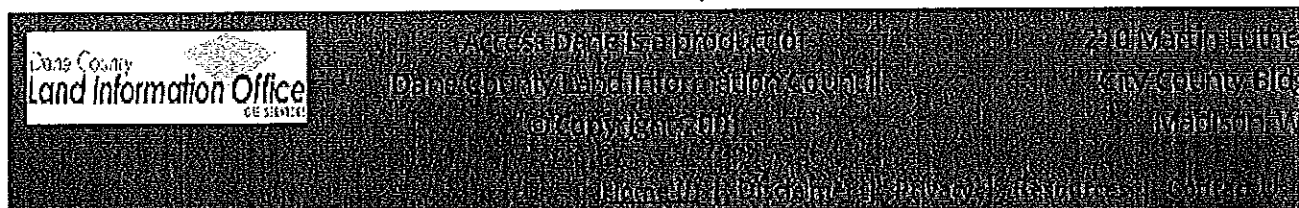
By Parcel Number: 0907-254-8500-1

By Owner Name: ARDEN BALLWEG

By Owner Name: MATTHEW BALLWEG

Document Types and their Abbreviations

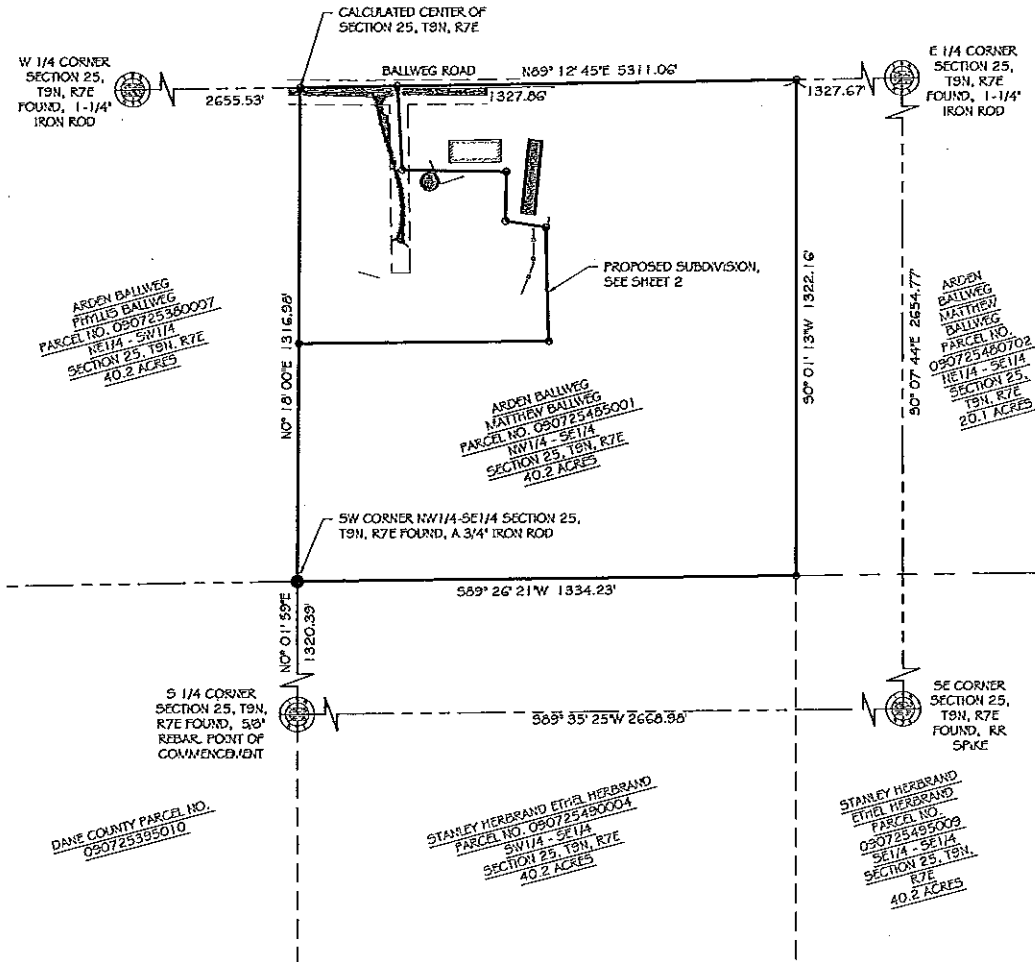
Document Types and their Definitions



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

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 25,  
T9N,R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN

PRELIMINARY



LEGEND

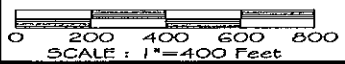
- EXISTING
- INTERIOR LINE
- RIGHT-OF-WAY LINE
- 3/4" IRON ROD, FOUND
- PROPOSED
- BOUNDARY LINE
- P.O.B.
- POINT OF BEGINNING
- SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#LF



1120 Dallas Street, Sauk City, WI 53583  
 Phone: 608-643-4100 Fax: 608-643-7998  
 www.Ramaker.com



BEARINGS REFERENCED TO THE WEST  
 LINE OF THE SW1/4 OF THE SE1/4 OF  
 SECTION 25,T9N, R7E. MEASURED TO  
 BEAR N00° 01' 59"E.



RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT  
 O'CLOCK \_\_\_\_\_ M.  
 AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS  
 OF DANE COUNTY, ON PAGE 5 \_\_\_\_\_.

PREPARED FOR:  
 MATTHEW BALLWEG  
 8053 BALLWEG ROAD  
 DANE, WI 53529

PREPARED BY:  
 RAMAKER & ASSOCIATES, INC.  
 1120 DALLAS STREET  
 SAUK CITY, WI 53583  
 PHONE: 608-643-4100  
 R&A PROJ# 29604  
 R&A DOC.# 2014S-186

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

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 25,  
T9N,R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN

PRELIMINARY

LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED AS BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4-SE1/4), SECTION 25, TOWNSHIP 9N, RANGE 7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN; BEING BOUNDED BY A LINE DESCRIBED AS:

COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 25, THENCE N0° 01' 59"E, 1320.39 FEET ALONG THE EAST LINE OF THE SW 1/4 TO A FOUND 3/4" IRON ROD BEING THE SW CORNER OF THE NW 1/4-SE1/4; THENCE N0° 18' 00"E, 740.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0° 18' 00"E, 576.95 FEET; N89° 12' 45"E, 261.90 FEET; THENCE S03° 13' 52"E, 224.94 FEET; THENCE S88° 52' 48"E, 278.70 FEET; THENCE S0° 45' 32"W, 131.52 FEET; THENCE S80° 43' 57"E, 108.21 FEET; THENCE S01° 33' 13"E, 361.72 FEET; THENCE N76° 35' 22"W, 689.90 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.63 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT-OF-WAY OF BALLWEG ROAD AND ALL EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES. I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

I HAVE BEEN AUTHORIZED BY MATTHEW BALLWEG, OWNER, TO SURVEY, MONUMENT, MAP AND DESCRIBE THE LAND SHOWN ON THIS CERTIFIED SURVEY MAP.

TOMAS A. TORO-SANTOS, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 3034-B  
SEPTEMBER 22, 2014

OWNERS CERTIFICATE

AS OWNERS, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON PER WIS. STATS. 236.21(2) AND 236.29. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
MATTHEW BALLWEG

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, THE ABOVE NAMED OWNERS, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES:

PREPARED FOR:  
MATTHEW BALLWEG  
8053 BALLWEG ROAD  
DANE, WI 53529

PREPARED BY:  
RAMAKER & ASSOCIATES, INC.  
1120 DALLAS STREET  
SAUK CITY, WI 53583  
PHONE: 608-643-4100  
R&A PROJ# 29604  
R&A DOC.# 20145-186

