

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
07/10/2018	DCPREZ-2018-11335
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
09/17/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JEROME R BALLWEG	PHONE (with Area Code) (608) 643-4729	AGENT NAME WILLIAM F WENZEL	PHONE (with Area Code) (608) 235-8024
BILLING ADDRESS (Number & Street) 8788 KATZENBUECHEL RD		ADDRESS (Number & Street) 290 FIFTH STREET	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) PRAIRIE DU SAC, WI 53578	
E-MAIL ADDRESS jsballweg@gmail.com		E-MAIL ADDRESS wfwenzel@orion.com	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
8788 KATZENBUECHEL RD					
TOWNSHIP ROXBURY	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-331-9350-7					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO LOTS AND SHIFTING OF PROPERTY LINES	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.89		
A-1Ex Exclusive Ag District	R-1 Residence District	.18		
R-1 Residence District	RH-2 Rural Homes District	.15		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.16		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JB</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JD</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JB</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:  
Jerome Ballweg

DATE:  
July 10 18



# 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 Jerome Ballweg Agent's Name William Wenzel RPS  
 Address 8788 Katzenbuechel RD Address 290 5th St Prairie Du Sac  
Mazomanie 53560 Phone 608 643 4729 Phone 608 235 8024  
 Email jsballweg@gmail.com Email wfwenzel@prionls.com

Town: Baybury Parcel numbers affected: \_\_\_\_\_

Section: 33 Property address or location: 8788 Katzenbuechel

Zoning District change: (To / From / # of acres) From A1E4 - R41 + R42  
Lot 3 - A1E4 - A21 R1 - R42

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: Lot 2  
Creating two lots Daughter T Smith Low want to build  
horse - Need to Reconfigure existing Lot to  
make level Driveway other Lot will be  
my retirement home to many steps Now.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Jerome Ballweg Date: July 10 18


**Parcel Number - 050/0907-331-9350-7**

090733190010  
090733195005

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF ROXBURY	
Parcel Description	R1043/342 LOT 2 CSM 1563 CS6/299 DESCR A...	
Owner Names	JEROME R BALLWEG RUSSELL W BALLWEG	
Primary Address	8788 KATZENBUECHEL RD	
Billing Address	8788 KATZENBUECHEL RD MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	0.940	
Land Value	\$59,100.00	
Improved Value	\$186,300.00	
Total Value	\$245,400.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~05/08/2018~~ 04:00 PM

Ends: ~~05/08/2018~~ 06:00 PM

[About Open Book](#)

**Board Of Review**

Starts: 05/17/2018 - 06:00 PM

Ends: To Adjourn

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**

R-1 DCPREZ-0000-02862

[Zoning District Fact Sheets](#)

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2017)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$59,100.00	\$186,300.00	\$245,400.00
<b>Taxes:</b>		\$3,689.25
<b>Lottery Credit(-):</b>		\$113.44
<b>First Dollar Credit(-):</b>		\$64.82
<b>Specials(+):</b>		\$51.79
<b>Amount:</b>		\$3,562.78

**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
	06/13/1996		1043	342

**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: 0907-331-9350-7

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

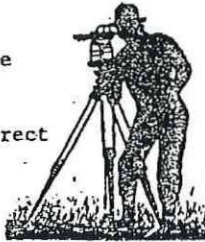


I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands, described hereon and that the map is a correct representation in accordance with the information furnished

*George A. Weir*

George A. Weir, Professional Land Surveyor, S 0843



GEORGE A. WEIR  
DANE COUNTY SURVEYOR  
City-County Building  
Madison, Wisc. 53709  
Phone office 266-4251  
home 238-2852  
EAST OFFICE  
2317 S. Stoughton Rd.  
Madison, Wisc. 53716  
Phone 222-8511

Nov 11, 1974

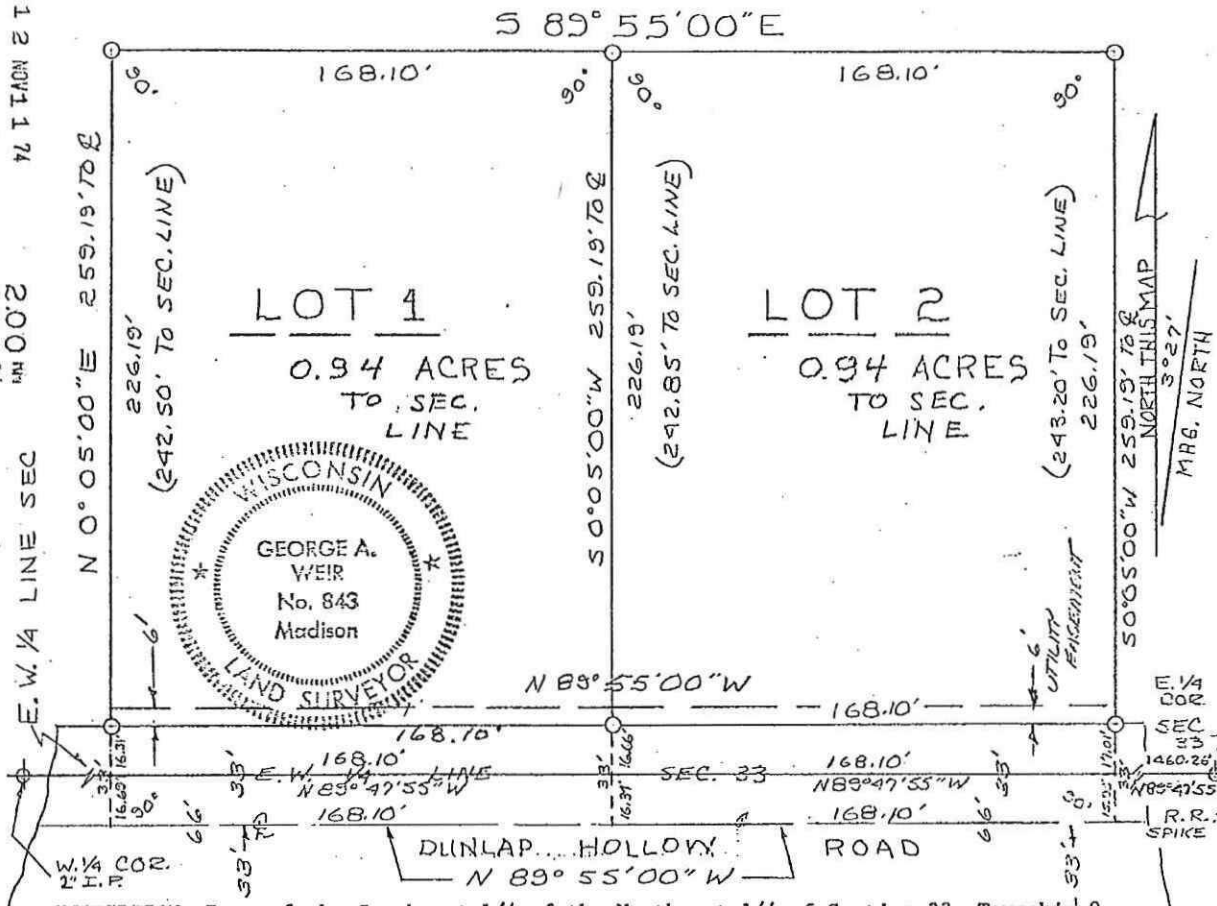
DATE 14 21 2 NOV 11 74

2.000

E. W. 1/4 LINE SEC

W. 1/4 COR.

Nov 11, 1974



**DESCRIPTION:** Part of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, more fully described as follows: Commencing at the East 1/4 corner of said Section 33; thence N89°47'55"W, 1,460.26 feet to the point of beginning of this description; thence N89°47'55"W, 336.20 feet; thence N0°05'E, 242.50 feet; thence S89°55'E, 336.20 feet; thence S0°05'W, 243.20 feet to the point of beginning of this description. Said parcel is subject to Dunlap Hollow Road over the Southerly side thereof.

**LEGEND**  
Scale: 1 inch = 50 FEET  
● iron stakes found  
○ 1"x24" iron pipe driven  
min. wt. = 1.13 #/1n ft

SURVEYED J. R. K.  
DRAWN J. R. K.  
CHECKED G. A. W.  
APPROVED G. A. W.  
Field Book 526 Page 1  
Date of Survey OCT. 1974

SURVEYED FOR: MR. WERNER BAILWEG  
RT. 1 - BOX 115 MAZOMANIE WISCONSIN  
DESCRIPTION - LOCATION: A PART OF THE E. 1/2  
SECTION 33 T. 9 N. R. 7 E. - TOWN OF ROXBURY  
DANE COUNTY WISCONSIN  
APPROVED FOR RECORDING PER Dane County Agriculture, Zoning,  
Plan. & Water Resources Committee action of Nov. 11, 1974  
N. Smith

**REGISTER OF DEED'S CERTIFICATE**  
Received for record this 11 day of Nov, 1974 at  
2:15 o'clock, P.M. and recorded in Volume 6 of  
CERTIFIED SURVEY MAPS of Dane County, on Page 299.

By: Harold K. Hall Register of Deeds  
Marion Jordan, Deputy  
1414212

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. 1563, VOLUME 6 PAGE 299

Office Map No. 8683

Current Owner  
Current Owner  
6498 COUNTY HIGHWAY KP  
MAZOMANIE WI 53560

RICKY A BALLWEG  
DENA J BALLWEG  
8798 KATZENBUECHEL RD  
MAZOMANIE WI 53560

JEROME R BALLWEG  
RUSSELL W BALLWEG  
8788 KATZENBUECHEL RD  
MAZOMANIE WI 53560

Current Owner  
Current Owner  
6498 COUNTY HIGHWAY KP  
MAZOMANIE WI 53560

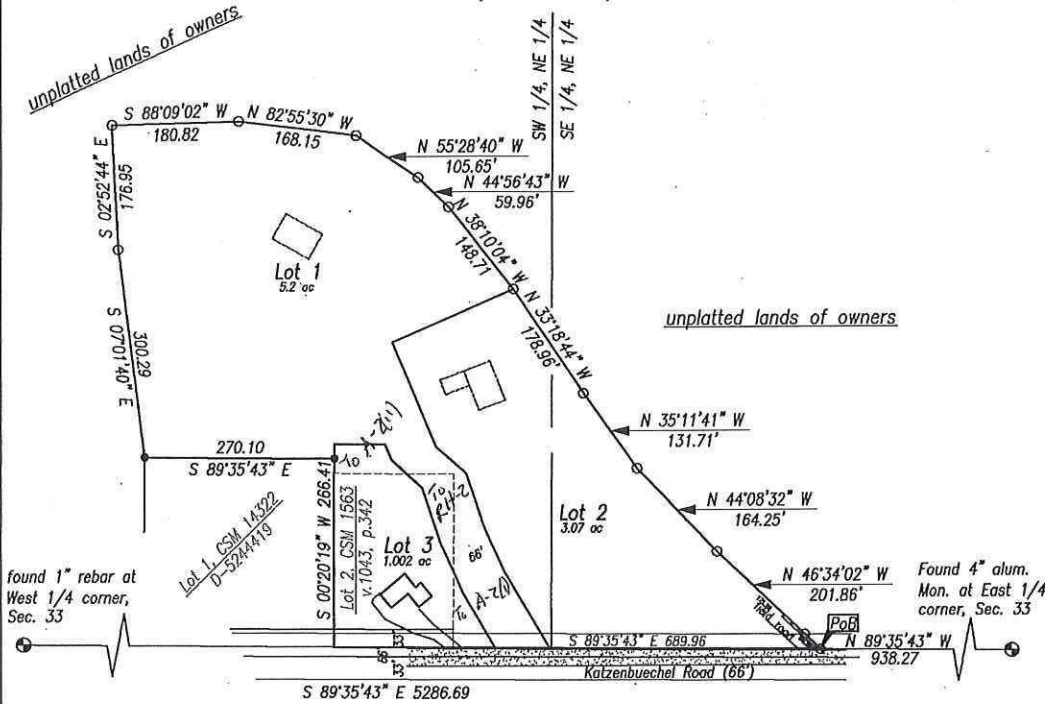
RONALD ROTH  
ELLA ROTH  
412 CAROLINA ST  
SAUK CITY WI 53583

RONALD ROTH  
ELLA ROTH  
412 CAROLINA ST  
SAUK CITY WI 53583

# PROPOSED

## DANE COUNTY CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

Located in the SE 1/4, NE 1/4 & the SW 1/4, NE 1/4, Section 33, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin.

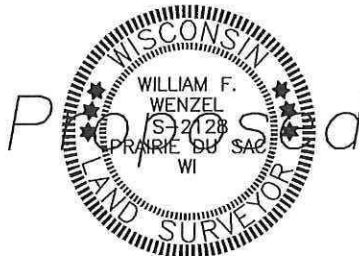


Note:  
Refer to building site information contained in the Dane County Soil Survey.

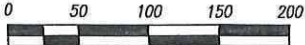
Note: Right of Way was made to comply with Weir CSM 1563, and actual road centerline since the E 1/4 wasn't reset in the centerline of Katzenbuechel Road.

### Legend

- 3/4" x 24" iron rod found
- 1" iron pipe found
- 3/4" x 24" iron rod set recorded as
- ( ) Dane Co. Mon. found
- ROW line
- easement line



Scale: 1" = 200 feet



Bearings referenced to the E-W 1/4 line, assumed to bear S 89°35'43" E. Distances in US Survey feet.

Prepared for:  
Rocky Hill Farm, LLC  
6556 Co. Hy "KP"  
Mazomanie, WI 53560

Date of Survey:

## 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 \_\_\_\_\_, 2018 at \_\_\_\_\_ M. and recorded in volume \_\_\_\_\_ of Certified Surveys on page \_\_\_\_\_.

Register of Deeds  
CSM number \_\_\_\_\_

Document number \_\_\_\_\_

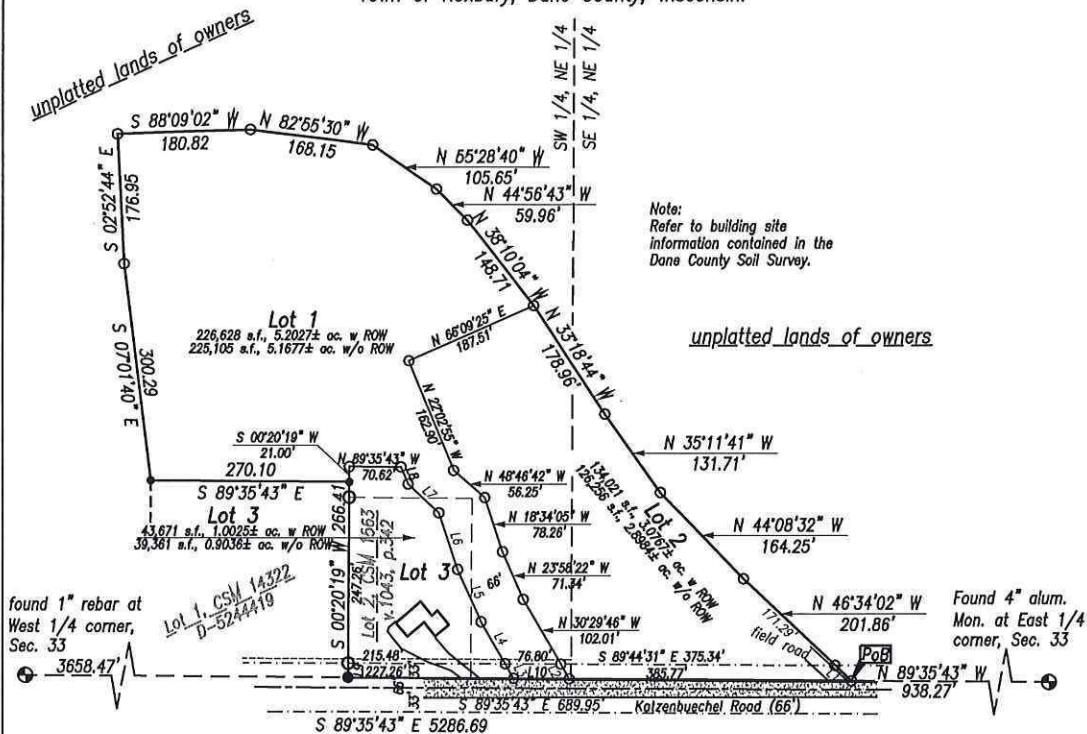
Sheet 1 of 2



# PROPOSED

## DANE COUNTY CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

Located in the SE 1/4, NE 1/4 & the SW 1/4, NE 1/4, Section 33, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin.



Note:  
Refer to building site information contained in the Dane County Soil Survey.

found 1" rebar at West 1/4 corner, Sec. 33

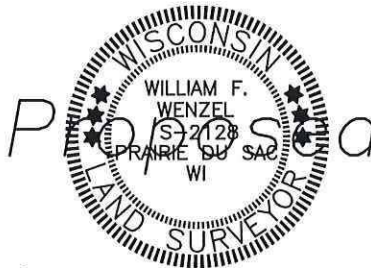
Found 4" alum. Mon. at East 1/4 corner, Sec. 33

NUMBER	DIRECTION	DISTANCE
L1	S 46°34'02" E	30.58'
L2	N 30°29'46" W	23.19'
L3	S 30°29'46" E	22.96'
L4	S 30°29'46" E	66.50'
L5	S 23°58'22" E	78.22'
L6	N 18°34'05" W	81.38'
L7	N 46°47'04" W	57.90'
L8	N 22°36'06" W	25.09'
L9	S 00°20'19" W	19.15'
L10	S 89°35'43" E	76.92'

Note: Right of Way was made to comply with Weir CSM 1563, and actual road centerline since the E 1/4 wasn't reset in the centerline of Katzenbuechel Road.

### Legend

- 3/4" x 24" iron rod found
- 1" iron pipe found
- 3/4" x 24" iron rod set
- ( ) recorded as
- ⊕ Dane Co. Mon. found
- - - ROW line
- - - - - easement line



Scale: 1" = 200 feet  
0 50 100 150 200

Bearings referenced to the E-W 1/4 line, assumed to bear S 89°35'43" E. Distances in US Survey feet.

Date of Survey: July, 2018

Prepared for:  
Rocky Hill Farm, LLC  
6556 Co. Hy "KP"  
Mazomanie, WI 53560

## 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 \_\_\_\_\_, 2018 at \_\_\_\_\_ M. and recorded in volume \_\_\_\_\_ of Certified Surveys on page \_\_\_\_\_.

Register of Deeds \_\_\_\_\_ Sheet 1 of 2  
CSM number \_\_\_\_\_

Document number \_\_\_\_\_

**DANE COUNTY CERTIFIED SURVEY MAP NO \_\_\_\_\_**

Located in the SW 1/4, of the NE 1/4 & the SE 1/4 of the NE 1/4, Section 33, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin.

**Surveyors Certificate**

I, William F. Wenzel, Registered Professional Surveyor, hereby certify that I have surveyed, mapped, and divided the following described parcel of land: A parcel of land located in the Southwest 1/4 of the Northeast 1/4, and the Southeast 1/4 of the Northeast 1/4 Section 33, Township Nine (9) North, Range Seven (7) East, Town of Roxbury, Dane County, Wisconsin; further described as follows:  
Commencing at the East Quarter corner of said Section 33; thence North 89°35'43" West, 938.27 feet along the East - West Quarter line of said Section 33 to the Point of Beginning; thence North 46°34'02" West, 201.86 feet; thence North 44°08'32" West, 164.25 feet; thence North 35°11'41" West, 131.71 feet; thence North 33°18'44" West, 178.96 feet; thence North 38°10'04" West, 148.71 feet; thence North 44°56'43" West, 59.96 feet; thence North 55°28'40" West, 105.65 feet; thence North 82°55'30" West, 168.15 feet; thence South 88°09'02" West, 180.82 feet; thence South 02°52'44" East, 176.95 feet; thence South 07°01'40" East, 300.29 feet to the Northwest corner of Lot 1, Dane County Certified Survey Map number 14322, thence South 89°35'43" East, 270.10 feet along the north line of said Lot 1 to the northeast corner thereof; thence South 00°20'19" West, 21.00 feet along said line to the northwest corner of Lot 2, Dane County Certified Survey Map number 1563; thence South 00°20'19" West, 266.41 feet along the west line of said Lot 2 to the East - West Quarter line of said Section 33; thence South 89°35'43" East, 689.95 feet along said East - West Quarter line to the Point of Beginning; containing 9.2819 acres, more or less, including the right-of-way of Katzenbuechel Road, and all other easements, restrictions, covenants, and other matters of record.  
That such survey was performed at the direction of the owners and that this map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the Town of Roxbury, and that this map is a true and correct representation of that survey to the best of my knowledge and belief.

\_\_\_\_\_  
William F. Wenzel, RPS. Date

**Owner's Approval**

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

\_\_\_\_\_  
Russell W. Ballweg Date Jerome R. Ballweg Date

\_\_\_\_\_  
Margaret A. Ballweg Date Susan M. Ballweg Date

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2018, the above named owners, to me known to be the persons who executed this instrument and acknowledged the same.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

**Town Board Acceptance and Approval**

This Certified Survey Map is hereby approved by action of the Board of Trustees of the Town of Roxbury this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Robert M. Pings, Town Clerk

**County Planning Agency Approval**

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Daniel Everson, Authorized Representative

**Register of Deeds Certificate**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_ o'clock \_\_ M and recorded in Volume \_\_\_\_ of Certified Surveys on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

A-1(EX)  
DCPREZ-0000-00000

*Not Effective*  
RH-3 DCPREZ-2016-11062

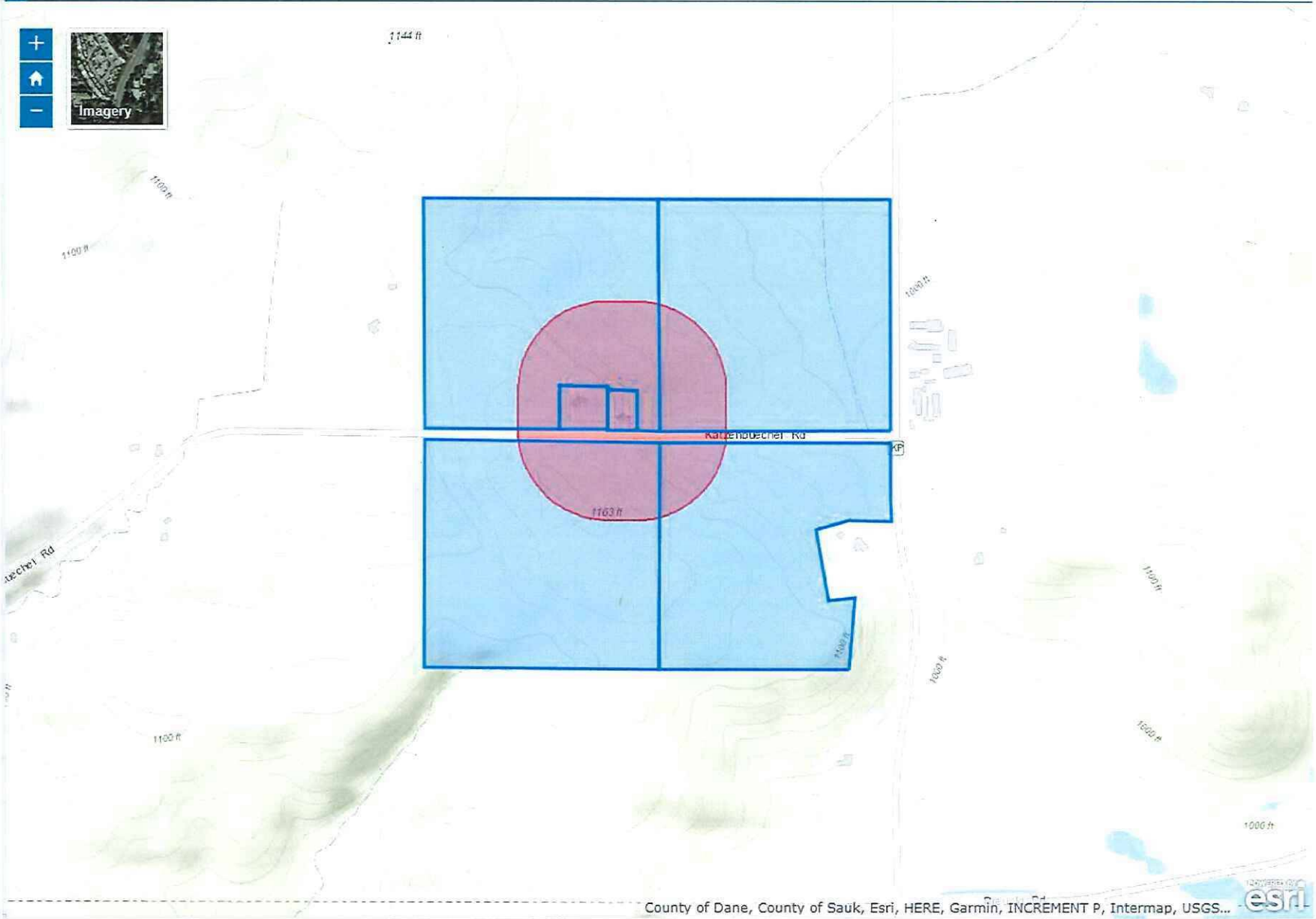
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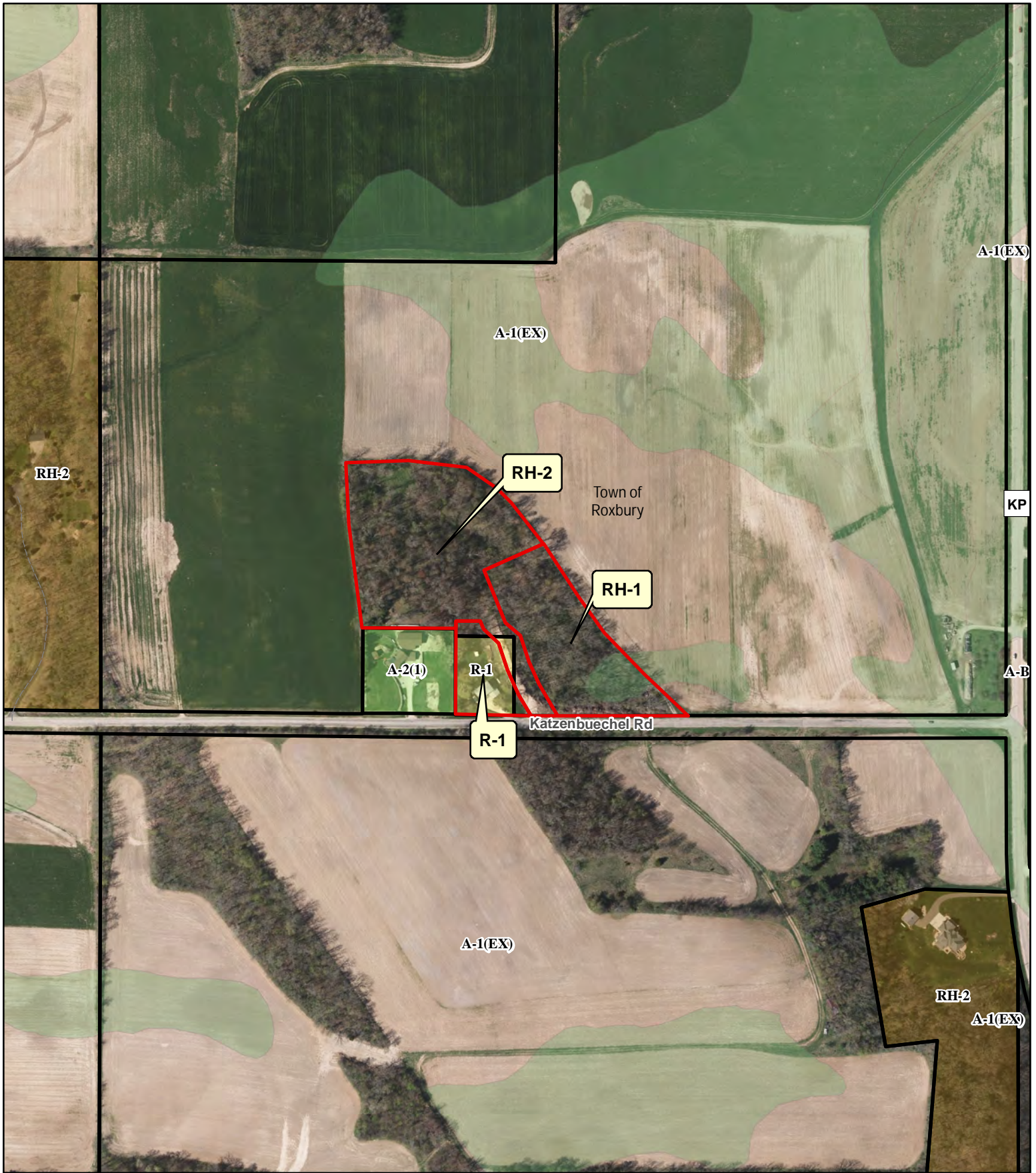
8798  
A-2(1)  
DCPREZ-2015-10933  
*Not Effective*  
R-1 DCPREZ-0000-02682

R-1  
DCPREZ-0000-02852  
8788





Katzenbuechell Rd

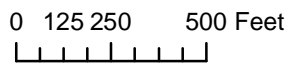
A-1(EX)  
DCPREZ-0000-00000





**Legend**

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11335  
**JEROME R BALLWEG**