


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/28/2014	DCPREZ-2014-10706
Public Hearing Date	C.U.P. Number
07/22/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRIAN R DROESSLER	PHONE (with Area Code) (608) 437-3855	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2694 COUNTY HIGHWAY F		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip)	
E-MAIL ADDRESS droessler@mhtc.com		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	
2694 COUNTY HIGHWAY F					
TOWNSHIP BLUE MOUNDS	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-181-8001-1					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	LC-1 Limited Commercial Dist	0.47		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>B.D</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>B.D</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>B.D</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Brian Droessler
				DATE: 4/28/14



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

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 Brian + Tanya Droessler Agent's Name _____
 Address 2694 Hwy F Blue Mounds WI 53517 Address _____
 Phone 608-437-3855 Phone _____
 Email droessler@mhtc.net Email _____

Town: Blue Mounds Parcel numbers affected: 0606-181-8001-1

Section: 01 Property address or location: 2694 Hwy F Blue Mounds WI 53517

Zoning District change: (To / From / # of acres) Postage stamp within my 5 acres
to be LC-1 / RA-2

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: 100 %

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:

re-zone postage stamp (LC-1) within my 5 acres

Reason for LC-1:
I want to be able to build a mixed-use machine shed
for my business/personal use, was told that I needed to do a
re-zone to LC-1 for my situation

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

Submitted By: [Signature]

Date: 4/28/14

SITE PLAN

DATED: JUNE 8TH, 2010

OWNERS:

BRIAN & TANYA DROESSLER
2694 COUNTY HIGHWAY F
BLUE MOUNDS, WI 53517

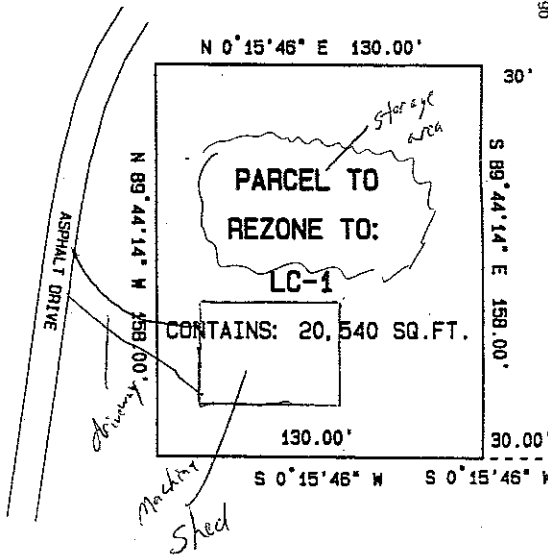
PREPARED BY:

KEVIN M. RADEL
ARROW LAND SURVEYING
109 KINGSTON WAY
WAUNAKEE, WI 53597
608-849-8116

SCALE: 1" = 60'



S 89°44'14" E 645.02'



NORTH LINE OF NE 1/4 OF SECTION 18, T6N, R6E
ALSO: NORTH LINE OF LOT 1, CSN NO. 8290

N 89°44'14" W 1279.28'

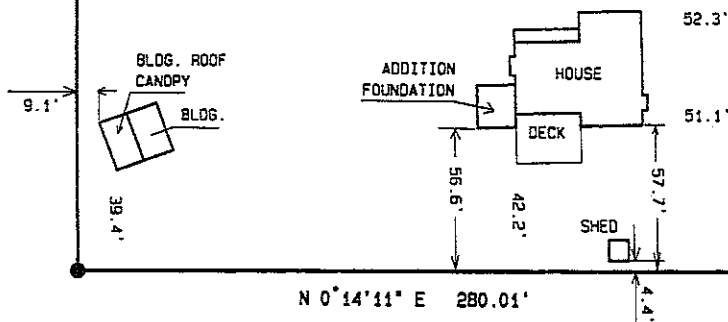
234.00'

NOTE:
SEE PAGE 2
FOR DESCRIPTION.

LOT 1

CERTIFIED SURVEY MAP NO. 8290

5.11 ACRES



NORTHEAST CORNER
SECTION 18
T6N, R6E

C.T.H. "F"

S 0°09'37" E

SITE PLAN

DATED: JUNE 8TH, 2010

OWNERS:

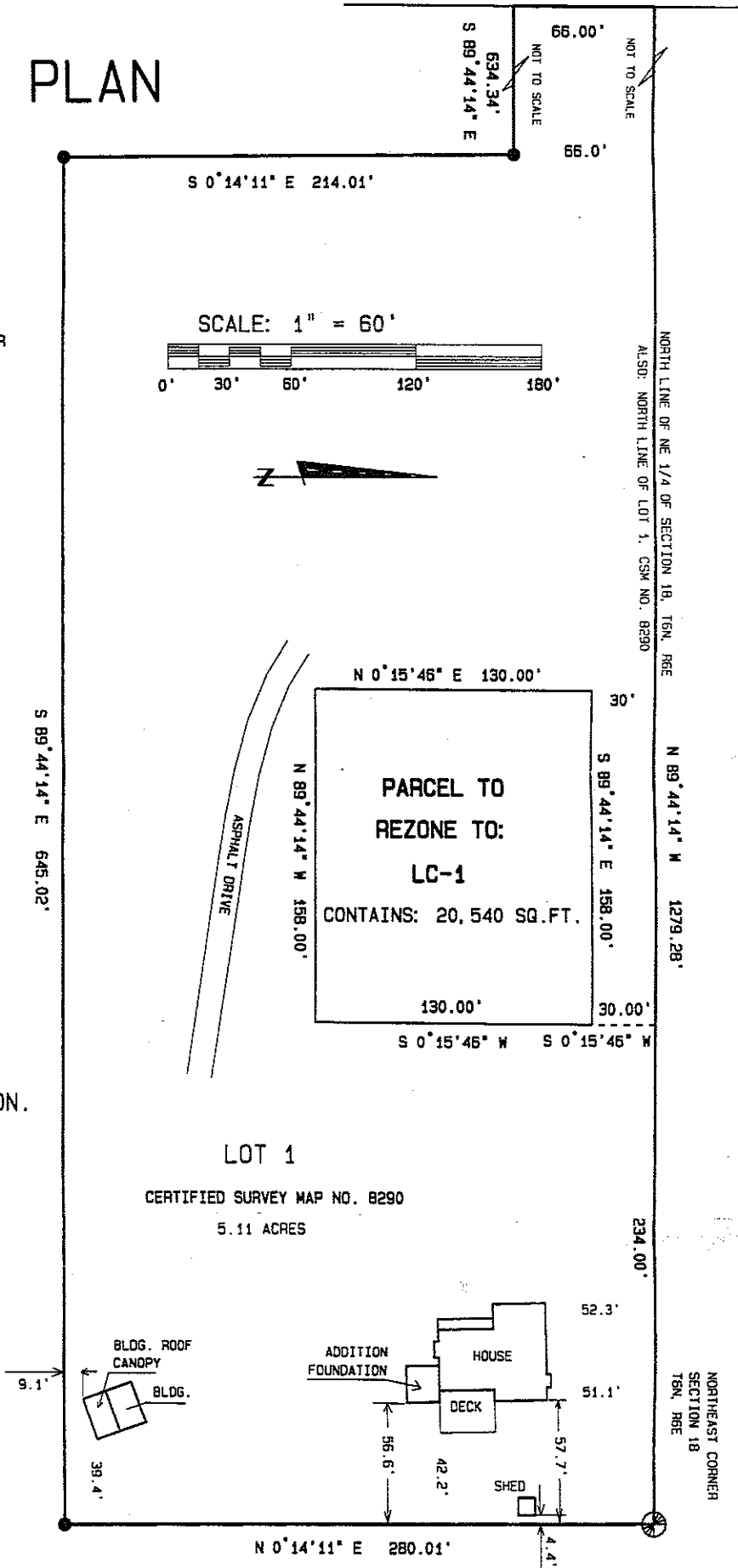
BRIAN & TANYA DROESSLER
2694 COUNTY HIGHWAY F
BLUE MOUNDS, WI 53517

PREPARED BY:

KEVIN M. RADEL
ARROW LAND SURVEYING
109 KINGSTON WAY
WAUNAKEE, WI 53597
608-849-8116

NOTE:

SEE PAGE 2
FOR DESCRIPTION.



Dated: June 8th, 2010

Owners:

Brian and Tanya Droessler
2694 County Highway F
Blue Mounds, WI 53517

DESCRIPTION: (original entire parcel)

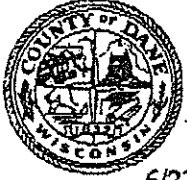
Lot 1, Certified Survey Map No. 8290, located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, T6N, R6E, Town of Blue Mounds, Dane County, Wisconsin.

DESCRIPTION: (PARCEL TO REZONE TO LC-1)

Part of Lot 1, Certified Survey Map No. 8290, being located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, T6N, R6E, Town of Blue Mounds, Dane County, Wisconsin, being further described as follows:

Commencing at the Northeast corner of said Section 18; thence N89°44'14"W 234.00 feet along the north line of the northeast $\frac{1}{4}$ of said Section 18, also being the north line of said Lot 1 of Certified Survey Map No. 8290; thence S00°15'46"W 30.00 feet to the point of beginning.

Thence continue S00°15'46"W 130.00 feet; thence N89°44'14"W 158.00 feet; thence N00°15'46"E 130.00 feet; thence S89°44'14"E 158.00 feet to the point of beginning. Contains 20,540 square feet of land.



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

6/23/98

Navigability Determination

Land Division Review

608/266-9086

Property Listing

608/266-4120

Surveyor

608/266-4252

Zoning

608/266-4256

Location: Lot 2 CSM 8290, NE 1/4, NE 1/4, Section 18, Town of Blue Mounds

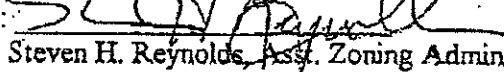
Water body: Unnamed drainage swale

Owner's Name: Brian & Tanya Droessler
405 1/2 Cameron
Eau Claire, WI. 54703

Property Address: C.T.H. F

Parcel #: 0606-181-8130-5

Determination: Based on a review of our records and a site visit, I have determined that the drainage way in question IS NOT navigable in relation to the County's responsibility for enforcing the State of Wisconsin Shoreland Ordinance (Sec. 11.02(5), Dane County Code of Ordinances).

Signed: 
Steven H. Reynolds, Asst. Zoning Administrator

Dated: 6/23/98