

Dane County Rezone Petition

Application Date	Petition Number
03/03/2021	DCPREZ-2021-11689
Public Hearing Date	
05/25/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFREY N HAAS	PHONE (with Area Code) (608) 592-0125	AGENT NAME MSA PROFESSIONAL SERVICES Charles Bongard	PHONE (with Area Code) (608) 963-7411
BILLING ADDRESS (Number & Street) 7807 FISH LAKE RD		ADDRESS (Number & Street) 1230 SOUTH BOULEVARD	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) Baraboo, WI 53913	
E-MAIL ADDRESS jkhaas2013@gmail.com		E-MAIL ADDRESS cbongard@msa-ps.com	

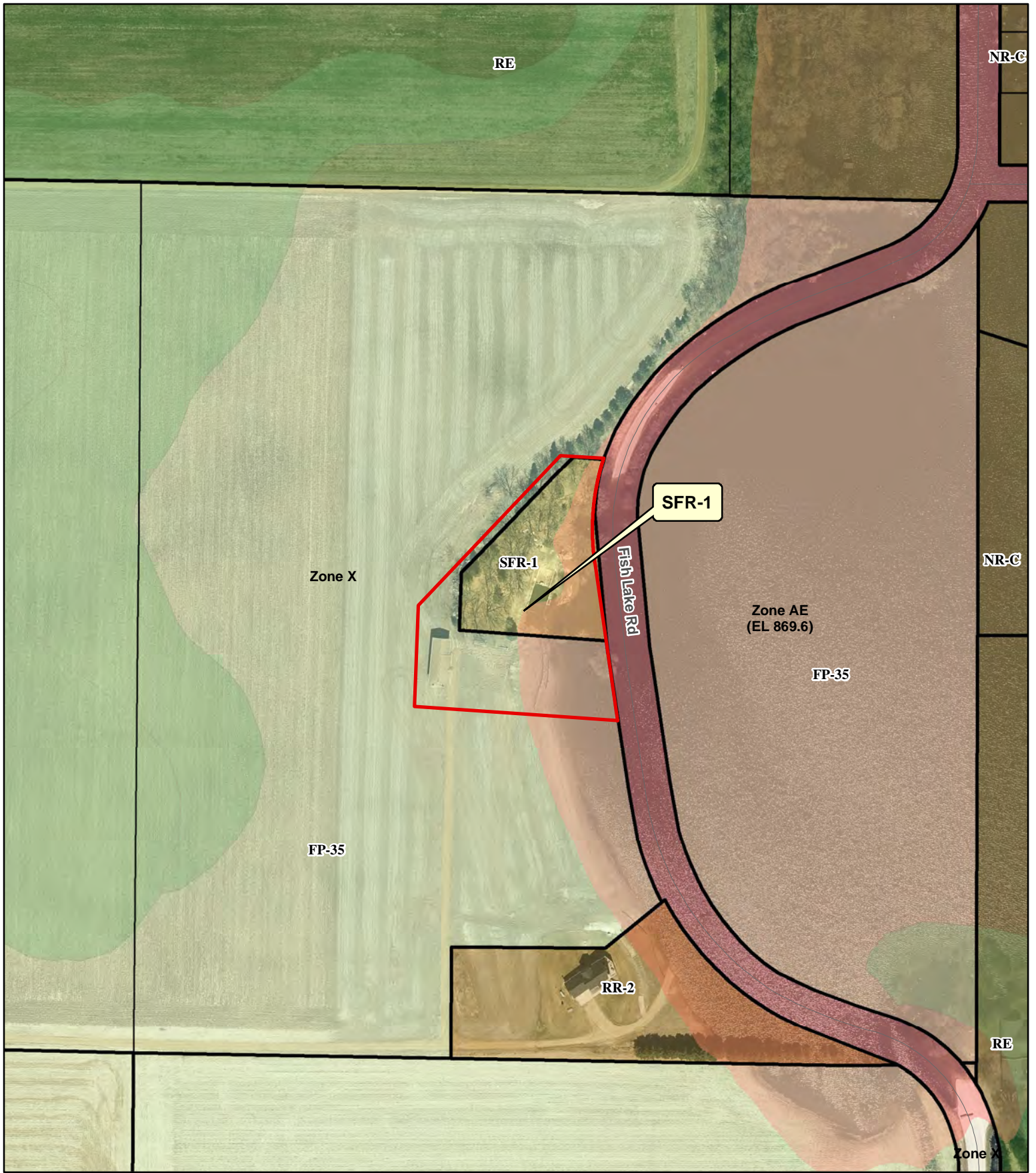
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7807 Fish Lake Road					
TOWNSHIP ROXBURY	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-044-8165-2		0907-044-8002-0			

REASON FOR REZONE





INCREASING THE SIZE OF AN EXISTING RESIDENTIAL LOT IN ORDER TO RELOCATE THE HOUSE

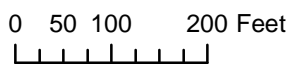
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	SFR-1 Single Family Residential District	1.07

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11689
JEFFREY N HAAS



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____ Date _____



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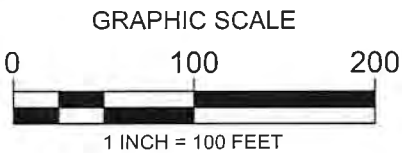
PROJECT NO. 21225000	OWNER:
DRAWN BY: KRZ	JEFFREY HAAS
SURVEYOR: KRZ	7807 FISH LAKE RD.
FILE NO. 21225000	SAUK CITY, WI 53583
SHEET NO. 1 OF 4	

DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5850 AND PART OF THE NE1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 7 EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



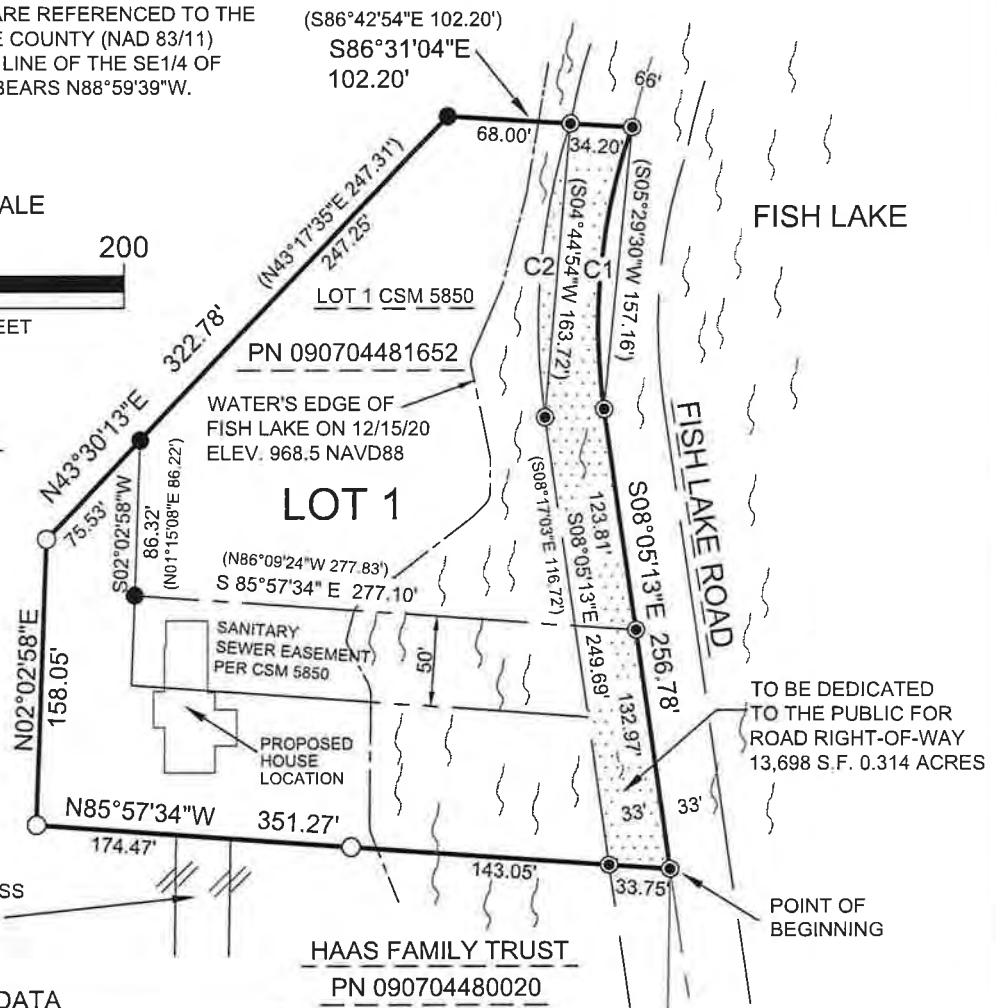
BEARINGS ARE REFERENCED TO THE WCCS DANE COUNTY (NAD 83/11) THE SOUTH LINE OF THE SE1/4 OF SECTION 4 BEARS N88°59'39"W.



HAAS FAMILY TRUST
 PN 090704480020

LOT 1 AREA

TOTAL
 103,475 S.F. 2.375 ACRES
 LESS R/W
 89,777 S.F. 2.061 ACRES
 WEST OF WATER'S EDGE
 62,600 S.F. 1.44 ACRES +

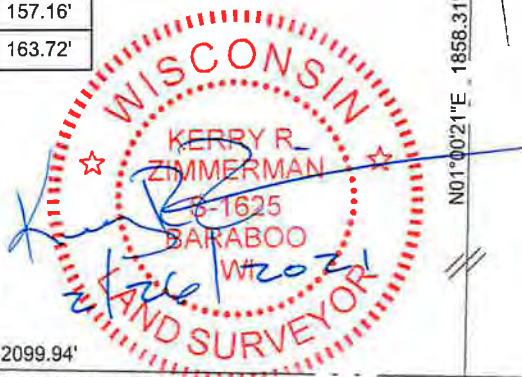


CURVE DATA

	RADIUS	DELTA	ARC	BEARING	CHORD
C1	330.00'	27°33'06"	158.68'	S05°41'24"W	157.16'
C2	363.00'	26°03'54"	165.14'	S04°56'44"W	163.72'

LEGEND

- ▲ - EXISTING MAG NAIL
- ⊙ - EXISTING RAILROAD SPIKE
- - EXISTING 3/4" IRON ROD
- ⊙ - COMPUTED POSITION
- - 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS PER LINEAL FOOT



S 1/4 CORNER 4-9-7
 TIE SHEET FILED

2099.94'
 SOUTH LINE SE 1/4 N88°59'39"W 2653.20'

SE CORNER 4-9-7
 TIE SHEET FILED

553.26'
 POINT OF COMMENCEMENT



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PROJECT NO.	21225000
DRAWN BY:	KRZ
CHECKED BY:	EJS
FILE:	21225000
SHEET NO.	2 OF 4

DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER. 5850 AND PART OF THE NE1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 7 EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN

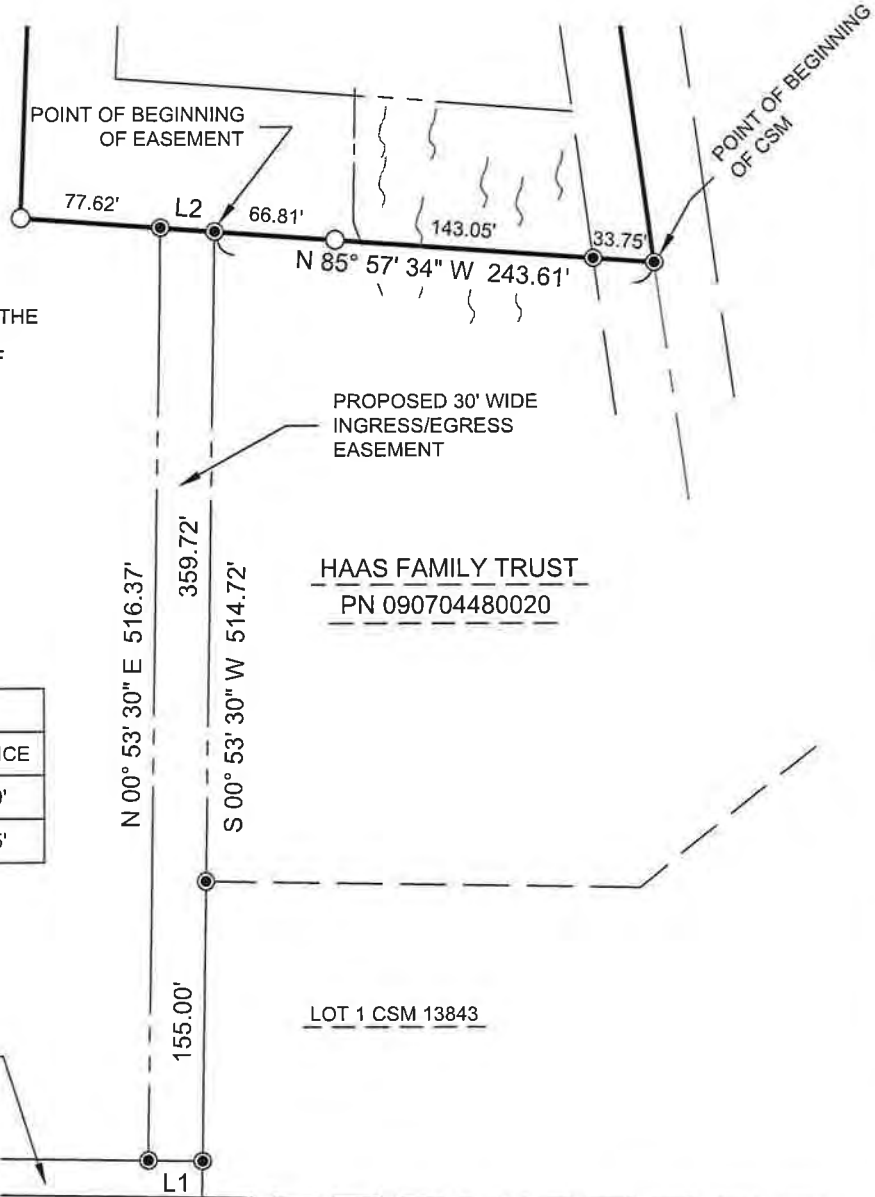


BEARINGS ARE REFERENCED TO THE WCCS DANE COUNTY (NAD 83/11) THE SOUTH LINE OF THE SE1/4 OF SECTION 4 BEARS N88°59'39"W.

HAAS FAMILY TRUST
PN 090704480020

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89° 06' 30" W	30.00'
L2	S 85° 57' 34" E	30.05'

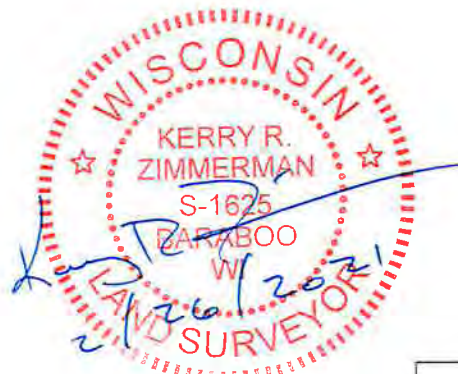
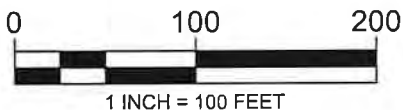
EXISTING 20' WIDE INGRESS/EGRESS EASEMENT, CSM 13843



LEGEND

- ▲ - EXISTING MAG NAIL
- - EXISTING RAILROAD SPIKE
- - EXISTING 3/4" IRON ROD
- - COMPUTED POSITION
- - 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS PER LINEAL FOOT

GRAPHIC SCALE



CLIENT:

JEFFREY HAAS
 7807 FISH LAKE ROAD
 SAUK CITY, WI, 53583



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SURVEYOR'S CERTIFICATE

I, KERRY R. ZIMMERMAN, Wisconsin Professional Land Surveyor S-1625, hereby certify that i have surveyed, divided, and mapped a parcel of land being Lot 1 of Dane County Certified Survey Map Number 5850 and part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, and described more particularly as follows:

Commencing at the Southeast corner of Section 4, Township 9 North, Range 7 East;
 thence N 88° 59' 39" W along the South line of the Southeast Quarter of said Section 4 a distance of 553.26 feet; thence N 01° 00' 21" E a distance of 1858.31 feet to the point of beginning.

Thence N 85° 57' 34" W a distance of 351.27 feet; thence N 02° 02' 58" E a distance of 158.05 feet to the extension line of the Northwesternly line of Lot 1 of Dane County Certified Survey Map Number 5850;
 thence N 43° 30' 13" E along said extension line and the Northwesternly line of said Lot 1 a distance 322.78 feet to the Northwesternly corner of said Lot 1; thence S 86° 31' 04" E along the Northerly line of said Lot 1 a distance of 102.20 feet to the Northeastly corner of said Lot 1 and the beginning of a curve; thence Southwesterly 158.68 feet along a tangential curve concaved Easterly being the Easterly line of said Lot 1 having a radius of 330.00 feet and a chord which bears S 05° 41' 24" W, 157.16 feet; thence S 08° 05' 13" E along said Easterly line tangent to said curve a distance 256.78 feet to the point of beginning.

Said parcel contains a total area of 103,475 square feet or 2.375 acres, more or less and a net area of 89,777 square feet, or 2.061 acres, more or less not including the right-of way of Fish Lake Road. Said parcel is subject to all rights-of-way, easements, and encumbrances of record including the right-of-way of Fish Lake Road as shown on the face of this map.

Together with a 30 foot wide Ingress/Egress Easement to an existing easement shown on Dane County Certified Survey Map Number 13843 and described as follows:

A part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin containing a total area of 15,466 square feet or 0.355 acres, more or less and being more particularly described as follows:

Commencing at the Southeast corner of Section 4, Township 9 North, Range 7 East;
 thence N 88° 59' 39" W along the South line of the Southeast Quarter of said Section 4 a distance of 553.26 feet; thence N 01° 00' 21" E a distance of 1858.31 feet; thence N 85° 57' 34" W a distance of 243.61 feet to the extension line of the Westerly line of Lot 1 of Dane County Certified Survey Map Number 13843 and being the point of beginning.

thence S 00° 53' 30" W along said extension line and the Westerly line of said Lot 1 a distance of 514.72 feet to the Northerly line of Ingress/Egress easement shown on Dane County Certified Survey Map Number 13843; thence N 89° 06' 30" W along said Northerly line a distance of 30.00 feet; thence N 00° 53' 30" East parallel with the Westerly line of said Lot 1 a distance of 516.37; thence S 85° 57' 34" E a distance of 30.05 feet to the point of beginning.

That I have complied with the provisions of Chapter 236.34 of Wisconsin Statutes, Chapter A.E. 7 of the Administrative Code of the State of Wisconsin, and Chapter 75 of the Dane County Code of Ordinances to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have made such Certified Survey Map under the direction of Jeffrey Haas, owner of said land.



CLIENT:
JEFFREY HAAS 7807 FISH LAKE ROAD SAUK CITY, WI, 53583

MSA Professional Services, Inc. 1230 South Boulevard, Baraboo, WI 53913 (608) 356-2771 www.msa-ps.com



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OWNER'S CERTIFICATE

As Owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown 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.

 Jeffrey N. Haas - Owner

 Witness

Personally appeared before me on the ____ day of _____, 2021. The above named owner to me know to be the person who executed the foregoing instrument, and acknowledged the same.

 Notary Public

_____ County, _____. My commission expires _____.

TOWN OF ROXBURY PLANNING COMMISSION

This Certified Survey Map is hereby approved by the Town of Roxbury Planning Commission.

 Date

 Town Board Representative

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____, Authorized Representative.

REGISTER OF DEEDS CERTIFICATE

Received for recording this ____ day of _____, 2021 at _____ and recorded in Volume ____ of Certified Survey Maps on Pages _____ as Certified Survey Map Number _____, and Document Number _____.

 Kristi Chlebowski, Register of Deeds



CLIENT:

JEFFREY HAAS
 7807 FISH LAKE ROAD
 SAUK CITY, WI, 53583

A parcel of land to be transfer from Haas Family Trust to Jeffrey Haas

Part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of Section 4, Township 9 North, Range 7 East;
Thence N 88° 59' 39" W along the South line of the Southeast Quarter of said Section 4 a distance of 553.26 feet; Thence N 01° 00' 21" E a distance of 1858.31 feet to the point of beginning.

Thence N 85° 57' 34" W parallel to the Southerly line of Lot 1 of Dane County Certified Survey Map Number 5850 a distance of 351.27 feet; thence N 02° 02' 58" E a distance of 158.05 feet to the extension line of the Northwesterly line of said Lot 1; thence N 43° 30' 13" E along said extension line a distance of 75.53 feet to the intersection of the Northwesterly and Westerly line of Lot 1 of Dane County Certified Survey Map Number 5850; thence S 02° 02' 58" W along said Westerly line a distance of 86.32 feet to the Southwesterly corner of said Lot 1; thence S 85° 57' 34" E along the Southerly line of said Lot 1 a distance of 277.10 feet to the Southeasterly corner of said Lot 1; thence South 08° 05' 13" along the Easterly line of said Lot 1 a distance of 132.97 feet to the point of beginning.