

# Dane County Rezone & Conditional Use Permit

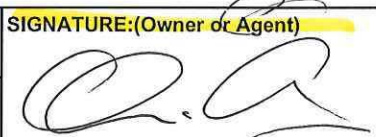
<b>Application Date</b>	<b>Petition Number</b>
02/13/2019	DCPREZ-2019-11410
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/30/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAHL HOMESTEAD LLC	PHONE (with Area Code) (608) 225-0973	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5009 VALLEY DR		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS TOM@DAHLFS.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.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	
NORTHEAST OF 7614 INAMA RD					
TOWNSHIP ROXBURY	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-092-9190-0					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	4.69		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>CA</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>CA</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>CA</i>	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
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COMMENTS: RH-2 ZONING WILL CHANGE TO RR-4 WHEN TOWN OF ROXBURY ADOPTS REVISED ZONING ORDINANCE

<b>PRINT NAME:</b> <i>Chris Adams</i>
<b>DATE:</b> <i>2-13-19</i>



# 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 <u>Tom Dahl</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>5009 Valley Dr, McFarland, WI 53558</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 225-0973</u>	Phone <u>608-255-5705</u>
Email <u>tom@dahlfs.com</u>	Email <u>chris@williamsonsurveying.com</u>

Town: roxbury Parcel numbers affected: 0907-092-9190-0

Section: 9 Property address or location: SW 1/4 of the NW 1/4 Section 9, T9N, R7E

Zoning District change: (To / From / # of acres) RH-2 / A-1EX / 4.77 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 10 % Other: 90 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

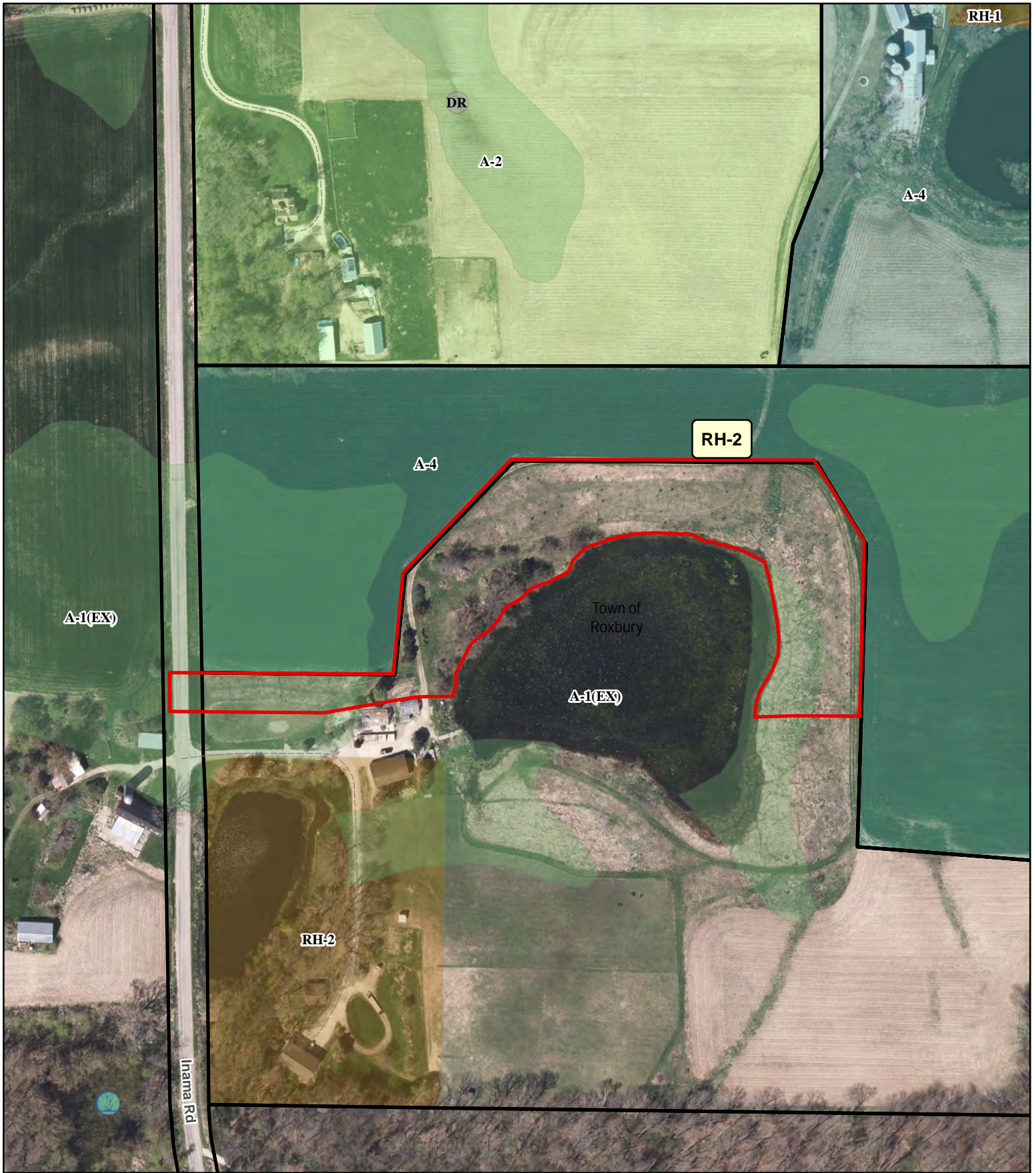
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Tom Dahl would like to split off a lot from his 48 acre parcel for his son to build a new home on.

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

Submitted By: [Signature]

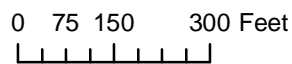
Date: 2-13-19



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11410  
**DAHL HOMESTEAD LLC**



A-1(EX)  
DCPREZ-0000-00000

HEBT DIVERSTIUD LLC

8822

TRIPLE T DAIRY FARMS LLC

Hornung Rd

A-2  
DCPREZ-0000-02862

Not Effective  
A-1(EX) DCPREZ-0000-00000  
MITCHELL J REIBLE & MARK A REIBLE

8895 H-1  
DCPREZ-0000-10217

A-4  
DCPREZ-0000-10217

DR  
9853

JOSEPH S MARK & MICHELLE R MARK

7680

A-2  
DCPREZ-0000-09853

CLINTON C PHILLIPS & LAUREN PHILLIPS

Not Effective  
RH-1 DCPREZ-0000-3560

Inama Rd

HORNUNG LINDA DENNIS W

A-1(EX)  
DCPREZ-0000-00000

Not Effective  
CUP 434

Not Effective  
A-1(EX) DCPREZ-0000-00000

A-4  
DCPREZ-2011-10355

7617

RH-2  
DCPREZ-0000-06473

7614

DARL HOMESTEAD LLC

A-1(EX)  
DCPREZ-0000-00000

JOAN HORNUNG

L & S STEINS OF SAK GUNTER

A-B  
DCPREZ-0000-02492

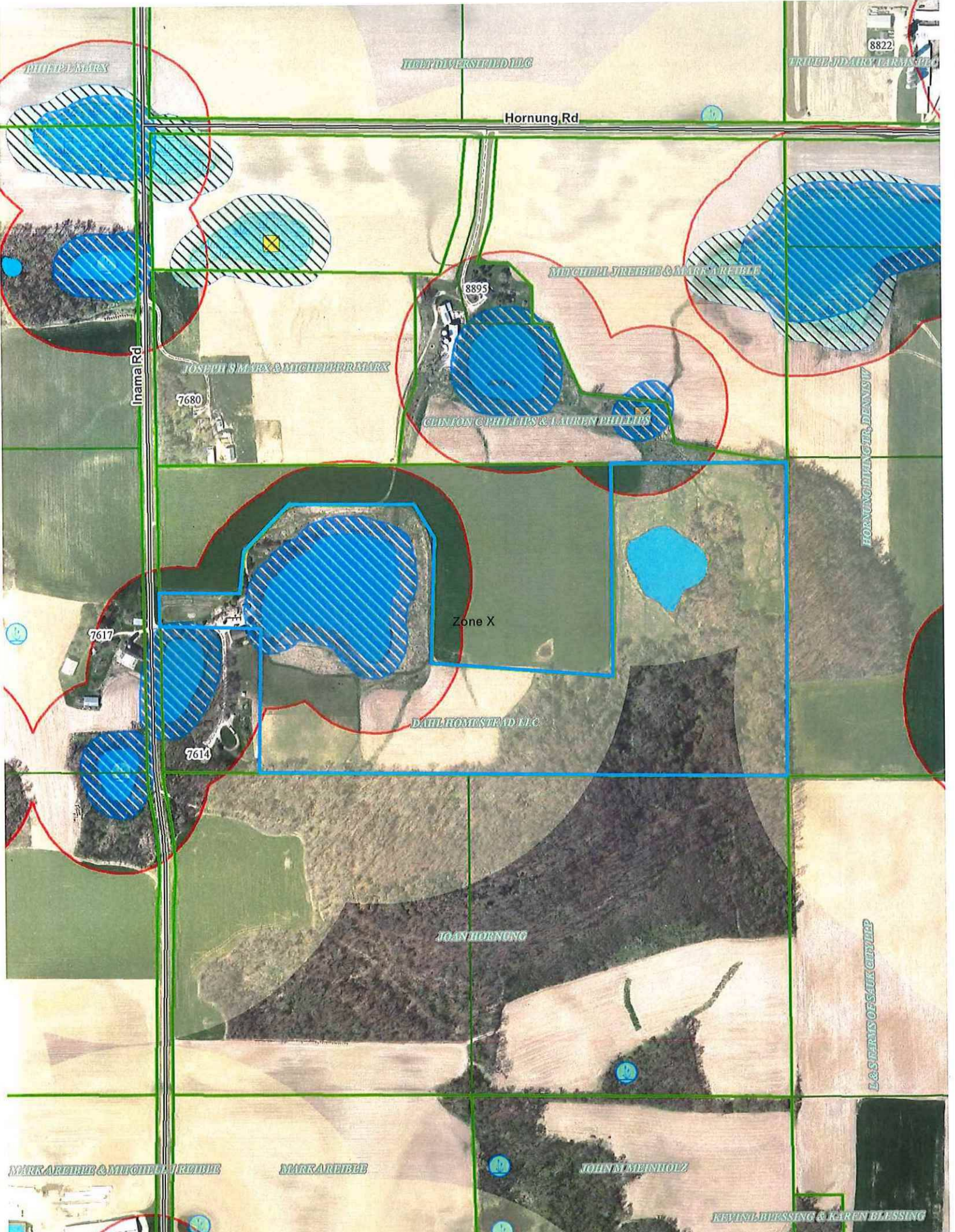
MARK A REIBLE & MITCHELL J REIBLE

MARK A REIBLE

JOHN M REINHOLTZ

RH-2  
DCPREZ-0000-05735

KEVIN BLESSING & KAREN BLESSING



8822

TOBER DIVERSIFIED LLC

TRICE J. DARR & TRAVIS LLC

Hornung Rd

PHILIP MARKS

MITCHELL J. REESE & MARK A. PEIBLE

Inama Rd

JOSEPH S. MARX & MICHELLE R. MARX

8895

CLINTON C. PHILLIPS & LAUREN PHILLIPS

7680

HORNUNG JR, DENNIS W

Zone X

7617

DAHL HOMESTEAD LLC

7614

JOAN HORNUNG

L & S FARMS OF SALK CENTER

MARRA REESE & MICHELLE J. REESE

MARRA REESE

JOHN MEINHOLTZ

KEVIN BLESSING & KAREN BLESSING



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Northwest 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

### NOTES:

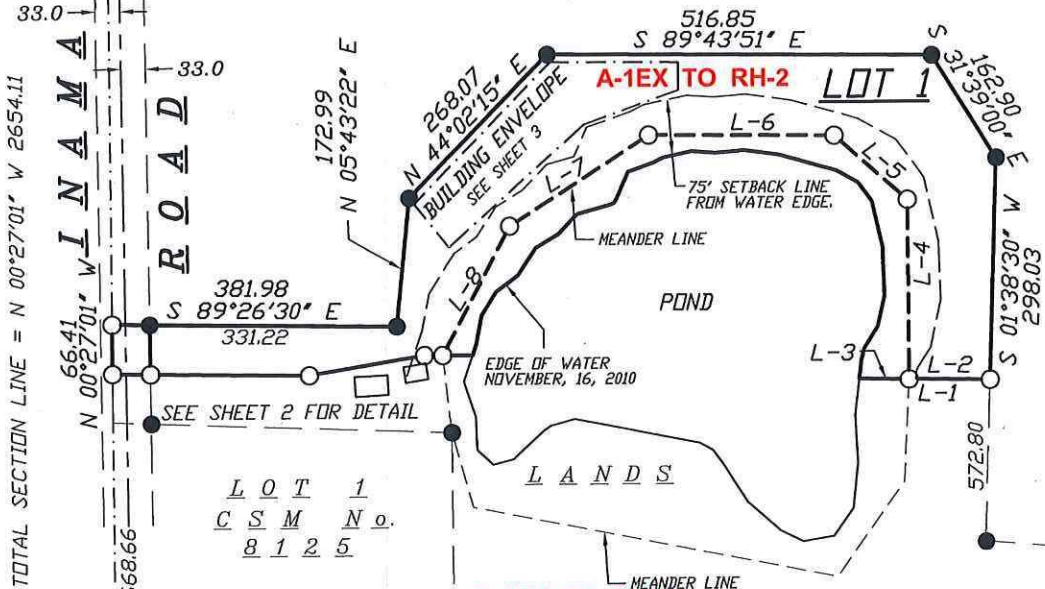
NORTHWEST CORNER SECTION 9-9-7 FD. ALUMINUM MONUMENT SEE NOTE 3

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL TIES HAVE BEEN CHECK AND VERIFIED TO THE LATEST TIE SHEET ON RECORD FOR THE NORTHWEST CORNER AND WEST 1/4 CORNER OF SAID SECTION 9, T9N, R7E.

LOT 2  
CSM  
No.  
13033

LOT 2 CSM No. 12504

LOT 1 CSM No. 13243



LOT 1  
CSM No.  
8125

### A-1EX TO RH-2

#### LOT 1 AREA

INCLUDING R/W  
207,675 SQ. FT. OR 4.77 ACRES  
EXCLUDING R/W  
204,291 SQ. FT. OR 4.69 ACRES

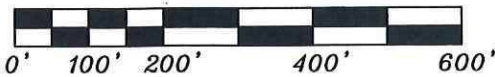
### PREPARED FOR:

TOM DAHL  
5009 VALLEY DRIVE  
MCFARLAND, WI 53558

### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

SCALE 1" = 200'



DOCUMENT NO. \_\_\_\_\_

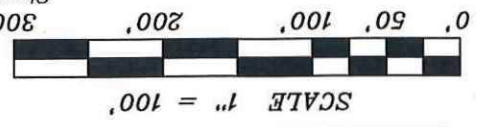
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 1 of 5

BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE NW 1/4 OF SEC. 9-9-7  
LINE TO BEAR N 00°27'01" W

### SURVEYORS SEAL

18W-372



L#	BEARING	DIST.
L-1	N 89°26'30" W	176+/-
L-2	N 89°26'30" W	108.89
L-3	N 89°26'30" W	67+/-
L-4	N 00°24'55" W	241.40
L-5	N 48°32'45" W	130.29
L-6	N 89°41'15" W	248.72
L-7	S 57°07'19" W	224.00
L-8	S 27°36'15" W	195.36
L-9	WEST	65+/-
L-10	WEST	40+/-
L-11	WEST	24.64
L-12	S 80°18'21" W	156.93

BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE NW 1/4 OF SEC. 9-9-7  
LINE TO BEAR N 00°27'01" W

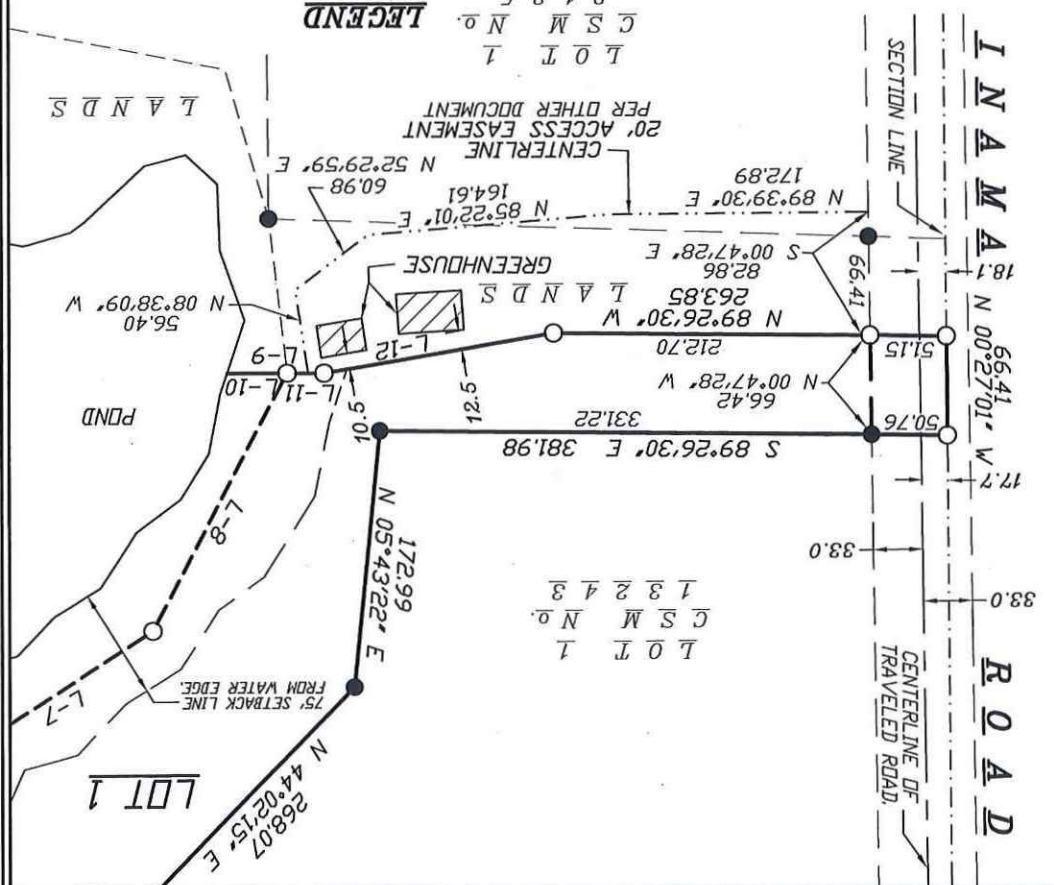
**SURVEYORS SEAL**

**LEGEND**

- = SET 3/4"x24" REBAR
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

WT 1.5 LB PER LIN FT

**LINE TABLE:**



Located in part of the Southwest 1/4 of the Northwest 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

**CERTIFIED SURVEY MAP**

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
 NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705



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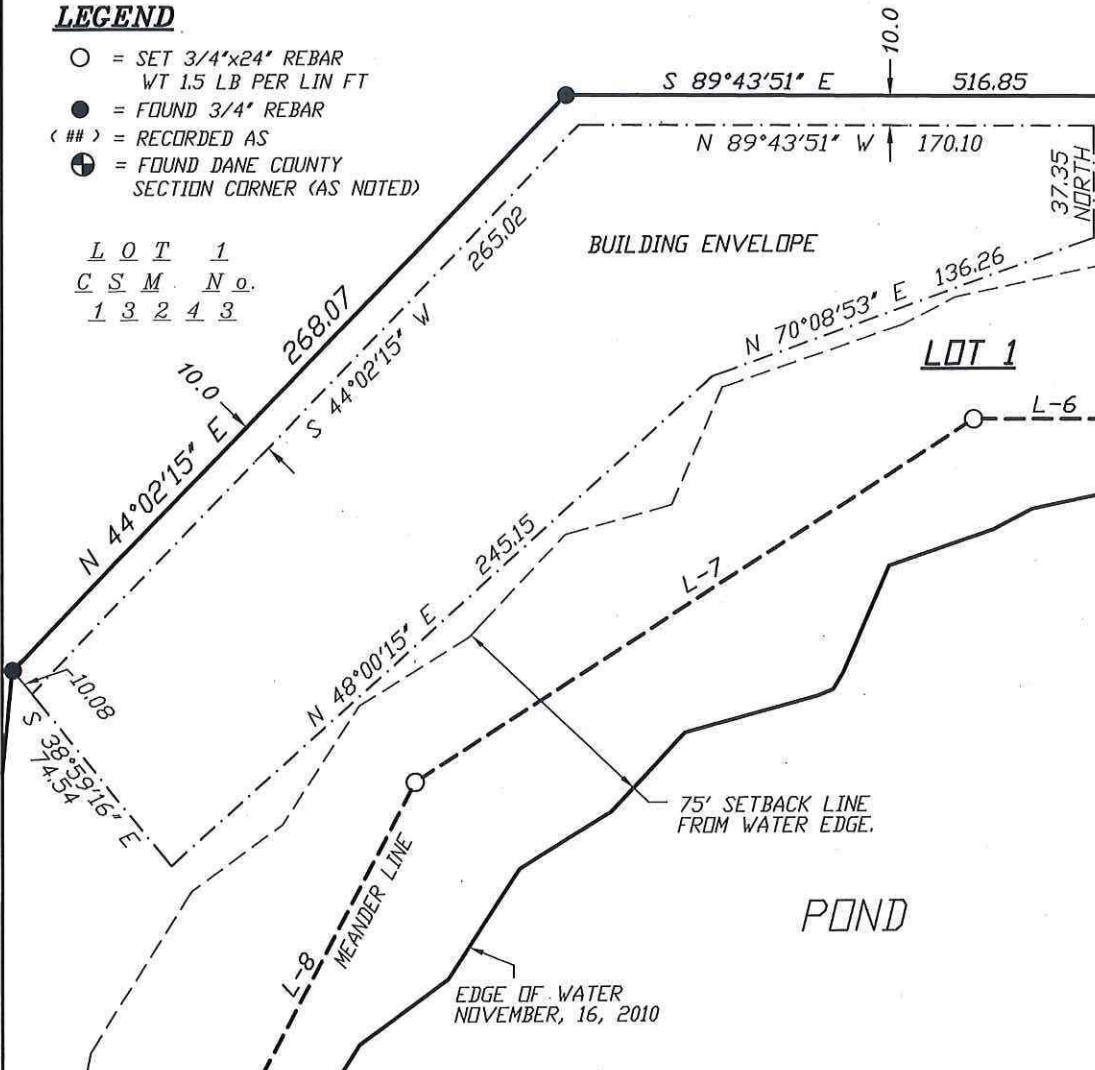
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### LEGEND

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WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)

L	O	T	1
C	S	M	N
1	3	2	4
3	2	4	3



SCALE 1" = 50'



BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE NW 1/4 OF SEC. 9-9-7  
LINE TO BEAR N 00°27'01" W

SURVEYORS SEAL





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Northwest 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

### SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in part of the Southwest 1/4 of the Northwest 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 9; thence N 00°27'01" W along the West line of the Northwest 1/4, 668.66 feet to the point of beginning.

thence continue N 00°27'01" W, 66.41 feet; thence S 89°26'30" E, 381.98 feet; thence N 05°43'22" E, 172.99 feet; thence N 44°02'15" E, 268.07 feet; thence S 89°43'51" E, 516.85 feet; thence S 31°39'00" E, 162.90 feet; thence S 01°38'30" W, 298.03 feet; thence N 89°26'30" W, 108.89 feet to the meander line; thence along said meander line for the next 5 course; thence N 00°24'55" W, 241.40 feet; thence N 48°32'45" W, 130.29 feet; thence N 89°41'15" W, 248.72 feet; thence S 57°07'19" W, 224.00 feet; thence S 27°36'15" W, 195.36 feet; thence West, 24.64 feet; thence S 80°18'21" W, 156.93 feet; thence N 89°26'30" W, 263.85 feet to the point of beginning. This parcel contains 207,675 sq. ft. or 4.77 acres and includes all that land lying between the meander line and the edge of pond. This parcel is also subject to a road right of way over the westerly side thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

### OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I 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 Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
DAHL HOMESTEAD LLC  
Authorized Representative

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

**SURVEYORS SEAL**

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Northwest 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

### TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Roxbury on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Robert Pings  
Town Clerk

### NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

### DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### REGISTER OF DEEDS:

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

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

### SURVEYORS SEAL

DOCUMENT NO. \_\_\_\_\_

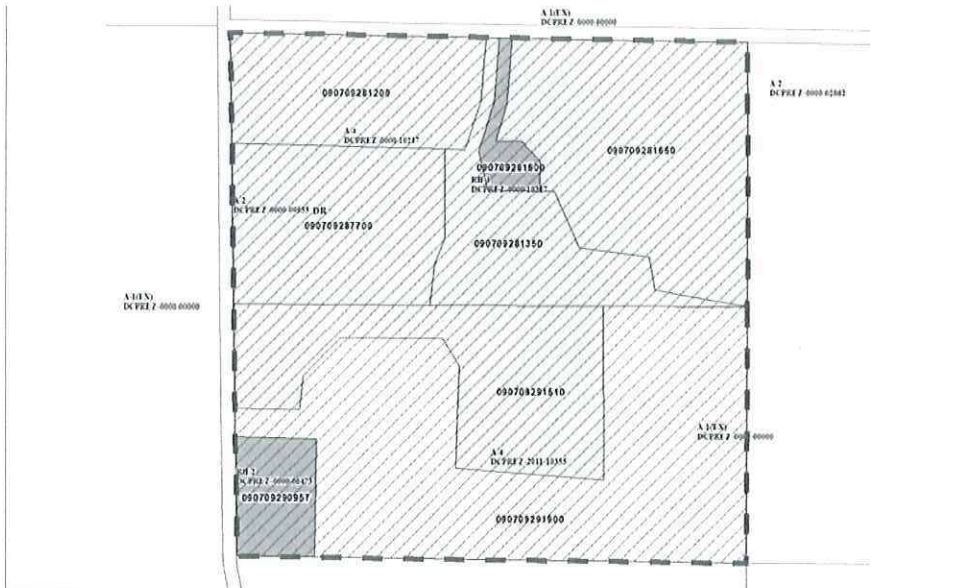
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Zach Dahl

<b>Town</b>	Roxbury	<b>A-1EX Adoption</b>	7/26/1978	<b>Orig Farm Owner</b>	Marcus Marx
<b>Section:</b>	09	<b>Density Number</b>	35	<b>Original Farm Acres</b>	156.28
<b>Density Study Date</b>	10/26/2017	<b>Original Splits</b>	4.47	<b>Available Density Unit(s)</b>	1




**Reasons/Notes:**

- [4] Original Housing Density Rights
- [-1] Rezone 10217
- [-1] Rezone 6473
- [-1] Rezone 9853
  
- [1] Housing Density Right Remains

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090709281500	2.35	CLINTON C PHILLIPS & LAUREN PHILLIPS	13033
090709281350	13.54	CLINTON C PHILLIPS & LAUREN PHILLIPS	13033
090709287700	19.31	JOSEPH S MARX & MICHELLE R MARX	12504
090709291510	22.02	MITCHELL J REIBLE & MARK A REIBLE	13243
090709281650	29.27	MITCHELL J REIBLE & MARK A REIBLE	13033
090709281200	16.19	MITCHELL J REIBLE & MARK A REIBLE	13033
090709291900	48.09	THOMAS DAHL	
090709290957	5.52	THOMAS DAHL	08125

**Parcel Number - 050/0907-092-9190-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 09 SW NW (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 09 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 9-9-7 PRT SW1/4NW1/4 & SE1/4NW1/4 DESCR AS COM W1/4 COR SEC 9 TH N0DEG27'01"W 603.41 FT TO POB TH CONT N0DEG27'01"W 635.70 FT TH N89DEG32'59"E 2639.94 FT TH S0DEG14'56"E 1287.14 FT TH N89DEG24'23"W 2181.22 FT TH N0DEG27'01"W 593.44 FT TH N88DEG09'03"W 454.92 FT TO POB EXC CSM 13243 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	DAHL HOMESTEAD LLC 	
Primary Address	<b>No parcel address available.</b>	
Billing Address	5009 VALLEY DR MCFARLAND WI 53558	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	48.000	
Land Value	\$50,900.00	
Improved Value	\$0.00	
Total Value	\$50,900.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

<b>Zoning</b>
A-1(EX)
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2018)** **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$50,900.00	\$0.00	\$50,900.00
<b>Taxes:</b>		\$809.61
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$809.61

**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	11/16/2017	5372331		

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: 0907-092-9190-0

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.



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 210 Martin Luther King Jr. Blvd  
 City-County Bldg. Room 116  
 Madison, WI 53703



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JOAN HORNUNG  
7439 STATE HIGHWAY 188  
SAUK CITY, WI 53583

HORNUNG LIVING TR, DENNIS W  
8807 HORNUNG RD  
SAUK CITY, WI 53583

HORNUNG LIVING TR, DENNIS W  
8807 HORNUNG RD  
SAUK CITY, WI 53583

DAHL HOMESTEAD LLC  
5009 VALLEY DR  
MCFARLAND, WI 53558

MITCHELL J REIBLE  
7344 INAMA RD  
SAUK CITY, WI 53583

L & S FARMS OF SAUK CITY LLP  
8706 COUNTY HIGHWAY Y  
SAUK CITY, WI 53583

DAHL HOMESTEAD LLC  
5009 VALLEY DR  
MCFARLAND, WI 53558

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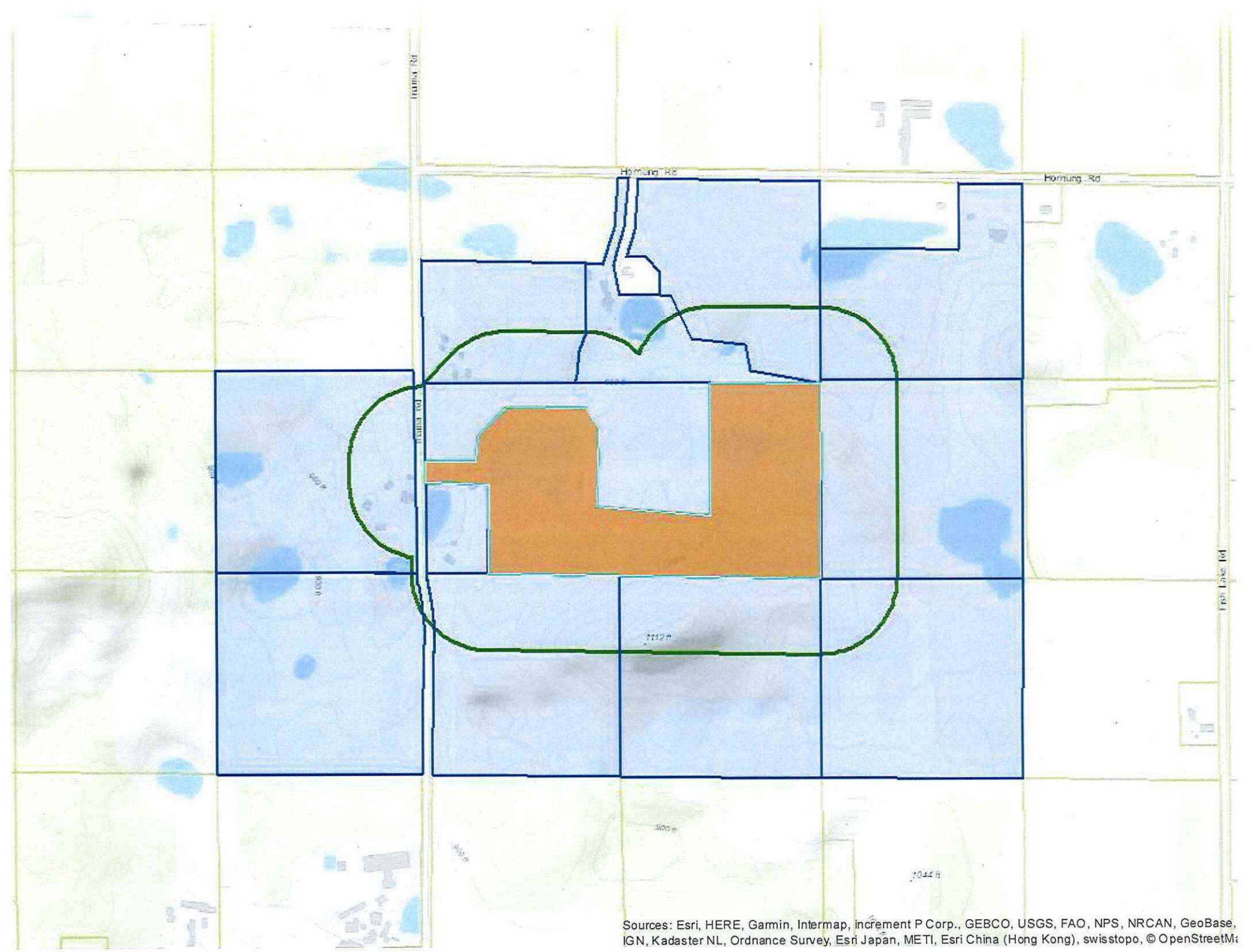
CLINTON C PHILLIPS  
8895 HORNUNG RD  
SAUK CITY, WI 53583

JOSEPH S MARX  
7680 INAMA RD  
SAUK CITY, WI 53583

JOAN HORNUNG  
7439 STATE HIGHWAY 188  
SAUK CITY, WI 53583

MITCHELL J REIBLE  
8990 MACK RD  
SAUK CITY, WI 53583





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap