

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/15/2020	DCPREZ-2020-11526
Public Hearing Date	C.U.P. Number
03/24/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BROCKMANN REV LIVING TR, CLEO I	PHONE (with Area Code) (608) 712-2617	AGENT NAME JIM GAVIN	PHONE (with Area Code) (608) 963-8807
BILLING ADDRESS (Number & Street) 120 W DIVISION ST		ADDRESS (Number & Street) 296 E MAIN ST	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) REEDSBURG, WI 53959	
E-MAIL ADDRESS		E-MAIL ADDRESS JIM@GAVINBROS.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	
9755 STATE HIGHWAY 19					
TOWNSHIP MAZOMANIE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-123-8500-3					

REASON FOR REZONE	CUP DESCRIPTION
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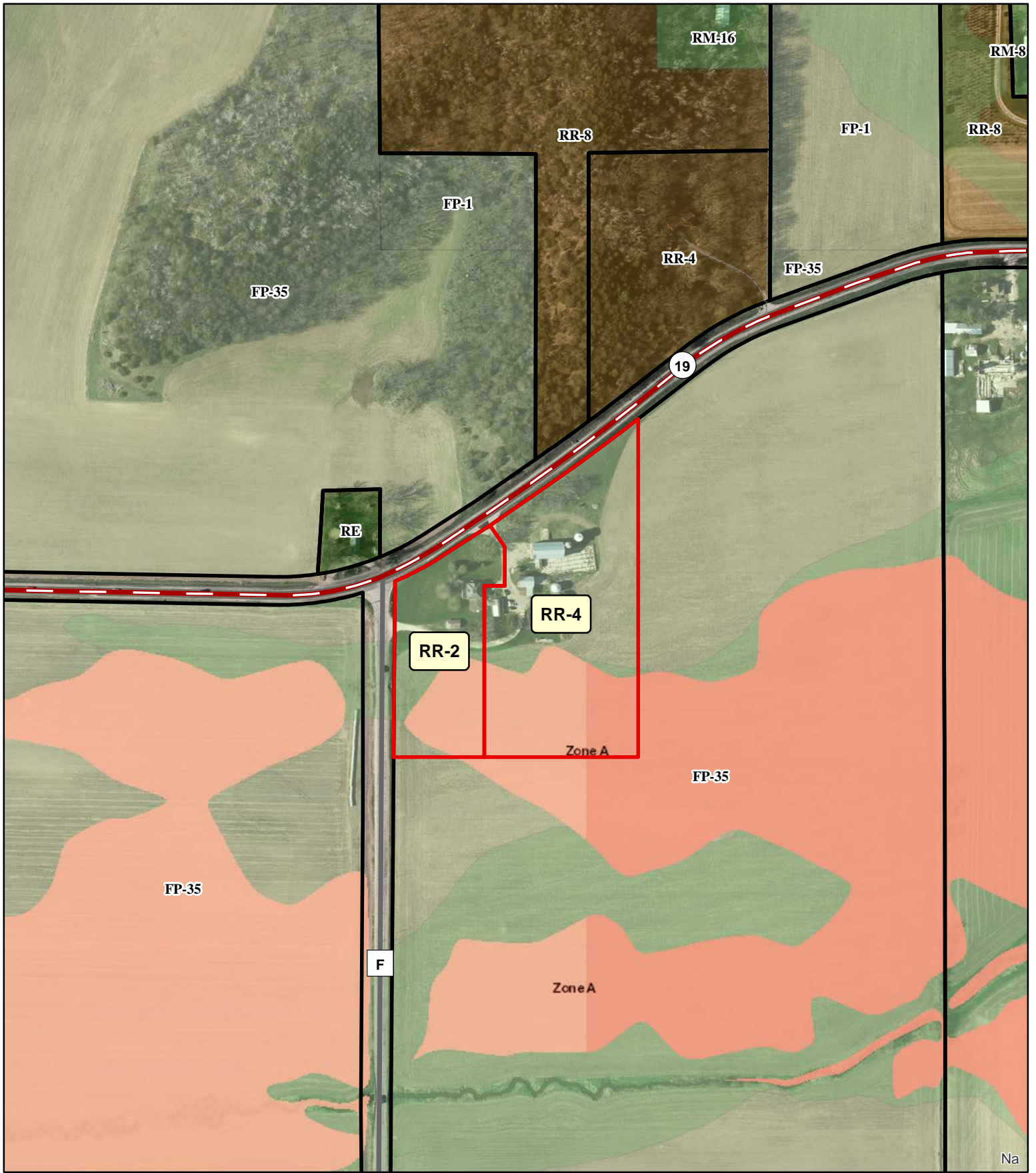
CREATING TWO RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.33		
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	5.32		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>VR</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>VR</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>VR</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>James R. Brockmann</i> JAMES R. BROCKMANN
---	--	--	----------------------------------	---

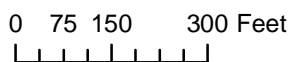
PRINT NAME:
James R. Brockmann

DATE:
1/15/20



Legend

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



Petition 11526
 BROCKMANN REV LIVING
 TR, CLEO I

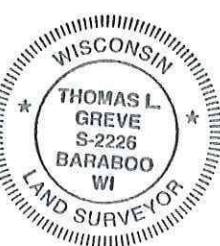
As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53091
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 819-442



DRAFTED BY: A. MAST

CHECKED BY: JG

PROJ. 819-442

DWG. 819-442

SHEET 1 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12, T. 8 N, R. 6 E, TOWN OF MAZOMANIE
DANE COUNTY, WISCONSIN.

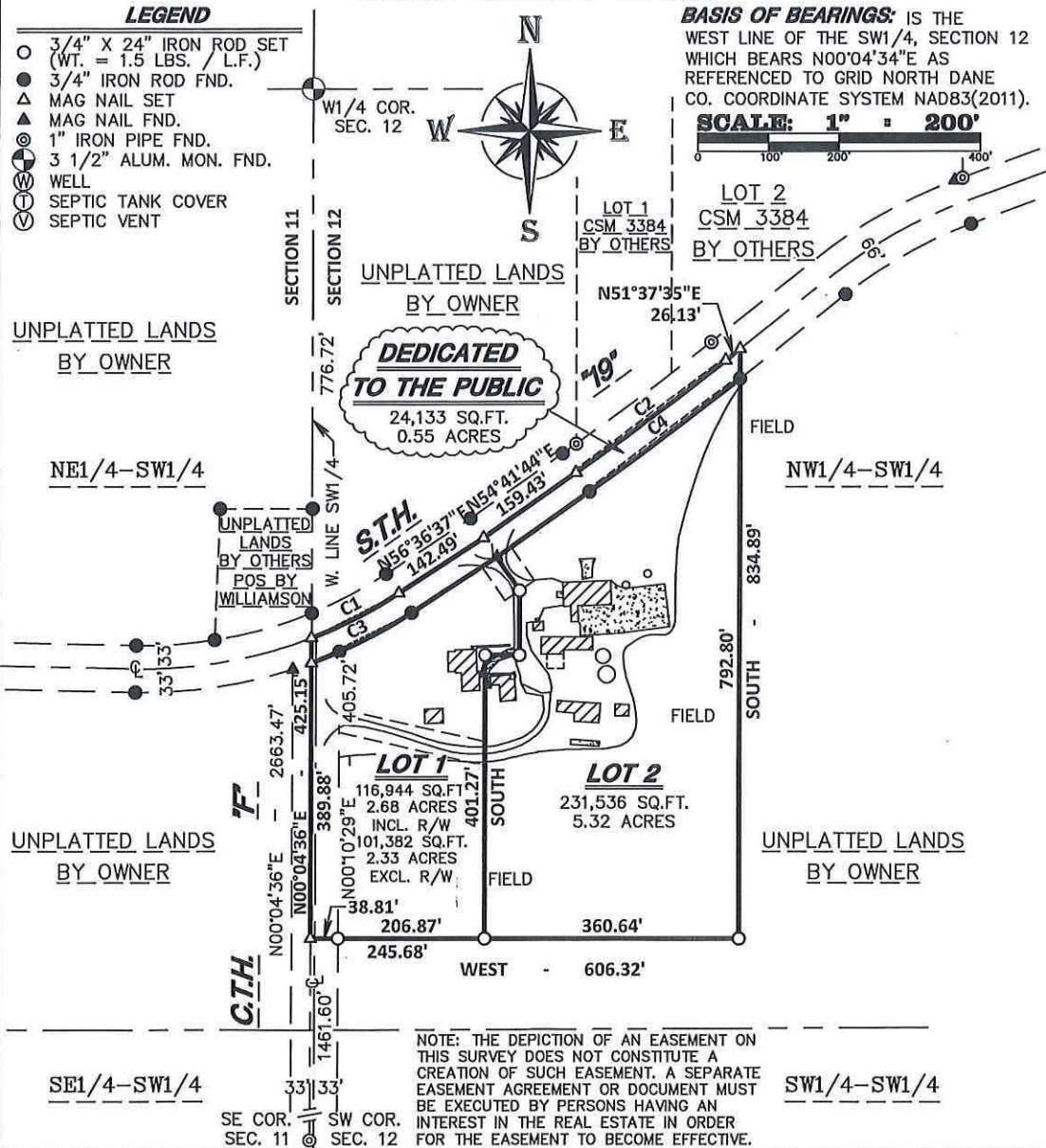
CONTAINING 372,613 SQ.FT. 8.55 ACRES

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ▲ MAG NAIL FND.
- ⊙ 1" IRON PIPE FND.
- ⊗ 3 1/2" ALUM. MON. FND.
- ⊕ WELL
- ⊖ SEPTIC TANK COVER
- ⊙ SEPTIC VENT

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 12 WHICH BEARS N00°04'34"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 200'



NOTE: THE DEPICTION OF AN EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

OWNER: BROCKMANN REVOCABLE LIVING TRUST
120 WEST DIVISION STREET
MAZOMANIE, WI 53560

CLIENT: GAVIN BROS. AUCTIONEERS, LLC
296 EAST MAIN STREET
REEDSBURG WI 53959

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

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DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-442

DWG. 819-442 SHEET 2 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12, T. 8 N, R. 6 E, TOWN OF MAZOMANIE
DANE COUNTY, WISCONSIN.

CONTAINING 372,613 SQ.FT. 8.55 ACRES

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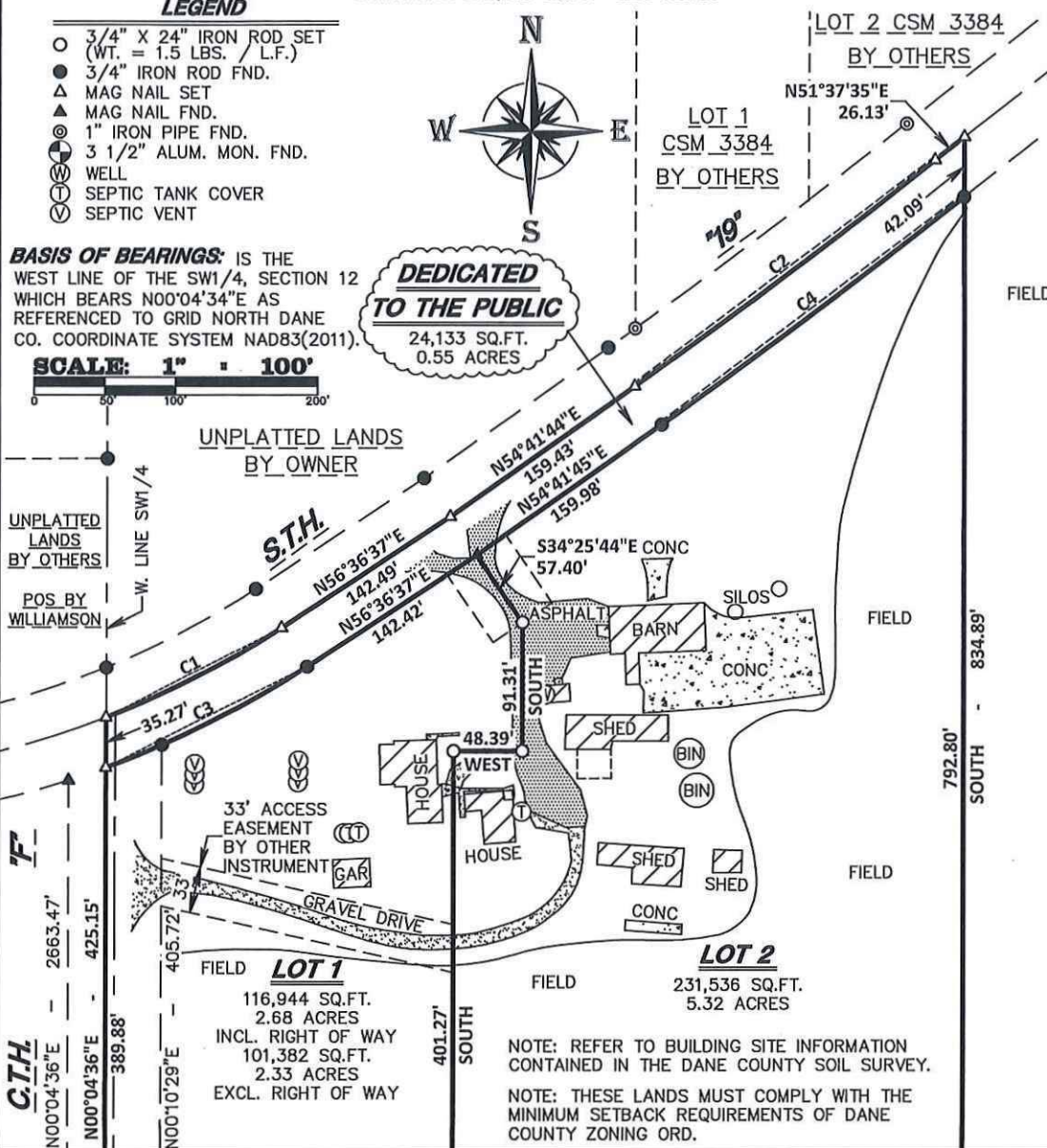


BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 12 WHICH BEARS N00°04'34"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 100'



DEDICATED TO THE PUBLIC
24,133 SQ.FT.
0.55 ACRES



NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
NOTE: THESE LANDS MUST COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS OF DANE COUNTY ZONING ORD.

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CHECKED BY: IG

PROJ. 819-442

DWG. 819-442 SHEET 3 OF 5

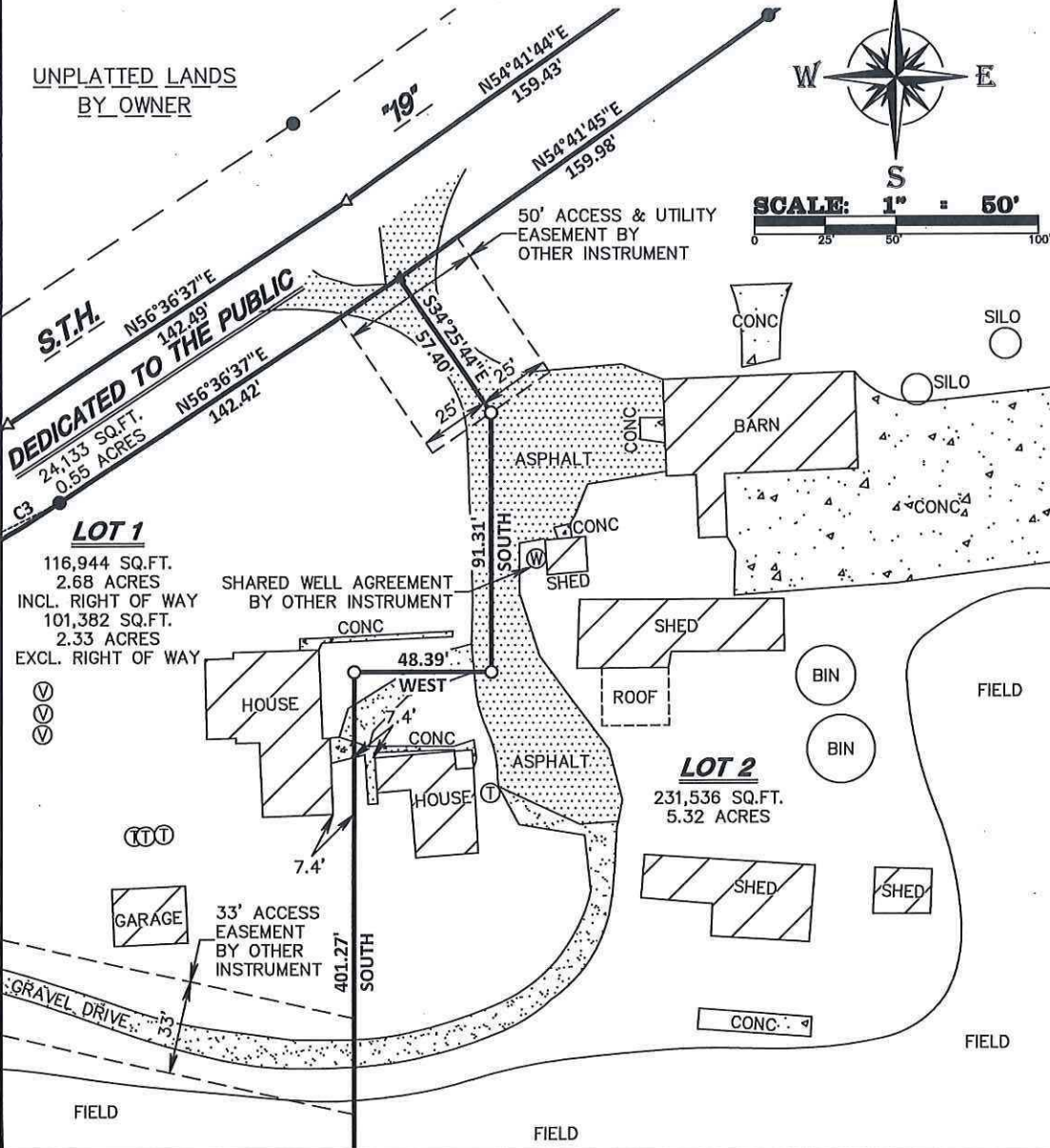
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

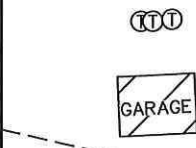
Volume _____, Page _____

BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12, T. 8 N, R. 6 E, TOWN OF MAZOMANIE
DANE COUNTY, WISCONSIN.

CONTAINING 372,613 SQ.FT. 8.55 ACRES



LOT 1
116,944 SQ.FT.
2.68 ACRES
INCL. RIGHT OF WAY
101,382 SQ.FT.
2.33 ACRES
EXCL. RIGHT OF WAY



GRAVEL DRIVE

OWNER: BROCKMANN REVOCABLE LIVING TRUST
120 WEST DIVISION STREET
MAZOMANIE, WI 53560

CLIENT: GAVIN BROS. AUCTIONEERS, LLC
296 EAST MAIN STREET
REEDSBURG WI 53959

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SILVER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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DANE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12, T. 8 N, R. 6 E, TOWN OF MAZOMANIE
 DANE COUNTY, WISCONSIN.**

CONTAINING 372,613 SQ.FT. 8.55 ACRES

SURVEYOR'S CERTIFICATE

I, THOMAS L. GREVE, Professional Land Surveyor, do hereby certify that by the order of Gavin Bros. Auctioneers, LLC, I have surveyed, monumented, mapped and divided a part of the Northwest Quarter of the Southwest Quarter of Section 12, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 12;
 thence North 00°04'36" East along the West line of the Southwest Quarter of Section 12, 1,461.60 feet to the point of beginning;
 thence continuing North 00°04'36" East along the West line of the Southwest Quarter of Section 12, 425.15 feet to a point in the centerline of State Trunk Highway 19;
 thence Northeasterly along a 650.00 foot radius curve to the left in the centerline of State Trunk Highway 19 having a central angle of 12°15'56" and whose long chord bears North 62°44'35" East, 138.88 feet;
 thence North 56°36'37" East along the centerline of State Trunk Highway 19, 142.49 feet;
 thence North 54°41'45" East along the centerline of State Trunk Highway 19, 159.43 feet;
 thence Northeasterly along a 4,962.47 foot radius curve to the left in the centerline of State Trunk Highway 19 having a central angle of 03°04'09" and whose long chord bears North 53°09'40" East, 265.79 feet;
 thence North 51°37'36" East along the centerline of State Trunk Highway 19, 26.13 feet;
 thence South, 834.89 feet;
 thence West, 606.32 feet to the point of beginning.
 Containing 372,613 square feet, (8.55 acres), more or less. Being subject to County Trunk Highway F right-of-way along the Westerly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Section AE 7 of the Wisconsin Administration Code, Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance to the best of my knowledge and belief.

THOMAS L. GREVE
 Professional Land Surveyor, No. 2226
 Dated: January 13, 2020
 File No. 819-442

C1	C2	C3	C4
DELTA = 12°15'56"	DELTA = 03°04'09"	DELTA = 13°20'08"	DELTA = 03°04'09"
ARC = 139.15	ARC = 265.83	ARC = 158.97	ARC = 267.59
RAD = 650.00	RAD = 4962.47	RAD = 683.00	RAD = 4995.47
BEARING = N62°44'35"E	BEARING = N53°09'40"E	BEARING = N63°16'40"E	BEARING = N53°09'40"E
DIST = 138.88	DIST = 265.79	DIST = 158.61	DIST = 267.56

OWNER: BROCKMANN REVOCABLE LIVING TRUST
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CLIENT: GAVIN BROS. AUCTIONEERS, LLC
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 REEDSBURG WI 53959

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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DRAFTED BY: A. MAST
 CHECKED BY: IG
 PROJ. 819-442
 DWG. 819-442 SHEET 5 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12, T. 8 N, R. 6 E, TOWN OF MAZOMANIE
 DANE COUNTY, WISCONSIN.**

CONTAINING 372,613 SQ.FT. 8.55 ACRES

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map. I/we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20____.

STATE of WISCONSIN)
 SS)
 COUNTY OF _____)

Personally came before me this _____ day of _____, _____, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____, _____ County, WI My commission expires: _____
 Notary Public

TOWN BOARD RESOLUTION

RESOLVED THAT this certified survey map in the Town of Mazomanie, _____, Owner(s), is hereby approved by the Town Board.

_____, _____ Dated this _____ day of _____, 20____.
 Town Chairperson

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of Mazomanie.

_____, _____ Dated this _____ day of _____, 20____.
 Town Clerk

APPROVED for recording per Dane County Zoning and Land Regulation Committee.

Action of _____, 20____.

Daniel Everson, Authorized Representative

Received for record this _____ day of _____, 20____, at _____ o'clock ____M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Page _____.

Document No. _____

Kristi Chlebowski
 Dane County Register of Deeds

OWNER: BROCKMANN REVOCABLE LIVING TRUST
 120 WEST DIVISION STREET
 MAZOMANIE, WI 53560

CLIENT: GAVIN BROS. AUCTIONEERS, LLC
 296 EAST MAIN STREET
 REEDSBURG WI 53959



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	<u>Brockmann Rev. Living Trust</u>	Agent's Name	<u>Jim Gavin</u>
Address	<u>9755 State Road 19</u>	Address	<u>296 E. Main St</u>
Phone	<u>Mazomanie WI 53560</u> <u>(608) 712-2617 (Ranky)</u>	Phone	<u>Reedsburg WI 53459</u> <u>608-963-8807</u>
Email		Email	<u>Jim@gavinbros.com</u>

Town: Mazomanie Parcel numbers affected: 034/0806-123-8500-3

Section: 19 Property address or location: 9755 State Road 19 Mazomanie

Zoning District change: (To / From / # of acres) From FP-35 to Residential, 5 Acres
Lot 1 to RR-2 Lot 2 to RR-4

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:
Create 2 residential lots for existing residences to facilitate
sub dividing farm for sale of portion north of STH 19 to
Dane County. Remaining farm south of STH 19 will be 35+ ac
parcels


I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 8/15/2019

Parcel Number - 034/0806-123-8500-3

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MAZOMANIE	
State Municipality Code	034	
PLSS (T,R,S,QQ,Q)	08N 06E 12 NW SW (Click link above to access images for Qtr-Qtr)	
Section	08N 06E 12 (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 12-8-6 NW1/4 SW1/4 EXC CSM 3384 SUBJ TO ESMT TO WIS POWER & LIGHT CO IN R4558/55 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	BROCKMANN REV LIVING TR, CLEO I	
Primary Address	9755 STATE HIGHWAY 19	
Billing Address	120 W DIVISION ST MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G7	
Assessment Acres	35.000	
Land Value	\$77,200.00	
Improved Value	\$245,100.00	
Total Value	\$322,300.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
FP-35 DCPREZ-2019-00009
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

District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Information

- E-Statement
- E-Bill
- E-Receipt
- Pay Taxes Online

«
< Newer
Older >
»

Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$77,200.00	\$245,100.00	\$322,300.00
Taxes:		\$5,216.51
Lottery Credit(-):		\$211.29
First Dollar Credit(-):		\$76.15
Specials(+):		\$8.67
Amount:		\$4,937.74
2019 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	01/10/2019	5464745		

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: 0806-123-8500-3

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



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BROCKMANN REV LIVING TR, ...
120 W DIVISION ST
MAZOMANIE, WI 53560

CHARLES W STAMPFLI
JEANETTE K STAMPFLI
9714 STATE HIGHWAY 19
MAZOMANIE, WI 53560

FRANK R HOLZMAN
DONNA J HOLZMAN
5899 BEUTHIN RD
MAZOMANIE, WI 53560

BROCKMANN REV LIVING TR, ...
120 W DIVISION ST
MAZOMANIE, WI 53560

BROCKMANN REV LIVING TR, ...
120 W DIVISION ST
MAZOMANIE, WI 53560

RICHARD J KERSTEN
CAROL J KERSTEN
PO BOX 514
MAZOMANIE, WI 53560

DAVID GEORGE MUELLER
ELKE PATRICIA MUELLER
9726 STATE HIGHWAY 19
MAZOMANIE, WI 53560

RODNEY A HANKINS
9684 STATE HIGHWAY 19
MAZOMANIE, WI 53560

BROCKMANN REV LIVING TR, ...
120 W DIVISION ST
MAZOMANIE, WI 53560

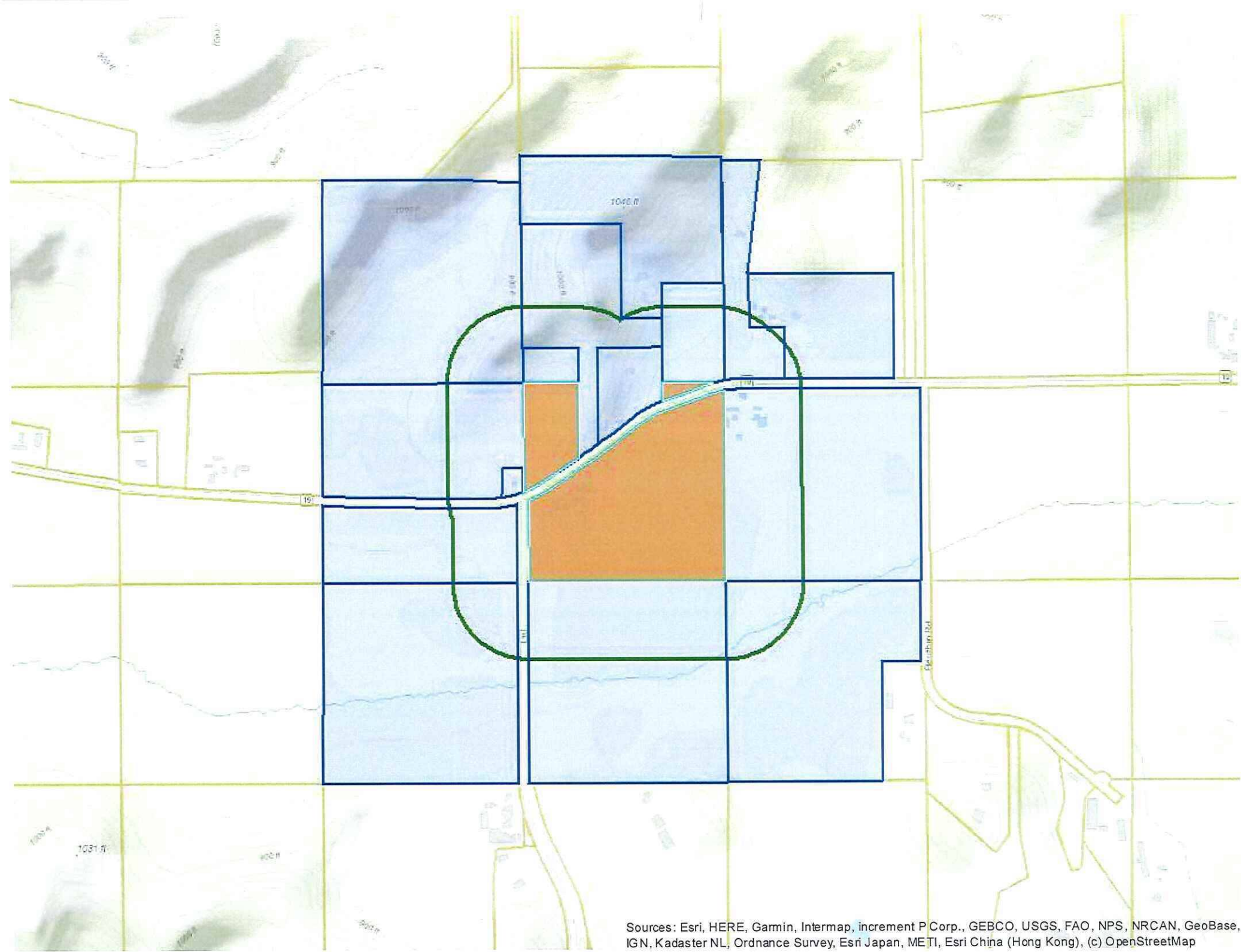
FRANK R HOLZMAN
DONNA J HOLZMAN
5899 BEUTHIN RD
MAZOMANIE, WI 53560

DANE COUNTY
RM 114 210 MARTIN LUTHER KI...
MADISON, WI 53703

BROCKMANN REV LIVING TR, ...
120 W DIVISION ST
MAZOMANIE, WI 53560

BROCKMANN REV LIVING TR, ...
120 W DIVISION ST
MAZOMANIE, WI 53560

CHARLES W STAMPFLI
JEANETTE K STAMPFLI
9714 STATE HIGHWAY 19
MAZOMANIE, WI 53560



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), (c) OpenStreetMap

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2020-11526
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 9755 STATE HIGHWAY 19, TOWN OF MAZOMANIE, WI 53560

Receipt No.	947167					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	3325	\$395.00	01/15/2020	HJH3		

Owner Info.: BROCKMANN REV LIVING TR, CLEO I
120 W DIVISION ST
MAZOMANIE, WI 53560

Work Description: REZONE TO PLACE 2 EXISTING SINGLE FAMILY RESIDENTS ON NEW LOTS
TO FACILITY SALE OF FARM