

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/20/2015	DCPREZ-2015-10905
Public Hearing Date	C.U.P. Number
10/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN EDERER	PHONE (with Area Code) (608) 438-7501	AGENT NAME RAMAKER & ASSOCIATES, INC	PHONE (with Area Code) (608) 643-4100
BILLING ADDRESS (Number & Street) 2101 HANKSFIELD PLACE 2101 HANKSFIELD PLACE		ADDRESS (Number & Street) 855 COMMUNITY DRIVE	
(City, State, Zip) PRAIRIE DU SAC, WI 53578		(City, State, Zip) SAUK CITY, WI 53583	
E-MAIL ADDRESS markederer@gmail.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	
8600 HORUNIG RD					
TOWNSHIP ROXBURY	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-101-8500-5		0907-101-9000-8			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND EXISTING RESIDENTIAL DISTRICT BACK TO AGRICULTURE				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.0		
R-1A Residence District	A-1Ex Exclusive Ag District	0.98		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Mark Ederer</i>
Applicant Initials <i>ME</i>	Applicant Initials <i>ME</i>	Applicant Initials <i>ME</i>		PRINT NAME: Mark Ederer
				DATE: 8-20-2015



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>JOHN EDERER</u>	Agent's Name	<u>RAMAKER & ASSOCIATES, INC.</u>
Address	<u>2101 HANKSFIELD PLACE PRAIRIE DU SAC, WI 53578</u>	Address	<u>855 COMMUNITY DRIVE SAUK CITY, WI 53583</u>
Phone	<u>(608) 438-7505 608-438-7501</u>	Phone	<u>(608) 643-4100</u>
Email	<u>JOHN@AMERICAN-DATA.COM, markederer@gmail.com</u>	Email	<u></u>

Town: Roxbury Parcel numbers affected: 090710185005, 0907-101-9000-8

Section: 10 Property address or location: 8600 HORUNG RD, SAUK CITY, WI 53583

Zoning District change: (To / From / # of acres) RH-2 FROM A-1 (EX) 5 ACRES
To R-1A from To A-1ex From R-1A 0.98

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:

Rezone 5 acres of A-1 (EX) to RH-2 for single family dwelling.
Existing R-1A, 0.98 acres to be rezoned to A-1(EX) parcel number
DCPREZ-0000-03214.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 08/20/2015

ZONING ORDINANCE AMENDMENT NO. 3214

Amending Section 10.03 relating to Zoning Districts in the Town of

ROXBURY

The Dane County Board of Supervisors does ordain as follows:

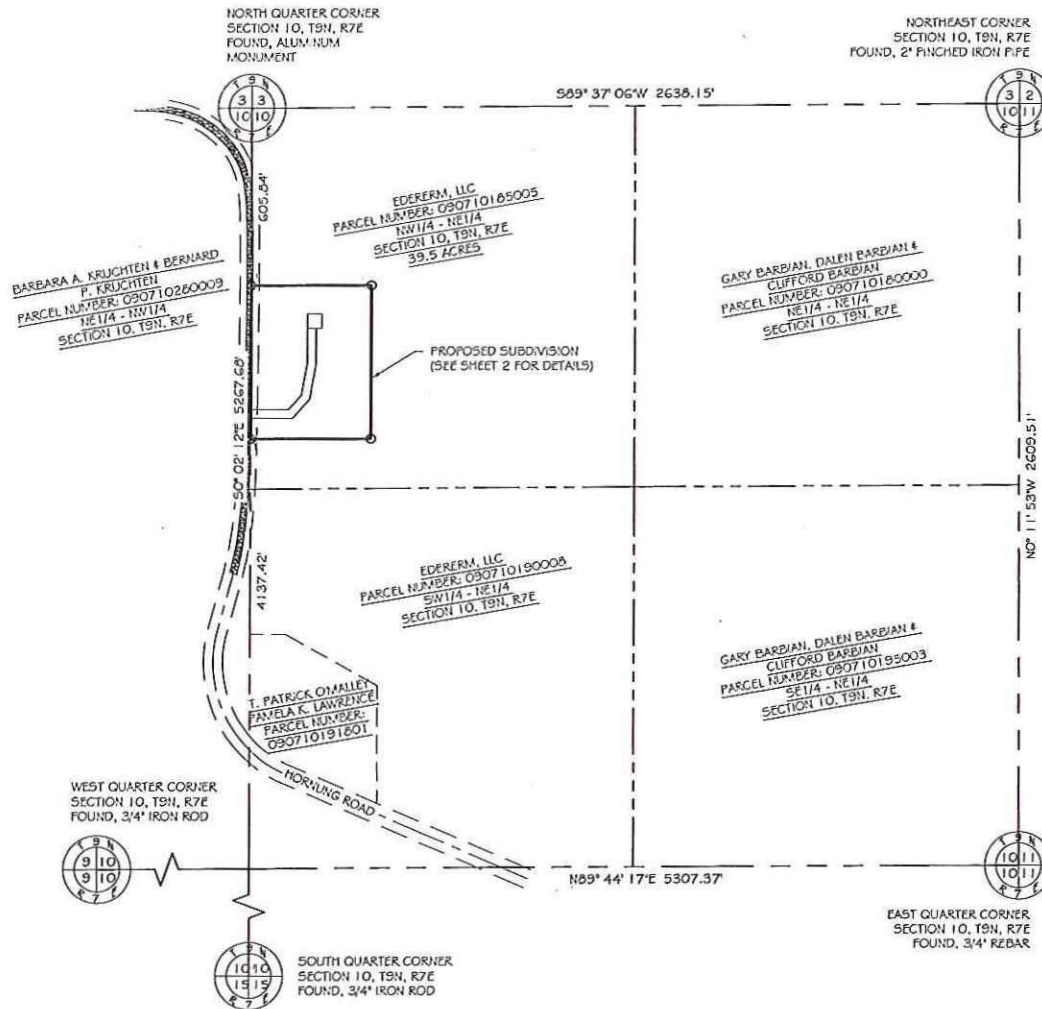
That the Zoning District Maps of the Town of Roxbury be amended to include in the R-1A Residence district the following described land:

Part of the SW 1/4 NE 1/4 of Section 10, Town of Roxbury described as follows: Commencing at the North quarter corner of said Section 10, thence S 00° 10' 22" E, 1800 feet; thence N 89° 49' 38" E, 121.57 feet; thence S 61° 00' 14" E, 275.20 feet to the point of beginning; thence continue S 61° 00' 14" E, 90.00 feet; thence East, 70.00 feet; thence North 300.00 feet; thence West 150.5 feet; thence Southerly to the point of beginning.

EFFECTIVE: JUN 13 1984

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 10, T9N, R7E,
 TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



LEGEND

- EXISTING
 - - - - - RIGHT-OF-WAY LINE
 - - - - - LOT LINE
- PROPOSED
 _____ BOUNDARY LINE
 ● P.O.B.
 ○ SET 3/4" DIA. IRON ROD, 24" LONG
 WEIGHING 1.5#LF

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2015 AT
 O'CLOCK _____ M.
 AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS
 OF DANE COUNTY, ON PAGES _____.



1120 Dallas Street, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com



NORTH

BEARINGS REFERENCED TO THE WEST
 LINE OF THE NW 1/4 OF THE NE 1/4 OF
 SECTION 10, T9N, R7E. MEASURED
 TO BEAR N0° 02' 12" W.

0 250 500 750 1000
 SCALE: 1" = 500 Feet

PREPARED FOR:
 JOHN EDERER
 2101 HANKSFIELD PLACE
 PRAIRIE DU SAC, WI 53578

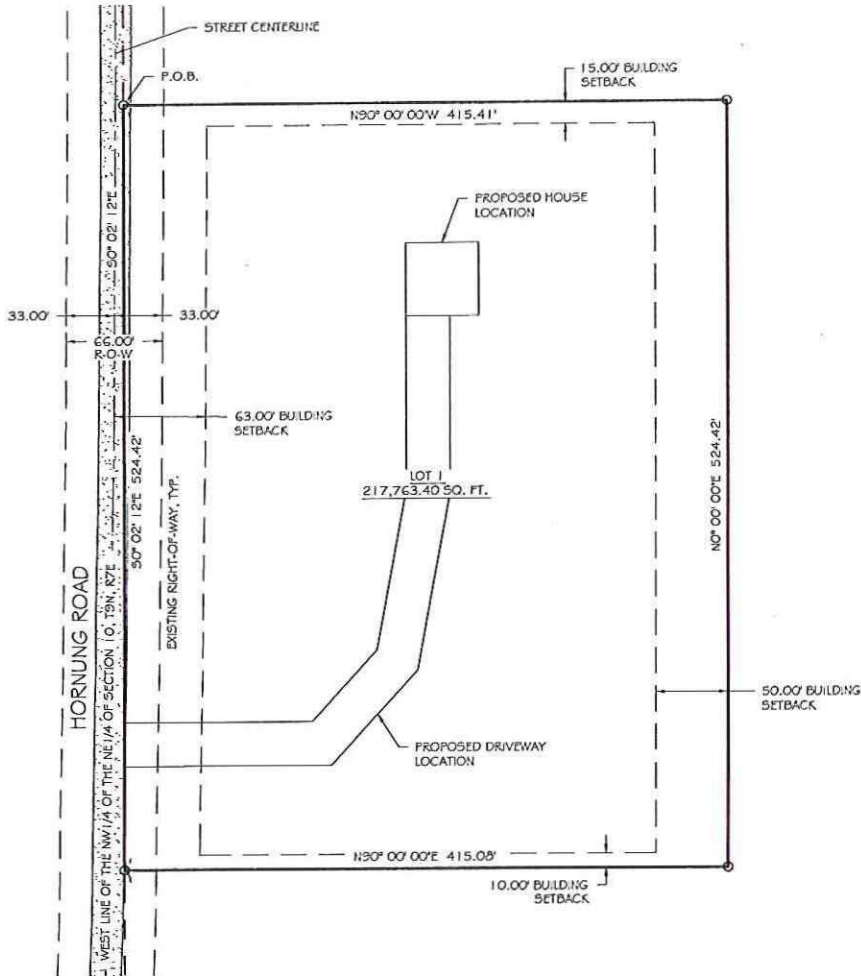
PREPARED BY:
 RAMAKER & ASSOCIATES, INC.
 1120 DALLAS STREET
 SAUK CITY, WI 53583
 PHONE: 608-643-4100
 R&A PROJECT NO.: 31115
 R&A DOC. NO.: 20155-143

SHEET 1 OF 3

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 10, T9N, R7E,
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



LEGEND

- | | |
|-----|----------------------------------|
| --- | EXISTING |
| --- | RIGHT-OF-WAY LINE |
| --- | LOT LINE |
| --- | PROPOSED |
| --- | BOUNDARY LINE |
| ○ | P.O.B. |
| ○ | POINT OF BEGINNING |
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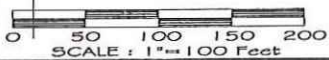


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NORTH

BEARINGS REFERENCED TO THE WEST
LINE OF THE NW1/4 OF THE NE1/4 OF
SECTION 10, T9N, R7E. MEASURED
TO BEAR N0° 02' 12" W.



PREPARED FOR:
JOHN EDERER
2101 HANKSFIELD PLACE
PRAIRIE DU SAC, WI 53578

PREPARED BY:
RAMAKER & ASSOCIATES, INC.
1120 DALLAS STREET
SAUK CITY, WI 53583
PHONE: 608-643-4100
R&A PROJECT NO.: 31115
R&A DOC. NO.: 20155-143

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2015 AT
O'CLOCK _____ M.
AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS
OF DANE COUNTY, ON PAGES _____.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 10, T9N, R7E,
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED AS BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN, BEING BOUND BY A LINE DESCRIBED AS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE 50° 02' 12"E, 605.84 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) OF SAID SECTION 10 TO THE POINT OF BEGINNING; THENCE CONTINUE 50° 02' 12"E, 524.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) OF SAID SECTION 10; THENCE N90° 00' 00"E, 415.08 FEET; THENCE N0° 00' 00"E, 524.42 FEET; THENCE N90° 00' 00"W, 415.41 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

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 HEREIN AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

I HAVE BEEN AUTHORIZED BY EDERERM, LLC, OWNER, TO SURVEY, MONUMENT, MAP AND DESCRIBE THE LAND SHOWN ON THIS CERTIFIED SURVEY MAP.

TOMAS A. TORO-SANTOS, PLS
PROFESSIONAL LAND SURVEYOR NUMBER: 3034-B
AUGUST 19, 2015

OWNERS CERTIFICATE

AS OWNERS, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON PER WIS. STATS. 236.21(2) AND 236.29. WE 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.

DATED THIS _____ DAY OF _____, 2015.

JOHN E. EDERER, SIGNING AS REPRESENTATIVE OF EDERERM, LLC

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED OWNERS, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DANE COUNTY CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF _____

BY: _____
AUTHORIZED REPRESENTATIVE

TOWN OF ROXBURY CERTIFICATE

APPROVED FOR RECORDING PER THE TOWN OF ROXBURY.

DATE: _____
ROBERT PINGS, TOWN CLERK
TOWN OF ROXBURY, DANE COUNTY WISCONSIN

PREPARED FOR:
JOHN EDERER
2101 HANKSFIELD PLACE
PRAIRIE DU SAC, WI 53578

PREPARED BY:
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RAMAKER
& ASSOCIATES, INC.

SHEET 3 OF 3