

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/16/2019	DCPREZ-2019-11439
Public Hearing Date	C.U.P. Number
07/23/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEO G WIPPERFURTH	PHONE (with Area Code)	AGENT NAME GARY WIPPERFURTH	PHONE (with Area Code) (608) 212-0405
BILLING ADDRESS (Number & Street) 8253 COUNTY HIGHWAY V		ADDRESS (Number & Street) 8194 COUNTY HIGHWAY V	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) SAUK CITY, WI 53583	
E-MAIL ADDRESS		E-MAIL ADDRESS WIPPSFARM@YAHOO.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	
8253 COUNTY HIGHWAY V		8253 COUNTY HIGHWAY V			
TOWNSHIP ROXBURY	SECTION 23	TOWNSHIP ROXBURY	SECTION 23	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-231-9000-1		0907-231-9501-0			

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1A Residence District	1.19		
FP-35 (General Farmland Preservation) District	RR-1 (Rural Residential, 1 to 2 acres) District	1.19		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>LW</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>LW</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>LW</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <i>Gary Wipperfurth</i>
				DATE: <i>5-16-19</i>



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>Leo Wipperfurth</u>	Agent's Name	<u>Gary Wipperfurth</u>
Address	<u>8253 CTH V</u>	Address	<u>8194 CTH V</u>
Phone	<u>Sauk city WI 53583</u>	Phone	<u>Sauk city WI 53583</u>
Email		Email	<u>608-212-0405</u> <u>wippsfarm@yahoo.com</u>

Town: Roxbury Parcel numbers affected: 0907-231-9000-1 + 9501-0

Section: 23 Property address or location:

Zoning District change: (To / From / # of acres) RR1 From A1 / 1.31

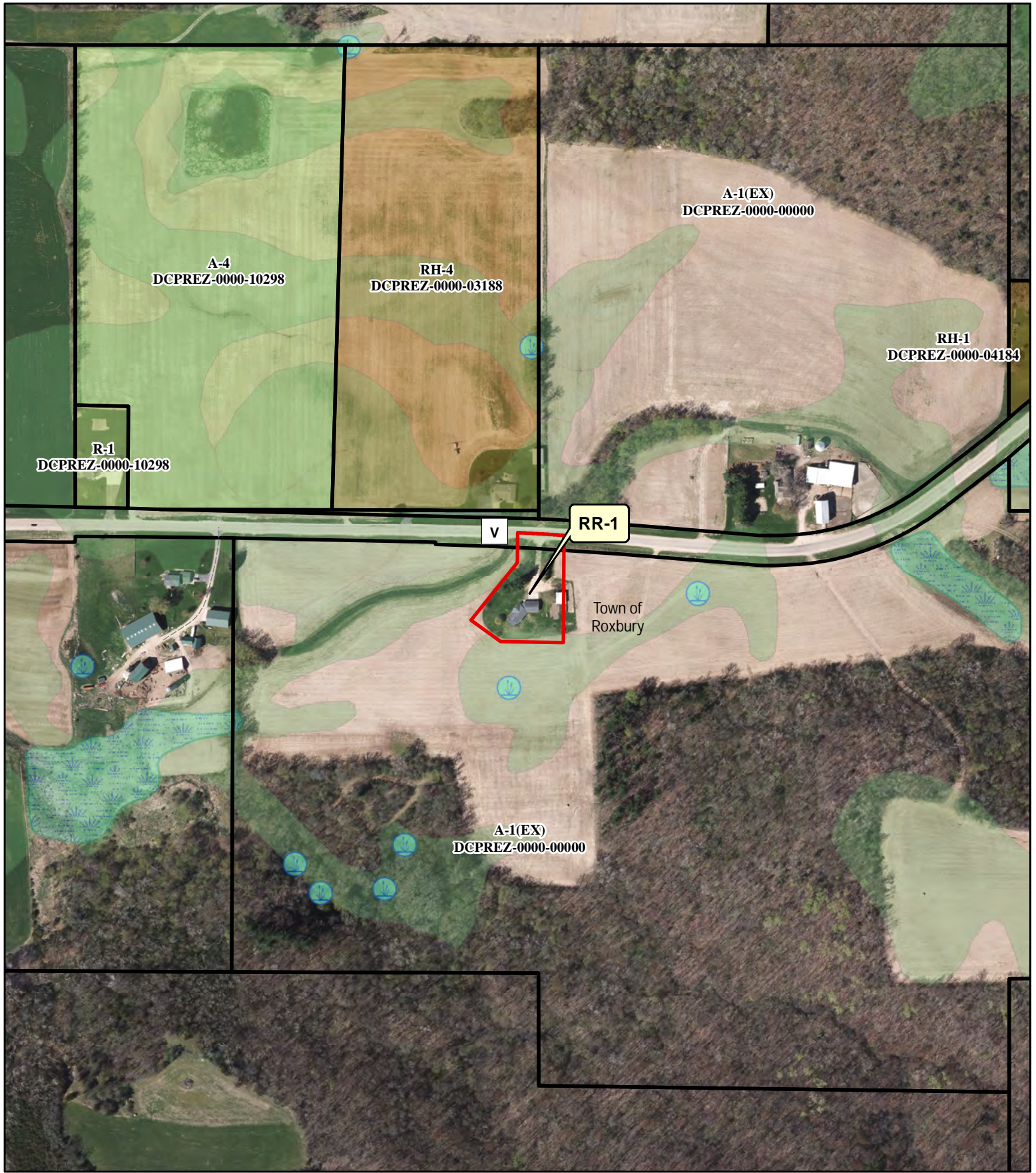
Soil classifications of area (percentages) Class I soils: _____% Class II soils: 10% Other: 90%

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:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Gary Wipperfurth

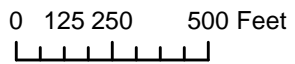
Date: 5-16-19



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11439
LEO G WIPPERFURTH

GARY A WIPPERFURTH
8194 COUNTY HIGHWAY V
SAUK CITY, WI 53583

LEO G WIPPERFURTH
8253 COUNTY HIGHWAY V
SAUK CITY, WI 53583

GARY A WIPPERFURTH
8194 COUNTY HIGHWAY V
SAUK CITY, WI 53583

DOUBLE N BREUNIG LLC
8285 COUNTY HIGHWAY V
SAUK CITY, WI 53583

MERLIN E BREUNIG
8272 COUNTY HIGHWAY V
SAUK CITY, WI 53583

DOUBLE N BREUNIG LLC
8285 COUNTY HIGHWAY V
SAUK CITY, WI 53583

DOUBLE N BREUNIG LLC
8285 COUNTY HIGHWAY V
SAUK CITY, WI 53583

DENNIS L GREIBER
8350 COUNTY HIGHWAY V
SAUK CITY, WI 53583

ERVIN C BREUNIG
8998 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

LEO G WIPPERFURTH
8253 COUNTY HIGHWAY V
SAUK CITY, WI 53583

ERVIN C BREUNIG
8998 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

DOUBLE N BREUNIG LLC
8285 COUNTY HIGHWAY V
SAUK CITY, WI 53583

ERVIN C BREUNIG
8998 COUNTY HIGHWAY Y
SAUK CITY, WI 53583

BREUNIG REV LIVING TR, ALLAN G & LORA S
8080 COUNTY HIGHWAY V
SAUK CITY, WI 53583

KENNETH W MEINHOLZ
8312 COUNTY HIGHWAY V
SAUK CITY, WI 53583

LEO G WIPPERFURTH
8253 COUNTY HIGHWAY V
SAUK CITY, WI 53583

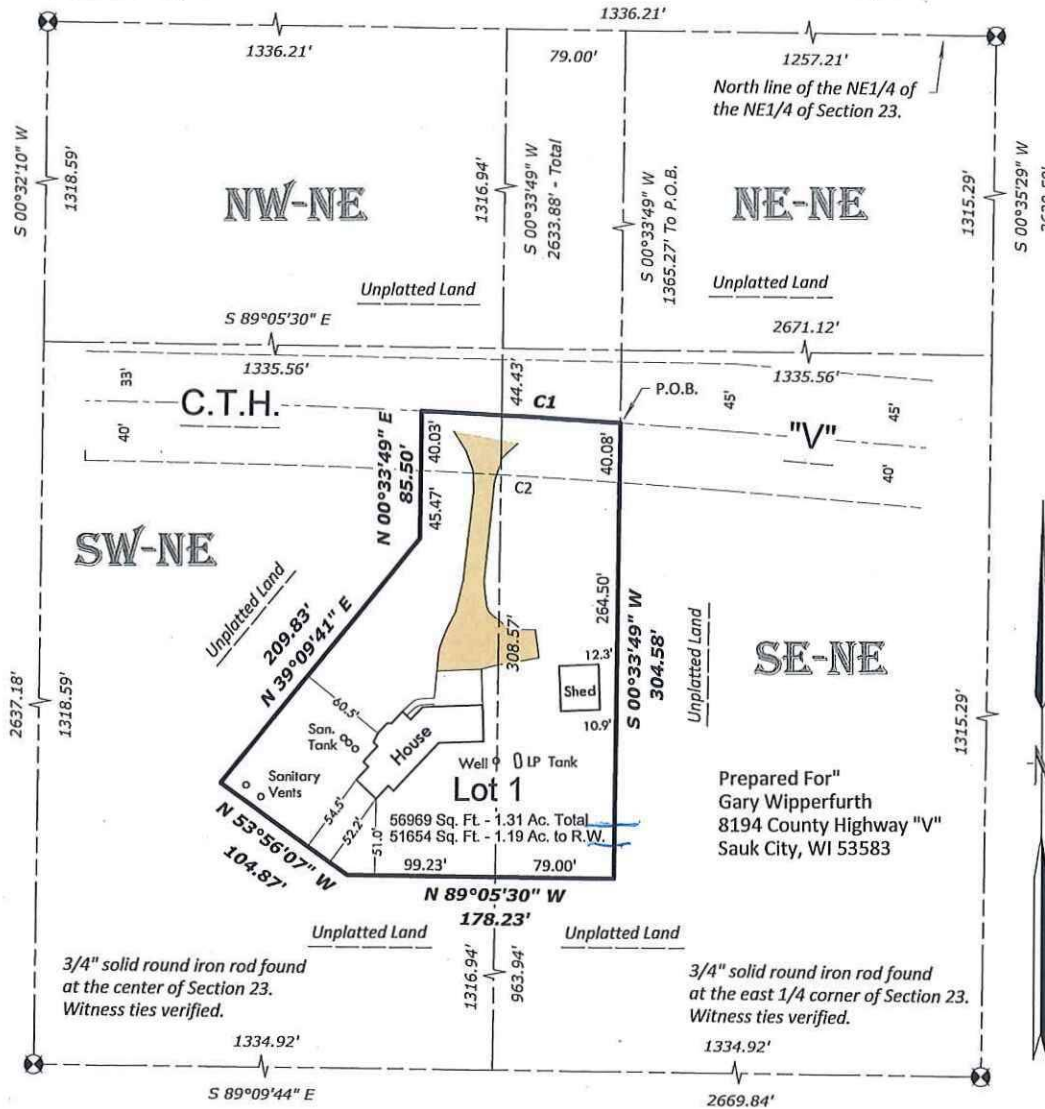
PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 23, T9N, R7E,
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

1 1/4" inside diameter iron pipe with plastic plug found at the north 1/4 corner of Section 23. Witness ties verified.

2672.42' - Total
N 89°01'16" W

1 1/4" solid round iron rod found at the northeast corner of Section 23. Witness ties verified.



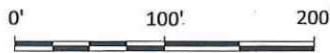
Prepared For
Gary Wipperfurth
8194 County Highway "V"
Sauk City, WI 53583

Curve Data

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	5729.58'	01°19'44"	132.89'	132.89'	S 86°28'00" E	S 85°48'08" E	S 87°07'52" E
2	5689.58'	01°20'18"	132.89'	132.89'	S 86°26'45" E	S 85°46'36" E	S 87°06'54" E

Legal Description of Lot 1 to be rezoned RR1

A parcel of land located in the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 23, T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows:
Commencing at a 1 1/4" solid round iron rod at the northeast corner of said Section 23; thence N89°01'16"W along the north line of the NE1/4 of the NE1/4 of said Section 23, 1,257.21 ft.; thence S00°33'49"W, 1,365.27 ft. to the point of beginning; thence continuing S00°33'49"W, 304.58 ft.; thence N89°05'30"W, 178.23 ft.; thence N53°56'07"W, 104.87 ft. thence N39°09'41"E, 209.83 ft.; thence N00°33'49"E, 85.50 ft. to the centerline of County Highway "V" in a curve to the right having a radius of 5,729.58 ft. and a central angle of 01°19'44"; thence southeasterly along said centerline and the arc of said curve, 132.89 ft. to the point of beginning, said curve having a long chord bearing S86°28'00"E, 132.89 ft.

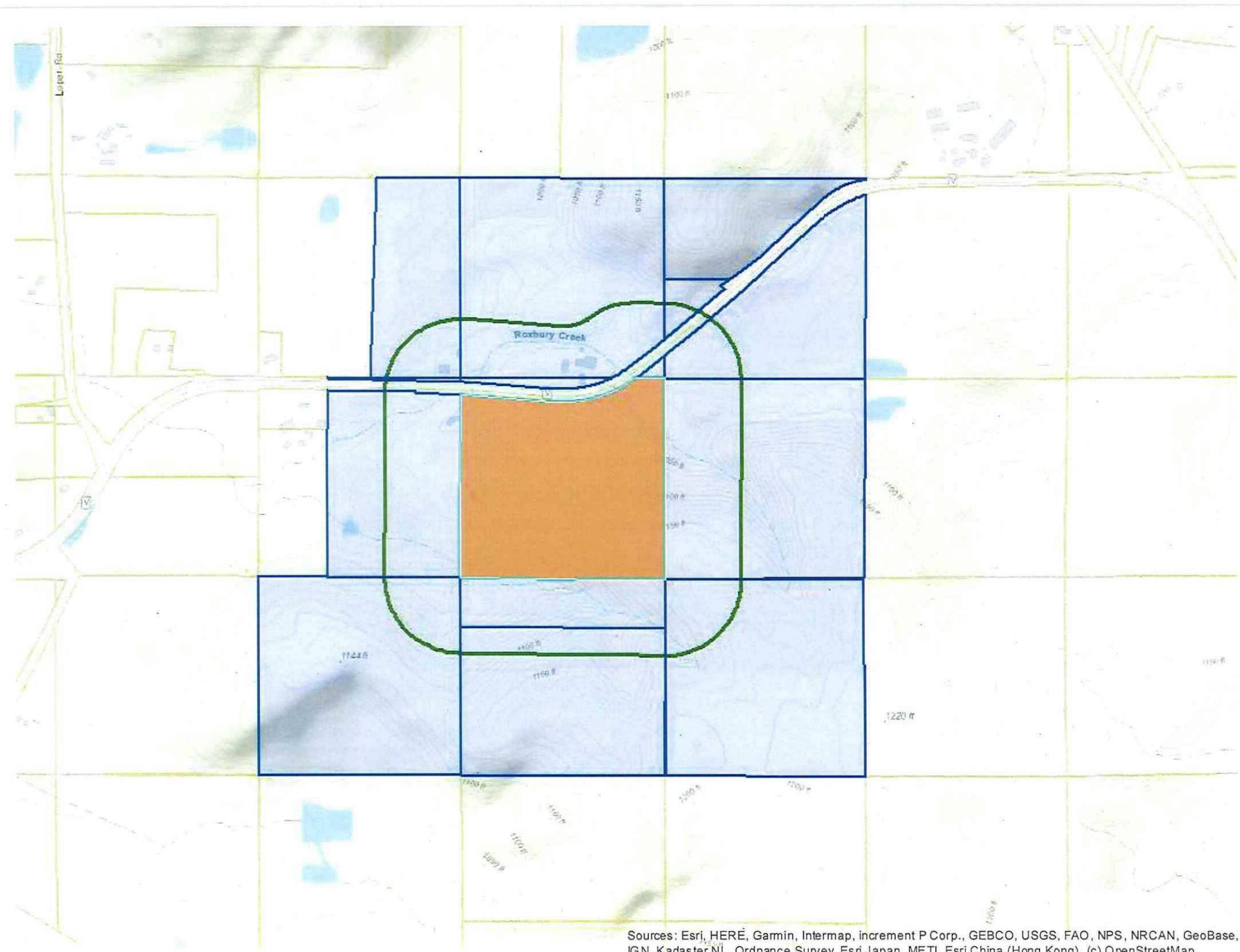


Scale 1" = 100'

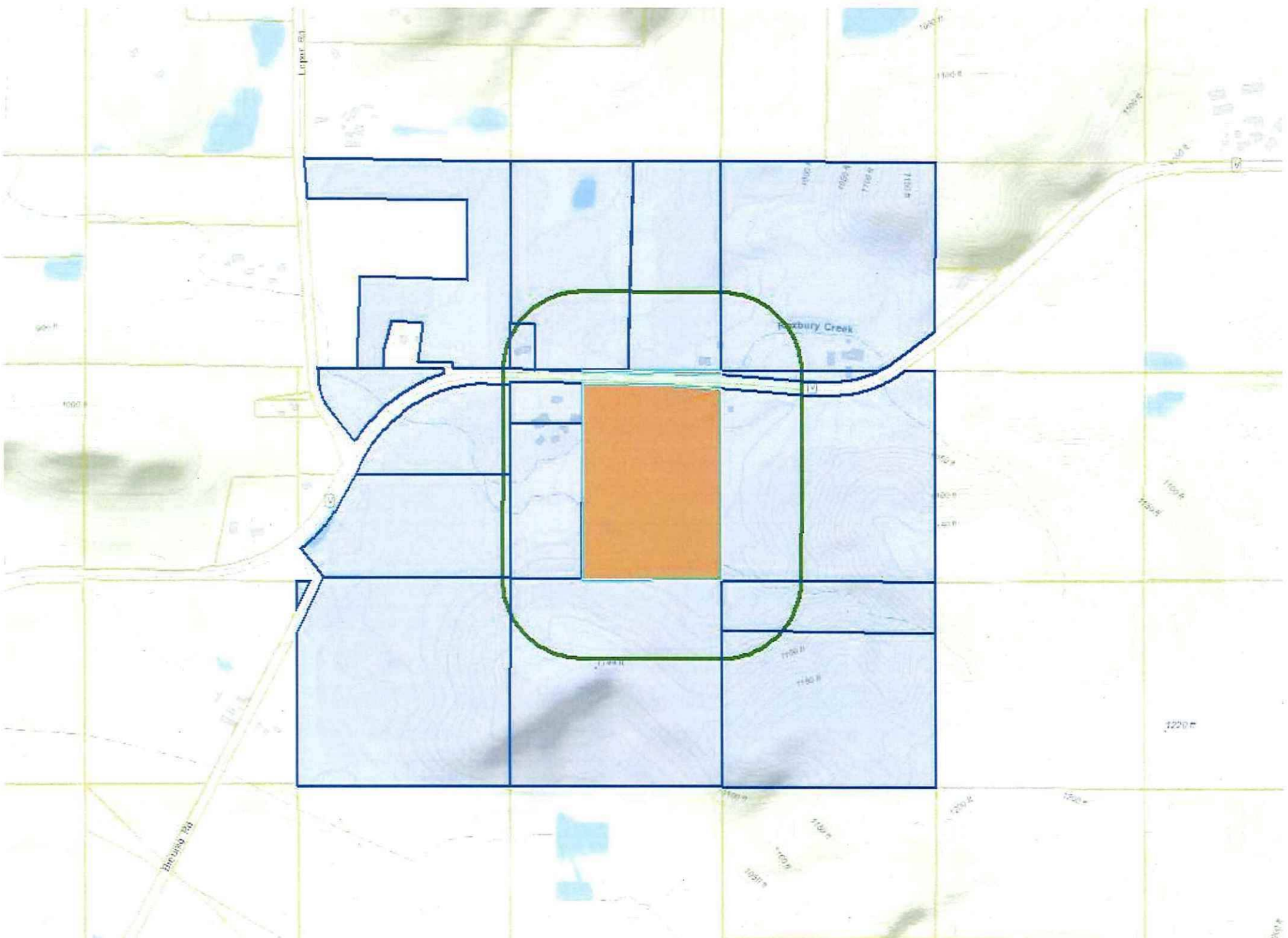


RIVER VALLEY LAND SURVEYING

RICHARD MARKS - 504 CEDAR STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



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



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