

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/11/2017	DCPREZ-2017-11224
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PROPERTIES ON FISH LAKE LLC	PHONE (with Area Code)	AGENT NAME ERIC HEPOLA	PHONE (with Area Code) (952) 854-1178
BILLING ADDRESS (Number & Street) 811 A WINDSTAR ST		ADDRESS (Number & Street) 9400 OLD CEDAR AVE #108	
(City, State, Zip) MARSHALL, MN 56258		(City, State, Zip) BLOOMINGTON, MN 55425	
E-MAIL ADDRESS		E-MAIL ADDRESS E.HEPOLA@JUNO.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	
WEST OF 8623 SCHOEPP RD		WEST OF 8623 SCHOEPP RD			
TOWNSHIP ROXBURY	SECTION 3	TOWNSHIP	SECTION 3	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-032-8545-0		0907-032-8575-0			

REASON FOR REZONE	CUP DESCRIPTION
CREATING FOUR RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-3 Rural Homes District	RH-2 Rural Homes District	16.04		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>EH</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>EH</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>EH</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE:(Owner or Agent)</b>  <i>Eric Hepola</i>
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**PRINT NAME:**  
ERIC HEPOLA

**DATE:**  
10-11-17



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 PROPERTIES ON FISH LAKE, LLC Agent's Name ERIC HEPOLA  
 Address \_\_\_\_\_ Address 9400 OLD CEDAR AVE SO #108  
 Phone \_\_\_\_\_ Phone BLOOMINGTON MN 55425  
 Email \_\_\_\_\_ Email 952-854-1178  
 \_\_\_\_\_ Email E.HEPOLA@JUNO.COM

Town: ROXBURY Parcel numbers affected: 0907-032-8545-0, 0907-032-8575-0

Section: 01 Property address or location: \_\_\_\_\_

Zoning District change: (To / From / # of acres) RH-2 / RH-3 / 16.04

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:

REZONING TO CREATE 4 EQUAL-SIZE LOTS FROM 2 EXISTING LOTS.

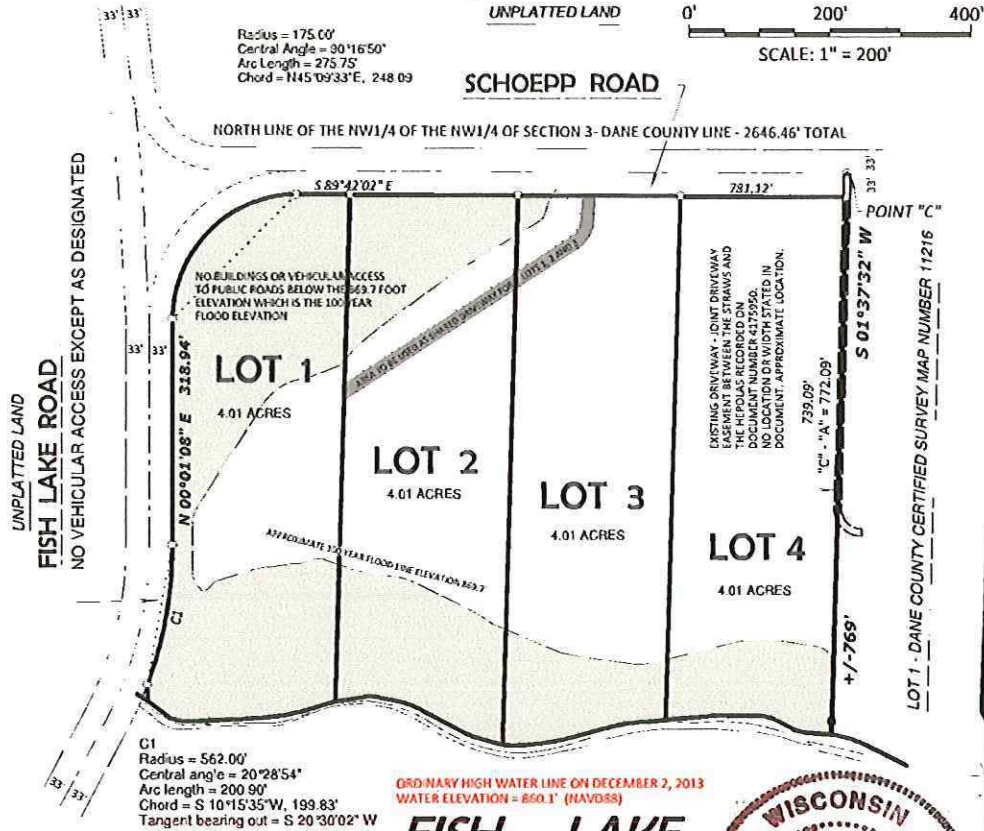
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Eric Hepola

Date: 10-11-17

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

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 3, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

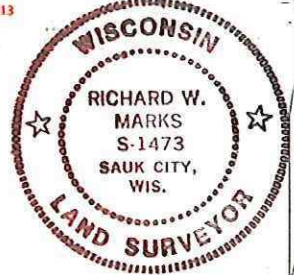


**LEGEND AND NOTES**

- ⊙ DENOTES 3/4" X 24" SOLID ROUND IRON ROD WEIGHING 1.50 LBS. PER LINEAL FOOT SET.
  - DENOTES 3/4" SOLID ROUND IRON ROD FOUND.
  - ⊙ DENOTES P.K. NAIL SET
- 1.) BEARINGS ARE GRID BASED ON THE DANE COUNTY COORDINATE SYSTEM DESIGNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION NAD83 (2007). THE NORTH LINE OF THE NW1/4 OF SECTION 3 BEARS S 89°42'02" E.
  - 2.) SUBJECT TO A BLANKET EASEMENT TO WISCONSIN POWER AND LIGHT RECORDED MARCH 13, 1939 AS DOCUMENT NUMBER 619512. LOCATION UNCERTAIN.
  - 3.) REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

**LEGAL DESCRIPTION OF AREA TO BE REZONED**

LOT 1 AND LOT 2 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 13809 RECORDED IN VOLUME 91 OF CERTIFIED SURVEYS ON PAGES 212 TO 213 AS DOCUMENT NUMBER 5097816 IN THE OFFICE OF THE DANE COUNTY REGISTER OF DEEDS LOCATED IN THE NW 1/4 OF THE NW1/4 OF SECTION 3, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.



9/11/2017

*Richard W. Marks*

**RIVER VALLEY LAND SURVEYING**

RICHARD MARKS - PHONE (608)643-4391  
 504 CEDAR STREET - SAUK CITY - WI - 53583  
 PREPARED FOR:  
 PROPERTIES ON FISH LAKE, LLC  
 RALPH HEPOLA, MANAGING MEMBER  
 406 WACOUTA STREET, #314  
 ST. PAUL, MN 55101

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_\_\_ M. AND \_\_\_\_\_ OF CERTIFIED SURVEYS ON PAGES \_\_\_\_\_

REGISTER OF DEEDS

DOCUMENT NUMBER \_\_\_\_\_ SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE NW 1/4 -NW 1/4 SECTION 3, T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N 87 DEGREES 30'E, 207.87 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE CONTINUING N 87 DEGREES 30'E, 1000.00 FEET ALONG THE NORTH LINE OF SAID SECTION 3; THENCE S 1 DEGREE 11 'E, 840.78 FEET TO A POINT ON A MEANDER LINE SAID POINT BEING 47 FEET, MORE OR LESS, FROM THE WATER'S EDGE OF FISH LAKE; THENCE S 88 DEGREES 25'47"W, 969.29 FEET ALONG SAID MEANDER LINE TO A POINT WHICH IS 20 FEET, MORE OR LESS, FROM THE WATER'S EDGE OF FISH LAKE, SAID POINT BEING THE END OF SAID MEANDER LINE: THENCE N 3 DEGREES 18'W, 824.91 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 19.93 ACRES, MORE OR LESS, AND INCLUDES ALL THE LAND LYING BETWEEN SAID MEANDER LINE AND THE WATER'S EDGE OF FISH LAKE. (AREA OF LOT HAS DECREASED DUE TO RISING WATER ON FISH LAKE. PRESENT LOT AREA IS ABOUT 17.5 ACRES TO THE WATER'S EDGE) LEGAL DESCRIPTION FROM DOCUMENT NUMBER 3319093.

PROPERTIES ON FISH LAKE LLC  
811 A WINDSTAR ST  
MARSHALL MN 56258

Current Owner  
Current Owner  
8623 SCHOEPP RD  
SAUK CITY WI 53583

ANN L STRAW  
WILLIAM G STRAW  
PO BOX 371  
SPRING GREEN WI 53588

FRANK J GAUKEL  
3620 COUNTY HIGHWAY Q  
DODGEVILLE WI 53533

FRANK GAUKEL  
803 N MAIN ST  
LODI WI 53555

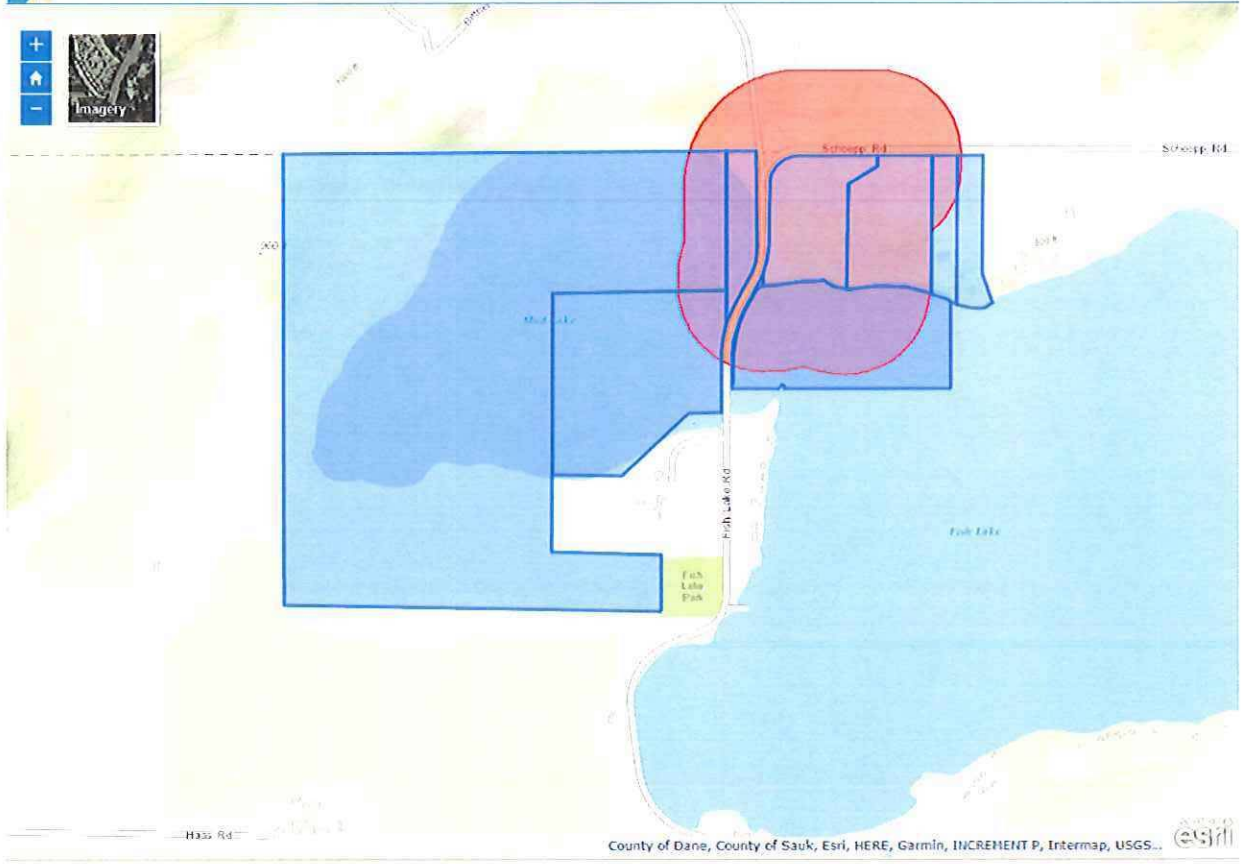
PROPERTIES ON FISH LAKE LLC  
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MARSHALL MN 56258

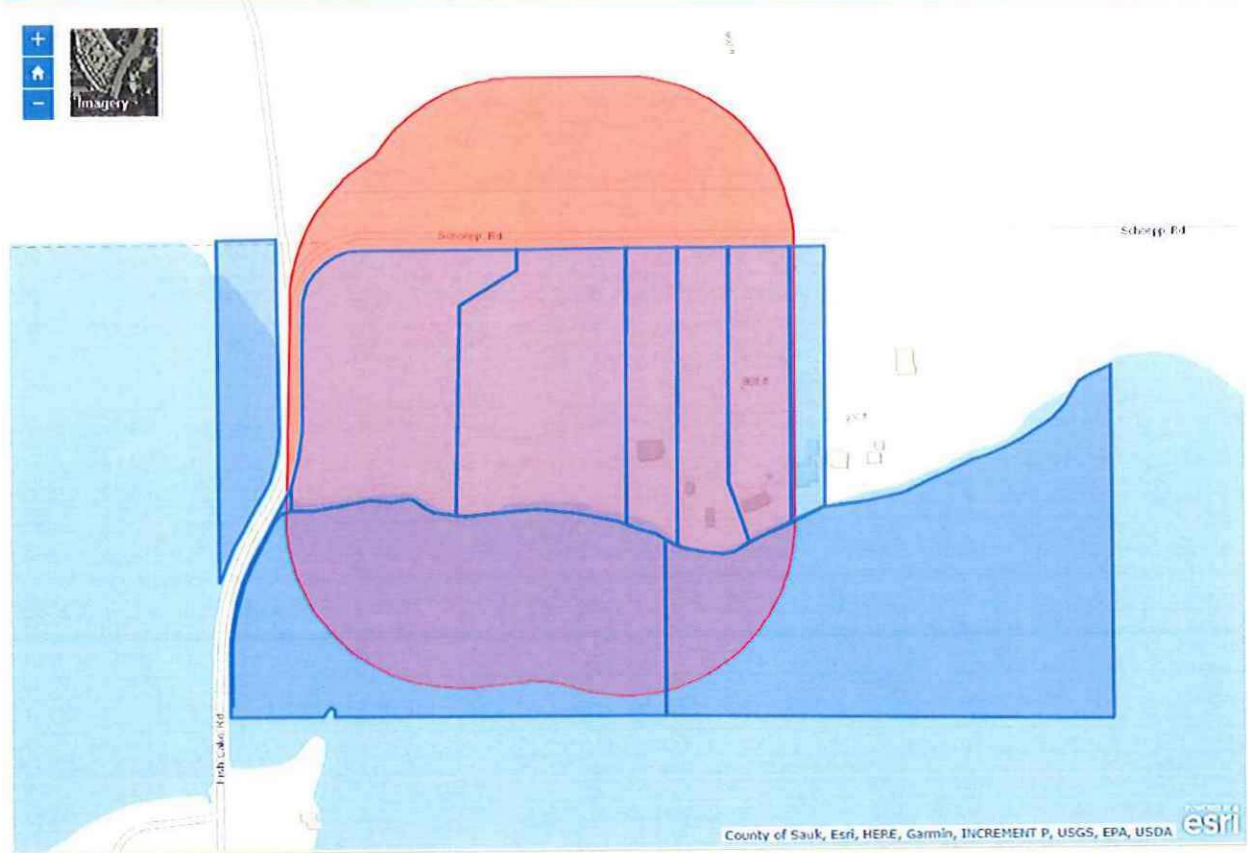
JOHN R MARQUARDT  
TRUDI M MARQUARDT  
40 ELM ACRES DR  
FOND DU LAC WI 54935

DANE COUNTY  
210 MARTIN LUTHER KING JR BLVD RM 114  
MADISON WI 53703

ANN L STRAW  
WILLIAM G STRAW  
PO BOX 371  
SPRING GREEN WI 53588

Current Owner  
8615 SCHOEPP RD  
SAUK CITY WI 53583







Schoepp Rd

RH-1  
DCPREZ-0000-05012

*Not Effective*  
RH-2 DCPREZ-2012-10499

*Not Effective*  
RH-2 DCPREZ-0000-10296

Zone X

*Not Effective*  
RH-2 DCPREZ-2012-10499

RH-3  
DCPREZ-0000-02862  
*Not Effective*  
RH-2 DCPREZ-2012-10499

RH-1  
DCPREZ-0000-090

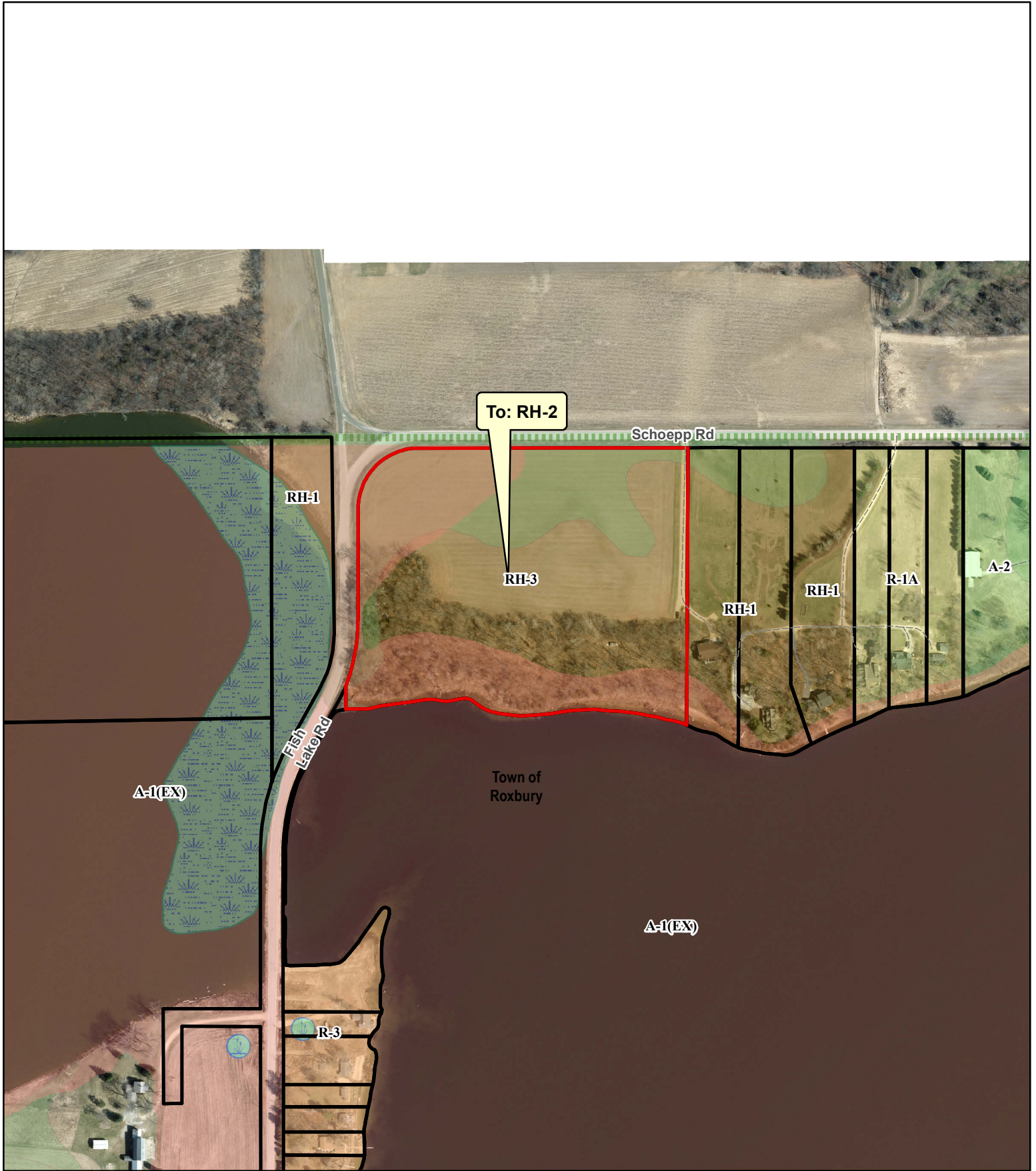
A-1(EX)  
DCPREZ-0000-00000

Zone AE  
(EL. 869 ft)

A-1(EX)  
DCPREZ-0000-00000

Fish Lake Rd

R-3  
DCPREZ-0000-03188



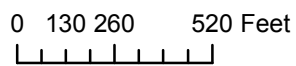
**Legend**

**Significant Soils**    Floodplain

**Class**    Wetland

Class 1

Class 2



Petition 11224  
**PROPERTIES ON FISH  
 LAKE LLC**