

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/19/2015	DCPREZ-2015-10933
Public Hearing Date	C.U.P. Number
01/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RICKY A BALLWEG	PHONE (with Area Code) (608) 333-3960	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8798 KATZENBUECHEL RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS rballweg@insightfs.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	
N & W of 8798 Katzenbuechel Road					
TOWNSHIP ROXBURY	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-331-9340-9					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	A-2 (1) Agriculture District	1.2774		
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	0.2777		

* C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>RB</i>	* PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RB</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RB</i>	INSPECTOR'S INITIALS RLB	SIGNATURE: (Owner or Agent) <i>Ricky Ballweg</i>
				PRINT NAME: <i>x Ricky Ballweg</i>
				DATE: <i>x 11-19-2015</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:

- 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 Ricky Bellweg Agent's Name _____
 Address 8798 Katzenbuechel Rd Address Mg20mgnic WI 53560
 Phone C 608-333-3960 H 643-4495 Phone _____
 Email rbellweg@insightfs.com Email _____

Town: Roxbury 9 Parcel numbers affected: Attached sheet - Lot 1 and 78' lot
 Section: 33 Property address or location: 8798 Katzenbuechel Rd Mg20mgnic
 Zoning District change: (To / From / # of acres) From AT To A2
R-1 A-2(A)g

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: 100%
KdD2 IV WwE2 VI
0907-331-9330-1 0907-331-9340-9

Narrative: (reason for change, intended land use, size of farm, time schedule) (0907-331-9010-0)
 Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other: To be added Needs Legal Bill Wentzel - Orion Survey

Want To build a Shed and want To Be able To Put in
a 12' feet high door in to get a camper in.
Ridge Hgt 20' 2635 # StorShed
Eave Hgt 13.5



I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Ricky Bellweg Date: 11-15-15

Parcel Number - 050/0907-331-9340-9

Current

[← Parcel Parents](#)

Summary Report

Parcel Detail		Less —
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 33 SW NE (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 33 (Click link above to access images for Section)	
Plat Name	CSM 01563 (Click link above to access images for Plat) CSM 01563 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	<p>LOT 1 CSM 1563 CS6/299 DESCR AS SEC 33-9-7 PRT SW1/4 NE1/4 COM SEC E1/4 COR TH N89DEGW 1628.36 FT TO POB TH CON N89DEGE 168.1 FT TH N 242.5 FT TH S89DEGE 168.1, FT TH S 242.85 FT TO POB .94 ACRE</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	RICKY A BALLWEG	
Current Co-Owner	DENA J BALLWEG	
Primary Address	8798 KATZENBUECHEL RD	
Billing Address	8798 KATZENBUECHEL RD MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	0.940	
Land Value	\$59,100.00	
Improved Value	\$172,000.00	
Total Value	\$231,100.00	

Show Valuation Breakout

Zoning Information

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

Zoning
R-1 DCPREZ-0000-02862

Zoning District Fact Sheets

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)



[Bing Map](#)

Parcel Number - 050/0907-331-9330-1

Current

← Parcel Parents

Summary Report

Parcel Detail		Less —
Municipality Name	TOWN OF ROXBURY	
State Municipality Code	050	
PLSS (T,R,S,QQ,Q)	09N 07E 33 SW NE (Click link above to access images for Qtr-Qtr)	
Section	09N 07E 33 (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 33-9-7 PRT SW1/4 NE1/4 DESCR AS COM E1/4 COR SD SEC 33 T H N89DEG47MIN55SECW 1796.46 FT ALG E-W 1/4 LN TO POB TH N0DE G05MIN00SECE 242.50 FT TH N89DEG55MINW 78.00 FT TH S0DEG05MI N00SECW 242.34 FT TH S89DEG47MIN55SECE 78.00 FT TO POB SUBJ TO PUB RDWAY OVER SLY SIDE KNOWN AS KATZENBUECHEL RD This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	RICKY A BALLWEG	
Current Co-Owner	DENA J BALLWEG	
Primary Address	No parcel address available.	
Billing Address	8798 KATZENBUECHEL RD MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	0.430	
Land Value	\$7,700.00	
Improved Value	\$0.00	
Total Value	\$7,700.00	

Show Valuation Breakout

Zoning Information

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

Zoning
R-1 DCPREZ-0000-03124

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2014)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$7,700.00	\$0.00	\$7,700.00
Taxes:		\$117.71
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$117.71

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	04/12/1994		5249	73

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: 0907-331-9330-1

By Owner Name: RICKY A BALLWEG

By Owner Name: DENA J BALLWEG

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

ZONING ORDINANCE AMENDMENT NO. 2862

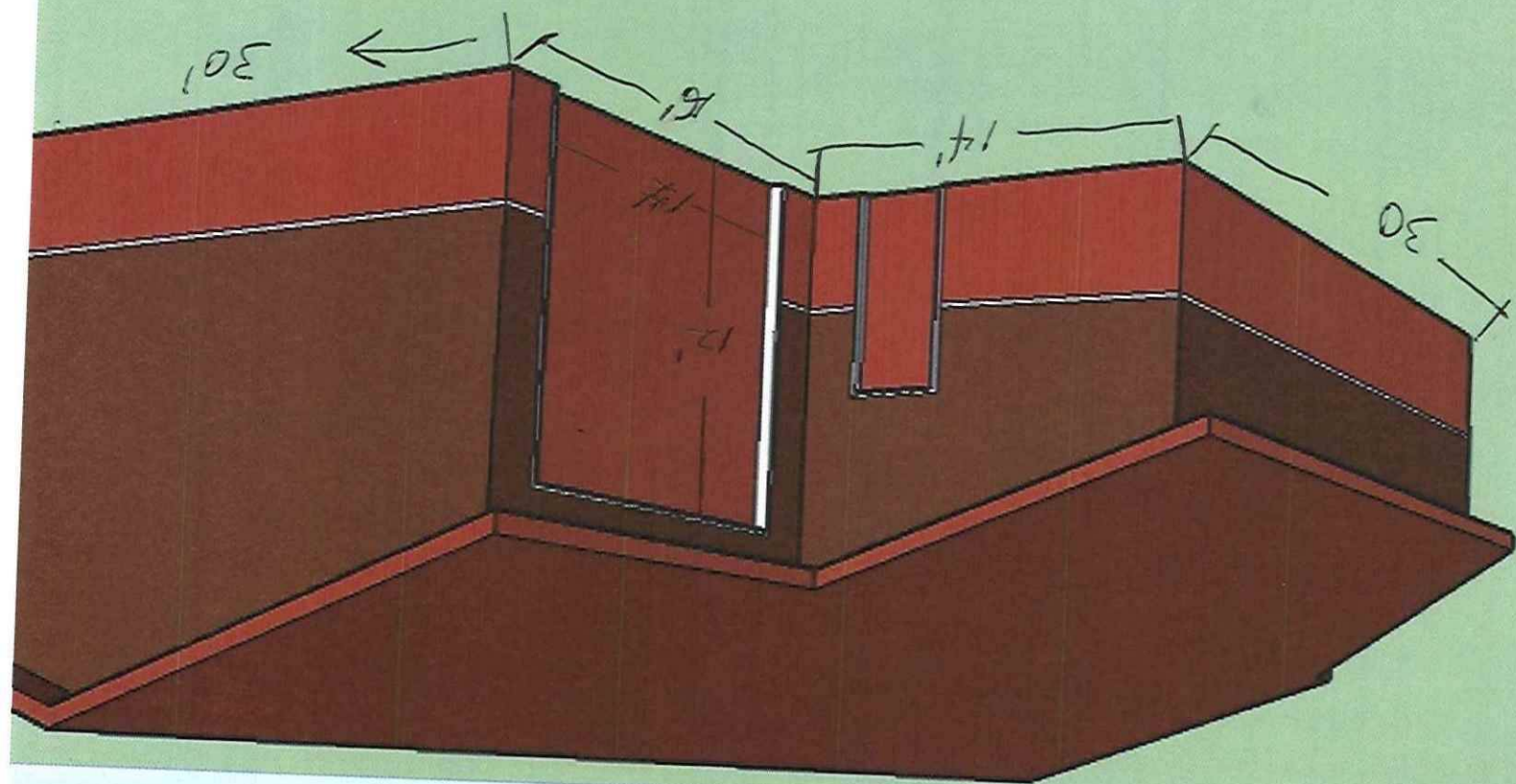
Amending Section 10.03 Relating To Zoning Districts in the Town Of
ROXBURY

The Dane County Board of Supervisors does ordain as follows:

That the Zoning District Maps of the Town of Roxbury be amended to implement their land use plan and further that the land in the A-1 Agriculture District (Section 10.12) be changed to the A-1 Agriculture (Exclusive District (Section 10.123)).

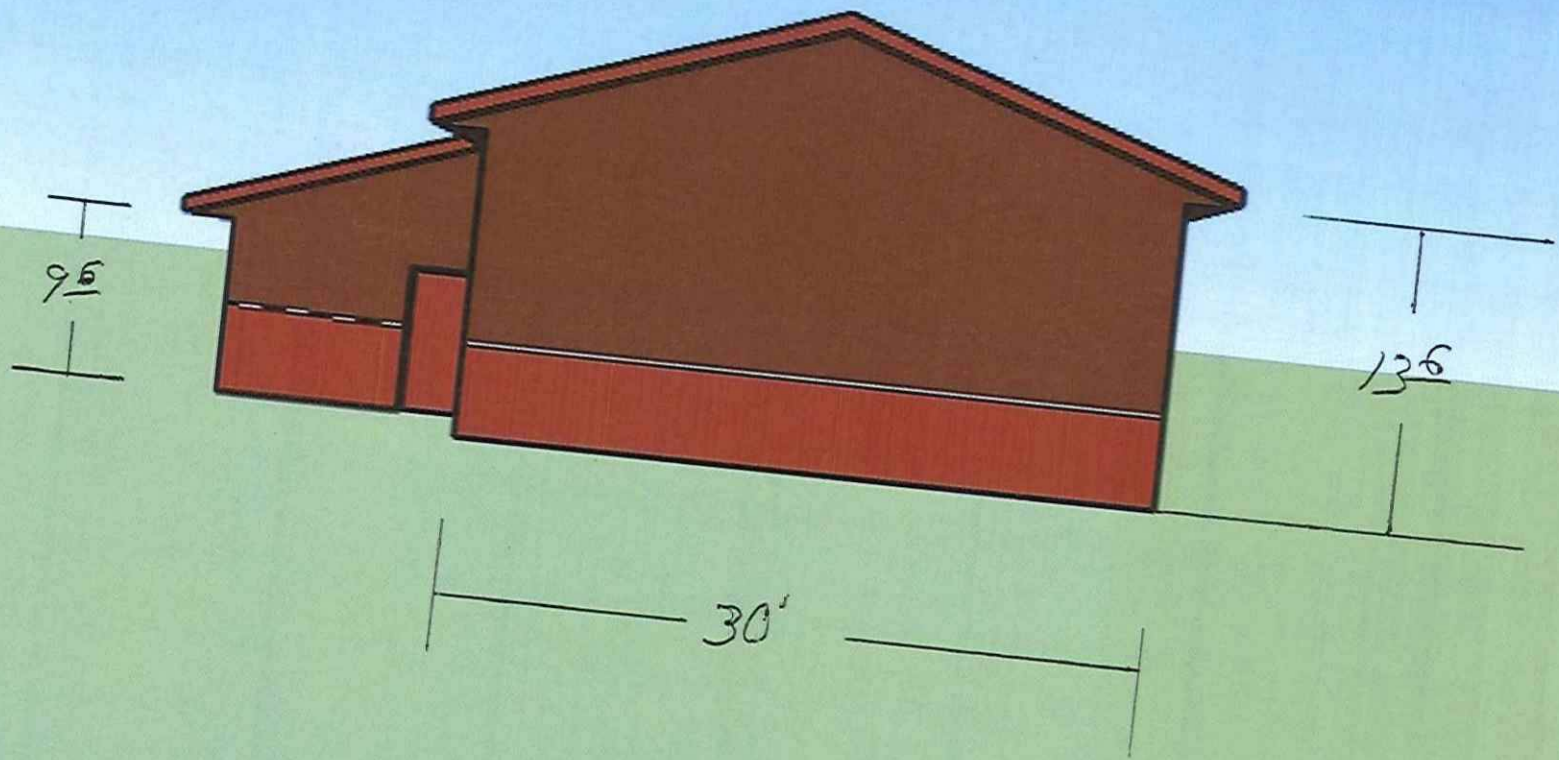
EFFECTIVE: JUL 10 1982

CSM Vol 6 P. 299



South - East Corner

East wall



A-1(EX)
DCPREZ-0000-00000

RH-2
DCPREZ-0000-03188

KP

A-1(EX)
DCPREZ-0000-00000
A-B
DCPREZ-0000-02862

R-1 R-1
DCPREZ-0000-03124 DCPREZ-0000-02862
Katz 3798 Rd 3788 Rd

Zone X

55025C0185G

0000-02862 8848

6556

6494
6501

RH-2
DCPREZ-0000-05762

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

RH-2
DCPREZ-0000-08615

6425

Breunig Rd

A-1(EX)
DCPREZ-0000-000

Dane County Zoning Guide for Accessory Buildings

This document is intended for reference only. Please contact Dane County Zoning Division at (608) 266-4266 for specific ordinance language.

	Residential	Rural Homes	A-2 Agriculture	A-1 < 35 ac	A-1EX, A-3 < 35 ac	A-1 > 35 ac	A-1EX, A-3 > 35 ac
Residence Required?	Yes	Yes	No*	No (limit 1)*	Yes*	No**	No**
Maximum size	100% of the building footprint of principal residence	10% of lot area	10% of lot area	10% of lot area (lots < 2 ac = 30%)	10% of lot area (lots < 2 ac = 30%)	None	None
Maximum height	12'	35'	35' (Farm bldgs. Not limited)	16' (Farm bldgs. Not limited)	35' (12' < 2 Acres) (Farm bldgs. Not limited)	16' (Farm bldgs. Not limited)	35' (Farm bldgs. Not limited)
Side / rear yard setbacks, non-livestock building	Varies by district	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	10'	10'
Side / rear yard setbacks, livestock building	Not allowed	50' †	50' †	50' †	50' †	10' †	10' †
Sanitary fixtures allowed? ‡	Not allowed	Not allowed	Allowed only in farm accessory bldgs. on parcels ≥ 5 ac with CLUP	Not allowed	Not allowed	Allowed in farm accessory bldgs.	Allowed in farm accessory bldgs.
Permit required?	Yes	Yes	Yes	Yes	Yes	Yes	Yes

* On lots under 35 acres in the A-1, A-1EX, A-2, or A-3 districts that are used for agricultural purposes, agricultural accessory buildings are permitted, but are limited to barns, sheds, silos or other structures that are clearly related to a legitimate farm operation or agricultural accessory use.

** On lots in the A-1, A-3, and A-1EX district over 35 acres in size, and on lots in the A-4 district, that are in agricultural use, agricultural accessory buildings that are clearly related to the agricultural use are permitted without the need for a primary residence to be on the property.

† Any accessory building intended for the housing of livestock which is located on a parcel adjacent to an existing "R" residential zoning district shall be setback a minimum of 100 feet from all side and rear property lines, except with respect to existing buildings when the residence district has been created for an existing farm residence or by separating a farm residence from a farm property and the separated parcel has been rezoned to a "R" district after or at the time of the division.

‡ Sanitary Fixture: Any plumbing fixture that requires discharge to a private onsite wastewater treatment system or public sanitary sewer system pursuant to state or county plumbing code.

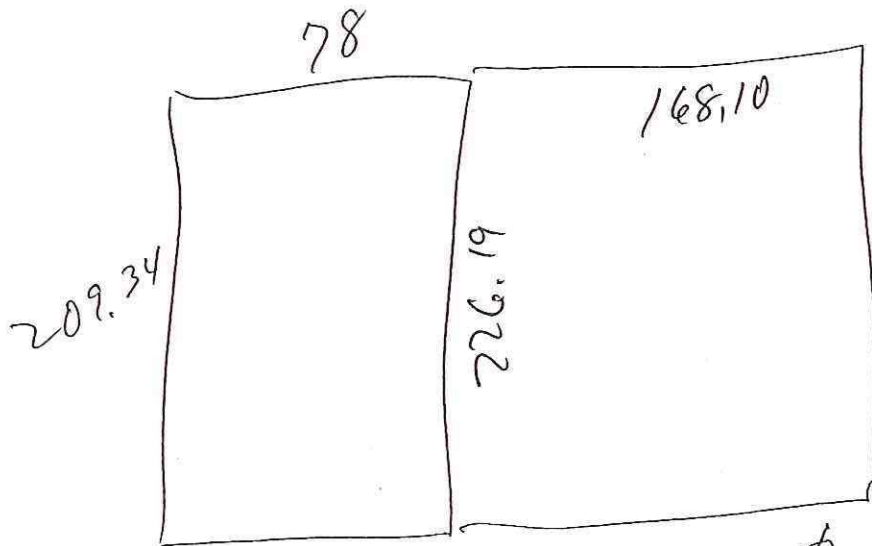
Updated 10/23/13, Sections 10.123(5)(b), 10.11(b), 10.05(3)(b) of the Dane County Code of Ordinances.

$$\begin{array}{r} 209.34 \\ 78 \\ \hline 16328 \end{array}$$

$$\begin{array}{r} 38022 \text{ 中} \\ 16328 \text{ 中} \\ \hline 54350 \text{ 中} \\ 1,2477 \text{ AC} \end{array}$$

$$\begin{array}{r} 226.19 \\ 168.10 \\ \hline 38022 \end{array}$$

CSM
38022,539



(17681 中 37622 中 ARCMAB)

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-1 Residential District
the following described land:

Part of the SW 1/4 NE 1/4 of Section 33, Town of Roxbury described as follows:
Commencing at the East quarter corner of said Section 33; thence N 89° 47' 55" W,
1796.46 feet along the East-West quarter line to the point of beginning; thence
N 00° 05' 00" E, 242.50 feet; thence N 89° 55' W, 78.00 feet; thence S 00° 05'
00" W, 242.34 feet; thence S 89° 47' 55" E, 78.00 feet to the point of beginning.

[Handwritten signature: P. Ballweg]

[Handwritten date: 11-19-2015]

242.34

- 33.

209.34

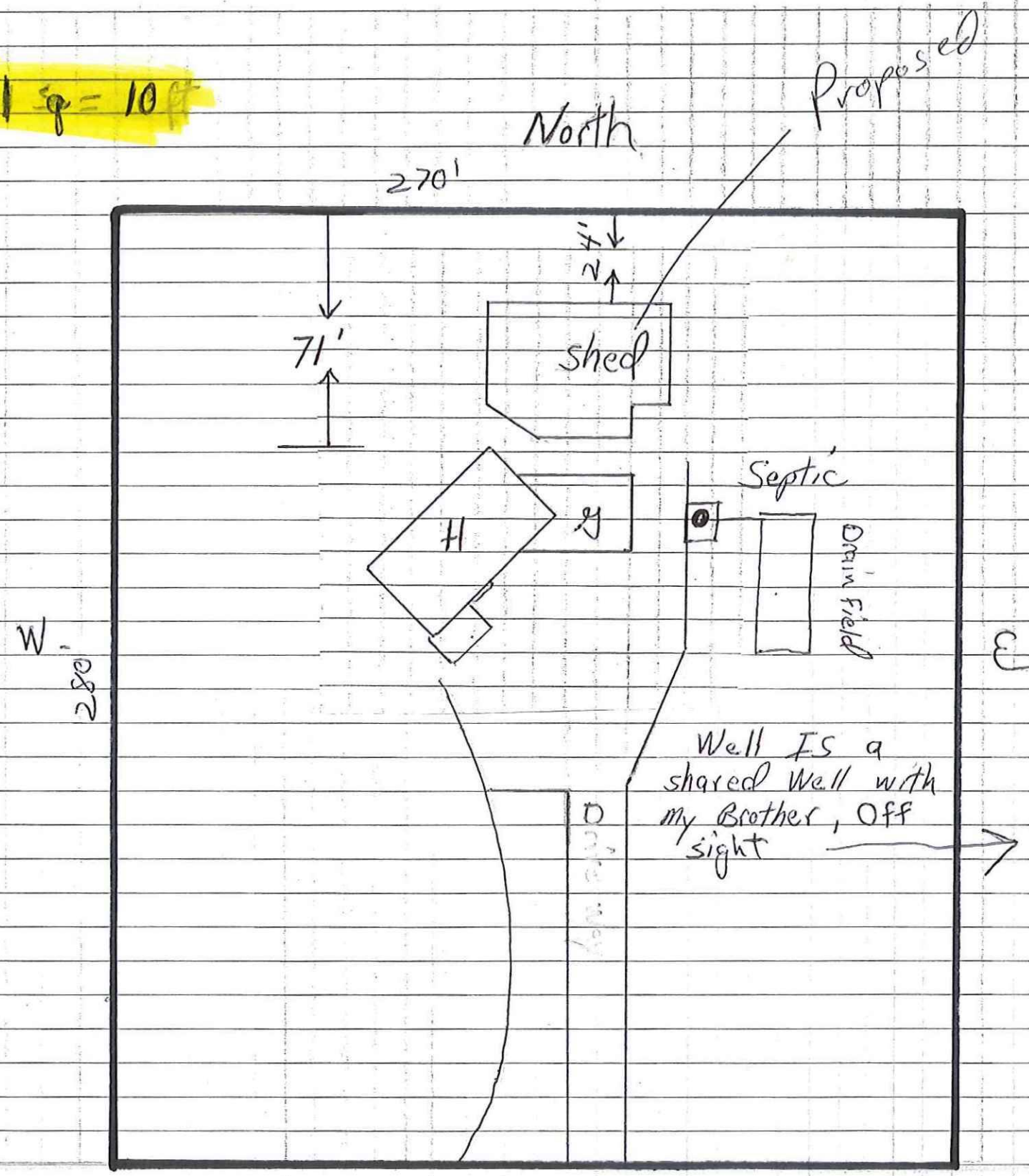
78

16328.524

EFFECTIVE:

DEC 12 1983

1 sq = 10 ft



Katzenbrecher PD Page

SURVEYORS CERTIFICATE
STATE OF WISCONSIN)
COUNTY OF DANE)ss.

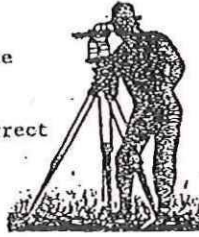
CERTIFIED SURVEY PLAT

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 hereon and that the map is a correct representation in accordance with the information furnished

George A. Weir

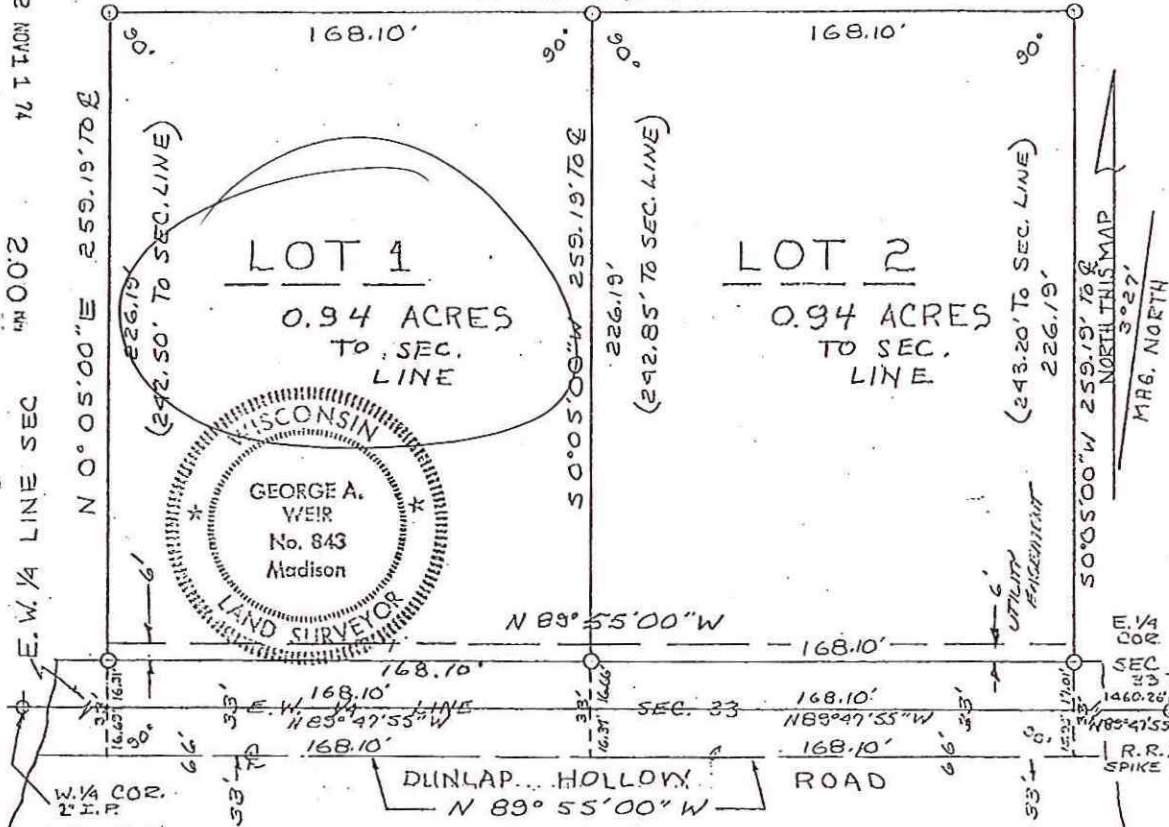
George A. Weir, Professional Land Surveyor, S 0843



GEORGE A. WEIR
DANE COUNTY SURVEYOR
City-County Building
Madison, Wisc. 53709
Phone office 266-4251
home 238-2852
EAST OFFICE
2317 S. Stoughton Rd.
Madison, Wisc. 53716
Phone 222-8511

Nov. 11, 1974

S 89° 55' 00" E



DESCRIPTION: Part of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, more fully described as follows: Commencing at the East 1/4 corner of said Section 33; thence N89°47'55\"W, 1,460.26 feet to the point of beginning of this description; thence N89°47'55\"W, 336.20 feet; thence N0°05'E, 242.50 feet; thence S89°55'E, 336.20 feet; thence S0°05'W, 243.20 feet to the point of beginning of this description. Said parcel is subject to Dunlap Hollow Road over the Southerly side thereof.

LEGEND

- Scale: 1 inch = 50 FEET
- iron stakes found
 - o 1"x24" iron pipe driven min. wt. = 1.13 #/ln ft

SURVEYED Jo R. K.
DRAWN Jo R. K.
CHECKED GAW
APPROVED GAW
Field Book 526 Page 1
Date of Survey Oct, 1974

SURVEYED FOR: MR. WERNER BAILWEG
RT. 1 - BOX 115 MAZOMANIE WISCONSIN
DESCRIPTION - LOCATION: A PART OF THE E. 1/2
SECTION 33 T. 9N - R. 7E - TOWN OF ROXBURY
DANE COUNTY WISCONSIN
APPROVED FOR RECORDING PER Dane County Agriculture, Zoning,
Plan. & Water Resources Committee action of Nov. 11, 1974

REGISTER OF DEED'S CERTIFICATE
Received for record this 11 day of Nov, 1974 at
2:15 o'clock, P.M. and recorded in Volume 6 of
CERTIFIED SURVEY MAPS of Dane County, on Page 299.

By: Harold K. Hall Register of Deeds
Marion Jordan Deputy
1414212

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. 1563, VOLUME 6 PAGE 299

Office Map No. 8683

Ref Bally

11-19-2015

DATE: 14 21 2 NOV 11 74

200

E. W. 1/4 LINE SEC

Nov. 11, 1974