

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/15/2019	DCPREZ-2019-11485
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DAVID J HRUBY	PHONE (with Area Code) (608) 434-0020	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6531 MATZ RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DANE, WI 53529		(City, State, Zip)	
E-MAIL ADDRESS david.hruby@reagan.com		E-MAIL ADDRESS	


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	
South of 6531 Matz Road					
TOWNSHIP ROXBURY	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-354-8000-5					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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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	2.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DA</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>David J. Hrubby</u>
DATE: <u>8/15/2019</u>

\$495



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 DAVID AND AILEEN HRUBY Agent's Name
Address 6531 MATZ ROAD Address
DANE, WI 53529
Phone (608) 434-0020 Phone
Email DAVID.HRUBY@REAGAN.COM Email

Town: Roxbury Parcel numbers affected: 090-73548-0005 0907 354 8000 S

Section: 35 Property address or location: 6531 MATZ ROAD, DANE, WI 53529

Zoning District change: (To / From / # of acres) TO: RR-2 / FROM: FP-35 / 2.3 ACRES

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See attached

Narrative: (reason for change, intended land use, size of farm, time schedule)

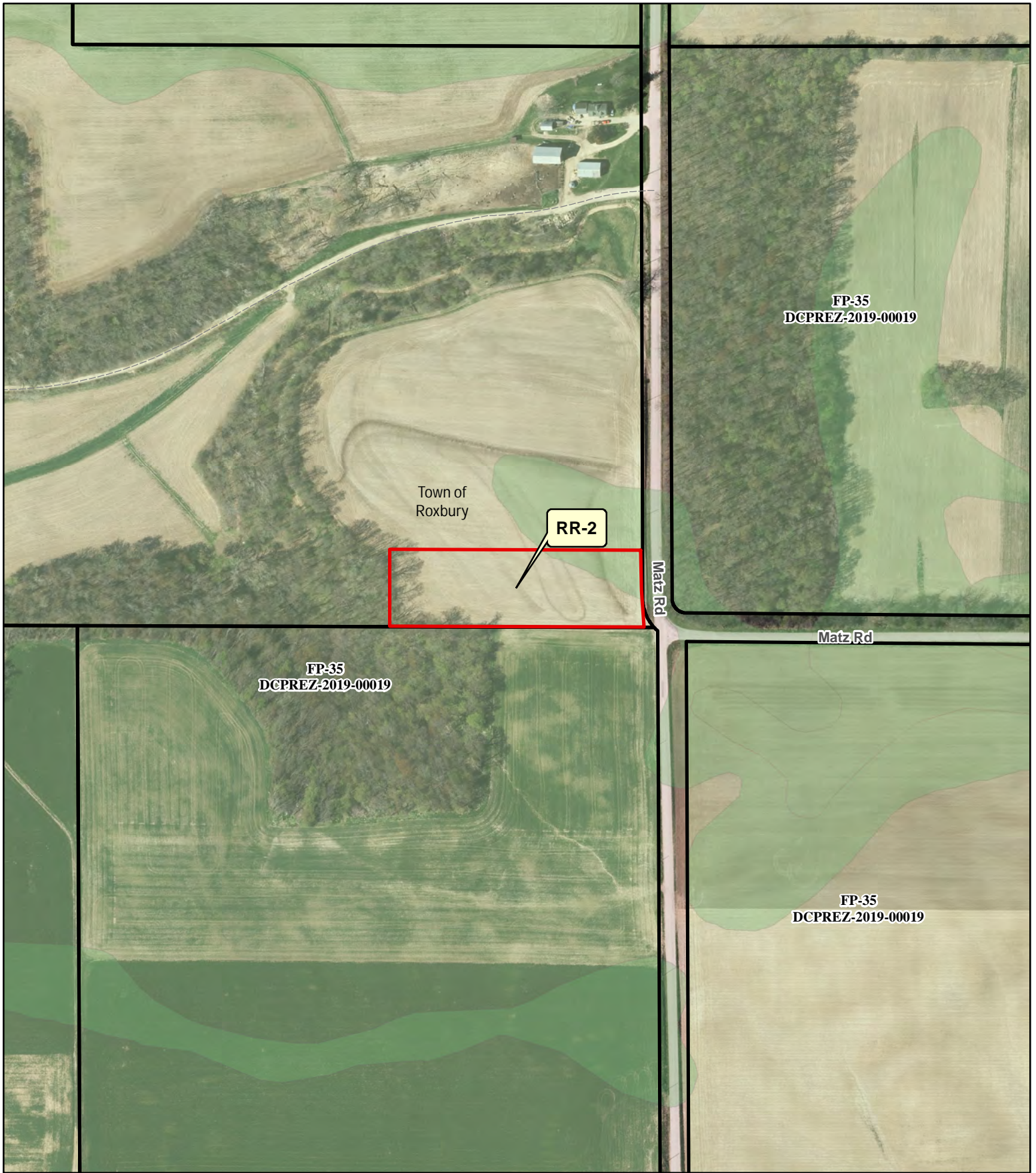
- Separation of buildings from farmland
Creation of a residential lot
Compliance for existing structures and/or land uses
Other:

ZONING CHANGE FOR 2.3 ACRES PROPOSED TO BE SPLIT FROM ORIGINAL 40 ACRES TO ALLOW FOR SINGLE FAMILY HOME FOR FAMILY MEMBERS TO BE CONSTRUCTED. TIMING IS AS SOON AS POSSIBLE.

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





Submitted By: [Signature]

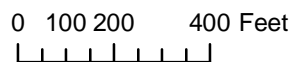
Date: 8/15/2019



Legend

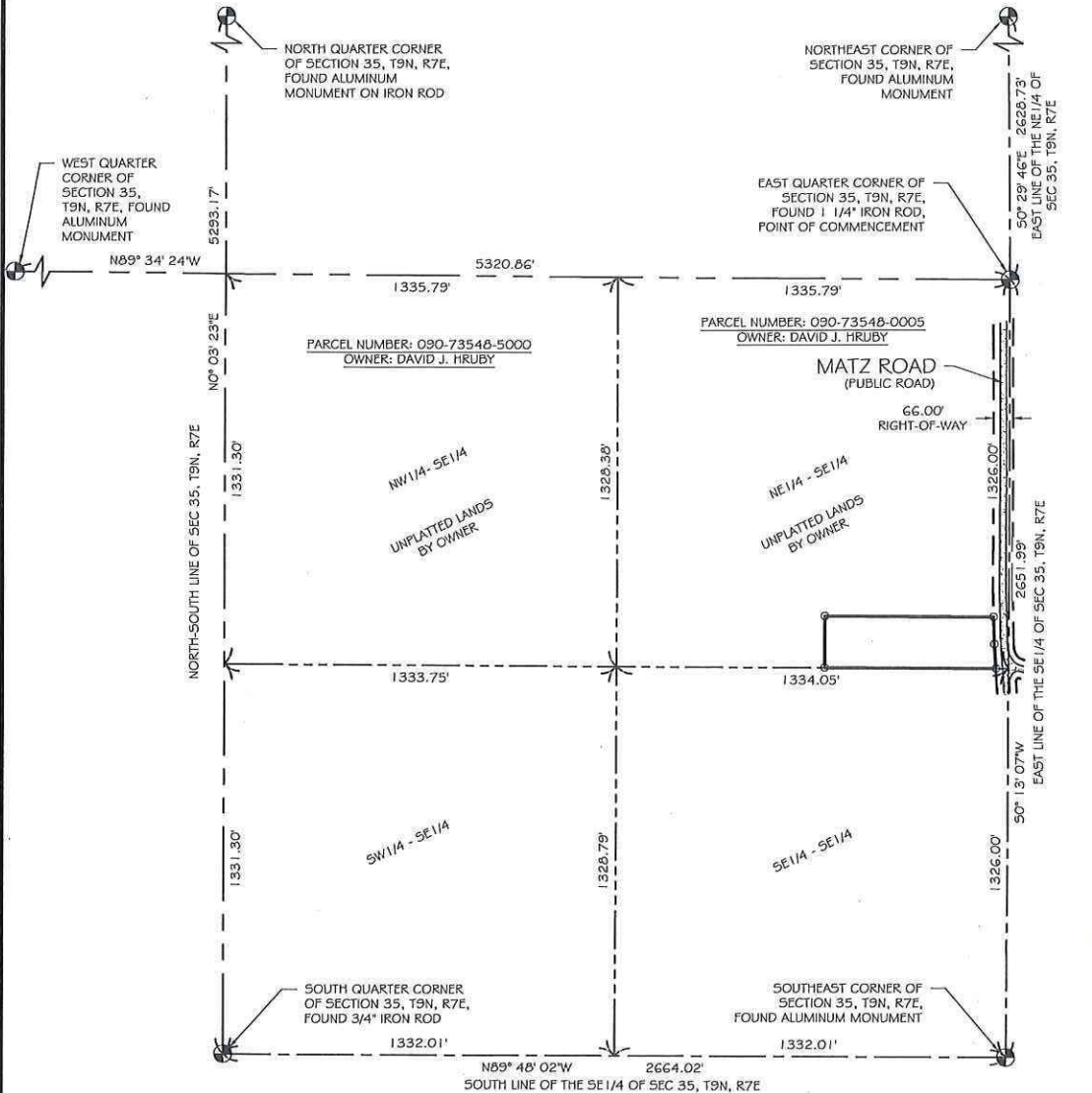
Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



**Petition 11485
DAVID J HRUBY**

CERTIFIED SURVEY MAP NO. _____
 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 35 IN T9N, R7E,
 TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



RAMAKER & ASSOCIATES, INC.
 100% EMPLOYEE-OWNED

855 Community Dr, Sauk City, WI 53583
 608-643-4100 www.Ramaker.com

Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR

LEGEND

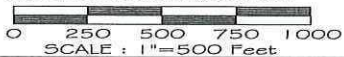
- 3/4" IRON ROD, FOUND
- ⊕ SECTION CORNER, FOUND
- SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#/LF
- P.O.B. POINT OF BEGINNING RECORDED AS ()

NOTE: PARCELS CREATED ARE CONSIDERED UNBUILDABLE UNTIL A SOIL EVALUATION REPORT AS REQUIRED BY THE DEPARTMENT OF COMMERCE IS FILED IN THE DEPARTMENT.



NORTH

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 35, T9N, R7E, MEASURED TO BEAR S0° 13' 07" W. DATUM: WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY, U.S. FOOT



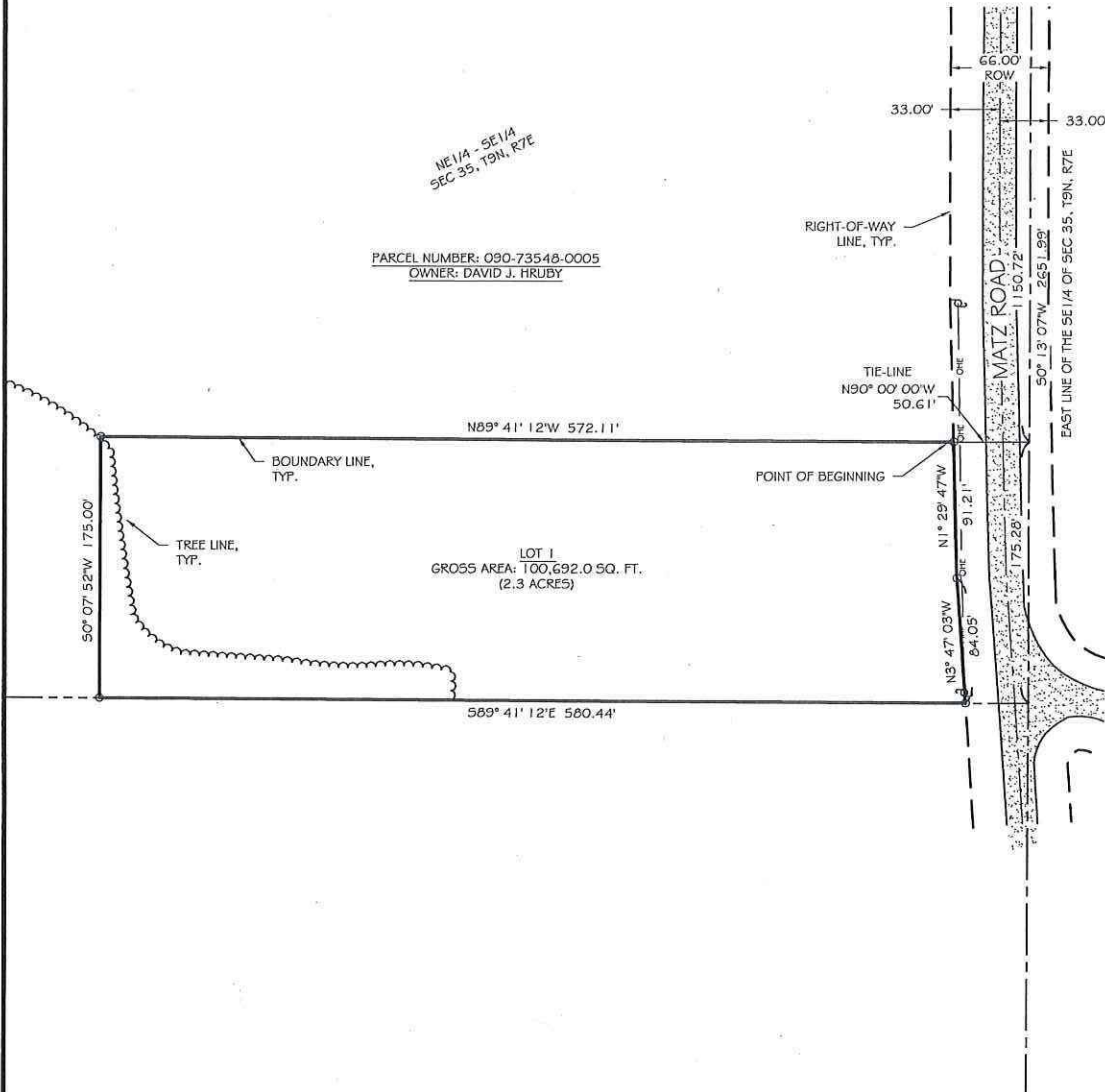
RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M.
 AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY, ON PAGES _____.

PREPARED FOR:
 DAN HRUBY
 6531 MATZ ROAD
 DANE, WI 53529

PREPARED BY:
 RAMAKER & ASSOCIATES, INC.
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 PHONE: 608-643-4100
 R#A PROJECT NO.: 44693
 R#A DOC. NO.: 2019230

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 35 IN T9N, R7E,
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



RAMAKER
& ASSOCIATES, INC.

100% EMPLOYEE-OWNED

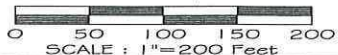
855 Community Dr, Sauk City, WI 53583
608-643-4100 www.Ramaker.com

Sauk City, WI • Willmar, MN
Woodcliff Lake, NJ • Bayamon, PR



NORTH

BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 35, T9N,
R7E, MEASURED TO BEAR 50° 13' 07"W.
DATUM: WISCONSIN COUNTY COORDINATE
SYSTEM-DANE COUNTY, U.S. FOOT



LEGEND

- 3/4" IRON ROD, FOUND
- ⊕ SECTION CORNER, FOUND
- SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#/F

P.O.B. POINT OF BEGINNING
() RECORDED AS

NOTE: PARCELS CREATED ARE CONSIDERED
UNBUILDABLE UNTIL A SOIL EVALUATION REPORT
AS REQUIRED BY THE DEPARTMENT OF
COMMERCE IS FILED IN THE DEPARTMENT.

PREPARED FOR:
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6531 MATZ ROAD
DANE, WI 53529

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SAUK CITY, WI 53583
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CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 35 IN T9N, R7E,
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED AS BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4-SE 1/4), OF SECTION 35, TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN; BEING BOUNDED BY A LINE DESCRIBED AS:

COMMENCING AT A FOUND 1 1/4" IRON ROD LOCATING THE EAST QUARTER CORNER OF SAID SECTION 35, THENCE 50° 13' 07"W, 1150.70 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE N90° 00' 00"W, 50.61 FEET, TO THE WEST RIGHT-OF-WAY LINE OF METZ ROAD AND THE POINT OF BEGINNING; THENCE N89° 41' 12"W, 572.11 FEET; THENCE 50° 07' 52"W, 175.00, TO THE SOUTH LINE OF THE NE 1/4-SE 1/4 OF SAID SECTION 35; THENCE S89° 41' 12"E, 580.44 FEET ALONG THE SOUTH LINE OF THE NE 1/4-SE 1/4 OF SAID SECTION 35 TO THE WEST RIGHT-OF-WAY LINE OF METZ ROAD; THENCE N3° 47' 03"W, 84.05 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MATZ ROAD; THENCE N1° 29' 47"W, 91.21 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MATZ ROAD 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 DAVID J. HRUBY AND AILEEN A. HRUBY, OWNERS, TO SURVEY, MONUMENT, MAP AND DESCRIBE THE LAND SHOWN ON THIS CERTIFIED SURVEY MAP.

TRENT D. NELSON, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 3132-8
JULY 11, 2019

OWNERS CERTIFICATE

AS OWNERS, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED 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 _____, 2019.

DAVID J. HRUBY

AILEEN A. HRUBY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, 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.

LISA MEINHOLZ, TOWNSHIP CLERK
TOWN OF ROXBURY, DANE COUNTY WISCONSIN

DATE: _____



PREPARED FOR:
DAN HRUBY
6531 MATZ ROAD
DANE, WI 53529

PREPARED BY:
RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PHONE: 608-643-4100
R#A PROJECT NO.: 44693
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DAVID J HRUBY
AILEEN A HRUBY
6531 MATZ RD
DANE, WI 53529

JAMES H HOFFMANN
TERESA M HOFFMANN
6379 MATZ RD
DANE, WI 53529

HELT LIVING TR
8249 HELT RD
DANE, WI 53529

HELT LIVING TR
8249 HELT RD
DANE, WI 53529

DAVID J HRUBY
AILEEN A HRUBY
6531 MATZ RD
DANE, WI 53529

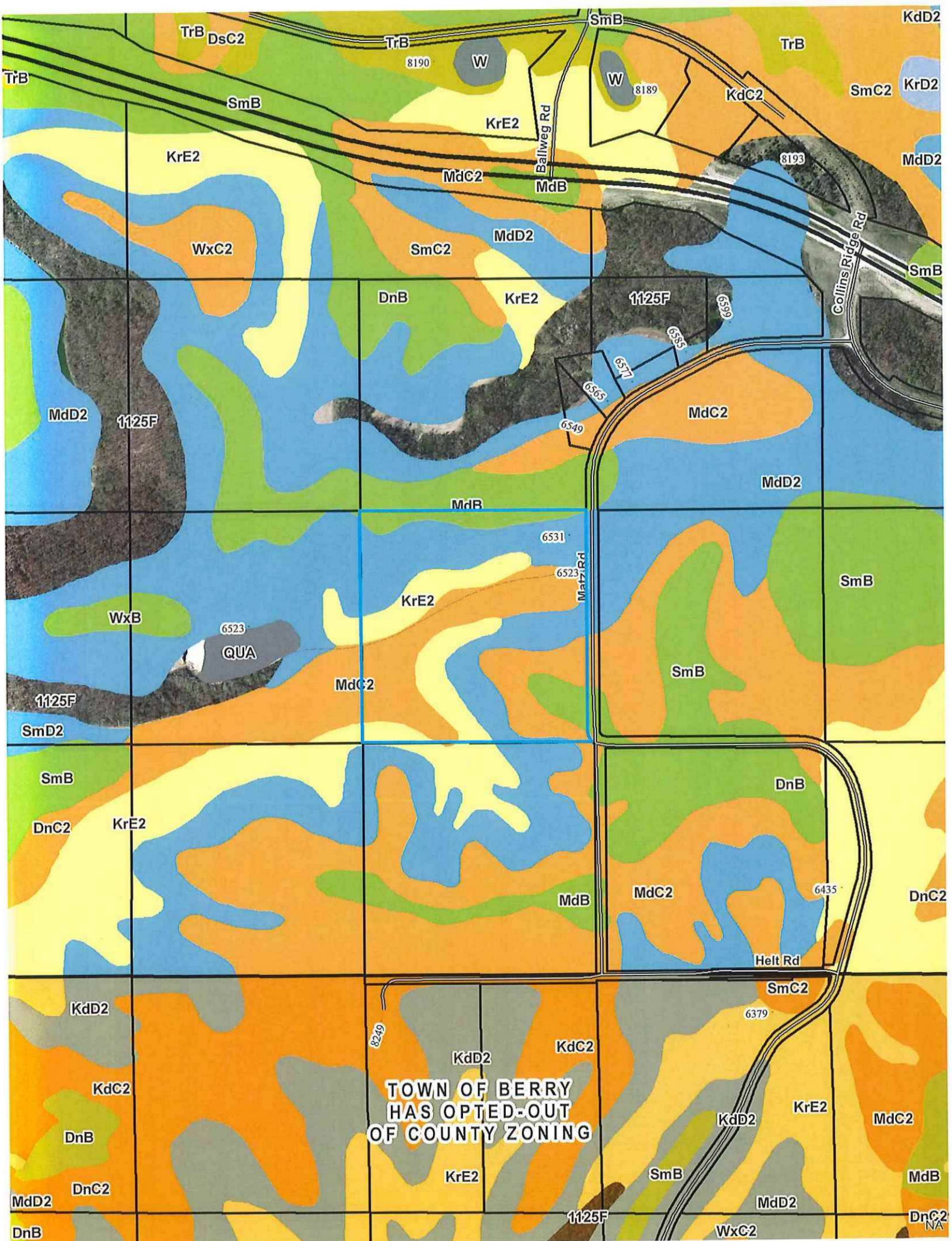
DUSTIN J HELT
6549 MATZ RD
DANE, WI 53529

HELT LIVING TR
8249 HELT RD
DANE, WI 53529

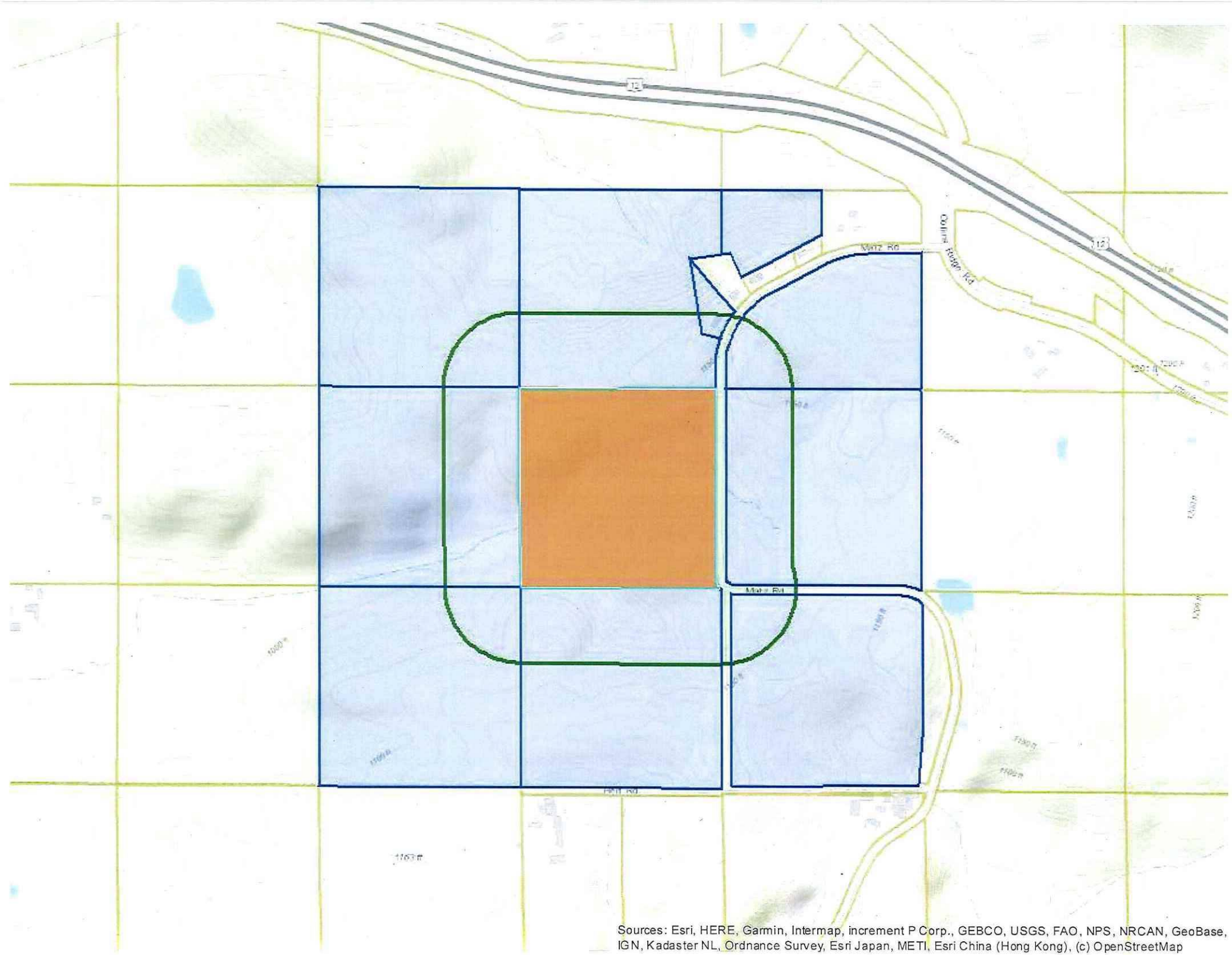
DAVID J HRUBY
AILEEN A HRUBY
6531 MATZ RD
DANE, WI 53529

Current Owner
Current Owner
6543 COLLINS RIDGE RD
DANE, WI 53529

HELT LIVING TR
8249 HELT RD
DANE, WI 53529



TOWN OF BERRY
HAS OPTED-OUT
OF COUNTY ZONING



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