

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
01/19/2021	DCPREZ-2021-11664
<b>Public Hearing Date</b>	
03/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BLECHINGER REV TR, SHARON M	PHONE (with Area Code) (608) 370-2647	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6437 WOODLAND TRL		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

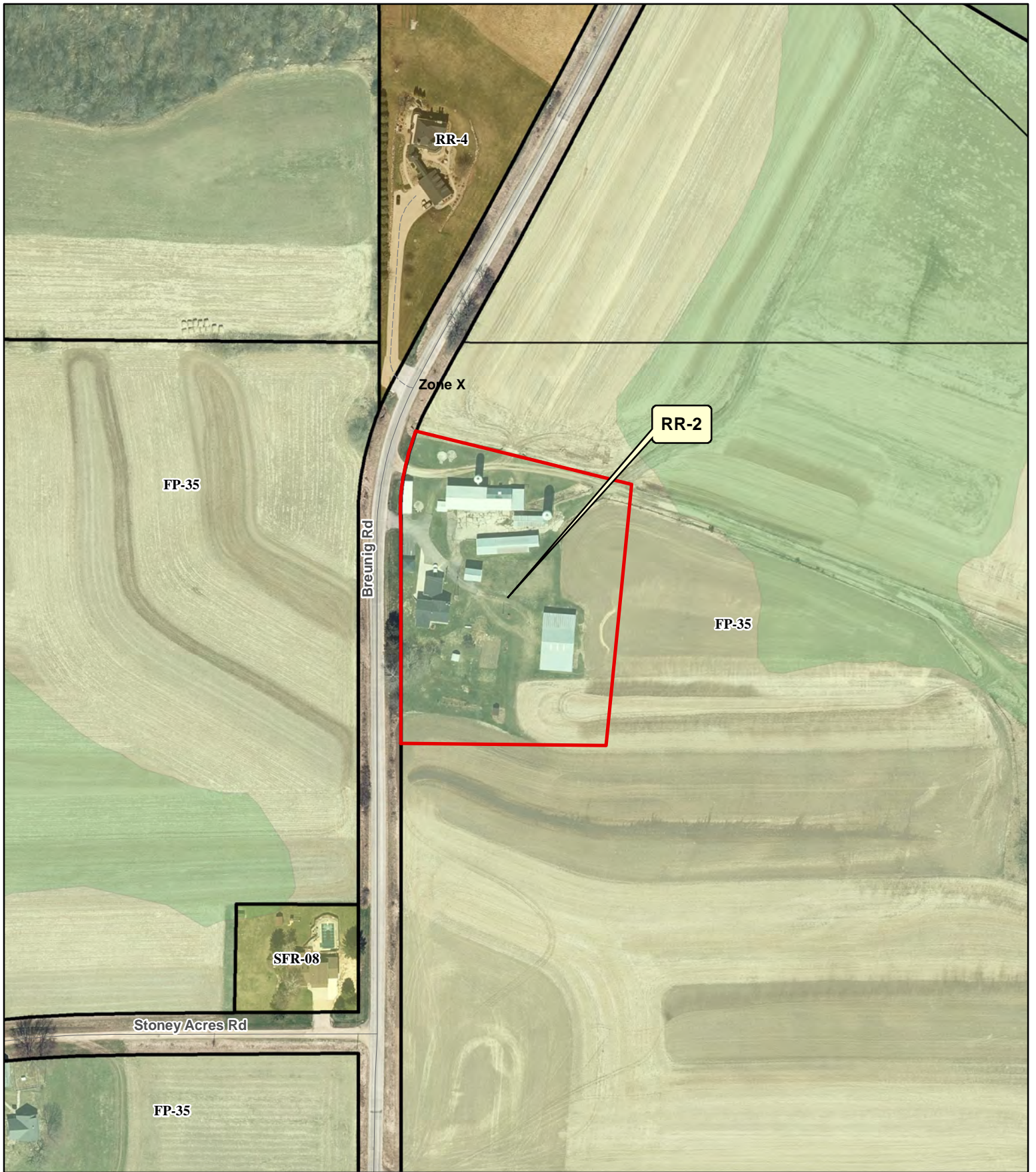
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6890 Breunig Road					
TOWNSHIP ROXBURY	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-262-8501-0					

## REASON FOR REZONE





SEPARATING EXISTING RESIDENCE FROM FARMLAND

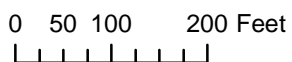
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.89

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11664  
**BLECHINGER REV TR,**  
**SHARON M**



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	sharon blechinger	Agent Name:	williamson surveying
Address (Number & Street):	6437 Woodland Tr	Address (Number & Street):	104a W Main St
Address (City, State, Zip):	Dane, WI 53529	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:		Email Address:	chris@williamsonsurveying.com
Phone#:	608-370-2647	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Roxbury	Parcel Number(s):	0907-262-8501-0
Section:	26	Property Address or Location:	6890 Breunig Rd

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Sharon is looking to separate the existing house and farm buildings from the rest of the agricultural land.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.89

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 1-19-2021



# REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

**CURVE TABLE:**

C-#	RADIUS	CHORD BEARING AND DISTANCE	ARC	DELTA	TANGENT BEARING
C-1	635.00'	S 08°56'46" W 197.05'	197.85'	17°51'08"	S 17°52'20" W
C-2	602.00'	S 09°03'14" W 189.05'	189.83'	18°04'04"	S 18°05'16" W

W. 1/4 CRN.  
 SEC. 26-9-7  
 FD. 1 1/4" REBAR

**PREPARED FOR:**

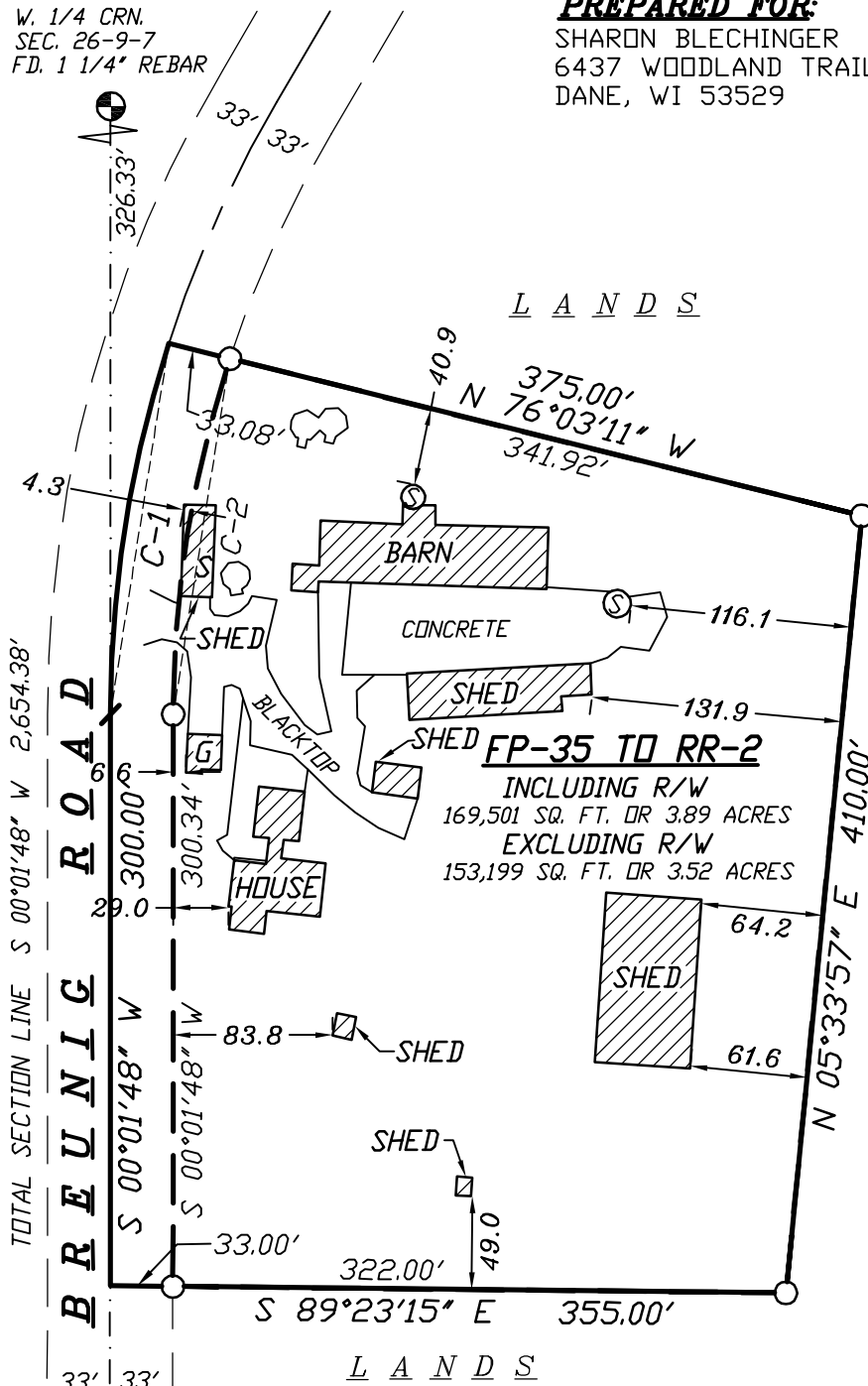
SHARON BLECHINGER  
 6437 WOODLAND TRAIL  
 DANE, WI 53529

**LEGEND**

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- (##) = RECORDED AS
- ⊙ = DANE COUNTY SECTION  
CORNER (AS NOTED)

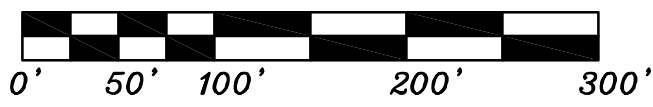
**PREPARED FOR:**

SHARON BLECHINGER  
 6437 WOODLAND TRAIL  
 DANE, WI 53529



**WCCS - DANE ZONE**  
 BEARINGS ARE REFERENCED TO THE WEST  
 LINE OF THE NW 1/4 OF SECTION 26-9-7  
 LINE TO BEAR S 00°01'48" W

SCALE 1" = 100'



W. 1/4 CRN.  
 SEC. 26-9-7  
 FD. 3/4" REBAR

## FP-35 to RR-2

A parcel of land being part of the Northwest 1/4 of the Northwest 1/4 of Section 26, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 26, thence S 00°01'48" W along the west line of the Northwest 1/4, 326.33 feet to the centerline of Breunig Road and to the point of beginning.

thence continue S 00°01'48" W, 300.00 feet; thence S 89°23'15" E, 355.00 feet; thence N 05°33'57" E, 410.00 feet; thence N 76°03'11" W, 375.00 feet to the centerline of said Breunig Road; thence along said centerline along an arc of a curve concaved easterly having a radius of 635.00 feet and a long chord bearing and distance of S 08°56'46" W, 197.05 feet to the point of beginning. This parcel contains 169,501 sq. ft. or 3.89 acres and is subject to a 33 foot road right-of-way over the westerly side thereof.