

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/03/2021	DCPREZ-2021-11673
<b>Public Hearing Date</b>	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN M BLOECHL	PHONE (with Area Code)	AGENT NAME ANTHONY KASPER	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 6691 DUNLAP HOLLOW RD		ADDRESS (Number & Street) 625 E. SLIFER STREET	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Portage, WI 53901	
E-MAIL ADDRESS		E-MAIL ADDRESS akasper@grothman.com	

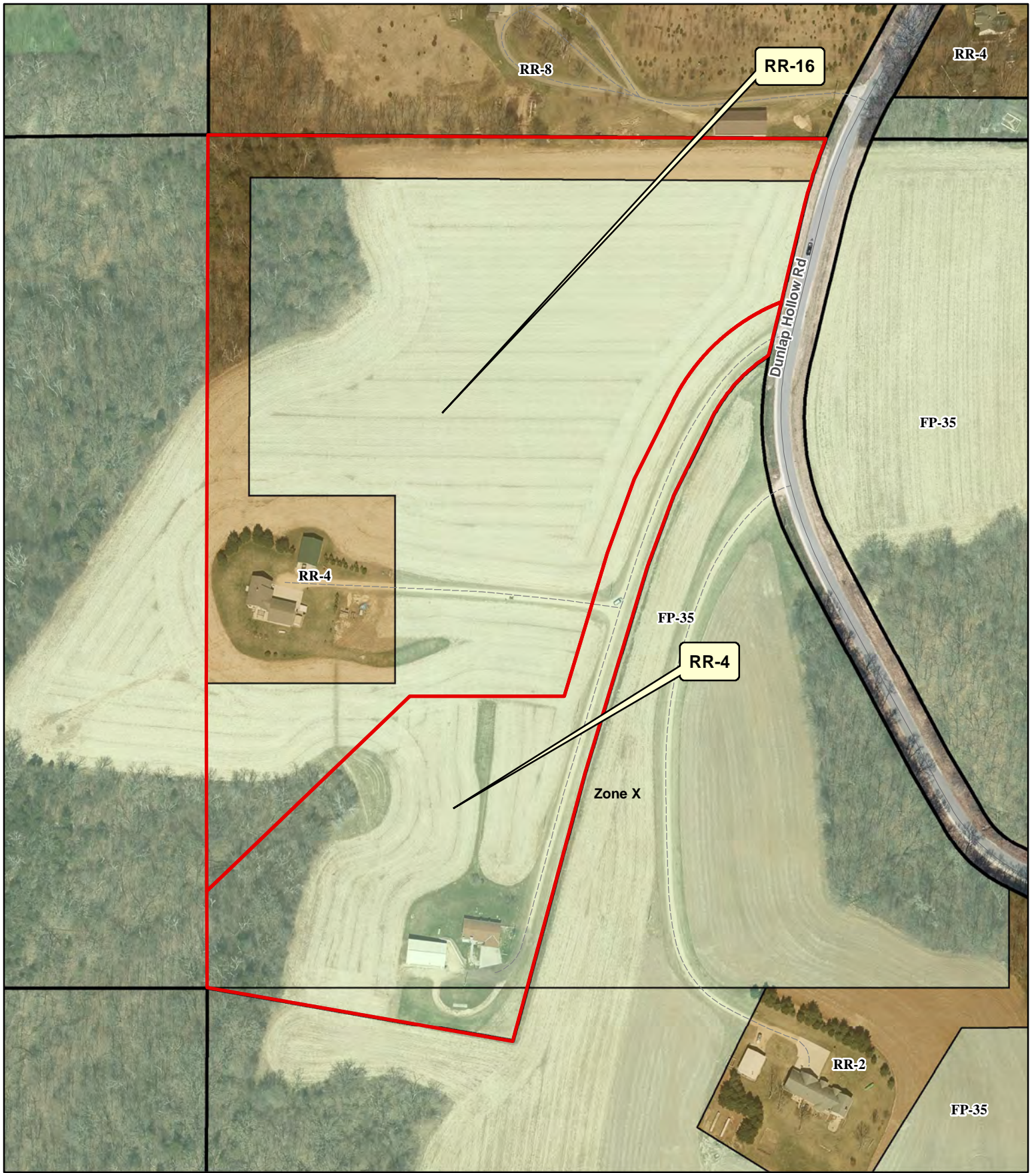
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6687 & 6691 Dunlap Hollow Road					
TOWNSHIP ROXBURY	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-304-9110-0		0907-304-9030-7 , 0907-311-8600-0			

## REASON FOR REZONE





RECONFIGURING LOT LINES FOR TWO EXISTING RESIDENCES

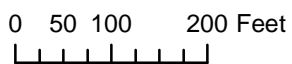
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-16 Rural Residential District	4.2
FP-35 Farmland Preservation District	RR-16 Rural Residential District	12.1
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.1

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



**Legend**

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



Petition 11673  
 STEVEN M BLOECHL



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	<u>STEVEN M &amp; MARY A BLOECHL</u>	Agent's Name	<u>ANTHONY KASPER</u>
Address	<u>6691 DUNLAP HOLLOW RD</u>	Address	<u>625 E. SLIFER STREET</u>
	<u>MAZOMANIE WI 53560</u>		<u>PORTAGE, WI 53901</u>
Phone	_____	Phone	<u>(608) 742-7788</u>
Email	_____	Email	<u>AKASPER@GROTHMAN.COM</u>

Town: Roxbury Parcel numbers affected: 0907-304-9030-7 & 0907-304-9110-0 & 0907-311-8600-0

Section: 30 & 31 Property address or location: 6691 & 6687 DUNLAP HOLLOW RD

Zoning District change: (To / From / # of acres) (RR-16/RR-4&FP-35/16.29 ac) & (RR-4/FP-35/6.08 ac)

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: *Anthony Kasper*

Date: 2-3-21



As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 1120-662



DRAFTED BY: I. KASPER

CHECKED BY: SPH

PROJ. 1120-662

DWG. 1120-662 SHEET 1 OF 4

## DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

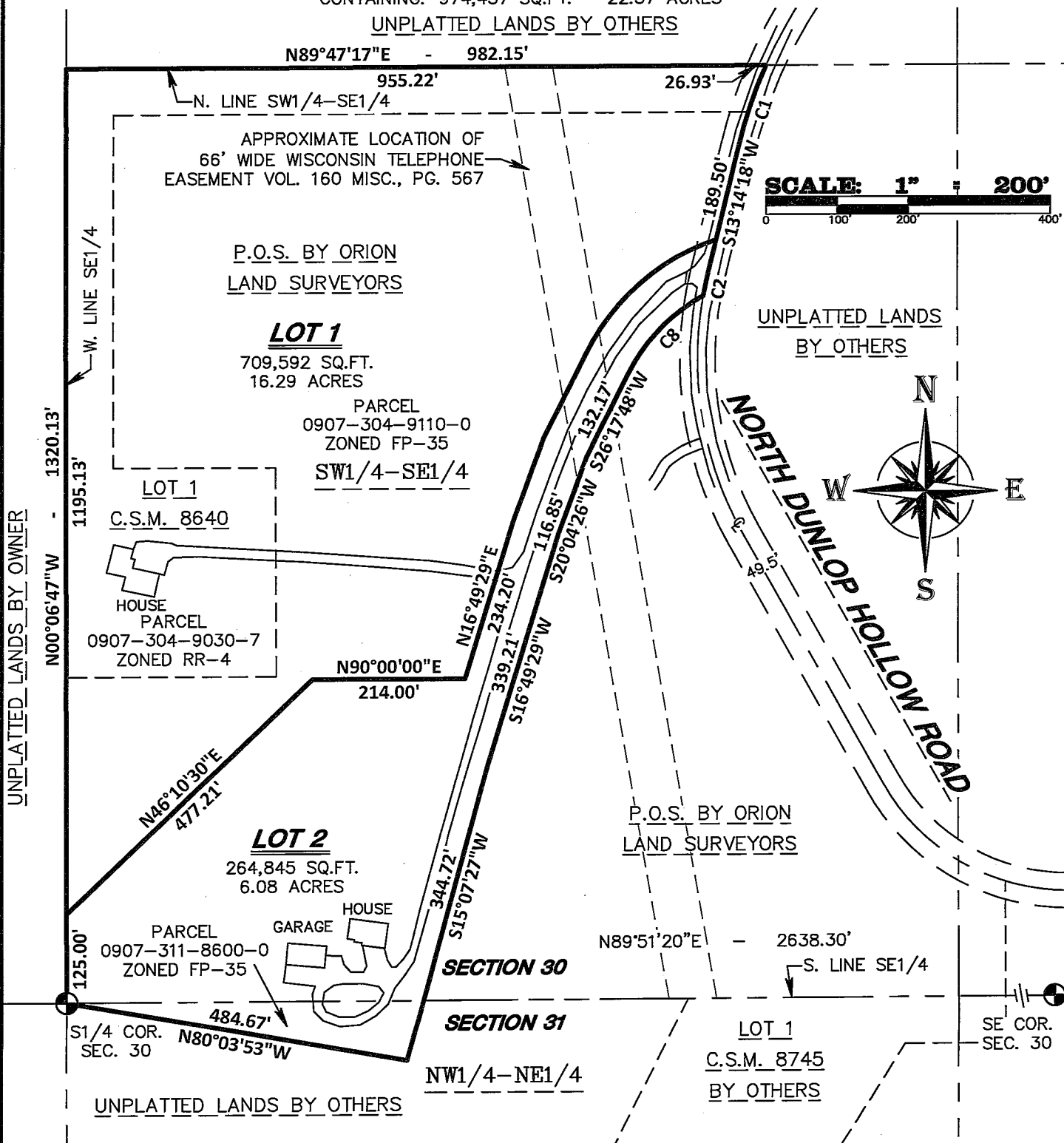
### GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 1, C.S.M. NO. 8640 AS RECORDED IN VOL 47 OF C.S.M.S PG. 239-240, AS DOCUMENT NO. 2872489, A PART OF THE SW1/4 OF THE SE1/4, SECTION 30 AND A PART OF THE NW1/4 OF THE NE1/4, SECTION 31, ALL IN T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.**

CONTAINING: 974,437 SQ.FT. - 22.37 ACRES

#### UNPLATTED LANDS BY OTHERS



**CLIENT/OWNER:** STEVEN M. & MARY A. BLOECHL  
6691 DUNLAP HOLLOW RD  
MAZOMANIE WI 53560

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
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DRAFTED BY: T. KASPER

CHECKED BY: SPH

PROJ. 1120-662

DWG. 1120-662 SHEET 2 OF 4

## DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

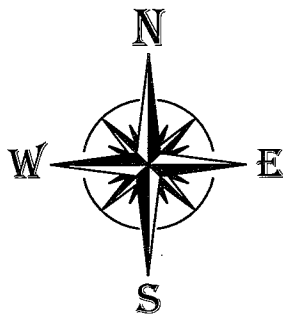
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N89°47'17"E - 982.15' CONTAINING: 974,437 SQ.FT. - 22.37 ACRES

955.22'  
N. LINE SW1/4-SE1/4

LOT 1  
C.S.M. 8640

26.93'



SCALE: 1" = 100'  
0 50' 100' 200'

### LOT 1

709,592 SQ.FT.  
16.29 ACRES

P.O.S. BY ORION  
LAND SURVEYORS

PARCEL  
0907-304-9110-0  
ZONED FP-35

SW1/4-SE1/4

NOTE: REFER TO BUILDING SITE  
INFORMATION CONTAINED IN THE  
DANE COUNTY SOIL SURVEY.

### LOT 2

P.O.S. BY ORION  
LAND SURVEYORS

UNPLATTED LANDS  
BY OTHERS

N16°49'29"E  
234.20'  
S16°49'29"W  
339.21'

N20°04'26"E  
122.31'  
S20°04'26"W  
116.85'

N26°17'48"E  
135.76'  
S26°17'48"W  
132.17'

N13°14'18"E  
189.40'  
S13°14'18"W  
135.77'

N13°14'18"E  
153.06'  
S13°14'18"W  
189.50'

NORTH DUNLOP HOLLOW ROAD

24.75'  
24.75'

49.5'

CLIENT/OWNER: STEVEN M & MARY A BLOECHL  
6691 DUNLAP HOLLOW RD  
MAZOMANIE WI 53560

As prepared by:

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DRAFTED BY: T. KASPER

CHECKED BY: SPH

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DWG. 1120-662 SHEET 3 OF 4

## DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

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**BEING LOT 1, C.S.M. NO. 8640 AS RECORDED IN VOL 47 OF C.S.M.S PG. 239-240, AS DOCUMENT NO. 2872489, A PART OF THE SW1/4 OF THE SE1/4, SECTION 30 AND A PART OF THE NW1/4 OF THE NE1/4, SECTION 31, ALL IN T. 9 N, R. 7 E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.**

CONTAINING: 974,437 SQ.FT. - 22.37 ACRES

### CURVE DATA TABLE

CURVE	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1	10°12'57"	121.20'	679.78'	S18°20'45"W	121.04'	S23°27'14"W	S13°14'17"W
C2	03°09'19"	28.16'	511.45'	S11°39'47"W	28.16'	S13°14'26"W	S10°05'08"W
C3	05°33'03"	51.95'	536.21'	S10°28'30"W	51.93'	S13°15'01"W	S7°41'58"W
C4	09°20'12"	114.81'	704.53'	S17°54'23"W	114.68'	S22°34'29"W	S13°14'17"W
C5	44°42'55"	249.23'	319.35'	S48°39'16"W	242.95'	S71°00'43"W	S26°17'48"W
C6	05°25'08"	30.20'	319.35'	S68°18'09"W	30.19'	S71°00'43"W	S65°35'35"W
C7	39°17'47"	219.03'	319.35'	S45°56'41"W	214.76'	S65°35'35"W	S26°17'48"W
C8	34°56'29"	154.50'	253.35'	S43°46'02"W	152.12'	S61°14'17"W	S26°17'48"W
C9	07°28'11"	33.01'	253.16'	S57°30'16"W	32.98'	S61°14'22"W	S53°46'11"W
C10	27°28'43"	121.50'	253.34'	S40°02'08"W	120.34'	S53°46'30"W	S26°17'47"W

**CLIENT/OWNER:** STEVEN M & MARY A BLOECHL  
6691 DUNLAP HOLLOW RD  
MAZOMANIE WI 53560

**LEGAL DESCRIPTION**

**Steven M. & Mary A. Bloechl Property  
Town of Roxbury, Dane County, WI**

**Lands to be Rezoned from RR – 4 and FP – 35 to RR - 16:**

Being all of Lot 1, Certified Survey Map, No. 8640 as recorded in Volume 47 of Certified Survey Maps, page 239 and 240 as Document No. 2872489 and a part of the Southwest Quarter of the Southeast Quarter of Section 30, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter corner of said Section 30;  
thence North 00°06'47" West along the West line of the Southeast Quarter of Section 30, 125.00 feet to the point of beginning;  
thence continuing North 00°06'47" West along the West line of the Southeast Quarter and the West line of Lot 1, Certified Survey Map, No. 8640, 1,195.13 feet to the Northwest corner of the Southwest Quarter of the Southeast Quarter;  
thence North 89°47'17" East along the North line of the Southwest Quarter of the Southeast Quarter and the North line of said Lot 1, 982.15 feet to the centerline of North Dunlop Hollow Road;  
thence Southwesterly along a 679.78 foot radius curve to the left in the centerline of North Dunlop Hollow Road and the Easterly line of said Lot 1 having a central angle of 10°12'57" and whose long chord bears South 18°20'45" West, 121.04 feet;  
thence South 13°14'18" West along the centerline of North Dunlop Hollow Road, 135.77 feet;  
thence Southwesterly along a 319.35 foot radius curve to the left having a central angle of 44°42'55" and whose long chord bears South 48°39'16" West, 242.95 feet;  
thence South 26°17'48" West, 135.76 feet;  
thence South 20°04'26" West, 122.31 feet;  
thence South 16°49'29" West, 234.20 feet;  
thence West, 214.00 feet;  
thence South 46°10'30" West, 477.21 feet to the point of beginning.  
Containing 709,592 square feet (16.29 acres), more or less.

**Lands to be Rezoned from FP – 35 to RR – 4:**

Being a part of the Southwest Quarter of the Southeast Quarter of Section 30 and the Northwest Quarter of the Northeast Quarter of Section 31, all in Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:

Beginning at the South Quarter corner of said Section 30;  
thence North 00°06'47" West along the West line of the Southeast Quarter of Section 30, 125.00 feet;  
thence North 46°10'30" East, 477.21 feet;  
thence East, 214.00 feet;  
thence North 16°49'29" East, 234.20 feet;  
thence North 20°04'26" East, 122.31 feet;  
thence North 26°17'48" East, 135.76 feet;  
thence Northeasterly along a 319.35 foot radius curve to the right having a central angle of 44°42'55" and whose long chord bears North 48°39'16" East, 242.95 feet to the centerline of North Dunlop Hollow Road;  
thence South 13°14'18" West along said centerline, 53.73 feet;  
thence Southwesterly along a 511.45 foot radius curve to the left in said centerline having a central angle of 03°09'19" and whose long chord bears South 11°39'47" West, 28.16 feet;  
thence Southwesterly along a 253.35 foot radius curve to the left having a central angle of 34°56'29" and whose long chord bears South 43°46'02" West, 152.12 feet;  
thence South 26°17'48" West, 132.17 feet;  
thence South 20°04'26" West, 116.85 feet;  
thence South 16°49'29" West, 339.21 feet;  
thence South 15°07'27" West, 344.72 feet;  
thence North 80°03'53" West, 484.67 feet to the point of beginning.  
Containing 264,845 square feet (6.08 acres), more or less.

**THIS DESCRIPTION WAS PREPARED BY:** GROTHMAN & ASSOCIATES, S.C.  
SCOTT P. HEWTT  
Professional Land Surveyor, No. 2229  
Dated: February 1, 2021  
File No.: 1120-662

**THIS DESCRIPTION WAS PREPARED FOR:** Steven M. Bloechl  
6691 Dunlop Hollow Road  
Mazomanie, WI 53560