


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/25/2016	DCPREZ-2016-11000
Public Hearing Date	C.U.P. Number
07/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY L NELSON	PHONE (with Area Code) (608) 575-0937	AGENT NAME GARY NELSON	PHONE (with Area Code) (608) 575-0937
BILLING ADDRESS (Number & Street) 4924 SCHERBEL RD		ADDRESS (Number & Street) 4924 SCHERBEL RD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) BLACK EARTH, WI 53515	
E-MAIL ADDRESS		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	
4924 Scherbel Rd.					
TOWNSHIP BERRY	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-324-8150-2					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) 
PRINT NAME: X GARY NELSON				
DATE: X 4-25-2016				



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 GARY + JEAN NELSON Agent's Name _____
 Address 4924 SCHERBEL RD. Address _____
BLACK EARTH, WI 53515
 Phone 608-575-0937 Phone _____
 Email JEANNELSONWI@YAHOO.COM Email _____

Town: BERRY Parcel numbers affected: 0807-324-8150-2 + 0807-324-8110-0
 Section: 01 32 Property address or location: _____

Zoning District change: (To / From / # of acres) A-1EX to A-2(1)

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

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:

COMBINE PARCELS INTO ONE LOT TO BUILD A HOME.
EXISTING HOME AND SHED WILL BE REMOVED.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Jean Nelson

Date: 4/25/16



Dane County Planning & Development Land Division Review

April 15, 2014

Gary and Jean Nelson
4924 Scherbel Rd.
Black Earth, WI 53515

Re: Parcel status determination
Town of Berry, Section 32
Parcel # 0807-324-8150-2 and 0807-324-8110-0

Current zoning of subject parcels are A-1EX (agricultural).

Dear Mr. Nelson,

I have reviewed the above-described parcels and it is clear that the both parcels were created as separate entities prior to the effective date of the Dane County Land Division Regulations and prior to the effective date of A-1EX (agricultural) Zoning in the Town of Berry.

Therefore, these parcels have a legal status and may be conveyed without the need to rezone or apply for a Certified Survey Map. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Berry

Dane County Land Division Regulations

- Effective May 1, 1970, a certified survey map required for parcels of 5 acres or less.
- Effective December 4, 1974, a certified survey map required for parcels of 15 acres or less.
- Town of Berry adopted A-1 Exclusive Zoning on December 12, 1981.

Public Search and history of parcels

Parcel: 0807-324-8150-2

Document # 1063750 *Warranty Deed*

Grantor – Selma Festge, A.K.A. – Adaline Festge and Adeline Festge

Grantee – Elmer and Betty Waldvogel

Recorded – December 26, 1962

Document # 1128802 *Warranty Deed*

Grantor – Elmer and Betty Waldvogel

Grantee – John and Carol Waldvogel

Recorded – April 20, 1965

Document # 1407691 *Warranty Deed*

Grantor – John and Carol Waldvogel

Grantee – Edwin and Beverley Dintemann

Recorded – August 20, 1974

Document # 1597063 *Warranty Deed*

Grantor – Edwin and Beverley Dintemann

Grantee – Gary and Jean Nelson

Recorded – October 23, 1978

Parcel: 0807-324-8110-0

Document # 993246 *Warranty Deed*

Grantor – Selma Festge

Grantee – Kenneth and Julia Brunner

Recorded – December 8, 1959

Document # 1096193 *Warranty Deed*

Grantor – Kenneth and Julia Brunner

Grantee – Bernard Schroeder

Recorded – March 11, 1964

Document # 1129497 *Warranty Deed*
Grantor – Bernard Schroeder
Grantee – Neal and Dorothy Wagner
Recorded – April 29, 1965

Document # 2124829 *Warranty Deed*
Grantor – Neal and Dorothy Wagner
Grantee – Gary and Jean Nelson
Recorded – January 27, 1989

CERTIFIED SURVEY MAP
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I also certify that this survey was done under the direction of Gary L. Nelson and Jean R. Nelson owners.

Anthony J. Walker, Registered Land Surveyor No. S-1957

LEGAL DESCRIPTION

Part of the NE 1/4 of the SE 1/4, Section 32, T07N, R08E, Town of Berry, Dane County, Wisconsin more fully described as follows;

Commencing at the E 1/4 corner of said section 32

THENCE North 89 degrees 45 minutes 01 seconds West for a distance of 1178.69 feet along the North line of the SE 1/4 of said Section 32 to the point of beginning

THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 391.88 feet

THENCE South 89 degrees 48 minutes 00 seconds West for a distance of 146.26 feet to the West line of the NE 1/4 of the SE 1/4 said Section 32

THENCE North 00 degrees 00 minutes 00 seconds West for a distance of 393.03 feet along said line to the NW corner of the NE 1/4 of the SE 1/4 said Section 32

THENCE South 89 degrees 45 minutes 01 seconds East for a distance of 146.26 feet along the North line of the SE 1/4 to the point of beginning

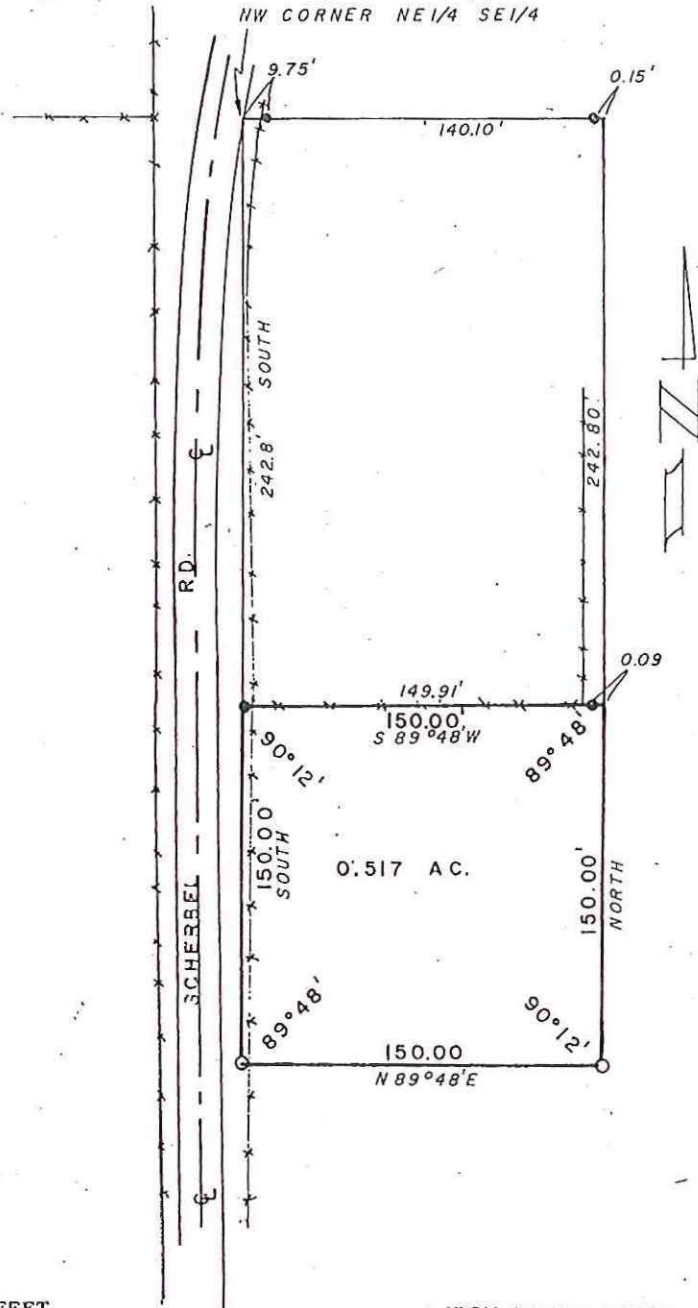
DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____

SURVEY PLAT

ALEX W. ELY
DANE COUNTY SURVEYOR
DANE COUNTY COURT HOUSE
MADISON, WISCONSIN
ALPINE 7-4811 - EXT. 365

Map No. 376.1

Name John Waldvogel
Address Forest Products Laboratory, Madison, Wis.
Description Part of NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 32-7-8, Town of Berry, Dane County, Wis.



SCALE OF MAP—1 INCH—60 FEET

State of Wisconsin }
County of Dane }_{SS}

- IRON STAKES FOUND
- IRON STAKES DRIVEN

I, Alex W. Ely, a registered engineer of the State of Wisconsin, do hereby certify that on APRIL 26, 1961, I surveyed the above described and mapped property according to the official records and that the accompanying map is a correctly dimensioned representation to scale of the boundaries, that all buildings and improvements lie wholly within the boundary lines, and that no encroachments by adjoining owners appear from said survey.

Surveyed by...A.T. SANDSNE.S.

Detailed by...A.T.S.

Traced by...A.T.S.

Field Book 353 Page 19

Order No. 5069

Alex W. Ely