

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/29/2016	DCPREZ-2016-11083
Public Hearing Date	C.U.P. Number
02/28/2017	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BEGHIN LIVING TR, DONALD L & MARIAN M	PHONE (with Area Code) (608) 832-4413	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8853 COLBY RD		ADDRESS (Number & Street)	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip)	
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	
WEST OF 8853 COLBY ROAD					
TOWNSHIP PRIMROSE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-042-8590-7					

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	RH-1 Rural Homes District	3		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
PRINT NAME: Donald L. Beghin				

COMMENTS: REZONE TO CLEAR UP ZONING CATEGORY.

DATE: 



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 Donald L. Beghin Agent's Name _____
 Address 8853 Colby Rd. At Herod 53578 Address _____
 Phone 608-832-4413 Phone _____
 Email _____ Email _____

0507-042-8590-7

Town: Primrose Parcel numbers affected: certified survey map 4158

Section: 01 4 Property address or location: on colby Road Next to 8853 Colby Rd

Zoning District change: (To / From / # of acres) to RA1 From Ag 3 Acres
RA1 → 3 A-15X

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:

Parcel is zoned Ag Parcel is a certified Lot
Tax # 0507-042-8590-7
Asking for a rezone to clear up any questions a new
owner may have

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

Date: 11-29-2016

To whom it may concern,

November 28, 2016

On 7/21/1983 Donald and Marian Beghin purchased what was locally known as the Pierce farm. It consisted of one hundred and forty six acres which is ample for establishing four splits. Three of these splits have been built on. In addition, there is a certified survey map which according to Mr. Scribner is grandfathered because the survey was adopted prior to the effective date of A-1 agriculture (Exclusive) Zoning in the Town of Primrose. When this certified survey was established it inadvertently or by mistake the zoning was never changed from Agriculture to ~~R-1~~. My request today is to correct this mistake.

RH1

Donald L. Beghin



Marian M. Beghin





Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Land Division Review
608/266-9086

September 30, 2003

Donald L. Beghin
8853 Colby Road
Mount Horeb, Wisconsin 53572

Re: # 050704285907
NW1/4 S4 T5N R7E
Town of Primrose
Dane County

Dear Mr. Beghin:

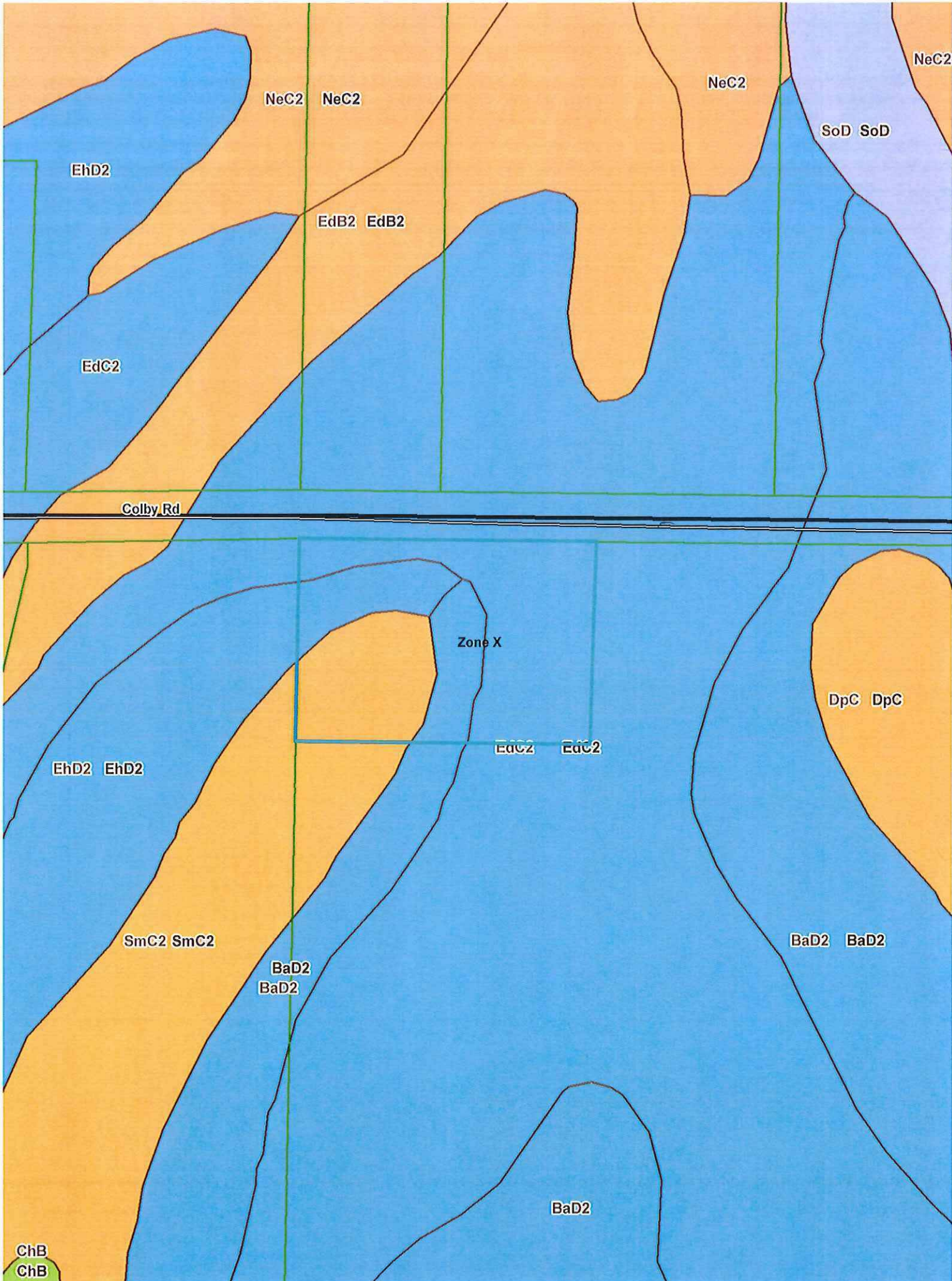
It is apparent that the subject land parcel was properly created as a separate legal entity in accordance with the provisions of the Dane County Land Division Regulations, and prior to the effective date of A-1 Agriculture (Exclusive) Zoning in the Town of Primrose. Accordingly, this parcel can be separately conveyed at this time without a change in zoning classification, pursuant to S.10.16(3)(a), Dane County Code of Ordinances.

Sincerely,


Norbert Scribner, Land Division Review

cc: Clerk, Town of Primrose
Bill Hitzemann, Dane County Supervisor District # 30

Enclosure:





A-1
DCPREZ-0000-00000

8924

9018 9016

9007

8870
Colby Rd

8848

8853

RH-2
DCPREZ-0000-08346

RH-1
DCPREZ-0000-08856

Zone X

A-2
DCPREZ-0000-08856

A-1(EX)
DCPREZ-0000-00000

RH-2
DCPREZ-0000-07064

RH-2
DCPREZ-0000-06729

Rettenmund Rd

A-2(4)
DCPREZ-0000-04754

A-1(EX)
DCPREZ-0000-00000
Zone A

A-2(4)
DCPREZ-0000-07025

8947

8925

Proposed
A-4
11028

A-1(EX)
DCPREZ-0000-00000


G

8862 8750

RH-2
DCPREZ-0000-07331

A-1(EX)
DCPREZ-0000-00000

Parcel Number - 048/0507-042-8590-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR07E	04	NW of the NW
Plat Name	CSM 04158	
Block/Building		
Lot/Unit	1	
Parcel Description	<p>LOT 1 CSM 4158 CS17/241 R4729/82-7/21/83 DESCR AS SEC 4-5-7 PRT NW1/4NW1/4 BEG SEC NW COR TH N86DEG13MINE 411 FT TH S3DE G23MINE 317.96 FT TH S86DEG13MINW 411 FT TH N3DEG23MINW 317. 96 FT TO POB 3 ACRES INCL RD R/W OVER NLY 33 FT THF</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	BEGHIN LIVING TR, DONALD L & MARIAN M 	
Primary Address	No parcel address available.	
Billing Address	8853 COLBY RD MT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G6	
Assessment Acres	3.000	
Land Value	\$9,600.00	
Improved Value	\$0.00	
Total Value	\$9,600.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/24/2016 05:00 PM~~

Ends: ~~05/24/2016 07:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/14/2016 05:00 PM~~

Ends: ~~06/14/2016 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

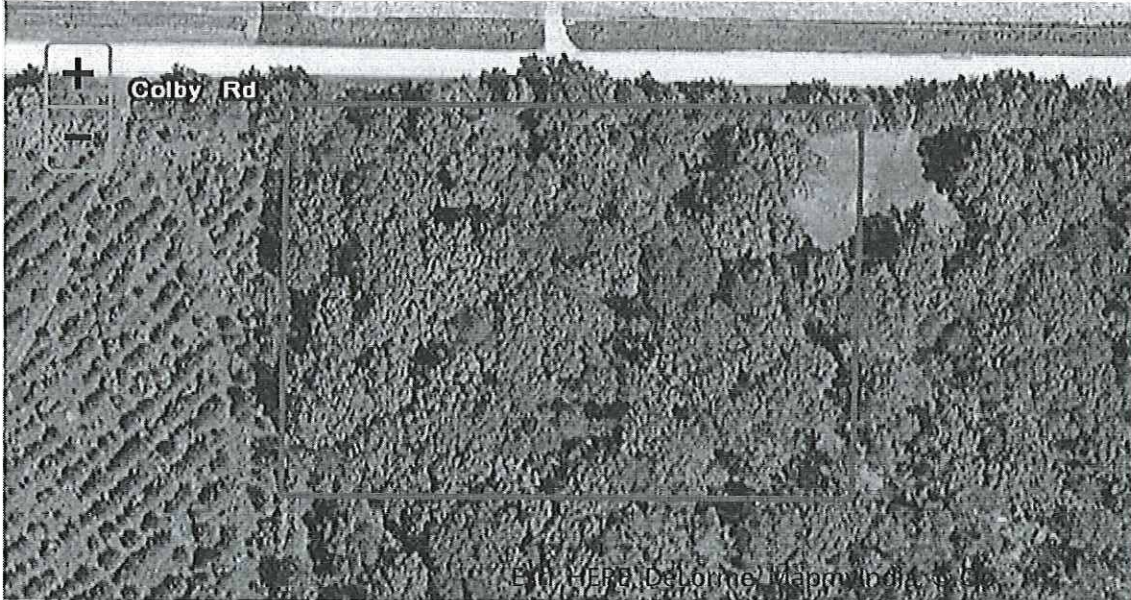
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2016) More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Current year tax information not yet available.

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24MH	MT HOREB FIRE
OTHER DISTRICT	24E2	EMS MT HOREB

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/19/2005	4013574		

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: 0507-042-8590-7

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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THOM R. GRENLIE CERTIFIED SURVEY - MAP



REGISTERED LAND SURVEYOR S-1051
114 S. Main, Verona, Wisc. 53593 (845-6882)



SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Dane) SS.

1791369

I, Thom R. Grenlie, 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 in accordance with the information provided.

Thom R Grenlie

Thom R. Grenlie, Registered Land Surveyor

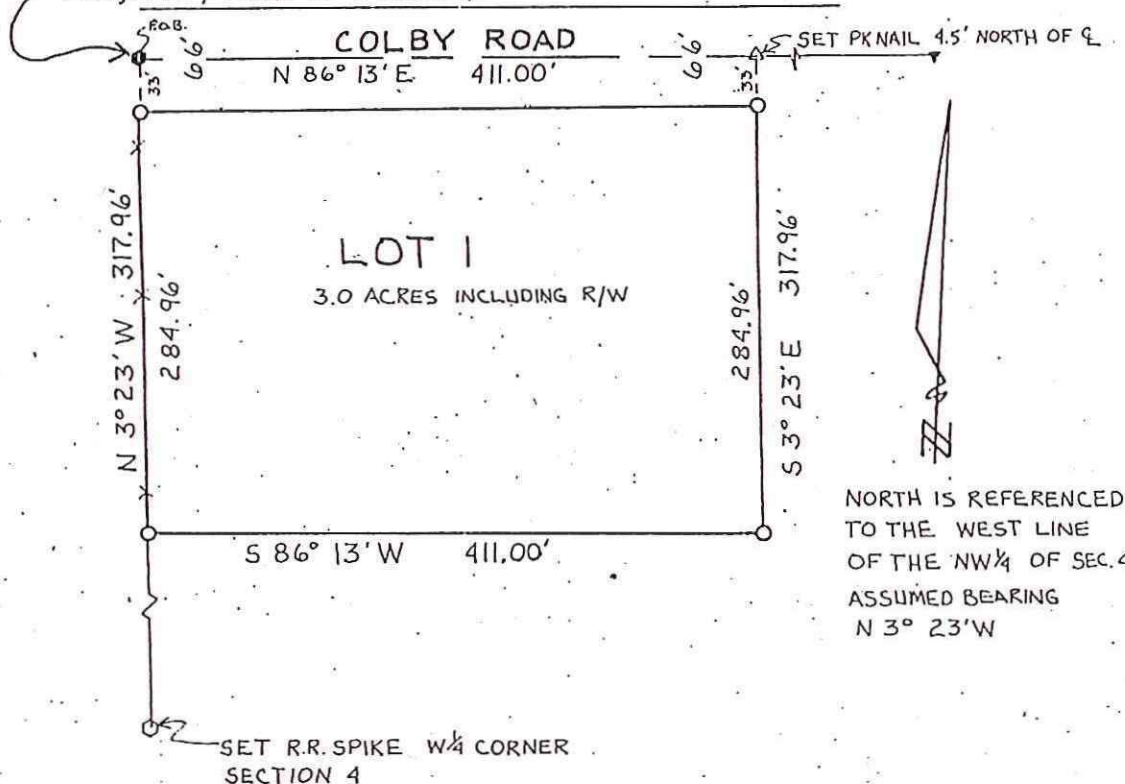
DESCRIPTION:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY, WI., MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SECTION 4, THENCE N86°13'E ALONG THE SECTION LINE 411.00 FEET; THENCE S3°23'E 317.96 FEET; THENCE S86°13'W 411.00 FEET; THENCE N3°23'W 317.96 FEET TO THE POINT OF BEGINNING. CONTAINS 3.0 ACRES AND SUBJECT TO A PUBLIC ROAD RIGHT-OF-WAY OVER ITS NORTHERLY 33 FEET THEREOF.

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REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOILS SURVEY

FOUND RR. SPIKE NW CORNER SECTION 4
T5N, R7E, TOWN OF PRIMROSE



NORTH IS REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SEC. 4. ASSUMED BEARING N 3° 23' W

LEGEND

Scale: 1 inch = 100 ft.
● iron stake found
○ 1"x24" iron pipe set
min. wt. = 1.13#/ln ft.

SURVEYED FOR: JAMES RYAN

6389 PHEASANT LANE, VERONA, WI 53593
DESCRIPTION-LOCATION: PART OF THE NW 1/4, OF THE NW 1/4, SECTION 4, T5N, R7E, TOWN OF PRIMROSE, DANE CO., WI

APPROVED FOR RECORDING PER DANE CO., AG., ENV., & ZONING COMM. action of July 21, 1983

REGISTER OF DEEDS CERTIFICATE, Robert Scriber
Received for recording this 21st day of July, 1983 at 3:51 o'clock P.M. and recorded in Volume 17 of Certified Survey Maps of Dane County on Page 241

SURVEYED THOM
DRAWN JMP
APPROVED THOM
FIELD BOOK
DATE 6-1-83
TAPE/FILE

Register of Deeds

DOCUMENT #: 1791369
CERTIFIED SURVEY MAP# 4158 Vol. 17 Page 241

OFFICE MAP NO. 1368