



# Dane County Planning & Development Division of Zoning

Appeal No. \_\_\_\_\_  
Date Received 4/8/16  
Date of Public Hearing \_\_\_\_\_

## VARIANCE APPLICATION:

**Owner:** Jeff and Nancy Ballmer  
**Mailing Address:** 9661 Howery Rd  
Mt Horeb, WI 53572  
**Phone Number(s):** (608) 437-4636  
**Email Address:** jtballmer@gmail.com

**Assigned Agent:** Robert Feller  
**Mailing Address:** 6917 Ramsey Rd  
Middleton, WI 53562  
**Phone Number(s):** 608-444-6988  
**Email Address:** bob.feller@iconiccreates.com

*To the Dane County Board of Adjustment:*

*Please take notice that the undersigned was refused a permit by the Dane County Zoning Division, Department of Planning and Development, for lands described below for the reason that the application failed to comply with provisions of the Dane County Code of Ordinances: Chapters 10 – Zoning, 11 – Shoreland, Shoreland-Wetland & Inland-Wetland, 17 – Floodplain Zoning, and/or 76 – Airport Height Regulations. The owner or assigned agent herewith appeals said refusal and seeks a variance.*

Parcel Number: 0706 - 242 - 8001 - 5 Zoning District: A-2 Acreage: 23.00  
Town: Vermont Section: 24-7-6 1/4 NE 1/4 NW  
Property Address: 9661 Howery Rd, Mt. Horeb, WI 53572  
CSM: 8887 Lot: - / Subdivision: - Block/Lot(s): -  
Shoreland: Y / Floodplain: Y / Wetland: Y / Water Body Private pond and Vermont Creek  
Sanitary Service: Public / Private (Septic System)

Current Use: Single family home

Proposal: The property owners would like permission to remove an existing home and portion of driveway pavement in order to build a new garage with master bedroom addition above.

**NOTE: You are encouraged to provide a complete and detailed description of the existing use and your proposed project on an attached sheet.**

### REQUIRED BY ORDINANCE

Section	Description	Required	Proposed or Actual	Variance Needed
11.03(2)(a)1.	11.03(2)(a)1. Setback from an ordinary high-water mark.	75	38.2	36.8
	Request approval to build within the 75' setback of waterway			

**PRESENTING YOUR CASE TO THE BOARD OF ADJUSTMENT:**

An Area Variance may be authorized by the Dane County Board of Adjustment to vary one or more of the dimensional or physical requirements of the applicable ordinance in connection with some proposed construction.

The burden will be on you, as property owner or authorized agent, to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing, including the staff report. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and may then deny your application.

Please answer the four questions below. You are encouraged to attach a separate sheet, labeling the answers (1) through (4), to provide enough detail to support your appeal:

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below:

(A) Alternatives you considered that comply with existing standards: If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

Consideration was made to place the addition to the north and east of the existing building, but in addition to the these lands being in floodplane areas, it also resulted in more land disturbance and removal of pervious surface. The lands to the south are at a very steep incline and would not allow the addition. The location proposed places the addition on surfaces primarily covered with impervious materials (i.e. the existing roofed porch and driveway pavement). The building and location of the proposed addition are outside of the floodplane area.

(B) Alternatives you considered that require a lesser variance: If you reject such alternatives, provide the reasons you rejected them.

The building design was originally to extend further north and west than proposed. The foot print has since been reduced to fall primarily within the limits of existing impervious pavement.

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

*Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.*

*An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.*

The property owners both suffer with knee and hip medical issues that make it difficult for them to travel from garage/basement to the living area on the main floor.

Much of the site is located in floodplane or steep bluffs. Allowing to expand the home to the west gives the opportunity to incorporate amenities such that the property owners may age in place.



- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain. **The required Site Plan and/or Survey submitted with your application must show these features.**

*Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance.*

The existing house is built at the base of a steep bluff, thus not allowing expansion to the north. Current floodplane delineation extends to the exterior of the building on the north and east sides. This leaves only the west side of the building for expansion. Expansion is proposed on surfaces primarily covered with impervious materials. See attached files showing the existing building has been removed from the Special Hazard area.

- (4) What would be the effect on this property, the community or neighborhood, and the general public interest if the variance were granted? Describe how negative impacts would be mitigated. **The required Site Plan and/or Survey submitted with your application must show any proposed mitigation features.**

*These interests may be listed as objectives in the purpose statement of an ordinance and may include: Promoting and maintaining public health, safety and welfare; protecting fish and wildlife habitat; maintaining scenic beauty; minimizing property damages; ensuring provision of efficient public facilities and utilities; requiring eventual compliance for nonconforming uses, structures and lots; drainage; visual impact; fire safety and building code requirements; and any other public interest issues.*

There would be no negative impact on this property, the community or neighborhood. The proposed expansion would mostly replace impervious pavement surfaces with impervious building materials. Minimal additional stormwater run-off would be created with the portion of the expansion that is affected with the variance request. Additionally, the land owner would be open to providing a rain garden to collect and treat any additional stormwater run-off prior to it being released.

## **REQUIRED PLANS AND SPECIFICATIONS:**

In addition to providing the information required above, you must submit:

1. **Site Plan:** Complete and detailed plans of your lot or lots, drawn to a standard and easily readable scale. **In most cases, a survey by a Registered Land Surveyor is needed.** The Site Plan/Survey should include the following, as applicable, as well as any unique existing features of the lot and any proposed mitigation features, as described above:
  - Scale and North arrow
  - Road names and right-of-way widths
  - All lot dimensions
  - Existing buildings, wells, septic systems and physical features such as driveways, utility easements, sewer mains and the like, including neighboring properties and structures.
  - Proposed new construction, additions or structural alterations.
  - For property near lakes, rivers or streams:
    - Location of Ordinary High Water Mark (OHWM) Elevation
    - Location of Floodplain Elevation
  - For property near Wetlands, a Wetland Boundary determination by a qualified professional consultant may be required.
  - Topographic survey information may be desirable or necessary.
  - Setbacks from any existing or proposed structures (building) to lot lines, right-of-way lines, Ordinary High Water Mark, and/or Wetland Boundary, as applicable.
  - For setback from Ordinary High Water Mark Variance Appeals, the setbacks of the two neighboring structures from the OHWM may be required.



**2. Floor Plans and Elevations:** Professionally-prepared plans and elevations are not required, but the plans submitted must be drawn to a standard and easily readable scale, must show each story of the building or structure, and must include all parts of existing and proposed structures, including any balconies, porches, decks, stoops, fireplaces and chimneys. Exterior dimensions must be included. Show all exit door locations, including sliding doors, and any windows or other features that are pertinent to your appeal. The plans may be a preliminary version, but are expected to represent your actual proposal for the use of your lot.

Please consult with the Assistant Zoning Administrator regarding required plans for non-conventional structures such as signs, construction cranes, etc.

**3. Town Acknowledgment:** Obtain a signed, dated memo or letter from the Town Clerk or Administrator of the Town where the variance is needed, acknowledging that you have informed them of your intention to apply for the variance(s). You probably will need to appear before the Town Board and/or Plan Commission, which will provide advisory input requested by the Board of Adjustment.

**APPLICANT SIGNATURE:**

*The undersigned hereby attests that all information provided is true and accurate, and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.*

Signature Required: Jeffery T. Ballmer Date: 4-7-2016

Print Name: Jeffery Ballmer

Specify Owner or Agent: Robert Feller

Agent must provide written permission from the property owner

**STAFF INFORMATION:**

Date Zoning Division Refused Permit (if different from filing date)

Filing Date

Filing Materials Required:

Site Plan

Floor Plans

Elevations

Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_

Town Acknowledgement Date

Notices Mailed Date

Class II Notices Published Dates

Site Visit Date

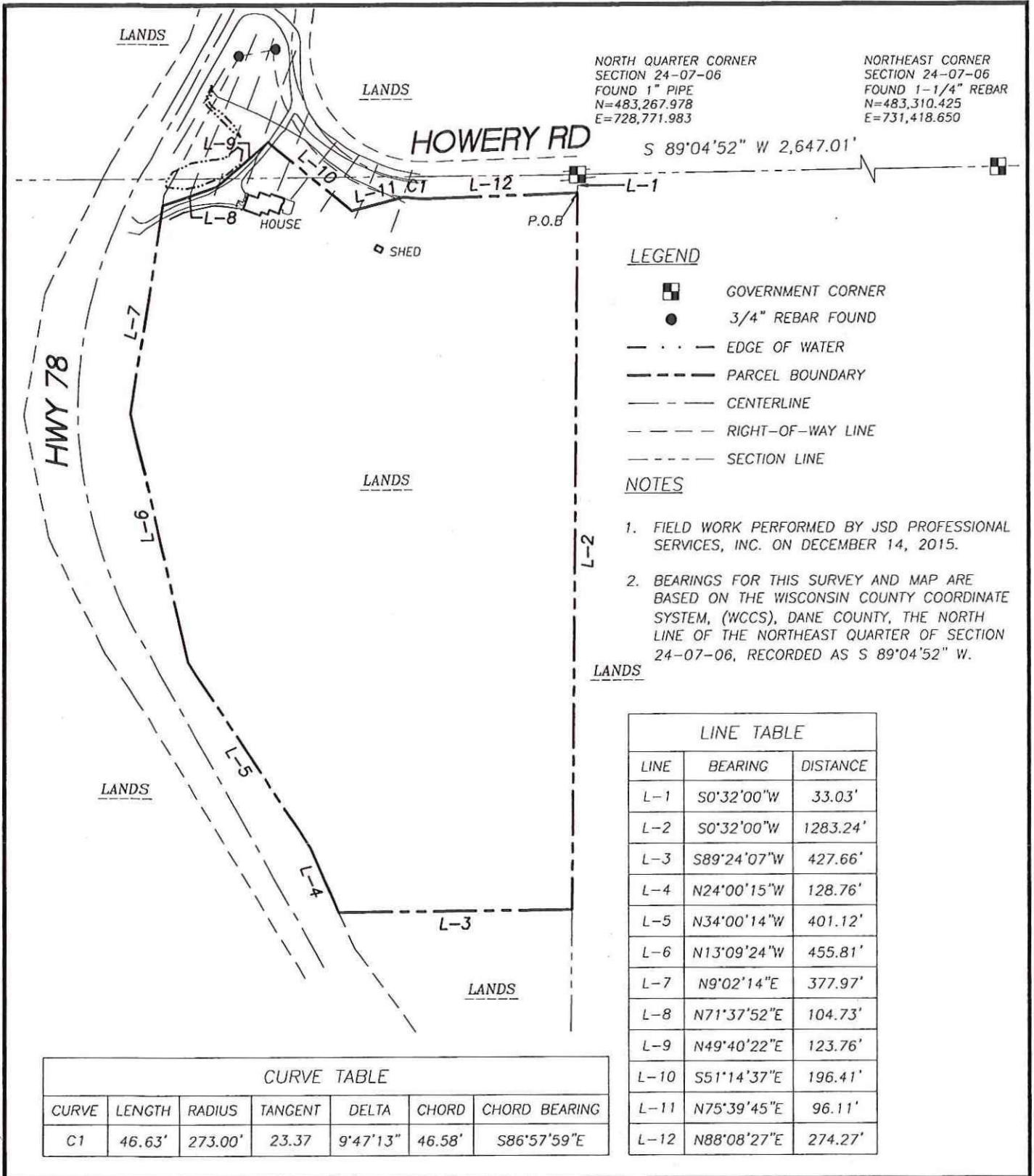
Town Action Received Date:

Public Hearing Date

Action by B.O.A. \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Director, Division of Planning Operations, Department of Planning and Development



NORTH QUARTER CORNER  
SECTION 24-07-06  
FOUND 1" PIPE  
N=483,267.978  
E=728,771.983

NORTHEAST CORNER  
SECTION 24-07-06  
FOUND 1-1/4" REBAR  
N=483,310.425  
E=731,418.650

S 89°04'52" W 2,647.01'

**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- EDGE OF WATER
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE

**NOTES**

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 14, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-07-06, RECORDED AS S 89°04'52" W.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S0°32'00"W	33.03'
L-2	S0°32'00"W	1283.24'
L-3	S89°24'07"W	427.66'
L-4	N24°00'15"W	128.76'
L-5	N34°00'14"W	401.12'
L-6	N13°09'24"W	455.81'
L-7	N9°02'14"E	377.97'
L-8	N71°37'52"E	104.73'
L-9	N49°40'22"E	123.76'
L-10	S51°14'37"E	196.41'
L-11	N75°39'45"E	96.11'
L-12	N88°08'27"E	274.27'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	46.63'	273.00'	23.37	9°47'13"	46.58'	S86°57'59"E

**EXHIBIT**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN

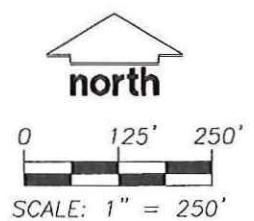
I:\2015\157080\DWG\157080-LOMA.dwg

PREPARED BY:  
**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

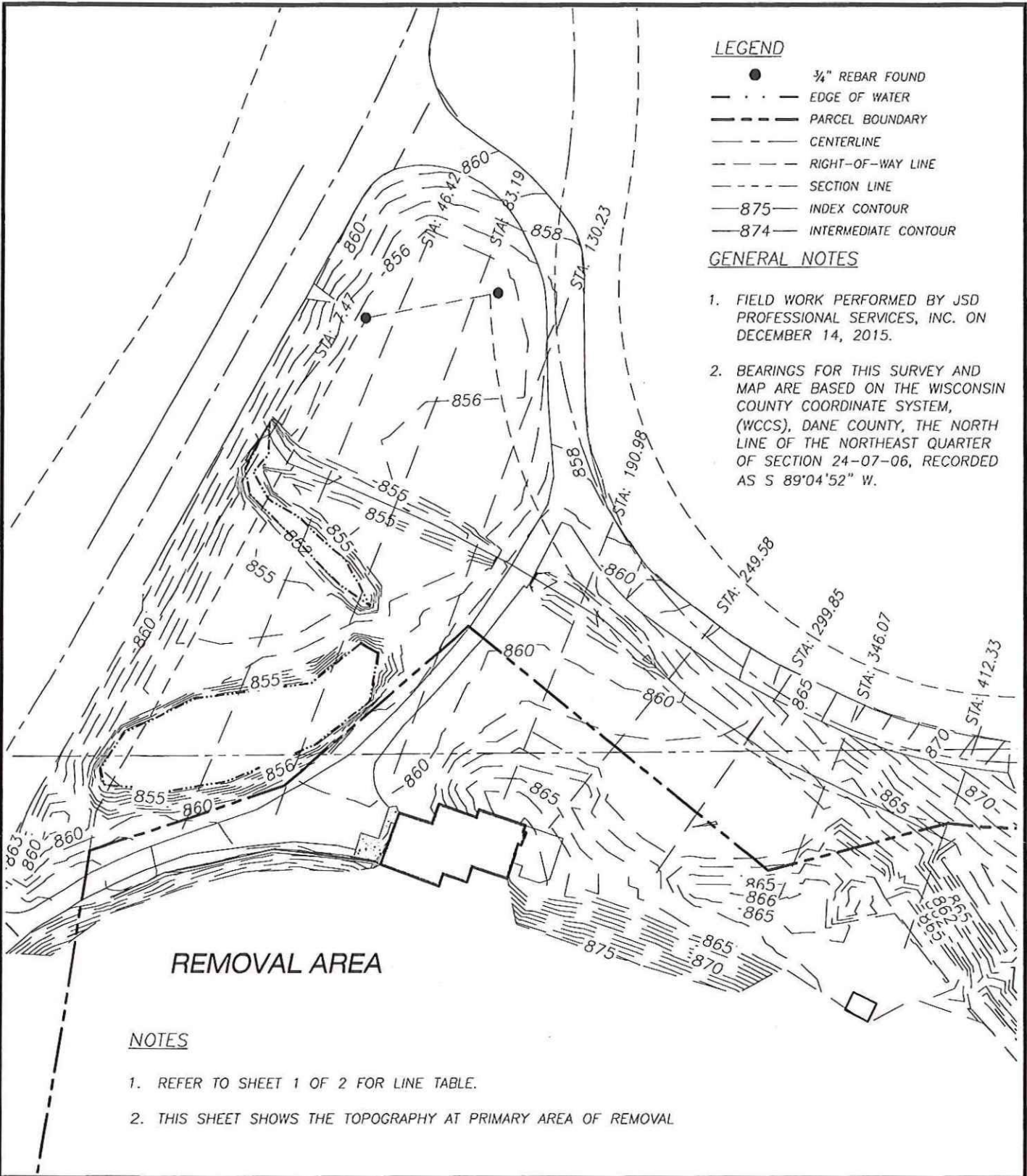
PREPARED FOR:  
JEFF BALLMER  
9661 HOWERY ROAD  
MT. HOREB, WI

PROJECT NO: 15-7080  
FILE NO: A-334  
FIELDBOOK/PG: 303/63  
SHEET NO: 1 OF 2

SURVEYED BY: MAD  
DRAWN BY: MAD  
CHECKED BY: TJB  
APPROVED BY: TJB

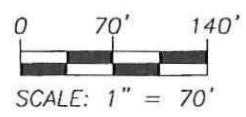






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PREPARED BY:

**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners

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 VERONA, WISCONSIN 53593  
 PHONE: (608)848-5060

PREPARED FOR:

JEFF BALLMER  
 9661 HOWERY ROAD  
 MT. HOREB, WI

PROJECT NO: 15-7080

FILE NO: \_\_\_\_\_

FIELDBOOK/PG: \_\_\_\_\_

SHEET NO: 2 OF 2

SURVEYED BY: MAD

DRAWN BY: PGB

CHECKED BY: HPJ

APPROVED BY: HPJ

I:\2015\157080\DWG\157080-LOMA.dwg



*Jeff and Nancy Ballmer*  
*6991 Howery Rd.*  
*Mt. Horeb, WI 53572*

*LEGAL DESCRIPTION*  
*Letter of Map Amendment*

A Part of the Northeast Quarter of the Northwest Quarter of Section 24, and a Part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 06 East. Town of Vermont, Dane County, Wisconsin more particularly described as follows:

Commencing at the North Quarter Corner of said Section 24; thence South 00 degrees 32 minutes 00 seconds West along the East Line of the Northwest Quarter a distance of 33.03 feet to the Point of Beginning; thence South 00 degrees 32 minutes 00 seconds West along the West Line of the Northwest Quarter, 1,283.24 feet; thence South 89 degrees 24 minutes 07 seconds West, 427.66 feet to the Easterly right-of-way line of State Trunk Highway '78'; thence North 24 degrees 00 minutes 15 seconds West along said right-of-way line, 128.76 feet; thence North 34 degrees 00 minutes 14 seconds West along said right-of-way line, 401.12 feet; thence North 13 degrees 09 minutes 24 seconds West along said right-of-way line, 455.81 feet; thence North 09 degrees 02 minutes 14 seconds East along said right-of-way line, 377.97 feet; thence North 71 degrees 37 minutes 52 seconds East, 104.73; thence North 49 degrees 40 minutes 22 seconds East, 123.76 feet; thence South 51 degrees 14 minutes 37 seconds East, 196.41 feet; thence North 75 degrees 39 minutes 45 seconds East, 96.11 feet to a point on the curving Southerly right-of-way line of Howery Road: thence along the Southerly right-of-way line Southeasterly 46.63 feet along an arc of a curve to the left, having a radius of 273.00 feet, the chord bearing South 86 degrees 57 minutes 59 seconds East, 46.58 feet; thence North 88 degrees 08 minutes 27 seconds East along said right-of-way line, 274.27 feet to the point of beginning.

Said parcel contains 904,521 square feet or 20.765 acres.



In addition to this form (MT-EZ), please complete the checklist below. ALL requests must include one copy of the following:

- Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted
  - Copy of the Subdivision Plat Map (with recordation data and stamp of the Recorder's Office)
- OR
- Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
  - Please include a map scale and North arrow on all maps submitted.

Please do *not* submit original documents. Please retain a copy of all submitted documents for your records.

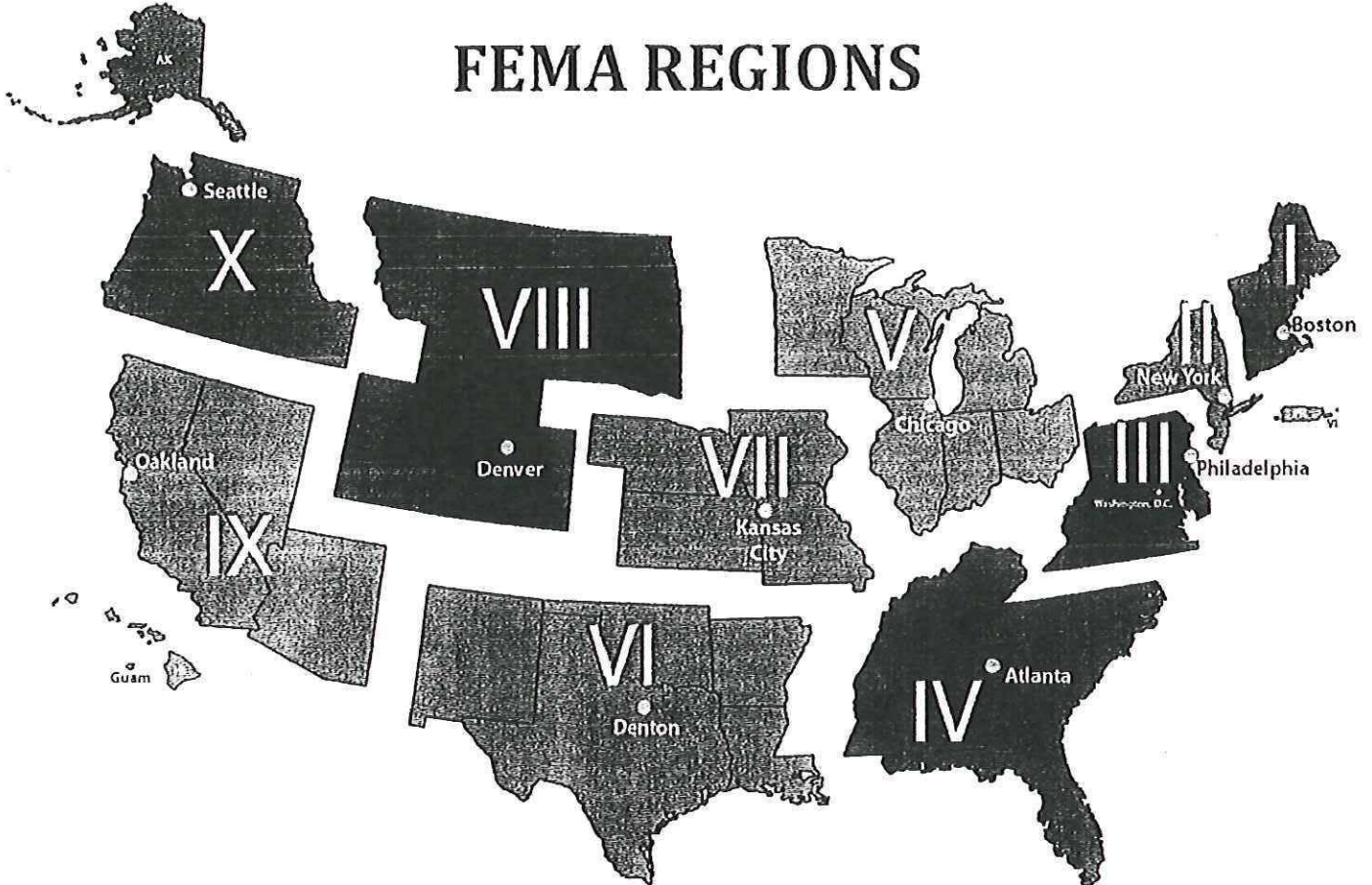
DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-EZ Form Instructions located at [http://www.fema.gov/plan/prevent/fhm/dl\\_mt-ez.shtml](http://www.fema.gov/plan/prevent/fhm/dl_mt-ez.shtml).

Mail your request to:

LOMC CLEARINGHOUSE  
847 SOUTH PICKETT STREET  
ALEXANDRIA, VA 22304-4605  
Attn.: LOMA Manager

## FEMA REGIONS





B - This section *must* be completed by a registered professional engineer or licensed land surveyor. Incomplete submissions will result in processing delays.

NOTE: If the request is to have a flood zone determination completed for the structure, and an Elevation Certificate has been completed for this property, it may be submitted in lieu of Section B. If the request is to have a flood zone determination completed for the entire legally recorded property, or a portion thereof, the lowest elevation on the lot or described portion must be provided in Section B.

**Applicable Regulations**

The regulations pertaining to LOMAs are presented in the National Flood Insurance Program (NFIP) regulations under Title 44, Chapter I, Parts 70 and 72, Code of Federal Regulations. The purpose of Part 70 is to provide an administrative procedure whereby DHS-FEMA will review information submitted by an owner or lessee of property who believes that his or her property has been inadvertently included in a designated SFHA. The necessity of Part 70 is due in part to the technical difficulty of accurately delineating the SFHA boundary on an NFIP map. Part 70 procedures shall not apply if the topography has been altered to raise the original ground to or above the BFE since the effective date of the first NFIP map [e.g., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.

**Basis of Determination**

DHS-FEMA's determination as to whether a structure or legally recorded parcel of land, or portion thereof, described by metes and bounds, may be removed from the SFHA will be based upon a comparison of the Base (1%-annual-chance) Flood Elevation (BFE) with certain elevation information. The elevation information required is dependent upon what is to be removed from the SFHA. For Zones A and AO, please refer to Page 7 of the MT-EZ Form Instructions for information regarding BFE development in those areas and supporting data requirements.

Determination Requested For: (check one)	Elevation Information Required: (complete Item 5)
<input type="checkbox"/> Structure located on natural grade (LOMA)	Lowest Adjacent Grade to the structure (the elevation of the lowest ground touching the structure including attached patios, stairs, deck supports or garages)
<input checked="" type="checkbox"/> Legally recorded parcel of land, or portion thereof (LOMA)	Elevation of the lowest ground on the parcel or within the portion of land to be removed from the SFHA

**1. PROPERTY INFORMATION**

Property Description (Lot and Block Number, Tax Parcel Number, or Abbreviated Description from the Deed, etc.):  
Parcel Number: 060/0706-242-8001-5

**2. STRUCTURE INFORMATION**

Street Address (including Apt. Unit, Suite, and/or Bldg. No.): 9661 Howery Road, Mount Horeb WI, 53572

What is the type of construction? (check one)  crawl space  slab on grade  basement/enclosure  
 other (explain):

**3. GEOGRAPHIC COORDINATE DATA**

Please provide the Latitude and Longitude of the most upstream edge of the *structure* (in decimal degrees to nearest fifth decimal place)  
Indicate Datum:  WGS84  NAD83  NAD27 Lat. . Long. .

Please provide the Latitude and Longitude of the most upstream edge of the *property* (in decimal degrees to nearest fifth decimal place)  
Indicate Datum:  WGS84  NAD83  NAD27 Lat. . Long. .

**4. FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

NFIP Community Number: 55025	Map Panel Number: 0355G	Base Flood Elevation (BFE): 858.7	Source of BFE: HEC-RAS Output
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**5. ELEVATION INFORMATION (SURVEY REQUIRED)**

- Lowest Adjacent Grade (LAG) to the structure (to the nearest 0.1 foot or meter) 860 .27 ft. (m)
- Elevation of the lowest grade on the property; or within metes and bounds area (to the nearest 0.1 foot or meter) 859 .04 ft. (m)
- Indicate the datum (if different from NGVD 29 or NAVD 88 attach datum conversion)  NGVD 29  NAVD 88  Other (add attachment)
- Has FEMA identified this area as subject to land subsidence or uplift?  No  Yes (provide date of current releveling):

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Hans Justeson	License No.: 2363	Expiration Date: 11/31/16
Company Name: JSD Professional Services, Inc.	Telephone No.: 608-848-5060	Fax No.: 608-848-2255
Email: hans.justeson@jsdinc.com	Date: 12/22/15	
Signature:		





**PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this data collection is estimated to average 2.4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. This collection of information is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015) NOTE: Do not send your completed form to this address.

This form should be used to request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) remove a single structure or legally recorded parcel of land or portion thereof, described by metes and bounds, certified by a registered professional engineer or licensed land surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1%-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). It shall not be used for requests submitted by developers, for requests involving multiple structures or lots, for property in alluvial fan areas, for property located within the regulatory floodway, or requests involving the placement of fill. (NOTE: Use MT-1 forms for such requests). Fill is defined as material from any source (including the subject property) placed that raises the grade to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Also, fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in an SFHA is considered natural grade.

**LOMA:** A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the base flood.

A – This section may be completed by the property owner or by the property owner's agent. In order to process your request, all information on this form must be completed *in its entirety*, unless stated as optional. Incomplete submissions will result in processing delays.

1. Has fill been placed on your property to raise ground that was previously below the BFE?

No  Yes – If Yes, STOP!! – You must complete the MT-1 application forms; visit [http://www.fema.gov/plan/prevent/fhm/dl\\_mt-1.shtm](http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm) or call the FEMA Map Information eXchange toll free: (877-FEMA MAP) (877-336-2627)

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed) *and* street address of the Property (required):  
 PRT NE1/4, NW1/4 SEC 24 AND PRT SE1/4, SW1/4 SEC 13-7-6 TN VERMONT, DANE CO, WI and 9661 HOWERY ROAD, MOUNT HOREB, WI 53572

3. Are you requesting that a flood zone determination be completed for (check one):

- A structure on your property? What is the date of construction? \_\_\_\_\_ (MM/YYYY)
- A portion of your legally recorded property? (A certified metes and bounds description and map of the area to be removed, certified by a registered professional engineer or licensed land surveyor, are required. For the preferred format of metes and bounds descriptions, please refer to the MT-EZ Instructions.)
- Your entire legally recorded property?

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required): Jeff & Nancy Ballmer		E-mail address (optional) <input type="checkbox"/> By checking here you may receive correspondence electronically at the email address provided):	
Mailing Address (include Company name if applicable) (required): 9661 Howery Road Mount Horeb, WI 53572		Daytime Telephone No. (required): 608-437-4636	
		Fax No. (optional):	
Signature of Applicant (required)			Date (required)

End of Section A





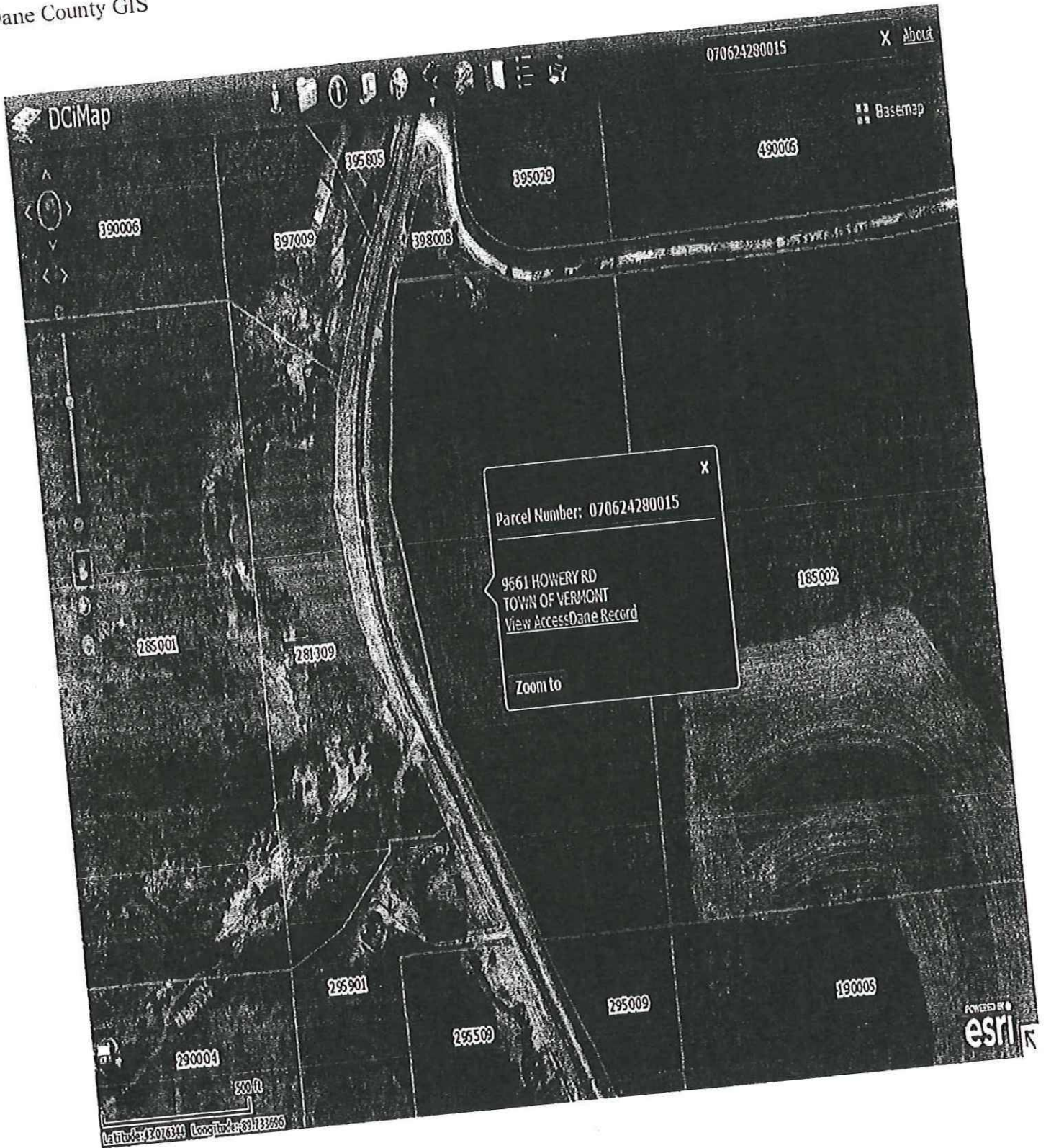
DCIMap 070624280015 X About

Basemap



1000 ft  
Latitude: 43.080223 Longitude: -89.737913

ParcelText | Geophysical | Recreation | Water Resources | Plannin...  







Access Dane is a product of  
Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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**Tax Summary (2014)** **More +**

[E-Statement](#)     [E-Bill](#)     [E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$93,000.00	\$139,700.00	\$232,700.00
<b>Taxes:</b>		\$4,143.88
<b>Lottery Credit(-):</b>		\$125.54
<b>First Dollar Credit(-):</b>		\$74.18
<b>Specials(+):</b>		\$8.67
<b>MFL(+):</b>		\$39.27
<b>Amount:</b>		\$3,992.10

**District Information**

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	30BE	BLACK EARTH EMS
OTHER DISTRICT	30BE	BLACK EARTH FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/23/1997		32809	30

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: 0706-242-8001-5

By Owner Name: JEFFREY T BALLMER

By Owner Name: NANCY E BALLMER

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1 W8	
Assessment Acres	23.000	
Land Value	\$93,000.00	
Improved Value	\$139,700.00	
Total Value	\$232,700.00	

Show Valuation Breakout

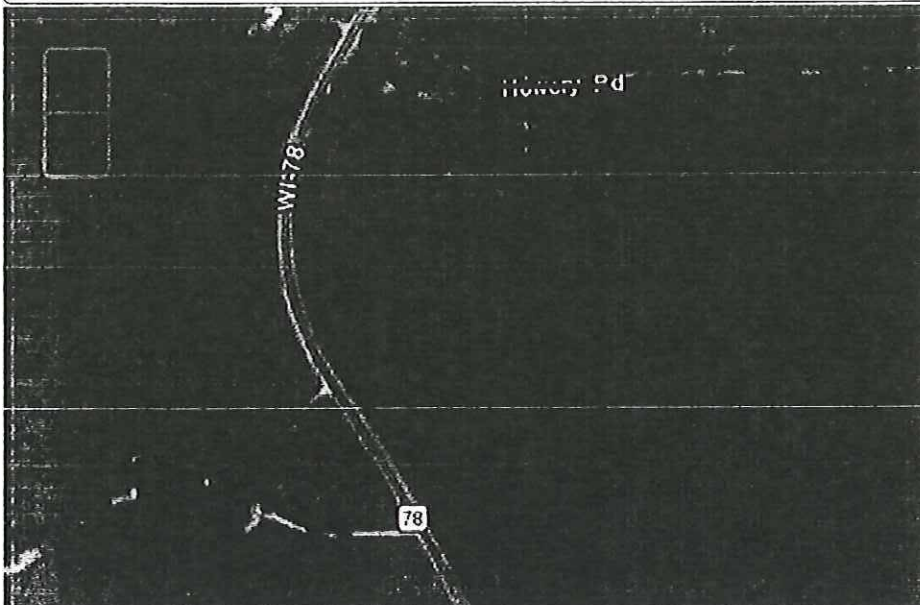
### Zoning Information

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

Zoning
A-2 DCPREZ-0000-05009

Zoning District Fact Sheets

### Parcel Maps



DCiMap

Google Map



Bing Map

### Parcel Number - 060/0706-242-8001-5

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T07NR06E	24	NE of the NW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 24-7-6 PRT NE1/4 NW1/4 E OF HWY AND NE1/4 NW1/4 COM NW COR TH S67DEGE 449.8 FT TO CL HWY 78 NLY ALG CL TO N LN 1/4 1/4 W TO POB EXC CSM 5857 EXC TO STATE OF WIS DOT IN R12519/43&47 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	JEFFREY T BALLMER	
Current Co-Owner	NANCY E BALLMER	
Primary Address	9661 HOWERY RD	
Billing Address	9661 HOWERY RD MT HOREB WI 53572	



Also, a limited highway easement to construct a drive and channel relocation, with the right to construct cut or fill slopes including for such purpose the right to operate necessary equipment thereon, the right to ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil. This easement is terminated on 2/1/73.

Said easement consists of the following tract in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 13, T7N, R6E, Town of Vermont, Dane County, State of Wisconsin.

Commencing at the south quarter corner of said Section 13 being a 1-inch Iron Pipe;

Thence N 69°-57'-04" W, 749.63 feet to the point of beginning of said tract;

Thence S 32°-41'-48" W, 283.88 feet;

Thence N 57°-18'-14" W, 50.00 feet;

Thence N 32°-41'-48" E, 283.88 feet;

Thence S 57°-18'-14" E, 50.00 feet to the point of beginning of said traverse;

Said parcel contains 0.33 of an acre of land.

PROJECT: 5600-03-21  
PARCEL: 27  
OWNER: Edward J. & Edna Wittwer  
INTEREST REQUIRED: Fee & L.R.E.

VOL 12519 PAGE 48

Fee title for the owner's land contained within the following described tract in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 13 and in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, both in T7N, R6E, Town of Vermont, Dane County, State of Wisconsin:

Commencing at the south quarter corner of said Section 13 being a 1-inch Iron Pipe;

Thence S 89°-10'-44" W, 742.29 feet along the section line to the point of beginning of said tract;

Thence S 28°-39'-25" W, 32.13 feet;

Thence S 8°-39'-45" W, 397.89 feet;

Thence S 13°-31'-53" E, 455.81 feet;

Thence S 34°-22'-43" E, 401.12 feet;

Thence S 24°-22'-44" E, 201.00 feet;

Thence S 59°-54'-38" W, 105.00 feet;

Thence N 31°-59'-55" W, 600.34 feet;

Thence N 29°-08'-55" W, 319.47 feet;

Thence N 12°-03'-30" W, 222.55 feet;

Thence N 9°-36'-49" E, 222.55 feet;

Thence N 26°-37'-15" E, 262.88 feet;

Thence N 32°-41'-48" E, 263.88 feet;

Thence N 21°-07'-11" E, 259.83 feet;

Thence N 3°-23'-59" E, 189.67 feet;

Thence N 10°-35'-51" W, 189.75 feet;

Thence N 23°-06'-13" W, 190.43 feet;

Thence N 39°-46'-28" W, 396.58 feet;

Thence S 52°-31'-11" E, 100.00 feet;

Thence S 37°-28'-49" E, 315.96 feet;

Thence S 37°-45'-21" E, 89.02 feet;

Thence southerly 210.84 feet along the arc of a curve concave to the southwest with a radius of 1,706.16 feet (the long chord bears S 21°-54'-12" E, 210.71 feet);

Thence southerly 209.09 feet along the arc of a curve concave to the southwest with a radius of 995.87 feet (the long chord bears S 9°-12'-56" E, 208.70 feet);

Thence S 12°-04'-04" E, 223.43 feet;

Thence S 2°-12'-45" W, 250.05 feet;

Thence S 88°-29'-18" W, 66.00 feet;

Thence S 78°-56'-08" W, 69.51 feet;

Thence S 28°-39'-25" W, 251.40 feet to the point of beginning of said tract.

Said parcel contains 1.26 acres of land already in use for highway purposes and .068 of an acre of additional land.



Document No.

2127900

WARRANTY DEED

RE3003 03 (Replaces RO109)

THIS INDENTURE, made by Edward J. Wittwer and Edna Wittwer,  
husband and wife

grantor(s) conveys and warrants to

**STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION**

grantee, for the sum of One Thousand Nine hundred Fifty and  
no/100 (\$1,950.00) Dollars

The consideration stated is payment in full for the property described and includes full compensation for items of damage set forth in s. 32.09, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based. Compensation for additional items of damage listed in s. 32.195, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in s. 32.20, Wisconsin Statutes.

Exempt from fec: s. 77.25(12)

This  (is not) homestead property.

This space reserved for recording date

Feb 3 11 11 '89

UNCLAS  
FEDERAL LAW

VOL 12519 PAGE 47

WIS. DEPT. OF TRANSP.  
2101 WRIGHT ST.  
MADISON, WI 53704-2583

Return to: Department of Transportation

See Attached Description

FEE

\$ 12  
EXEMPT

Edward J. Wittwer (SEAL)

Edward J. Wittwer

Edna Wittwer (SEAL)

Edna Wittwer

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Subscribed and sworn to before me this date Feb. 2, 1989

Shirley A. ...  
Notary Public, State of Wisconsin

My commission expires Sept. 29, 1991

(SEAL)

Project 5600-03-21

This instrument was drafted by the Wisconsin Department of Transportation.

Parcel No. 27

PROJECT: 5600-03-21  
PARCEL: 24  
OWNER: Edward J. Wittwer  
INTEREST REQUIRED: Fee title

V 12519 PAGE 44

Fee title for the owner's land contained within the following described tract in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 13 and in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, both in T7N, R6E, Town of Vermont, Dane County, State of Wisconsin:

Commencing at the south quarter corner of said Section 13 being a 1-inch Iron Pipe;

Thence S 89°-10'-44" W, 742.29 feet along the section line to the point of beginning of said tract;

Thence S 28°-39'-25" W, 32.13 feet;  
Thence S 8°-39'-45" W, 397.89 feet;  
Thence S 13°-31'-53" E, 455.81 feet;  
Thence S 34°-22'-43" E, 401.12 feet;  
Thence S 24°-22'-44" E, 201.00 feet;  
Thence S 59°-54'-38" W, 105.00 feet;  
Thence N 31°-59'-55" W, 600.34 feet;  
Thence N 29°-08'-55" W, 319.47 feet;  
Thence N 12°-03'-30" W, 222.55 feet;  
Thence N 9°-36'-49" E, 222.55 feet;  
Thence N 26°-37'-15" E, 262.88 feet;  
Thence N 32°-41'-48" E, 283.88 feet;  
Thence N 21°-07'-11" E, 259.83 feet;  
Thence N 3°-23'-59" E, 189.67 feet;  
Thence N 10°-35'-51" W, 189.75 feet;  
Thence N 23°-06'-13" W, 190.43 feet;  
Thence N 39°-46'-28" W, 396.58 feet;  
Thence N 52°-31'-11" E, 100.00 feet;  
Thence S 37°-28'-49" E, 315.96 feet;  
Thence S 37°-45'-21" E, 89.02 feet;

Thence southerly 210.84 feet along the arc of a curve concave to the southwest with a radius of 1,706.16 feet (the long chord bears S 21°-54'-12" E, 210.71 feet);

Thence southerly 209.09 feet along the arc of a curve concave to the southwest with a radius of 995.87 feet (the long chord bears S 9°-12'-58" E, 208.70 feet);

Thence S 12°-04'-04" E, 223.43 feet;  
Thence S 2°-12'-45" W, 250.05 feet;  
Thence S 88°-29'-18" W, 66.00 feet;  
Thence S 78°-56'-08" W, 69.51 feet;

Thence S 28°-39'-25" W, 251.40 feet to the point of beginning of said tract.

Said parcel contains 1.55 acres of land already in use for highway purposes and 2.18 acres of additional land.



Document No.

2127898

WARRANTY DEED

R12004 88 (Replaces R0109)

THIS INDENTURE, made by Edward J. Wittwer and Edna Wittwer, husband and wife

grantor(s) conveys and warrants to

STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION

grantee, for the sum of Five Thousand Eight hundred and no/100 (\$5,800.00) Dollars

The consideration stated is payment in full for the property described and includes full compensation for items of damage set forth in s. 32.09, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based. Compensation for additional items of damage listed in s. 32.195, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in s. 32.20, Wisconsin Statutes.

Exempt from fee: s. 77.25(12)

This (is) (is not) homestead property.

The space reserved for recording date

Full 51-11-00

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WIS. DEPT. OF TRANSP.

Return to Wisconsin Department of Transportation

2701 WRIGHT ST.

MADISON, WI 53704-2583

See Attached Legal Description

FEE

#

12

EXEMPT

Edward J. Wittwer

(SEAL)

Edward J. Wittwer

Edna Wittwer

(SEAL)

Edna Wittwer

Subscribed and sworn to before me this date Feb 2 1989

Shirley P. ... Notary Public, State of Wisconsin

Notary Public, State of Wisconsin

My commission expires Sept. 29. 1991

(SEAL)

RECORDING OFFICE  
THIS DEED IS FILED WITH RECORDING DATE

2287395

SEP 5 2 21 PM '91

This Deed, made between EDWARD J. WITWER,  
AND EDNA WITWER, HUSBAND AND WIFE

Grantor,  
and DAVID D. HILGERS AND SHIRLEY E. HILGERS,  
HUSBAND AND WIFE, SURVIVOR MARITAL PROPERTY

VOL 16660 PAGE 67

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in DANE  
County, State of Wisconsin:

RETURN TO  
Dave & Shirley Hilgers  
4025 Highway 78N  
Mt. Horeb, WI 53572

Tax Parcel No: .....

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13,  
T21, R06, T04N OF VERMONT, DANE COUNTY, WISCONSIN, LYING EASTERLY OF  
S.T. 11, 78 AND NORTHERLY OF LOWERY ROAD.

SAID PARCEL BEING ABOUT 16.7 ACRES, MORE OR LESS, NET OF ROAD R/W.

TRANSFER  
\$ 45.00  
FEE PAID

This  IS NOT homestead property.  
 (is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

and will warrant and defend the same.

Dated this first day of July, 1991.

(SEAL) Edward J. Wittwer (SEAL)  
EDWARD J. WITWER

(SEAL) Edna Wittwer (SEAL)  
EDNA WITWER

AUTHENTICATION

Signature(s) Edward J. Wittwer and Edna Wittwer

authenticated this 1st day of July, 1991

Barbara K. Grenlie  
TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 700.00, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
THOMAS K. GRENIE

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County, } ss.  
Personally came before me this 1st day of  
July, 1991, the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Barbara K. Grenlie  
Notary Public Dane County, Wis.  
My Commission is permanent. (If not, state expiration date: June 19, 1994)

10





DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4687496

09/01/2010 4:12 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 1

SATISFACTION OF MORTGAGE

AnchorBank, fsb certifies that the following is fully paid and satisfied:

Mortgage executed by JEFFREY THOMAS BALLMER OR NANCY EVE BALLMER to AnchorBank, fsb and recorded in the office of the Register of Deeds of COUNTY OF DANE, Wisconsin, as Document No. 3641308, and covering the following real estate described as:

Property Address: 9661 HOWERY RD MOUNT HOREB, WI

Return To: AnchorBank, fsb Loan Services PO Box 7933 Madison, WI 53707-7933

060-0706-113-9800-8

060-0706-242-8001-5

Parcel ID Number

Legal Description:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 24 and the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range East, lying East of the centerline of State Highway No 78 and South of th Northerly line of Howery Road, in the Town of Vermont, Dane County, Wisconsin EXCEPT land conveyed by Deed recorded on September 5, 1991, in Volume 1666 Records, page 67, as Document No 2287395, AND ALSO EXCEPT land conveyed f highway purposes in Deeds recorded February 21, 1989 in Volume 12519 of Records, pages 43 and 47, as Document Nos 2127898 and 2127900

IN WITNESS WHEREOF, the undersigned MICHAEL E. HAEFT, AVP - LOAN SERVICES, as an authorized officer of AnchorBank, fsb, executed this satisfaction on August 25, 2010.

By: [Signature] MICHAEL E. HAEFT, AVP - LOAN SERVICES

ACKNOWLEDGEMENT

STATE OF WISCONSIN, COUNTY OF DANE

On August 25, 2010, the foregoing instrument was acknowledged before me by the above named MICHAEL E. HAEFT, AVP - LOAN SERVICES.

[Signature]

Notary Public

State of Wisconsin JAMES D. BLEIER

My Commission Expires: APRIL 10, 2011

This instrument was drafted by: Steve MacMillan 1615113797





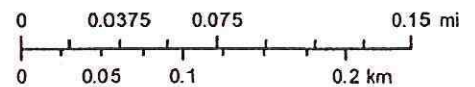
# 9661 HOWERY ROAD (CONTOURS)



December 22, 2015

1:4,674

- Parcel Number
- Contours - 2 ft Intervals
- Contours - 10 ft Intervals
- Tax Parcels



Planning  
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community