

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/13/2018	DCPREZ-2018-11288
Public Hearing Date	C.U.P. Number
06/26/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JEAN M MITCHELL	PHONE (with Area Code) ((608) 206-4240	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5626 REEVE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS JMMITCHE985@GMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
SOUTH OF 5578 REEVE ROAD		
TOWNSHIP BLACK EARTH	SECTION 20	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0806-201-8270-7		

REASON FOR REZONE	CUP DESCRIPTION
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DIVIDING EXISTING PARCEL	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-4 Rural Homes District	RH-3 Rural Homes District	13.63		
RH-4 Rural Homes District	A-4 Agriculture District	16.73		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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 JEAN & MICHAEL MITCHELL Agent's Name _____
 Address 5626 REEVE RD. MADISON, WI 53560 Address _____
 Phone JEAN 608 206 4240 MIKE 608 235 2205 Phone _____
 Home 608 795 9969 Email _____
 Email jmmitchel985@gmail.com Email _____

Town: Black Earth Parcel numbers affected: 006/0806-201-8270-7 (RH3)
006/0806-201-8260-9 + 006/0806-201-9460-5 + 006/0806-201-9501-5
 Section: 01 Property address or location: _____

Zoning District change: (To / From / # of acres) SOUTH OF 5578 REEVES ROAD
RA-3 & A-4 - RH-4

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: DIVIDING EXISTING PROPERTY 10839

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 3/26/2018

MARCH 2018

PROPOSED LAND DIVISION

LOCATED IN THE NW 1/4-NE 1/4, NE 1/4-NE 1/4, SW 1/4-NE 1/4 AND THE SE 1/4-NE 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF LOT 1

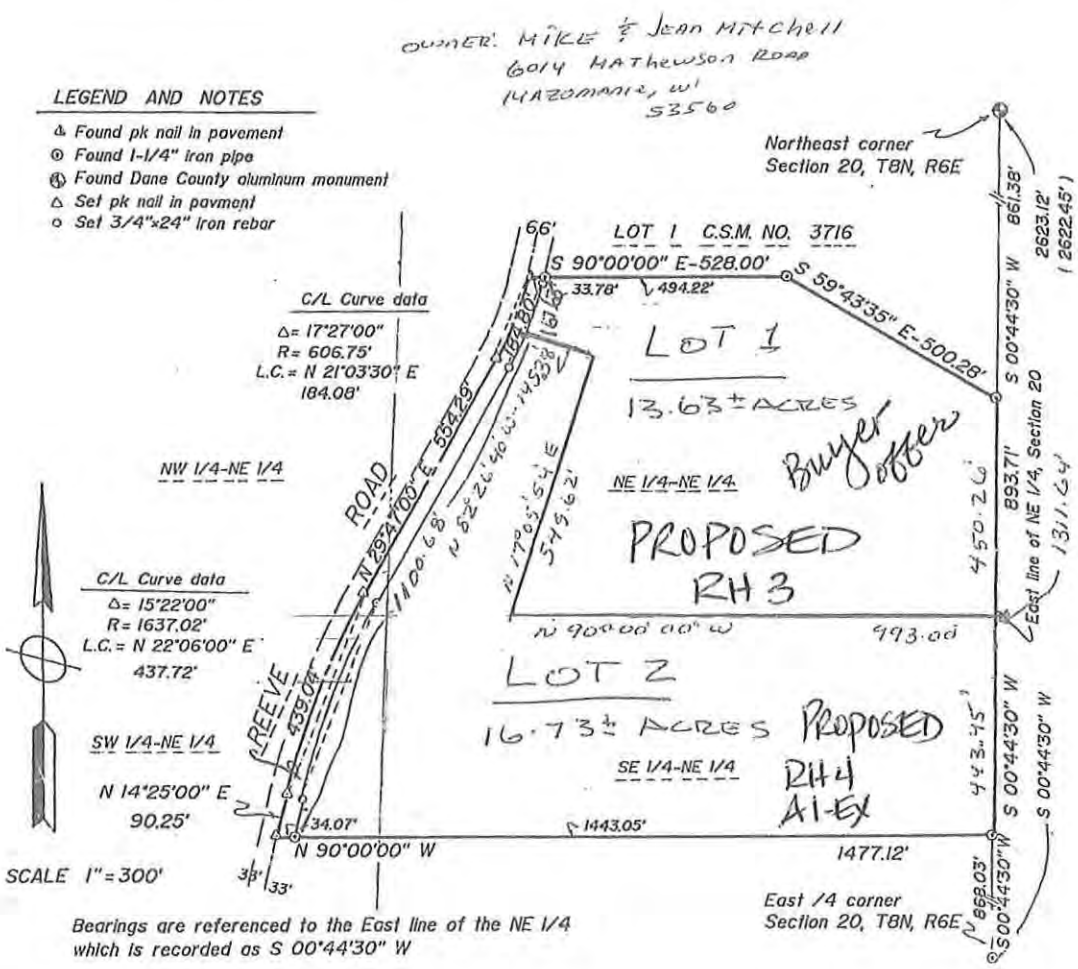
A parcel of land located in the NE 1/4-NE 1/4 of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; thence S 00°44'30" W, 861.38 feet along the East line of the NE 1/4 of said Section 20 to the point of beginning; thence S 00°44'30" W, 450.26 feet along the East line of said NE 1/4; thence N 90°00'00" W, 993.00 feet; thence N 17°05'54" E, 549.62 feet; thence N 82°26'40" W, 145.38 feet to a point on the Easterly, right-of-way line of Reeve Road; thence Northeasterly, 167.63 feet along the Easterly right-of-way of Reeve Road; thence S 90°00'00" E, 494.22 feet; thence S 59°44'35" E, 500.28 feet to the point of beginning, containing 13.63 acres, more or less.

LEGAL DESCRIPTION OF LOT 2

A parcel of land located in the NW 1/4-NE 1/4, NE 1/4-NE 1/4, SW 1/4-NE 1/4 and the SE 1/4-NE 1/4 of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; thence S 00°44'30" W, 1311.64 feet along the East line of the NE 1/4 of said Section 20 to the point of beginning; thence S 00°44'30" W, 443.45 feet, thence N 90°00'00" W, 1443.05 feet to a point on the Easterly right-of-way line of Reeve Road; thence Northeasterly, 1100.68 feet along the Easterly right-of-way of Reeve Road; thence S 82°26'40" E, 145.38 feet; thence S 17°05'54" W, 549.62 feet; thence N 90°00'00" E, 993.00 feet to the point of beginning, containing 16.73 acres, more or less.



WRITTEN DESCRIPTION NARRATIVE:

1. A description of the project stating the purpose, need, relationship to surrounding properties and other relevant information

Currently, our vacant land parcel consists one recorded property deed and four (4) non-conforming RH-4 tax parcels with one designated building site. All current 'grandfathered' parcels are less than sixteen (16) acres.

Would like to create one (1) conforming RH-4 parcel consisting of 16.73 +/- acres and one (1) conforming RH-3 parcel consisting of 13.63 +/- acres. Please note, we have an accepted purchase offer for the proposed RH-3 parcel which will include the currently available building site. The remaining 16.73 +/- acre RH-4 parcel can be rezoned or left "as-is." Our request remains the same as it was in 2015; there is a historically referenced and legally transferred additional building site, which the RH-4 16.73 +/- acre parcel should still maintain. There was a small cabin built during the time Erna Hermann owned this property, this framed and roofed structure was moved by Jim Schroeder to serve as an outdoor shed, upon his purchase of the original farmhouse and its adjacent property. The towns of Mazomanie and Black Earth have similar building parcels varying in size from two acres on up. The adjacent properties to our vacant land parcel(s) are also of similar acreage size. Ideally, we would like the town of Black Earth to recognize the historical conveyance and approve the proposed conforming 16.73 +/- acre RH-4 parcel division with it's own building site (in addition to the one we are transferring to the proposed RH-3 parcel).

We recently purchased a home at 5626 Reeve Road in Mazomanie in February 2016 and no longer have a foreseeable use for the vacant land, if not as a building site. That being said, we would like to maintain the RH-4 zoning or have the 16.73 +/- acre parcel reverted back to its original zoning: A1-EX.

2. A description of the characteristics of the property that make it suitable for the request.

All current and proposed parcels are a combination of farm field and partial woods. There are three (3) current resident-inhabited parcels, which touch our vacant parcel(s). Again, all adjoining properties have rural residential neighboring parcels with 3 out of 4, having occupied residences.

3. A description of current improvements and land uses on the property. If the property is going to be improved in the future, outline the types and timeline of improvements being planned for

In 2015, a permanent driveway was created on the current 15.2 +/- acre RH-4 non-conforming zoned parcel ID# 006/0806-201-8270-7 with Town Board, Town planning commission, Dane County Zoning and Erosion Control permits all in place. Farm fields are currently planted with (horse) hay crops.

Ideally, our buyers are looking to build a home with a barn/workshop yet in 2018 - planned start timeline early-mid summer with completion mid-late fall. If the land division we are proposing is approved they will be submitting their own building permits, etc., though their communicated intent is to house their horses in their barn with turnout paddocks, a round pen, outdoor-riding arena and keep as much 'hay-crop' farmland and pasture areas as possible on the proposed RH-3 parcel. The wooded area on the proposed RH-3 property is in need of clearing out of dead and fallen trees and a fair amount of noxious plant growth but no other future plans have been communicated by our buyers.

Future parcel improvements to the proposed, remaining RH-4 16.73 +/- acres will be dependent on the town of Black Earth's land division and rezoning determinations.

4. The compatibility and impact of the request with existing development and uses adjacent of the property with a list of all existing uses on adjacent properties

Compatibility and impact of request is to mirror and compliment existing rural development and uses that are not only adjacent to our vacant land property but, to the entire area (road). Reeve Road is split between the township of Mazomanie and the township of Black Earth. Existing properties on Reeve Road as well as adjacent properties all have similar features and uses: rural housing, combinations of farm fields, forest, maintained lawns, outbuildings, livestock/hobby farm animals, crops (fruit, vegetables, honey, wine, etc.)

5. The consistency of this application with the Town's Comprehensive Plan

Not sure how to answer this... We've not read through our town's recently submitted comprehensive plan cover-to-cover, however we believe this request does comply with the portions the Town's comprehensive plan that we have read. That being said, it remains unclear whether the recently revised comprehensive plan, as currently written, is flexible enough and able to acknowledge the existence of the historically transferred additional building site; allowing our two proposed parcels to EACH have a buildable housing site. In essence, determine whether the once contiguously owned property should or should not include ALL buildable parcels that were documented and acquired at different points in time prior to "the map" (06/03/1981).

6. Any other factors pertinent to the proposed use, site conditions, or surrounding area that may be important for the Planning Commission to consider when reviewing request

In 2015, we had Dane County zoning complete a parcel search to identify which of our parcels contained the historical building site. In their initial findings, from February of 2015, Dane County acknowledged the presence of the historical building site. We received written notification that in order to "build" on the historical parcel, rezoning of the property would be required as both "building" parcels must comply with current state zoning parcel requirements. However, upon further review and after a town of Black Earth planning commission meeting, where two adjacent landowners expressed their concerns about the land division and the historical restoration of a secondary building site, Dane County and the town of Black Earth, in conjunction with the town of Black Earth planning commission, stated the initial Dane County parcel search completed, letter dated 02/23/2015 was in error. The error reason given to us, was "the map" and it's meaning at the time, in the town of Black Earth comprehensive plan which prevented the formal acknowledgement of the historical building site contained within our vacant land's documentation and unfortunately, at the time prevented the town of Black Earth from having the leeway to reinstate our historical "lost" building site.

Please note, there WAS a habitable cabin, on our proposed RH-4 conforming 16.73 +/- acre parcel for many years. Jim Schroeder himself informed us that Erna Hermann used it as a place of solace and spent time gardening in and around it. The next property owners, the Olson family kept the building in place during their ownership. Jim Schroeder and his family ***moved the structure onto their property*** with permission from the prior landowner, Bonnie Olson. This structure served as an outbuilding for the Schroeder family for many years.

At the end of the day, we need the RH-3 parcel divided out, so that our buyers can complete the purchase of their building site parcel. What to do with the remaining 16.73+/- acreage will be up to the town of Black Earth board, it's planning commission and the Dane County zoning board. We will respectfully adhere to your direction and determination.

Kind regards,
Jean and Michael Mitchell



Dane County Planning & Development

Land Division Review

April 4, 2015

Michael and Jean Mitchell
6014 Mathewson Rd.
Mazomanie, WI 53560

Re: Parcel status determination
Town of Black Earth, Section 20
Parcels # 0806-201-8270-7, 0806-201-9460-5, 0806-201-9501-5, 0806-201-8260-9 (32 acres)

Current zoning of subject parcels are RH-4 (Rural Homes).

Dear Mrs. Mitchell,

This letter is to follow up and clarify the confusion from my February 23, 2015 letter regarding the status of the four tax identification parcels. My initial review of the four parcels as described in recorded Warrant Deed document #5039041 of the Dane County Registry did verify that the 1.4 acre parcel was created prior to the effective date of the Dane County Land Division Regulations.

However, when Milford Olson passed away, a transfer of property to surviving joint tenant was recorded on February 8, 1990, in which Bonnie Olson acquired sole ownership of the subject parcels in question. This moment in time is when the 1.4 acre parcel was consolidated with the other parcels.

In addition, the Warranty Deed (document #5039041) from Olson to Mitchell describes all four tax parcels in one metes and bounds legal description. The 1.4 acre parcel was not excluded from this description and that is where I failed to communicate in my letter dated February 23, 2015.

As for the zoning history, the zoning district of the parcels was changed in 1990 from the A-1EX District (agricultural) to the Rural Homes District, which is consistent with the 1990 deed.

Please contact myself with any questions regarding this letter.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541
CC: Clerk, Town of Black Earth, Halverson Surveying, Curt Kodl, Dane County Senior Planner

Dane County Zoning & 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 Black Earth adopted A-1Exclusive Zoning on August 15, 1981.

Public Search and history of parcels

Parcel #0806-201-8260-9

Document #981673 *Deed*

Grantor – Oscar and Susan Reeve

Grantee – Erna Hermann

Recorded – June 15, 1959

Document #1251470 *Warranty Deed*

Grantor – Erna Hermann

Grantee – Milford and Bonnie Olson

Recorded – September 30, 1969

Lands under the ownership of Oscar Reeve, excluding the 1.4 acre parcel.

Document #1094274 *Administrators Deed*

Grantor – Oscar Reeve

Grantee – Milford and Bonnie Olson

Recorded – February 13, 1964

Current four subject tax parcels.

Document #2184478 *Transfer of Property to Surviving Joint Tenant*

Decedent – Milford Olson

Recipient – Bonnie Olson

Recorded – February 8, 1990

Document #5039041 *Warranty Deed*

Grantor – Bonnie Olson

Grantee – Michael and Jean Mitchell

Recorded – November 19, 2013



Dane County Planning & Development Land Division Review

February 23, 2015

Michael and Jean Mitchell
6014 Mathewson Rd.
Mazomanie, WI 53560

Re: Parcel status determination
Town of Black Earth, Section 20
Parcels # 0806-201-8270-7, 0806-201-9460-5, 0806-201-9501-5, 0806-201-8260-9 (32 acres)

Current zoning of subject parcels are RH-4 (Rural Homes).

Dear Mrs. Mitchell,

I have reviewed all four tax parcels and it is apparent that the subject land parcels, described in recorded document #5039041 of the Dane County Registry were properly created as two ownership parcels prior to the effective date of the Dane County Land Division Regulations.

The first one being the 1.4 acre parcel, described as parcel #0806-201-8260-9 was created on June 15, 1959 and then the remaining parcels are described as one legal parcel of record for conveyance purposes. However, the current zoning of the parcels were changed in 1990 from the A-1EX District (agricultural) to the Rural Homes District, specifically RH-4 which requires a minimum parcel size of 16.0 acres, excluding the road right-of-way. Therefore, the 1.4 acre parcel would be considered to be non-conforming and the current zoning would be required to be changed in order to build on that parcel. The remaining parcels are valid since the combined acreage is over 16 acres.

Also, please keep in mind that any further division of this parcel or additional lands added to beyond what is present is subject to Town Comprehensive Plan policies and conditions of approval for zoning map amendments and will be required to conform to current standards.

Please contact myself with any questions regarding this letter,.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC: Clerk, Town of Black Earth, Halverson Surveying, Curt Kodl, Dane County Senior Planner

Dane County Zoning & 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 Black Earth adopted A-1 Exclusive Zoning on August 15, 1981.

Public Search and history of parcels

Parcel #0806-201-8260-9

Document #981673 *Deed*

Grantor – Oscar and Susan Reeve

Grantee – Erna Hermann

Recorded – June 15, 1959 - this is when the subject parcel was created.

Document #1251470 *Warranty Deed*

Grantor – Erna Hermann

Grantee – Milford and Bonnie Olson

Recorded – September 30, 1969

Lands under the ownership of Oscar Reeve, excluding the 1.4 acre parcel.

Document #1094274 *Administrators Deed*

Grantor – Oscar Reeve

Grantee – Milford and Bonnie Olson

Recorded – February 13, 1964

Current four subject tax parcels.

Document #5039041 *Warranty Deed*

Grantor – Bonnie Olson

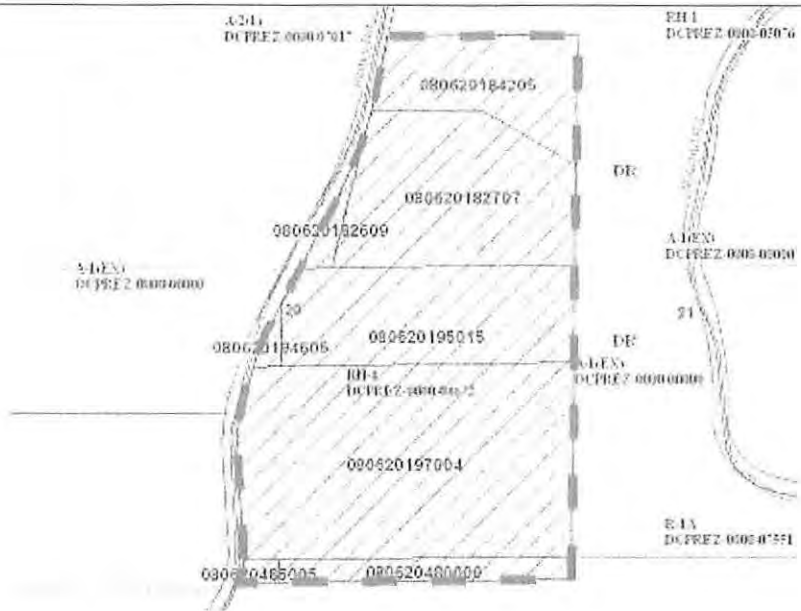
Grantee – Michael and Jean Mitchell

Recorded – November 19, 2013

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date	5/26/2015	Petition Number	10839	Applicant:	Jean Mitchell
Town	Black Earth	A-1EX Adoption	8/15/1981	Orig Farm Owner	Milford Olson
Section:	20	Density Number	35	Original Farm Acres	72.17
Density Study Date	4/30/2015	Original Splits	2.06	Available Density Unit(s)	0



Reasons/Notes:
 Property was eligible for 2 splits based on contiguous acreage owned as of 6/3/1981. Two splits taken since 6/3/81:
 [-1] - CSM 3716
 [-1] - RH-4 rz #4672 (Mitchell parcel)
 [-0] - RH-4 rz #4672 (Schroeder parcel/original home)
 Zero splits remaining

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
080620184205	8.22	DAVID E FAWVER & PATRICIA A FAWVER	03716
080620195015	13.33	MICHAEL L MITCHELL & JEAN M MITCHELL	
080620194605	0.47	MICHAEL L MITCHELL & JEAN M MITCHELL	
080620182707	15.41	MICHAEL L MITCHELL & JEAN M MITCHELL	
080620182609	0.87	MICHAEL L MITCHELL & JEAN M MITCHELL	
080620485005	0.41	SCHROEDER FAMILY TR	
080620480000	3.17	SCHROEDER FAMILY TR	
080620197004	30.29	SCHROEDER FAMILY TR	



8 6 2 9 9 9 3
Tx:8500908

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

DOCUMENT NO.

Document Name

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5039041**
11/19/2013 3:59 PM
Trans. Fee: 675.00
Exempt #:
Rec. Fee: 30.00
Pages: 2

THIS DEED, made between **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** ("Grantor", whether one or more), and **MICHAEL L. MITCHELL AND JEAN M. MITCHELL**, Husband and Wife, as survivorship marital property. ("Grantee", whether one or more). Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **DANE County, State of Wisconsin** ("Property") (if more space is needed, please attach addendum):

See Attached Exhibit "A"

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report, general taxes levied in the year of closing and: None

Recording Area
Name and Return Address:
**MICHAEL L. MITCHELL AND JEAN M. MITCHELL
6014 MATHEWSON RD.
MAZOMANIE, WI 53560**

REMNANT LANDS (4 PARCELS)

006/0806-201-8270-7
See Attached for Additional Parcels
Parcel Identification Number (PIN)

This IS NOT homestead property.

Dated November 11, 2013

Bonnie L. Olson Willard (SEAL)
* **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD**

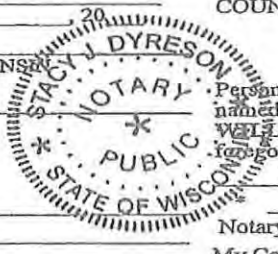
AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated this _____ day of _____, 20____

STATE OF WISCONSIN
COUNTY OF DANE } ss

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)



Personally came before me this November 11, 2013, the above named **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.
Stacy J. Dyreson

Notary Public, State of WISCONSIN
My Commission is permanent. (If not, state expiration date) 12/1/2013

THIS INSTRUMENT WAS DRAFTED BY

Bonnie L. Olson

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
*Type name below signatures.

*T-225,000
(675.00)
(2)*

PROPOSED LEGAL DESCRIPTIONS- BONNIE OLSON

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PARCEL 1- Vacant Parcel

A parcel of land located in the NE $\frac{1}{4}$ of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin described as follows:

Commencing at the Northeast corner of said Section 20; thence West, 838.03 feet along the North line of the NE $\frac{1}{4}$ of said Section 20 to a point in the centerline of Reeve Road; thence South 12°20'00" West, 623.49 feet along the centerline of Reeve Road to the point of beginning; thence East, 520.00 feet; thence South 59°43'35" East, 500.28 feet to a point on the East line of said NE $\frac{1}{4}$; thence South 00°44'30" West, 893.71 feet along the East line of said NE $\frac{1}{4}$; thence West, 1477.12 feet to a point in the centerline of Reeve Road; thence Northeasterly along the centerline of Reeve Road to the point of beginning. Said parcel contains 31.30 acres, more or less.

PARCEL 2- Homestead Parcel

That part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin which lies Easterly of the centerline of Reeve Road and South of the following described line:

Commencing at the Northeast corner of said Section 20; thence South 00°44'30" West, 1755.09 feet along the East line of said NE $\frac{1}{4}$ to the point of beginning of the line to be described; thence West, 1477.12 feet to a point in the centerline of Reeve Road and the end of the line to be described.

ALSO the Northerly 99 feet of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 20 lying Easterly of the centerline of Reeve Road.

Said parcels contain 33.92 acres, more or less.

APPLICATION FOR:

- **TRANSFER OF PROPERTY TO SURVIVING JOINT TENANT, LIFE TENANT OR REMAINDERMAN** (Section 867.045, Wis. Statutes), and/or
- **SUMMARY CONFIRMATION OF INTEREST IN PROPERTY** (Section 867.046(2), Wis. Statutes)

File Application and Appropriate Fee with Registrar of Deeds

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2184478

RECORDER'S OFFICE
 DANE COUNTY, WI
 JANE LIGHT
 REGISTER OF DEEDS
 RECORDED ON
 FEB 8 12 47 PM '90
 1990

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF THE PROPERTY IN WHICH THE DECEDENT OWNED ANY INTEREST AT THE DATE OF DEATH?

YES NO

Decedent Milford John Olson a/k/a Milford J. Olson	Date of Death 9/13/89	Social Security Number [REDACTED]
Address of Decedent at Date of Death 5502 Reeve Rd.	City Mazomanie	State WI Zip Code 53560

1. Stocks, bonds, savings and checking accounts, and vendors' interests in land contracts (if more space is needed, attach schedule).	Person Receiving Property (letter, b or c from line 3)	Serial or Account Number	Full Value At Date of Death Property Transferred Under	
			s. 867.045	or s. 867.046(2)
			\$	\$
TOTAL VALUES			\$	\$

2. Real Estate	Transferred Under (check one)		Person Receiving Property (letter a, b or c from line 3 below)	Assessed Valuation	To Be Completed by Registrar of Deeds	
	s. 867.045	s. 867.046(2)			Equalized Valuation	Recording Data
		<input checked="" type="checkbox"/>	a	69,000.00	See attached tax bills	772-438

DECLARATION

I (we) declare that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

3. Name and Address of Person Receiving Property	Relationship to Decedent	Signature	Date
a. Bonnie L. Olson 5502 Reeve Rd. Mazomanie, WI 53560	spouse	<i>X Bonnie L. Olson</i>	2/1/90
b. RET			
c. Walter Hartman PO Box 443 Barraboo WI 53913			

Sworn to before me on February 1, 1990
 Signature *Thomas C. Groeneweg*
 Printer Type Name Thomas C. Groeneweg
 State of Wisconsin
 County of Sauk
 My commission expires is permanent
 This application was drafted by (printer type name below)
Atty. Thomas C. Groeneweg

I certify that I have mailed or delivered copies of this application as provided in s. 867.045(3) or s. 867.046(4), Wis. Stats. on

FEB 8 1990

Date _____
Jane Light
 Registrar of Deeds (signature)

Received for Record... Sept 30
A. D. 1969 at 4:30 o'clock P.
and recorded in vol. 136
of Records on page 576
Narold K. Winch Register

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO
Thomas H. Winch
Attorney at Law
Mazomanie, Wisconsin 53560

pp 2 ca

THIS INDENTURE, Made by Erna A. Hermann, a
single man,

grantor of Dane County, Wisconsin, hereby conveys
and warrants to Milford J. Olson and Bonnie L. Ols
husband and wife as joint tenants with full
right of survivorship

grantees
of Dane County, Wisconsin,
for the sum of one dollar and other good and
valuable consideration -
the following tract of land in Dane County, State of Wisconsin:

Part of the Northeast Quarter of the Northeast Quarter of Section 20,
Township 8 North, Range 6 East (Township of Black Earth), Dane County, Wisconsin,
more particularly described as follows:

Commencing at the Northeast corner of Section 20, thence West 841.7 feet
along the Town line to the center of a town road, thence South 13 degrees 18
minutes West 717.2 feet along the center of said road to the point of beginning;
thence South 29 degrees 30 minutes West 98.8 feet along said centerline
thence South 29 degrees 47 minutes West 621.3 feet along said centerline to the
South line of the Northeast Quarter of the Northeast Quarter, thence North 89
degrees 05 minutes East 177.9 feet along said South line, thence North 8 degrees
10 minutes East 624.5 feet, thence North 78 degrees 45 minutes West 30.0 feet to
the point of beginning, containing 1.4 acres.

Grantor also conveys hereby any and all interest which she received in the
stone upon the lands of Oscar E. Reeve and Susan Reeve by virtue of a certain
quit-claim deed from Oscar E. Reeve and Susan Reeve, his wife, to Erna A.
Hermann, which deed is dated June 1, 1959, and was recorded June 15, 1959, in
Volume 695 of Deeds, Page 131, as instrument Number 981673, Office of the
Register of Deeds for Dane County, Wisconsin.

In Witness Whereof, part V of the first part ha S herunto set her hand and seal this
17th day of September, A. D. 1969

SIGNED AND SEALED IN PRESENCE OF

Thomas H. Winch
Erna A. Hermann Thomas H. Winch
Betty E. Winch
Betty E. Winch

Erna A. Hermann (SEAL)
Erna A. Hermann
Erna A. Hermann (SEAL)
Erna A. Hermann (SEAL)
Erna A. Hermann (SEAL)

STATE OF WISCONSIN, } ss.

Dane County, }

Personally appeared before me, this 17th day of September, A. D. 1969 the above named Erna A. Hermann

who executed the foregoing instrument and acknowledged the same.

This instrument drafted by Attorney Thomas H. Winch, Mazomanie, Wisconsin

Thomas H. Winch
Thomas H. Winch
Notary Public, State of Wisconsin County, Winch
My Commission Expires (is) permanent



(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)
WARRANTY DEED—STATE OF WISCONSIN, FORM NO. 9



Witn indenture, Made this 1st day of June, A. D., 1959, between Oscar E. Reeve and Susan Reeve, his wife, part 1.99 of the first part, and Erna A. Hermann, part Y of the second part.

Witnesseth, That the said part 1.99 of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration Dollars, to have in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he, Y.R. given, granted, bargained, sold, remised, released and quit-claimed, and by these presents do give, grant, bargain, sell, remise, release and quit-claim unto the said part Y of the second part, and to his heirs and assigns forever, the following described real estate, situated in the County of Dane, State of Wisconsin, to-wit:

Part of the Northeast quarter (NE 1/4) Northeast Quarter (NE 1/4) of Section Twenty (20), Town 8 North, Range 6 East, Township of Black Earth, Dane County, Wisconsin, more fully described as follows: Commencing at the Northeast (NE) Corner of Section 20, Thence West 841.7 feet along the Town Line to the center of a town road, Thence South 13°18'W 717.2 feet along the center of said road to the Point of Beginning; Thence South 20°30'W 68.7 feet along said centerline, Thence South 29°47'W 621.3 feet along said centerline to the South Line of the Northeast Quarter (NE 1/4) Northeast Quarter (NE 1/4), Thence North 89°05'E 177.9 feet along said South Line, Thence North 8°10'E 624.5 feet, Thence North 78°45'W 30.0 feet to the Point of Beginning. Containing 1.4 Acres.

The parties of the first part hereby grant to the party of the second part as a part of this conveyance all the stone, which the party of the second part requires for the construction of a nursing home upon the above described premises, such stone to be obtained from the pit which the party of the second part shall open on the lands of the parties of the first part across the highway above the home of the parties of the first part and above the orchard of the parties of the first part, such stone to be removed from the said premises of the parties of the first part within two years from the date of this conveyance.

Consideration less than one hundred dollars; no documentary stamps required.

We have and in full the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part 1.99 of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns FOREVER.

In Witness Whereof, the said part 1.99 of the first part has hereunto set their hand and seal, this 1st day of June, A. D., 1959.

SIGNED AND SEALED IN PRESENCE OF: Thomas H. Winch, Betty E. Winch, Oscar E. Reeve, Susan Reeve. Includes notary seal for Thomas H. Winch, Notary Public, Dane County, Wis.

STATE OF WISCONSIN, Dane County. Personally came before me, this 1st day of June, A. D., 1959, the above named Oscar E. Reeve and Susan Reeve.

to me known to be the persons who executed the foregoing instrument, and acknowledged the same. Received for Record this 15th day of June, A. D., 1959, at 11 o'clock A. M. Harold K. Hill, Register of Deeds, Dane County, Wis. Commission expires Dec. 30, A. D., 1962.

This instrument was drafted by Attorney Thomas H. Winch, Mazomanie, Wisconsin.

NOTICE OF REZONE OR CONDITIONAL USE

NUMBER 4072

GENERAL INFORMATION

PUBLIC HEARING DATE: Jan. 9, 1990

D.E.D. NO

1. TOWN, VILLAGE, OR CITY

Black Earth

COUNTY

DANE

(JMH)

2. THIS NOTICE IS FOR:



REZONING



CONDITIONAL USE/SPECIAL EXCEPTION

3. OWNER AT TIME OF REZONING - NAME

Bonnie Olson

TELEPHONE

795-2387

ADDRESS

5502 Reeve Rd., Mazomanie, WI 53560

4. DESCRIPTION OF THE PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION PERMIT

E 1/2, SW 1/4, NE 1/4
N 1/2, SE 1/4
1/4 1/4 SEC.

| SEC. 20.

| TOWN 8N

| RANGE 6E

PARCEL NUMBER(S) BEFORE REZONING

03-20-21, 21.1, 26, 26.1, 36

PREVIOUS ZONING DISTRICT

A1-EX

NEW ZONING DISTRICT

RH-4

PARCEL ADDRESS 5502 Reeve Rd.

INTENT/PURPOSE

5502 Reeve Rd. (South 34 Acres includes existing house & buildings)

TO BE SOLD AS SOON AS ZONING GOES THROUGH. THE NORTH VACANT 31 ACRES (FOR ONE SFR PARCEL)

PARCELS IS TO BE SOLD AS SOON AS ZONING GOES THROUGH AND A

BUYER IS FOUND. PARCEL TO BE SOLD AS BUILDING PARCEL OR TO ADJACENT

LAND OWNER. 65 AC

LAND AREA AND IMPROVEMENTS

5. TOTAL ACRES IN PARCEL BEFORE REZONING

65 A

TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING

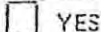
65 A

a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception?

65

b. How many acres were rezoned INTO exclusive agricultural district?

c. Were there improvements on the original parcel?



d. What percentage of the improvements was rezoned or granted a conditional use/special exception?

REZONE

6. REASON FOR REZONING

a. Develop land for non-Ag. residential use.

How far is the land from a city or village boundary?

MILES

How far is the land from an existing residential area?

MILES

Is the land served by public sewer?



Is the land within a sanitary district?



Is the land served by public water?



Is the land within a planning transition area?



If more than one lot was developed: Number of lots

Average lot size

b. Develop land for industrial use

f. Farm consolidation

c. Develop land for commercial use

g. Residence for parent or child of farm operator

d. Develop land for recreational use

h. Other (please specify)

e. Pre-existing use, substandard or nonconforming parcel

PETITION NO. 4672

PETITION TO CHANGE THE ZONING CLASSIFICATION OF LANDS IN THE TOWN OF

BLACK EARTH

TO THE DANE COUNTY BOARD OF SUPERVISORS:

Ladies & Gentlemen:

The undersigned hereby petitions the Dane County Board of Supervisors to change the zoning classification of the following described land in Section 20, Town of Black Earth, Dane County, Wisconsin, from the A-1 Ex. Agriculture District to the RH-4 Rural Homes District.

Pet. #4672:

Part of the E 1/2 NE 1/4, SW 1/4 NE 1/4 & N 1/2 SE 1/4 - Section 20, Town of Black Earth described as follows: beginning at a point in the centerline of Reeve Road, said point being 99 feet South of and 1519.32 feet West of East quarter corner of said Section 20; thence West, 1519.32 feet to a point on the East line of said Section 20; thence North, 99 feet along the East line of said Section 20 to the East quarter corner of said Section 20; thence North, 1761.07 feet along the East line of said Section 20; thence N 59° 43' 35" West, 500.28 feet; thence West, 528.00 feet to a point in the centerline of Reeve Road; thence Southwesterly, 2252.74 feet along the centerline of Reeve Road to the point of beginning.

Respectfully submitted on Dec. 4 1989 by:

Agent: John M. Halverson
Name John M. HALVERSON

Owner: Bonnie Olson
Name Bonnie Olson

Street Box 250
Post Office ARENA, WISG.

Street 5502 REEVE ROAD
Post Office MAZOMANIE, WI

Telephone (608) 753-2498 zip 53503
545-21(11/79)

Telephone (608) 795-2387 zip 53560

GOOD MORNING -

HERE IS THE INFORMATION FOR A REZONE, LAND
DIVISION PERMIT.

I WOULD NEED TO HAVE THE PACKETS BACK TO
ME BY TUESDAY THE 27th - IF YOU ARE NOT FINISHED
BY THEN BY APRIL 17th WOULD GET YOU ON AN AGENDA
FOR OUR MAY 1st MEETING.

A DENSITY STUDY WITH THE COUNTY WILL
CONFIRM THE NUMBER OF "DWELLING UNITS" AVAILABLE
FOR THIS AVERAGE.

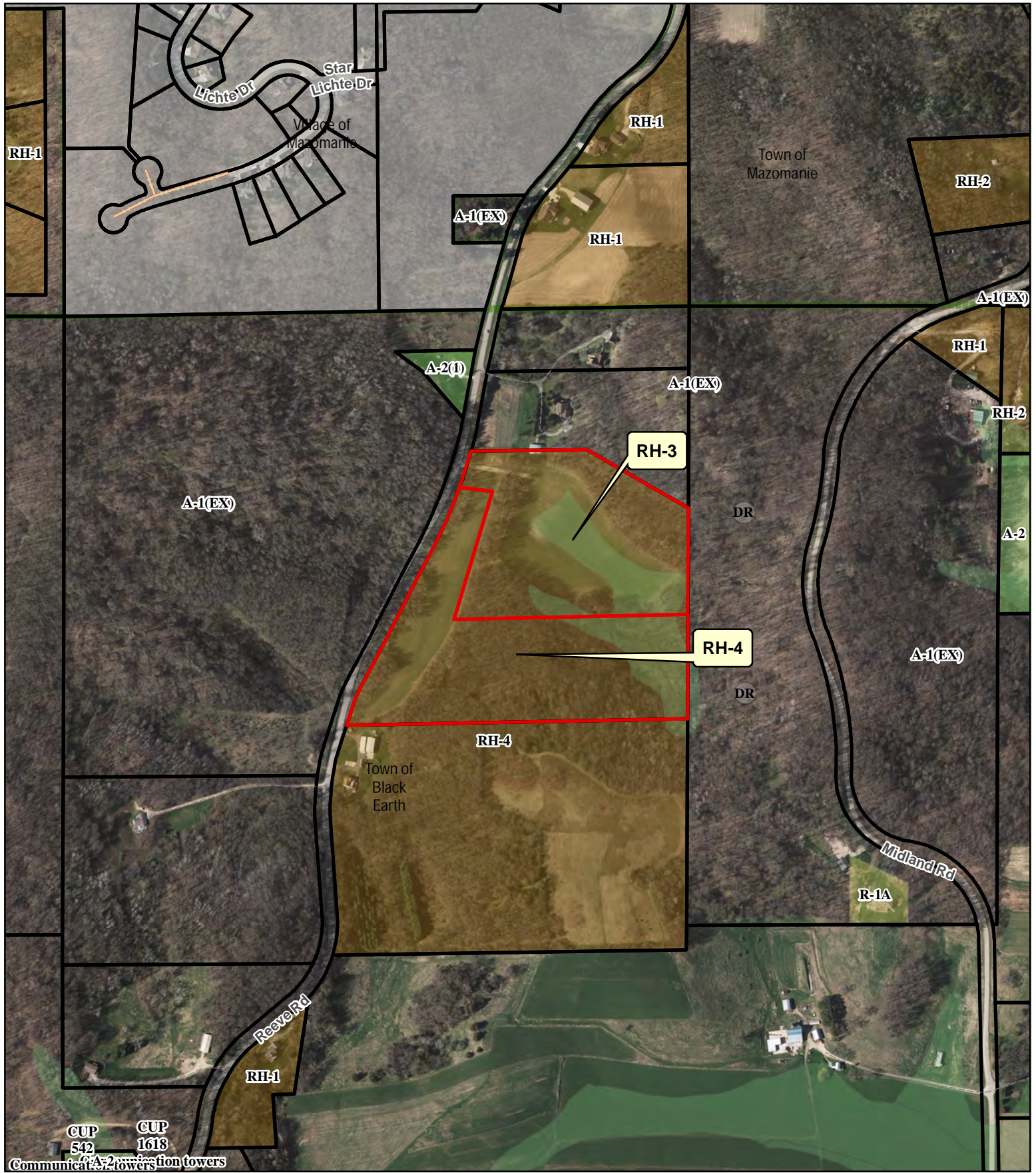
IF YOU HAVE ANY QUESTIONS PLEASE LET ME
KNOW AND I WILL GET YOU THE INFORMATION OR FIND
SOME ONE FOR YOU TO TALK TO.

BEST OF LUCK

DAYNA

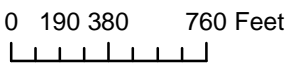
795-4984

ddreisclerk@gmail.com



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11288
 JEAN M MITCHELL