

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/24/2014	DCPREZ-2014-10788
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TERESA M WITMER-KEAN	PHONE (with Area Code) (608) 798-0883	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 9175 SPRING VALLEY RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS twitmerkean@tds.net		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	
9175 Spring Valley Rd					
TOWNSHIP BERRY	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-202-8500-5					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT AND SEPARATING HOUSE FROM THE FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District			
A-1Ex Exclusive Ag District	RH-4 Rural Homes District			

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>TWK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TWK</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TWK</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Teresa Witmer-Keay</i>
				PRINT NAME: <i>Teresa Witmer-Keay</i>
				DATE: October 24, 2014

Petition # 10788

Public Hearing Date 01/27/14

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: Flood plain on Lot 1

Planning Review

- 1. Density Study Needed? Yes / No Splits _____
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: issue)



Zoning Change Application

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

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 + Teresa Witmer-Kean Agent's Name _____
 Address 9175 Spring Valley Rd Black Earth Address _____
Black Earth WI Phone _____
608 798 0883 Phone _____
 Email twitmer-kean@tds.net Email _____

Town: Berry Parcel numbers affected: 004/0807-202-8500-5
 Section: 01 20 Property address or location: 9175 Spring Valley Rd
 Zoning District change: (To / From / # of acres) RH-4 from A-1 Ex
and A2 - from A-1 Ex

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:

Rezone 16.78 acres from A-1 Ex to RH-4 and
20.50 Acres from A-1 Ex to A-2 to create one home site

"Separating house from farmland"

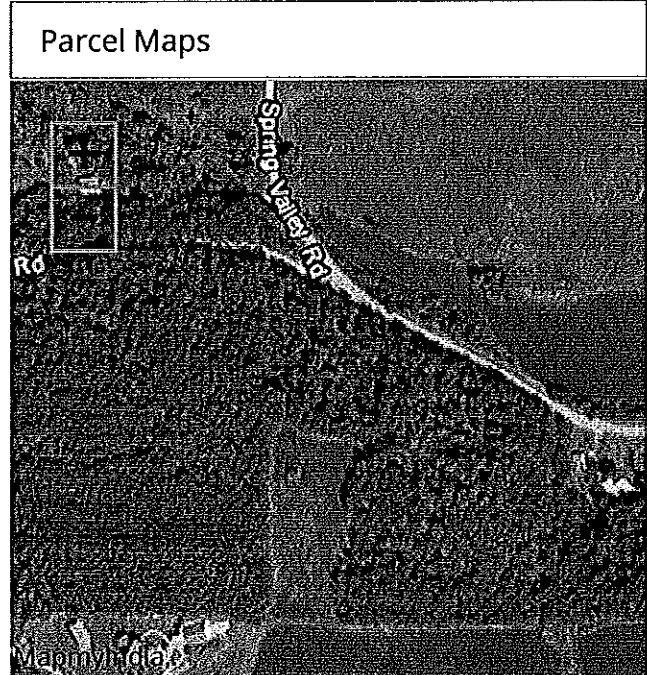
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Donald + Teresa Witmer-Kean*

Date: 10-24-2014

Parcel Number - Current
004/0807-202-8500-5

Parcel Summary		More +
Municipality Name	TOWN OF BERRY	
Parcel Description	SEC 20-8-7 NW1/4 NW1/4	
Owner Names	DONALD A WITMER-KEAN TERESA M WITMER-KEAN	
Primary Address	9175 SPRING VALLEY RD	
Billing Address	9175 SPRING VALLEY RD BLACK EARTH WI 53515	



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1 G4 G5 W6	
Assessment Acres	40.100	
Land Value	\$82,400.00	
Improved Value	\$216,100.00	
Total Value	\$298,500.00	

[Show Valuation Breakout](#)

Zoning Information

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

Zoning
A-1(EX)

[Zoning District Fact Sheets](#)

Tax Summary (2013) More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$82,500.00	\$216,100.00	\$298,600.00
Taxes:		\$5,159.50
Lottery Credit(-):		\$125.12
First Dollar Credit(-):		\$73.46
Specials(+):		\$100.59
MFL(+):		\$170.88
Amount:		\$5,232.39

District Information		
Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	02BE	BLACK EARTH EMS
OTHER DISTRICT	02BE	BLACK EARTH FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	08/31/2005	4101894		

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.

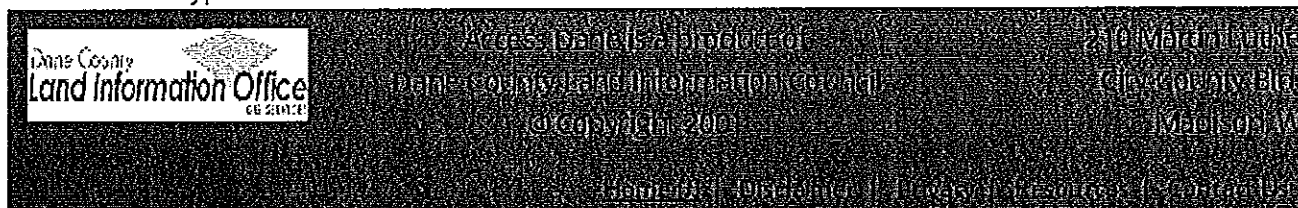
By Parcel Number: 0807-202-8500-5

By Owner Name: DONALD A WITMER-KEAN

By Owner Name: TERESA M WITMER-KEAN

Document Types and their Abbreviations

Document Types and their Definitions

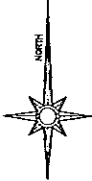
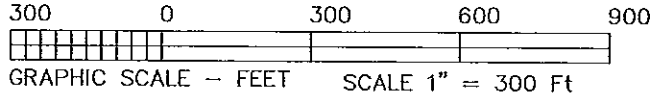


CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

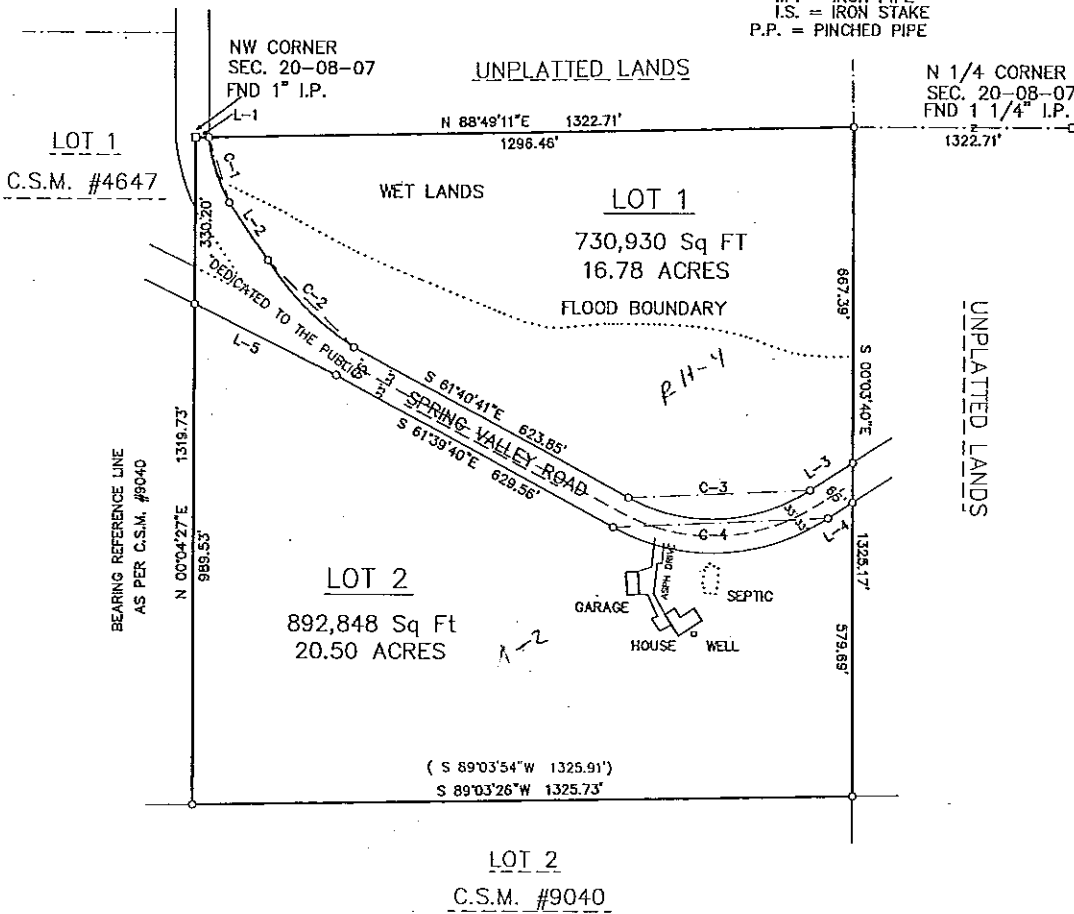
THE NW 1/4 OF THE NW 1/4, SECTION 20, T08N, R07E, TOWN OF BERRY, DANE COUNTY, WISCONSIN.



NOTES:
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED, REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LEGEND

- = 3/4" x 24" SOLID IRON ROD SET
- = 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	344.00'	136.45'	22°43'34"	135.55'	S 17°51'18"E NOT TANGENT
C-2	605.00'	247.16'	23°24'25"	245.44'	S 45°35'52"E NOT TANGENT
C-3	364.00'	384.74'	60°33'37"	367.08'	N 87°27'41"E NOT TANGENT
C-4	430.00'	454.50'	60°33'36"	433.63'	N 87°27'41"E NOT TANGENT

COURSE	BEARING	DISTANCE
L-1	N 88°49'11"E	26.26'
L-2	S 34°38'24"E	138.81'
L-3	N 57°37'48"E	100.85'
L-4	N 57°37'48"E	58.60'
L-5	S 64°01'19"E	319.08'

SURVEYED FOR:
DONALD WITMER-KEAN
9175 SPRING VALLEY RD
BLACK EARTH, WI 53515

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

THE NW 1/4 OF THE NW 1/4. SECTION 20, T08N, R07E, TOWN OF BERRY, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

LEGAL DESCRIPTION

The NW 1/4 of the NW 1/4, Section 20, T08N, R07E, Town of Berry, Dane County, Wisconsin more fully described as follows;

Beginning at the NW 1/4 of said Section 20

THENCE North 88 degrees 49 minutes 11 seconds East for a distance of 1322.71 feet along the North line of the NW 1/4 said Section 20

THENCE South 00 degrees 03 minutes 40 seconds East for a distance of 1325.17 feet

THENCE South 89 degrees 03 minutes 26 seconds West for a distance of 1325.73 feet

THENCE North 00 degrees 04 minutes 27 seconds East for a distance of 1319.73 feet along the West line of the NW 1/4 said Section 20 to the point of beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 40.20 acres more or less.

LOT 1

L E G A L D E S C R I P T I O N

That Part of the NW 1/4 of the NW 1/4 laying North of Spring Valley Road, Located in Section 20, T08N, R07E, Town of Berry, Dane County, Wisconsin.

LOT 2

L E G A L D E S C R I P T I O N

That Part of the NW 1/4 of the NW 1/4 laying South of Spring Valley Road, Located in Section 20, T08N, R07E, Town of Berry, Dane County, Wisconsin.