

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/15/2017	DCPREZ-2017-11119
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY G BARBIAN	PHONE (with Area Code) (608) 592-4756	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8410 COUNTY HIGHWAY Y		ADDRESS (Number & Street) 104 A WEST MAIN STREET	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS NOA@WILLIAMSONSURVEYING.COM	

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	
8410 COUNTY HIGHWAY Y					
TOWNSHIP ROXBURY	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-113-9000-4					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	A-2 Agriculture District	.8		
A-1Ex Exclusive Ag District	A-2 Agriculture District	17.08		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
PRINT NAME: <u>Chris Adams</u>				
DATE: <u>2-15-17</u>				



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	<u>Cliff and Gary Barbian</u>	Agent's Name	<u>Williamson Surveying LLC</u>
Address	<u>8410 County Highway Y</u> <u>Sauk City, WI 53583</u>	Address	<u>104 A West Main Street</u> <u>Waunakee, WI 53597</u>
Phone	<u>(608) 592-4756</u>	Phone	<u>(608) 255-5705</u>
Email	<u></u>	Email	<u>noa@williamsonsurveying.com</u>

Town: Roxbury Parcel numbers affected: 0907-113-9000-4 and 0907-113-8500-1

Section: 11 Property address or location: 8410 County Highway Y

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

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 25.9 % Other: 74.1 %

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:

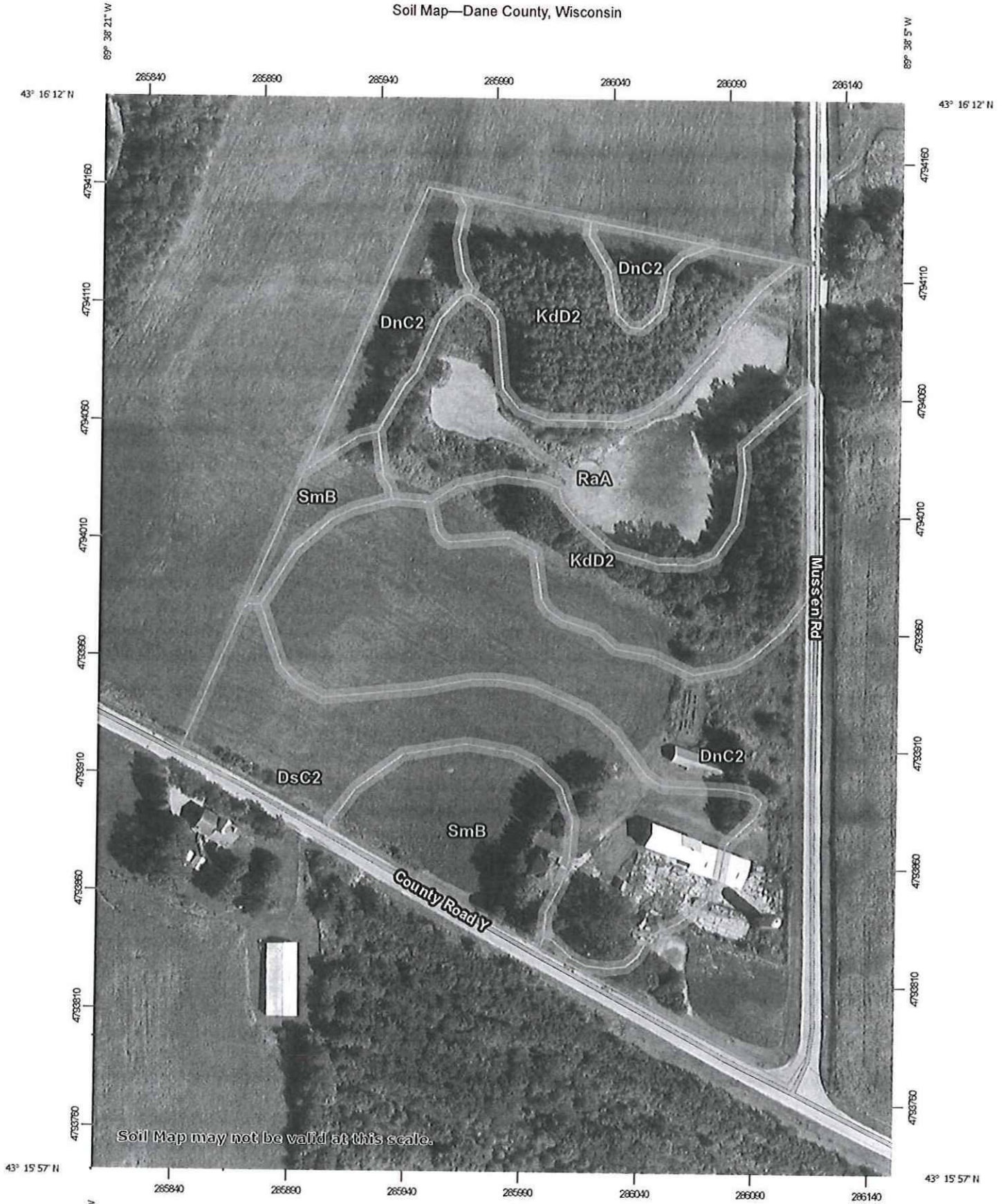
See Attached

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

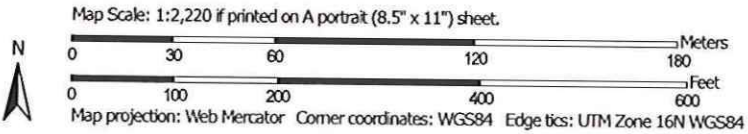
Submitted By: [Signature]

Date: 2-8-2017





































Soil Map—Dane County, Wisconsin



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 15, Sep 27, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Sep 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Dane County, Wisconsin (WI025)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DnC2 III	Dodge silt loam, 6 to 12 percent slopes, eroded	5.9	34.3%
DsC2 III	Dresden silt loam, 6 to 12 percent slopes, eroded	3.1	17.9%
KdD2 IV	Kidder loam, 12 to 20 percent slopes, eroded	3.8	21.9%
RaA II	Radford silt loam, 0 to 3 percent slopes	2.7	15.7%
SmB II	Seaton silt loam, 2 to 6 percent slopes	1.8	10.2%
Totals for Area of Interest		17.2	100.0%



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Letter of Intent

Cliff and Gary Barbian is requesting a rezone and CSM approval in order to separate the existing farm buildings and house located at 8410 County Highway Y from the rest of the farm land. They are looking to transfer ownership of this new parcel while keeping ownership of the farm land. The parcel that we have proposed would be 19.61 acres including right of way and 17.88 excluding right of way. The county zoning for this size and use would be A-2. There are no plans at this time to change the existing conditions of the home or the farm buildings on this site.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

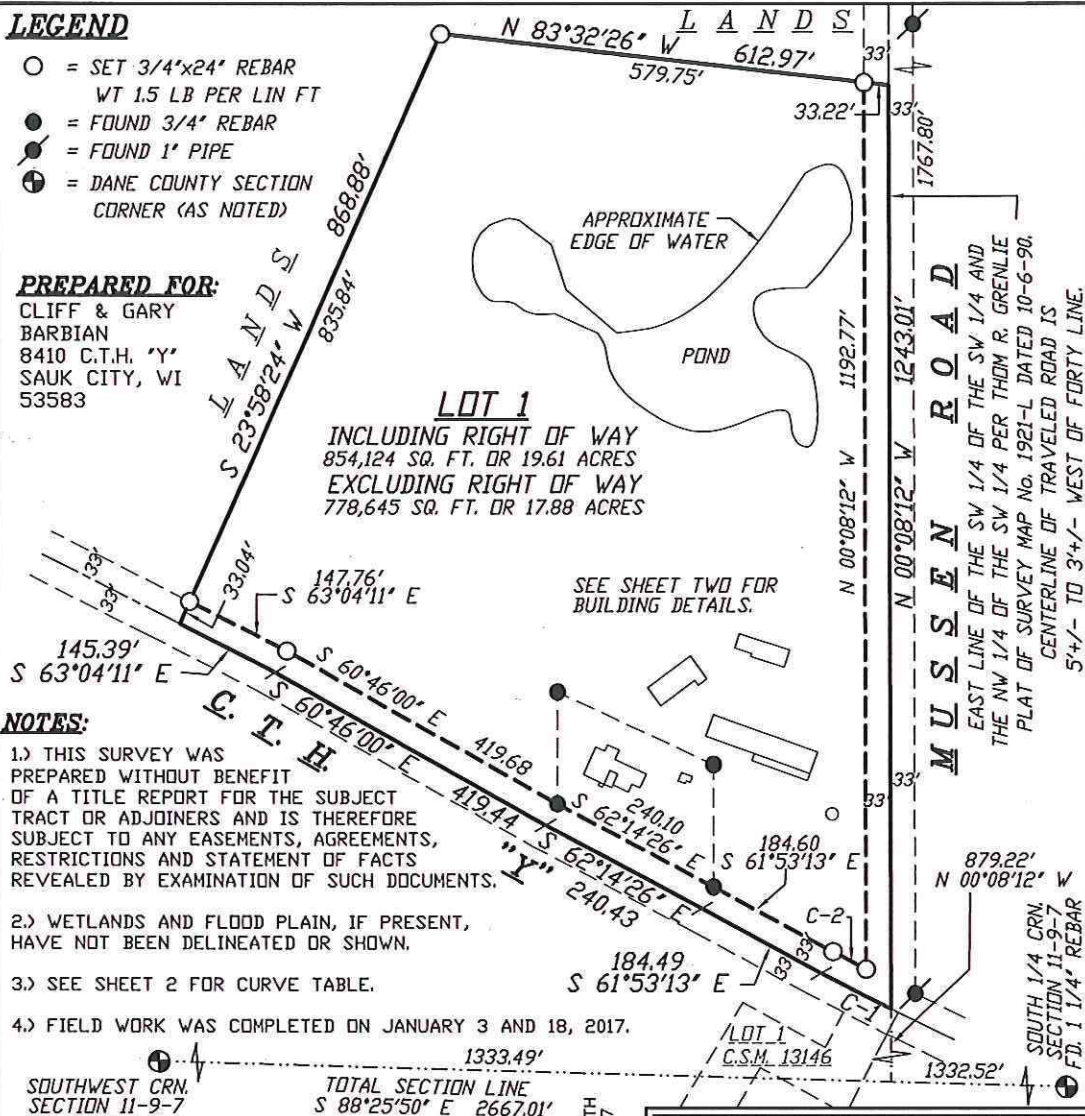
Located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 11, T9N R7E, Town of Roxbury, Dane County, Wisconsin.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊕ = DANE COUNTY SECTION CORNER (AS NOTED)

PREPARED FOR:

CLIFF & GARY
BARBIAN
8410 C.T.H. 'Y'
SAUK CITY, WI
53583



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SEE SHEET 2 FOR CURVE TABLE.
- 4.) FIELD WORK WAS COMPLETED ON JANUARY 3 AND 18, 2017.

SOUTHWEST CRN.
SECTION 11-9-7
FD. 3/4" REBAR

TOTAL SECTION LINE
S 88°25'50" E 2667.01'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 5

PRELIMINARY ONLY
FOR REVIEW

16W-456



CERTIFIED SURVEY MAP

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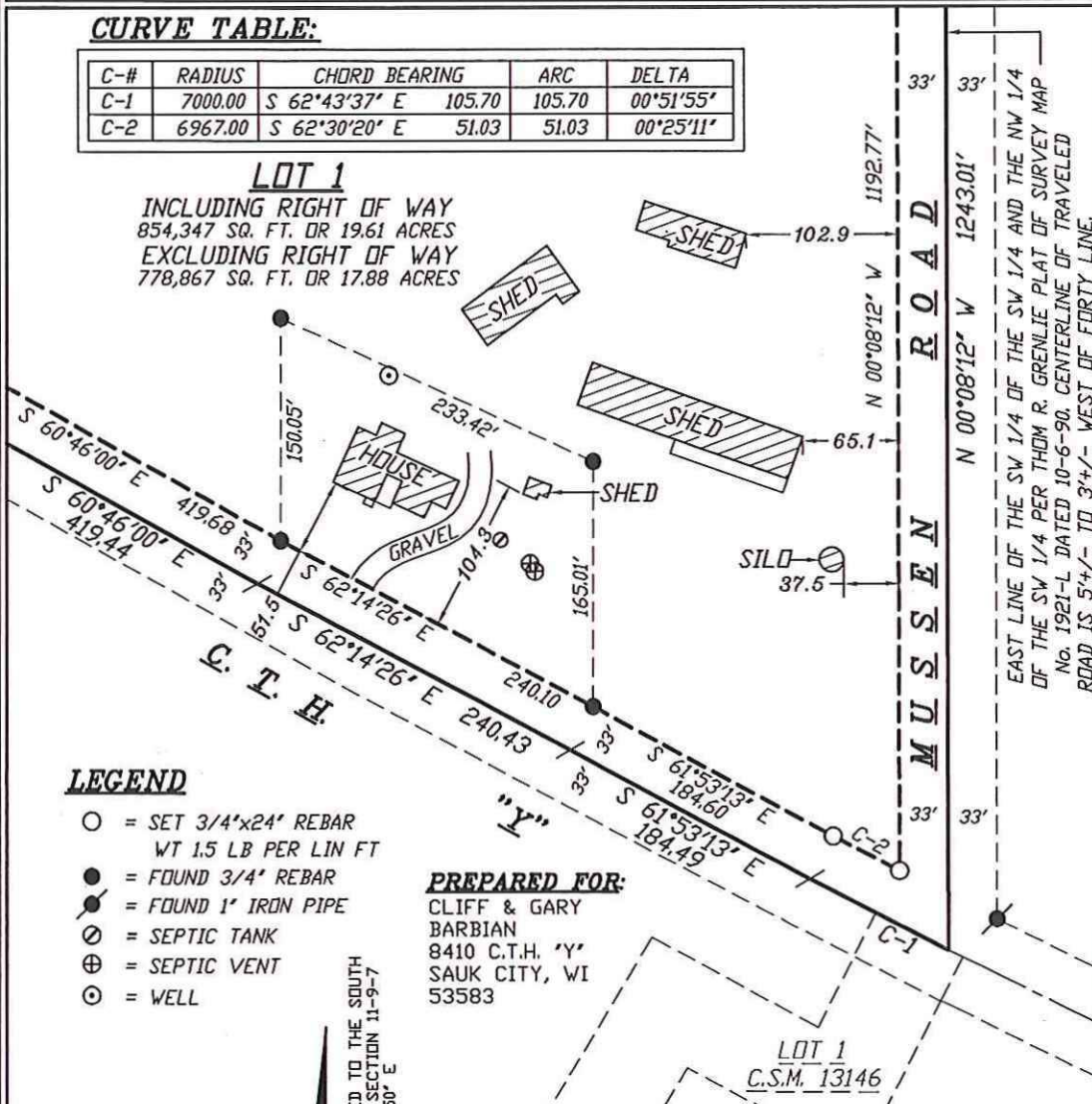
Located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 11, T9N R7E, Town of Roxbury, Dane County, Wisconsin.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	7000.00	S 62°43'37" E 105.70	105.70	00°51'55"
C-2	6967.00	S 62°30'20" E 51.03	51.03	00°25'11"

LOT 1

INCLUDING RIGHT OF WAY
854,347 SQ. FT. OR 19.61 ACRES
EXCLUDING RIGHT OF WAY
778,867 SQ. FT. OR 17.88 ACRES



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" IRON PIPE
- ⊙ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ⊙ = WELL

PREPARED FOR:

CLIFF & GARY
BARBIAN
8410 C.T.H. 'Y'
SAUK CITY, WI
53583

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 11-9-7
LINE TO BEAR S 88°25'30" E

SCALE 1" = 100'



SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 11, T9N R7E, Town of Roxbury, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 11, T9N R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest 1/4 of said Section 11; thence S 88°25'50" E along the South line of the Southwest 1/4, 1333.49 feet; thence N 00°08'12" W, 879.22 feet to the centerline intersection of County Trunk Highway "Y" and Mussen Road and to the point of beginning.

Thence continue N 00°08'12" W along the centerline of Mussen Road, 1243.01 feet; thence N 83°32'26" W, 612.97 feet; thence S 23°58'24" W, 868.88 feet to the centerline of County Trunk Highway "Y"; thence along said centerline for the next 5 courses S 63°04'11" E, 145.39 feet; thence S 60°46'00" E, 419.44 feet; thence S 62°14'26" E, 240.43 feet; thence S 61°53'13" E, 184.50 feet; thence along an arc of a curve concaved northeasterly having a radius of 7,000 feet and a long chord bearing of S 62°43'27" E, 105.70 feet to the point of beginning. This parcel contains 854,124 sq. ft, or 19.61 feet and is subject to a road right of way of 33 feet along the southerly and easterly sides thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL

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WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 11, T9N R7E, Town of Roxbury, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN
DANE COUNTY)

Gary G. Barblian

Personally came before me this _____ day of _____, 20____ the above named Gary G. Barblian to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN
DANE COUNTY)

Clifford C. Barblian

Personally came before me this _____ day of _____, 20____ the above named Clifford C. Barblian to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

SURVEYORS SEAL

My commission expires _____

Notary Public

Print Name

PRELIMINARY ONLY
FOR REVIEW



CERTIFIED SURVEY MAP

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NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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Located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 11, T9N R7E, Town of Roxbury, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Roxbury on this _____ day of _____, 20____.

Robert M. Plings
Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Danel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW