


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/14/2014	DCPREZ-2014-10714
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/22/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DEBRA L BARSNESS	PHONE (with Area Code) (608) 575-6318	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4900 COUNTY HIGHWAY F		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS DEB.BARSNESS@GMAIL.COM		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	
5507 COUNTY HIGHWAY J				5507 COUNTY HIGHWAY J	
TOWNSHIP VERMONT	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP VERMONT	SECTION 35
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-264-9230-0				0706-351-8600-8	

REASON FOR REZONE			CUP DESCRIPTION	
ADD ADDITIONAL LAND TO EXISTING RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	2.5		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b> HJH3	<b>SIGNATURE:(Owner or Agent)</b> 
Applicant Initials <u>DLB</u>	Applicant Initials <u>DLB</u>	Applicant Initials <u>DLB</u>		<b>PRINT NAME:</b> Debra L. Barsness
				<b>DATE:</b> 5/14/14



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**
- o 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**
- o 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>Debra Barsness</u>	Agent's Name	_____
Address	<u>4900 County F Black Earth, WI 53565</u>	Address	_____
Phone	<u>608-575-6318</u>	Phone	_____
Email	<u>Deb.Barsness@gmail.com</u>	Email	_____

Town: Vermont Parcel numbers affected: 060/0706-264-9230-0  
0706-351-8600-8

Section: 01 Property address or location: 5507 Hwy J Mt Horeb, WI 53572

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

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

Narrative: (reason for change, intended land use, size of farm, time schedule)

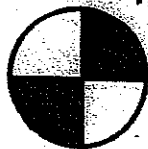
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

My lot only allowed state approved privy. I'm buying additional  
1.2 Acres for an at grade septic system. Most of the neighbors  
are residential properties there are a couple of small farms.  
My lot will make a beautiful home site all property is on  
hillside not suitable for tillable ground.

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

Submitted By: Debra R. Barsness

Date: 5/14/14



Thom R. Grenlie

Registered Land Surveyor

400 S. NINE MOUND RD. Verona, Wisconsin 53593 • (608) 845-6882 • Fax (608) 845-6854  
Subdivision Design • Rural Surveys • Soil Testing • Land Planning

E-MAIL: HCOMBS@TDS.NET

T6 DRAW PRELIM T6

5-10-14

DEB.BARSNESS@GMAIL.COM

1.2 ACRE PURCHASE FROM NEIGHBOR:  
JEAN E. SMITH  
148 DARIUS AVE  
RANGELY, CO 81648  
P.I.N. 060/0706 351 8600 8

DEB,

THE FOLLOWING IS THE LEGAL DESCRIPTION FOR TRANSFER TO YOU.  
BOTH YOUR PARCEL & HERS ARE ZONED A-1EX AND BY METES & BOUNDS, SO  
NO VIOLATION OF COUNTY RULES. YOU'LL USE KAY MILLONZI TO WRITE UP DEED.

INDEPENDANT OF ABOVE, WE'LL START ON A CSM & ZONING OF ENTIRE PARCEL.

LEGAL DESCRIPTION:

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 35, T7N, R6E, TOWN OF VERMONT, DANE COUNTY, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35; THENCE EAST ALONG THE SECTION LINE, 360 FEET, MORE OR LESS, TO THE CENTERLINE OF C.T.H. J; THENCE S40°E ALONG SAID CENTERLINE, 160 FEET, MORE OR LESS, TO A POINT WHICH IS 120 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE DUE WEST 500 FEET, MORE OR LESS, TO THE WEST LINE OF THE SAID NW1/4 OF THE NE1/4; THENCE DUE NORTH 120 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.2 ACRES, AND SUBJECT TO C.T.H. J, THEREOF.

(FOR SALE TO ADJOINER)

THOM R GREN LIE, SURVEYOR



# Dane County Land Regulation & Records

Room 116, City-County Building  
Madison, Wisconsin 53709

Land Division Review  
608/266-9086

December 17, 1992

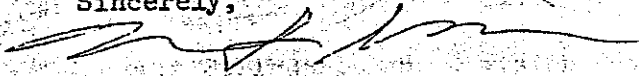
Mr. James Harter  
1344 Mills Street  
Black Earth, Wisconsin 53515

Re: LAND DIVISION (Skibbe)  
SE1/4 S26 T7N R6E  
Town of Vermont  
Dane County

Dear Mr. Harter:

It is apparent that the parcel, described in R933/231, Dane County Registry, was properly created prior to the effective date of the Dane County Land Division Regulations. Accordingly, the subject parcel can be separately conveyed and utilized as a building site at this time without a certified key map approval. Additionally, the parcel is a valid building site in accordance with S.10.16(3)(a), Dane County Code of Ordinances. Please contact the writer with additional questions regarding this matter.

Sincerely,



Norbert Scribner, Land Division Review

cc: Mr. Robert Skibbe  
Clerk, Town of Vermont

Enclosure:

①

TOWN OF VERMONT  
DANE COUNTY

4017 County JJ  
Black Earth, WI 53515  
January 12, 1994

Mr. James Harter  
1344 Mills Street  
Black Earth, WI 53515

Dear Mr. Harter:

It has come to the attention of the Vermont Town Board that you are offering your property on CTH J for sale as a building site.

It is true that your property is considered a building site by the County Zoning Department because the parcel was created prior to the adoption of Exclusive Agricultural Zoning by the Town of Vermont and is therefore "grandfathered" in. However, you should understand that a suitable building site must meet the requirements of the Town of Vermont's Land Use Plan and Driveway Ordinance. At this point it is questionable if your parcel would meet the following requirements for a building site:

1. No residence may be constructed on a natural slope of 25 per cent.

2. No new residence may be constructed unless a suitable site is available for a septic system. (Holding tanks are not permitted.)

3. Any driveway to a new residence must meet the requirements of the Town Driveway Ordinance. You have received a permit for a field road, but you have not requested an inspection and approval of the field road. *Driveway has been approved*

It seems that in fairness any prospective buyer should be made aware of these requirements before entering into a purchase agreement.

If you have any questions, please feel free to contact me.

Sincerely yours,

*Robert Wright*  
ROBERT WRIGHT  
Town Chairman

NATKINS LAW OFFICE  
185 W. Netherwood Street  
Oregon, WI 53575

Burt P. Natkins  
Attorney at Law

Tel. (608) 835-5586  
Fax (608) 835-3469

May 26, 1995

Town of Vermont  
Board of Supervisors  
4017 County JJ  
Black Earth, WI 53515

RE: James Harter  
5507 CTH J — Holding Tank:  
Ch. 68 Request for Review — Supplement

Dear Town of Vermont Supervisors:

By letter dated May 25, 1995, I requested, on behalf of Mr. James Harter, Jr., that you review your determination of May 8 denying Mr. Harter the right to install and use a holding tank on his property located at 5507 CTH J. This letter is intended to supplement that May 25 request.

(1) In my May 25 letter, I noted that the Town of Vermont Plan Commission voted to recommend to the Town Board that Mr. Harter's holding tank request be denied. The sole reason for this recommendation, as it appeared in the minutes of the Plan Commission meeting, was that under Sec. 7.02(2)(d)5 of the Code of Ordinances for the Town of Vermont, the installation of holding tanks for new development is prohibited. This ordinance reference in the Plan Commission minutes and thereafter throughout my May 25 letter is incorrect. It should instead be Sec. 7.06(2)(d)5. I would therefore ask that you make the necessary change to reflect this correction.

(2) Chapter 7 of the Town's Code of Ordinances relates solely to land divisions. A land division, as defined in Sec. 7.02(3), entails the division of a parcel into "two or more parcels of land, any one of which is less than thirty-five (35) acres in area." Section 7.06, in turn, outlines the general design standards for a land division. The holding tank prohibition under Sec. 7.06(2)(d)5 accordingly applies only to new development associated with a land division. Because Mr. Harter does not seek to subdivide his parcel, the prohibition does not, therefore, in anyway apply to him. Needless to say, the Town Board's application of Sec. 7.06(2)(d)5 to Mr. Harter is totally misplaced, compelling it to reverse its initial determination of May 8.

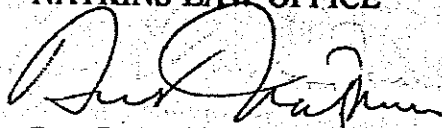
Vermont Board of Supervisors

May 26, 1995

Page 2

Again, I want to thank you for your prompt consideration of this matter. If you have any questions, please feel free to contact me.

Sincerely yours  
NATKINS LAW OFFICE

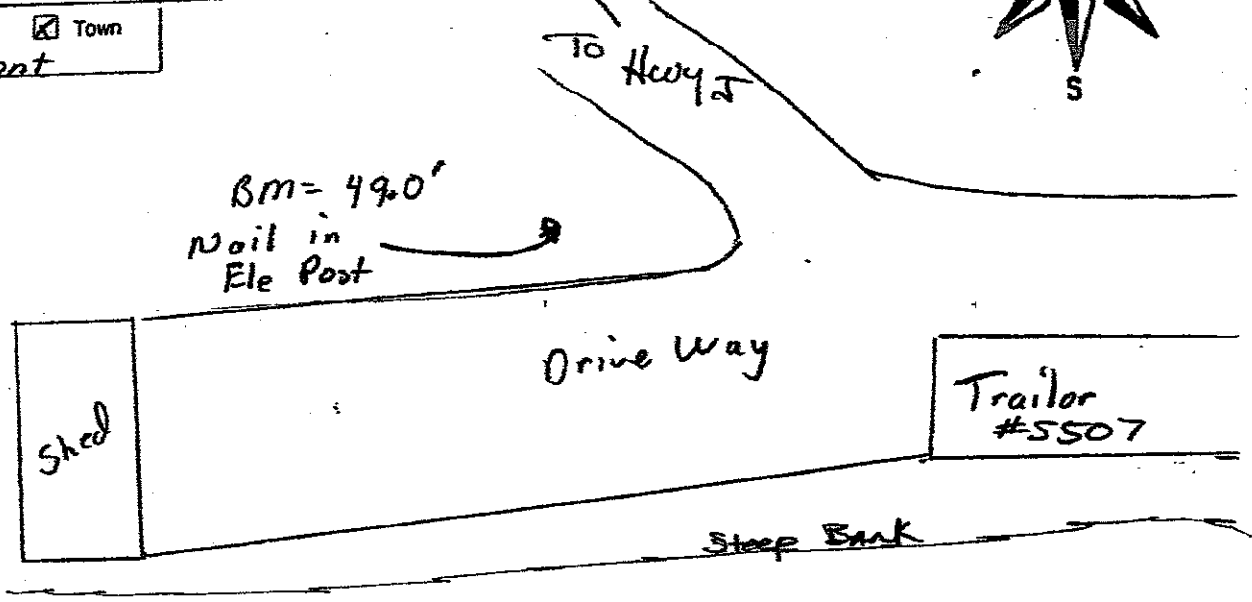
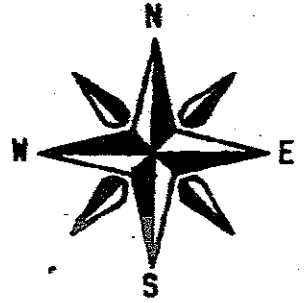
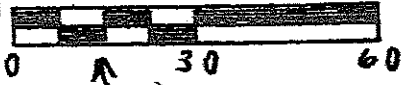
A handwritten signature in cursive script, appearing to read "Burt P. Natkins", written in dark ink.

Burt P. Natkins

cc: James Harter

Property Owner <b>Joe Barsness</b>		County <b>Dane</b>
Property Location Govt. Lot <b>NW 1/4 NE 1/4 S 35 T 7 N R 6 E (or) W</b>		
Lot #	Block #	Subd. Name or CSM#
<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town
<b>Vermont</b>		

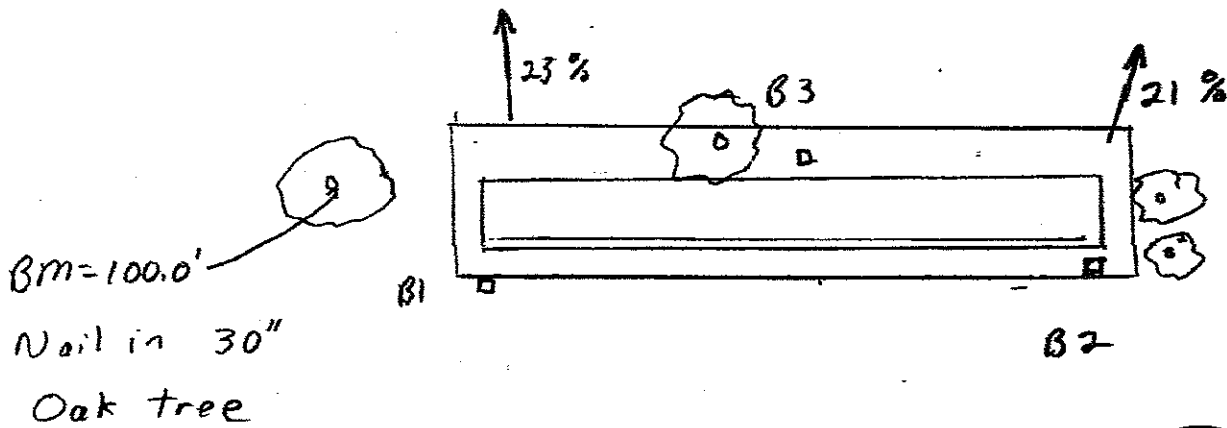
SCALE 1" = 30'



Lot Stake →

Woods

↑ 25%



*[Handwritten Signature]*  
 CST 2270090  
 10-24-97







THOM R. GRENLIE, REGISTERED LAND SURVEYOR S1051  
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

**PRELIMINARY**

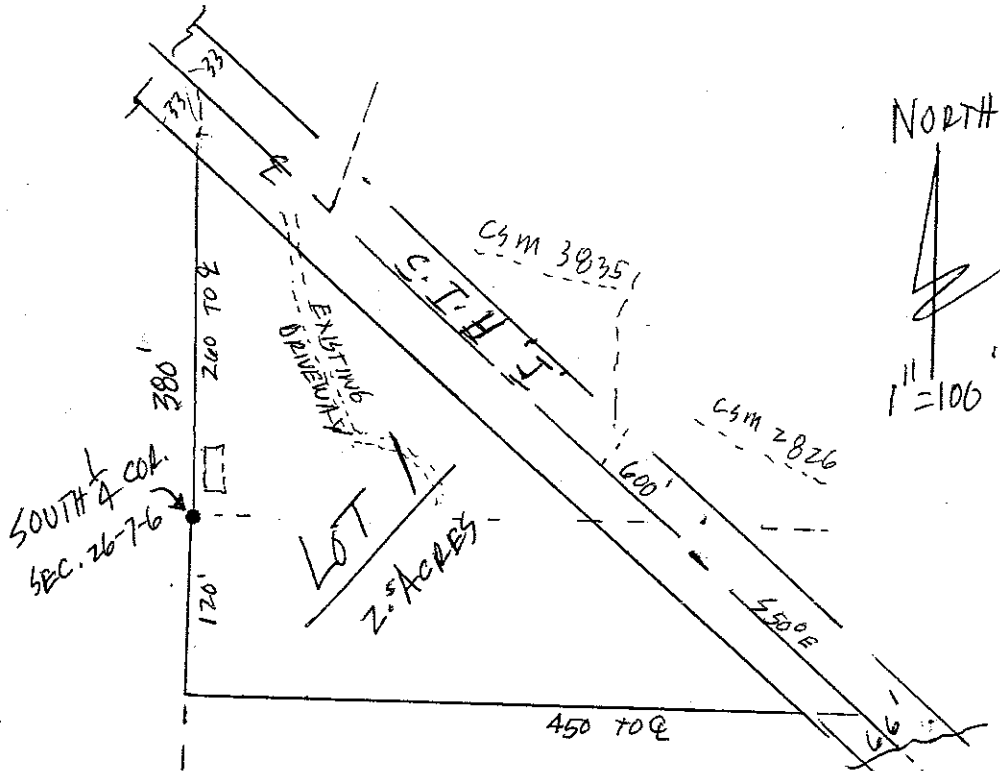
**SURVEYOR'S CERTIFICATE**  
 State of Wisconsin )  
 County of Dane ) SS.

**CERTIFIED SURVEY MAP**

WILL BE

I, Thom R. Grenlie, hereby certify that this survey ~~X~~ 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 with the information provided.

*Thom Grenlie* 5-12-14  
 Thom R. Grenlie, Registered Land Surveyor



REZONING DESCRIPTION: FROM A-1 EX TO DED: YES  
 PART OF THE SW1/4 OF THE SE1/4 OF SECTION 26, & PART OF THE  
 NW1/4 OF THE NE1/4 OF SECTION 35; ALL IN T7N, R6E, TOWN OF VERMONT, DANE CO, WI  
 DESCRIBED THUSLY: BEGINNING AT THE SOUTH 1/4 COR. OF SEC. 26; THENCE NORTH  
 260' TO CENTERLINE OF C.T.H. J; THENCE S50°E 600'; THENCE WEST 450'; THENCE  
 NORTH 120' TO POINT OF BEGINNING.

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

SURVEYED FOR: DEB BARNES 575-6318  
4900 CO. HWY F BLACK EARTH, WI 53515  
 DESCRIPTION-LOCATION: DPT SW1/4 SE1/4 SEC. 26  
& NW1/4, NE1/4 SEC. 35, T7N, R6E  
TOWN OF VERMONT, DANE CO, WI  
 APPROVED FOR RECORDING PER DANE COUNTY ZONING &  
LAND REG. COMM action of \_\_\_\_\_

SURVEYED - NOT  
 DRAWN - ETE  
 APPROVED -  
 FIELD BOOK -  
 DATE - 5-12-14  
 TAPES/FILE \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE** DAN EVERSON  
 Received for recording this \_\_\_\_\_ day of \_\_\_\_\_,  
 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
 and recorded in Volume \_\_\_\_\_ of Certified Survey  
 Maps of Dane County on Page \_\_\_\_\_  
 \_\_\_\_\_ Register of Deeds  
 DOCUMENT # \_\_\_\_\_  
 CERTIFIED SURVEY MAP # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

OFFICE MAP NO. \_\_\_\_\_

AMENDED ZONING PET. # "10714"



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051  
400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

PRELIMINARY

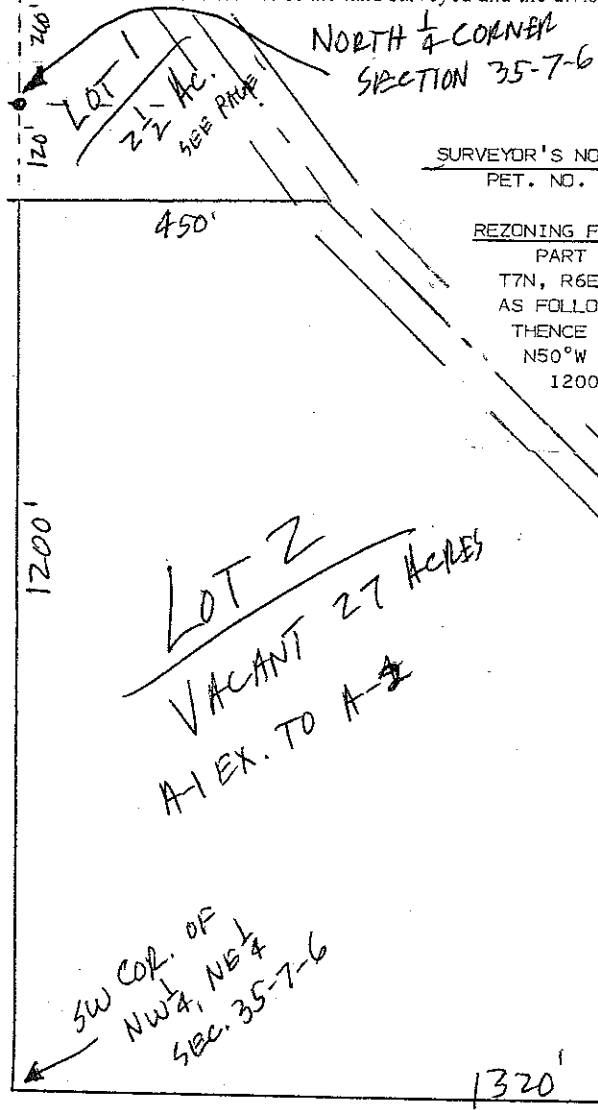
SURVEYOR'S CERTIFICATE  
State of Wisconsin )  
County of Dane ) SS.

CERTIFIED SURVEY MAP

WILL BE

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor



SURVEYOR'S NOTE: LOT 2 IS BEING ADDED TO REZONING PET. NO. 10714; DUE TO DANE CO. ZONING REQUIREMENT.

REZONING FROM A-1EX TO A-4: DED: YES  
PART OF THE NW1/4 OF THE NE1/4 OF SEC 35,  
T7N, R6E, TOWN OF VERMONT, DANE CO, WI, DESCRIBED  
AS FOLLOWS: BEGINNING AT THE SW COR. OF NW1/4, NE1/4,  
THENCE EAST 1320'; THENCE NORTH 300'; THENCE  
N50°W 1300'; THENCE WEST 450'; THENCE SOUTH  
1200' TO P.O.B.  
CONTAINS 27 AC.

LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24" iron pipe set min. wt.=1.13#/in ft.

SURVEYED -NOT-  
DRAWN \_\_\_\_\_  
APPROVED \_\_\_\_\_  
FIELD BOOK \_\_\_\_\_  
DATE \_\_\_\_\_  
TAPE/FILE \_\_\_\_\_

SURVEYED FOR: DEB BARR NESS 576-6318  
4900 CO. HWY F, BLACK EARTH, WI 53515  
DESCRIPTION-LOCATION: PAT NW 1/4 NE 1/4  
SEC. 35-7-6, TOWN OF VERMONT

APPROVED FOR RECORDING PER DANE CO. ZONING &  
LAND REG COMM action of \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE DAN EVERSON

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County on Page \_\_\_\_\_

Register of Deeds

DOCUMENT # \_\_\_\_\_  
CERTIFIED SURVEY MAP # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

PAGE 2 OF 3 PAGES

OFFICE MAP NO. \_\_\_\_\_