

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/19/2016	DCPREZ-2016-11057
Public Hearing Date	C.U.P. Number
11/22/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES R SEABURY	PHONE (with Area Code) (608) 438-0853	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7097 COUNTY HIGHWAY P		ADDRESS (Number & Street)	
(City, State, Zip) DANE, WI 53529		(City, State, Zip)	
E-MAIL ADDRESS jseabu2gmail.com		E-MAIL ADDRESS	

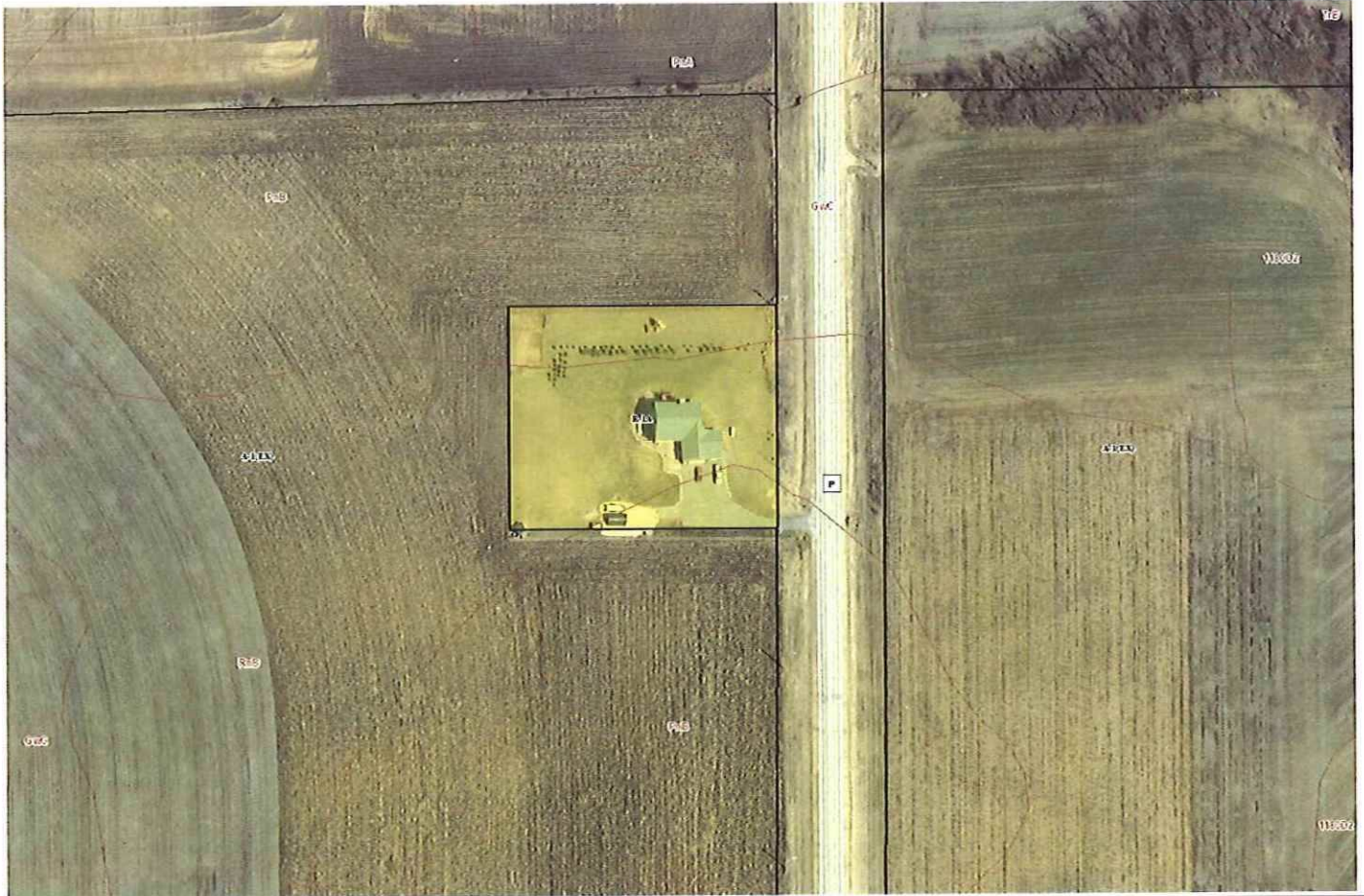
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
7097 COUNTY HIGHWAY P					
TOWNSHIP DANE	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-221-9960-0					

REASON FOR REZONE	CUP DESCRIPTION
ALLOW A TALLER BUILDING	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1A Residence District	A-2 (1) Agriculture District	1.72		

C.S.M REQUIRED? <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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DCPREZ-2016-11057



DESCRIPTION: The applicant would like to change the zoning on the property in order to be allowed to construct a taller accessory building. The current R-1A zoning allows an accessory building up to 12 feet in mean height.

HISTORY: The property was created in 2003 under Zoning Petition #8617. There is an existing single-family residence and small shed currently on the property.

SURROUNDINGS: The property has agricultural fields surrounding it.

SOILS: 95% of the property consists of Class II soils: RbN, PbN

ENVIRONMENTAL: No sensitive environmental features observed.

TOWN PLAN: The property is designated in the Agricultural Preservation Area. Housing density right has been secured under the previous zoning petition.

STAFF: The proposed zoning meets the dimensional standards of the zoning district. The building shall be used for residential storage only. Using the accessory building for a habitable living space, office space, or for commercial purposes is prohibited. Sanitary fixtures in accessory buildings are prohibited.

TOWN:



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:

- **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 <u>James Seabury</u>	Agent's Name _____
Address <u>7097 County Hwy P, Dane, WI 53529</u>	Address _____
Phone _____ (608) 438-0853	Phone _____
Email <u>jseabu@gmail.com</u>	Email _____

Town: Dane Parcel numbers affected: 022/0908-221-9960-0

Section: 22 Property address or location: 7097 County Hwy P Dane Wi 53529

Zoning District change: (To / From / # of acres) R-1A to A2- 1.720 acres

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:

construction of new building/workshop

RECEIVED

SEP 19 2016

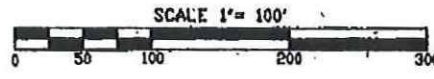
DANE COUNTY PLANNING & DEVELOPMENT

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

Date: 9-14-16

CERTIFIED SURVEY MAP
WILLIAMSON SURVEYING CO., INC
 104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53599

SE 1/4, NE 1/4, SECTION 22, T 9 N, R 8 E
 TOWN OF DANE, DANE COUNTY, WISCONSIN

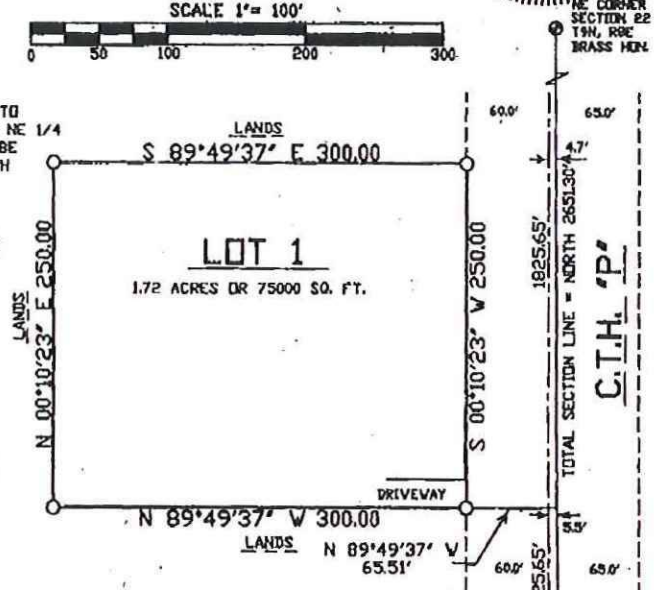


BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 22, T9N, R8E ASSUMED TO BEAR NORTH

NOTE:
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

PREPARED FOR:
 DOUG CLEMENS
 6445 CTY RD DM
 DANE, WI. 53529

LEGEND
 ⊙ = FD MON. AS NOTED
 ○ = SET 3/4" X 24' REBAR MIN. WT. OF 1.5 LBS/FT



SURVEYOR'S CERTIFICATE

I, Ronald E. Williamson, Registered 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 owner listed below, I have surveyed, divided and mapped a portion of the SE 1/4 of the NE 1/4 of Section 22, T9N, R8E, Town of Dane, Dane County, Wisconsin being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 22; thence North 825.65 feet; thence N 89°49'37" W, 65.51 feet to the point of beginning.

Thence continue N 89°49'37" W, 300.00 feet; thence N 0°10'23" E, 250.00 feet; thence S 89°49'37" W, 300.00 feet; thence S 0°10'23" W, 250.00 feet to the point of beginning.

Williamson Surveying Co. Inc.
 by Ronald E. Williamson

Date April 14, 2003

Ronald E. Williamson
 Ronald E. Williamson S-1264
 President

DOCUMENT NO. 3490214

CERTIFIED SURVEY MAP NO. 10717

VOLUME 63 PAGES 329 & 330

Sheet 1 of 2

02W-337

2/13

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53391

SE 1/4, NE1/4, SECTION 22, T 2 N, R 8 E,
TOWN OF DANE, DANE COUNTY, WISCONSIN



OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described in 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 S75.17(1)(a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

WITNESS the hand and seal of said owner this 20 day of Feb, 2003 2003.

Lucille Clemens
Lucille A. Clemens

STATE OF WISCONSIN) SS
DANE COUNTY)

Personally came before me this 20th day of February, 2003 the above named Lucille A. Clemens to me known to be the person who executed the foregoing instrument and acknowledged the same.

Greg C. Barton Jr.
Notary Public
GREG C. BARTON JR.

DANE County, Wisconsin

Seal

My commission expires 8-28-05

Refer to building site information contained in the Dane County Soil Survey.

Approve for recording per Dane County Zoning and Natural Resources Committee action of April 14, 2003.

Norbert Scribner #7862
Norbert Scribner, Representative

Received for recording this 15th day of April, 2003 at 8:26 o'clock A.M. and recorded in Volume 63 of Dane County Certified Surveys on pages 329 and 330.

DOCUMENT NO. 3690214

Jane Licht by Annette Kold
Jane Licht
Register of Deeds
Deputy

CERTIFIED SURVEY MAP NO. 10717

Erin Seabury

From: Erin Petersen <elp2mail@yahoo.com>
Sent: Wednesday, September 14, 2016 9:53 AM
To: Erin Seabury
Subject: Fw: Fwd: RE: Zoning information
Attachments: CSM 10717.pdf

[Sent from Yahoo Mail on Android](#)

On Wed, Sep 14, 2016 at 9:38 AM, James Seabury
<jseabu@gmail.com> wrote:

----- Forwarded message -----

From: "Lane, Roger" <lane.roger@countyofdane.com>
Date: Sep 14, 2016 8:17 AM
Subject: RE: Zoning information
To: "James Seabury" <jseabu@gmail.com>
Cc:

Attached is the certified survey map showing the boundaries of your property.

Your legal description of your lot is:

[Lot 1 of Certified Survey Map #10717 located in the SE1/4 of the NE 1/4 of Section 22, T9N, R8E, Town of Dane, Dane County, Wisconsin](#)

That should take care of the necessary items to be submitted.

Roger Lane

Dane County Zoning Administrator

From: James Seabury [mailto:jseabu@gmail.com]
Sent: Tuesday, September 13, 2016 8:12 PM

To: Lane, Roger
Subject: Re: Zoning information

Hello Roger, I have printed and filled out the application, I see that on the top of the application it states that two items are required to be submitted along with the application....can you direct me on where I would get those documents please?

Thank you
James Seabury

On Aug 30, 2016 9:06 AM, "Lane, Roger" <lane.roger@countyofdane.com> wrote:

Zoning information for 7097 County Highway P

Owner: James Sansberry

Property size: 1.7 acres

The current zoning on your property is R-1A. It allows an accessory building to be constructed on the property up to 100% of the footprint of the residence. The maximum height of the building is 12 feet to the mean of the roof (middle of the trusses).

To have a larger accessory structure, the zoning of the parcel would need to be changed to A-2(1) Agriculture. This would allow an accessory building to be constructed up to 35 feet in height (mean) and allow up to 30% of the lot to be covered with buildings.

Note: If you will be using the building for business purposes, a conditional use permit can be obtained for a limited family business under the A-2 Agriculture zoning district.

Please contact the Town Chair Dave Koenig at 849-7103 to see if the Town of Dane would be in favor of the change prior to submitting a formal application with Dane County.



Zone X

7097

P