

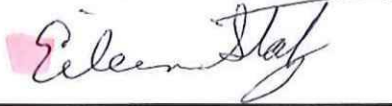

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/20/2017	DCPREZ-2017-11191
Public Hearing Date	C.U.P. Number
09/26/2017	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EILEEN M STATZ	PHONE (with Area Code) (608) 798-4236	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4908 S VALLEY RD		ADDRESS (Number & Street)	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS EILEENSTATZ@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	
4897 CARYA RD					
TOWNSHIP BERRY	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-323-8001-3					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	13.42		
A-1Ex Exclusive Ag District	A-2 Agriculture District	17.02		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE: (Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 

COMMENTS: CREATING ONE RESIDENTIAL LOT

DATE: 
--



DANE COUNTY
PLANNING & DEVELOPMENT

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 Vern and Eileen Statz

Agent's Name Eileen Statz

Address 4908 S Valley Rd, Black Earth, WI
53515

Address 4908 S Valley Rd, Black Earth, WI
53515

Phone (608) 798-4236

Phone (608) 798-4236

Email eileenstatz@gmail.com

Email eileenstatz@gmail.com

Town: Berry

Parcel numbers affected: ~~08073148700~~ 0807-323-8001-3

Section: 01 32 Property address or location: 4897 Carya Rd, Black Earth, WI 53515

Zoning District change: (To / From / # of acres) A2/A1-EX 13.42 acres

A-2/A-1EX 17.02 acres

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

See Attached

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:

Splitting off a portion of farmland
for a single family residence

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

Submitted By: Eileen Statz

Date: 7-20-17

LEGAL DESCRIPTION FOR ZONING CHANGE

EX

A-1 TO A-2

Located in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, Section 32, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin

COMMENCING at the South Quarter Corner of Section 32;
thence N89°42'46"W, 800.15 feet along the south line of the SW ¼ of Section 32;
thence N15°39'30"E, 1518.76 feet to the west right-of-way line of Carya Road and the **POINT OF BEGINNING**;

thence continuing N15°39'30"E, 199.58 feet;
thence S88°59'03"W, 431.76 feet;
thence N64°54'03"W, 156.49 feet;
thence N18°17'50"E, 352.83 feet;
thence N00°19'48"W, 568.94 feet;
thence N89°51'44"E, 1537.30 feet to the northwest corner of C.S.M. No. 6199;
thence S10°42'25"E, 50.00 feet along the west line of C.S.M. No. 6199;
thence S46°22'49"W, 245.59 feet;
thence S70°45'45"W, 253.72 feet;
thence S89°59'53"W, 568.33 feet;
thence S79°06'52"W, 232.24 feet;
thence S00°08'16"E, 390.00 feet;
thence S68°21'19"E, 377.50 feet;
thence S14°34'35"W, 136.74 feet to the west right-of-way line of Carya Road;
thence S78°17'28"W, 101.95 feet along the west right-of-way line of Carya Road to a point on a non-tangent curve;
thence continuing along the west right-of-way line of Carya Road and the arc of said curve to the left with a central angle of 62°33'16", a radius of 183.00 feet and long chord S46°44'30"W, 190.02 feet to a point of non-tangency and the **POINT OF BEGINNING**.

Containing 741,330 square feet (17.02 acres).

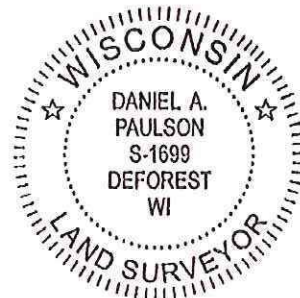
Subject to all recorded and unrecorded easements.



Daniel A. Paulson

4-14-17

S-1699



SEE ZONING CHANGE MAP

LEGAL DESCRIPTION FOR ZONING CHANGE

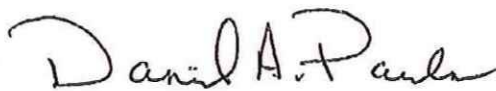
^{EX} A-1 TO A-2(8)

Located in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, Section 32, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin

COMMENCING at the South Quarter Corner of Section 32;
thence N89°42'46"W, 160.12 feet along the south line of the SW ¼ of Section 32;
thence N00°17'14"E, 1616.53 feet to the west right-of-way line of Carya Road, a point on a non-tangent curve and the **POINT OF BEGINNING**;
thence along the arc of said curve to the left with a central angle of 26°57'34", a radius of 234.90 feet and long chord of N64°37'45"E, 109.51 feet and along the west right-of-way line Carya Road to the southwest corner of C.S.M. No. 13249;
thence N14°34'35"E, 389.16 feet along the west line of C.S.M. No. 13249 to the northwest corner of said C.S.M. No. 13249;
thence S81°11'34"E, 551.79 feet along the north line of C.S.M. No. 13249 to the northeast corner of said C.S.M. No. 13249;
thence S85°44'31"E, 312.12 feet to the southwest corner of C.S.M. No. 6199;
thence N14°46'21"W, 493.46 feet along the west line of C.S.M. No. 6199;
thence continuing along the west line of C.S.M. No. 6199, N10°42'25"W, 168.36 feet;
thence S46°22'49"W, 245.59 feet;
thence S70°45'45"W, 253.72 feet;
thence S89°59'53"W, 568.33 feet;
thence S79°06'52"W, 232.24 feet;
thence S00°08'16"E, 390.00 feet;
thence S68°21'19"E, 377.50 feet;
thence S14°34'35"W, 136.74 feet to the **POINT OF BEGINNING**.

Containing 584,550 square feet (13.42 acres).

Subject to all easements of record.



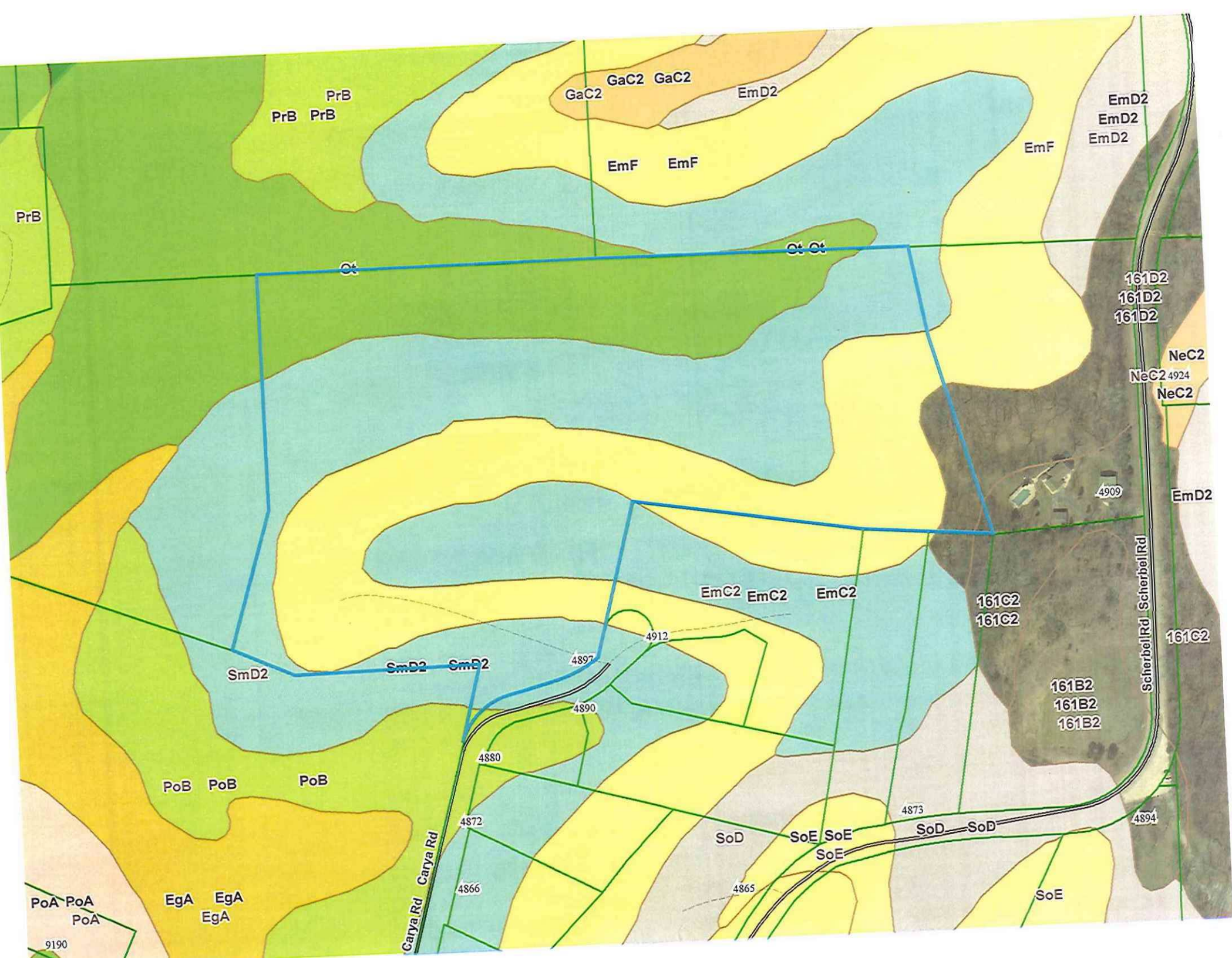
Daniel A. Paulson

4-14-17



S-1699

SEE ZONING CHANGE MAP





Parcel Number - 004/0807-323-8001-3**Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF BERRY	
Parcel Description	SEC 32-8-7 PRT NW1/4SE1/4 & PRT NE1/4SW1...	
Owner Names	VERNON W STATZ EILEEN M STATZ	 
Primary Address	4897 CARYA RD	
Billing Address	4908 S VALLEY RD BLACK EARTH WI 53515	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4 G5M	
Assessment Acres	30.000	
Land Value	\$145,900.00	
Improved Value	\$141,000.00	
Total Value	\$286,900.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~05/01/2017~~ - 04:00 PM

Ends: ~~05/01/2017~~ - 06:00 PM

[About Open Book](#)

Board Of Review

Starts: 05/18/2017 - 06:00 PM

Ends: To Adjourn

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

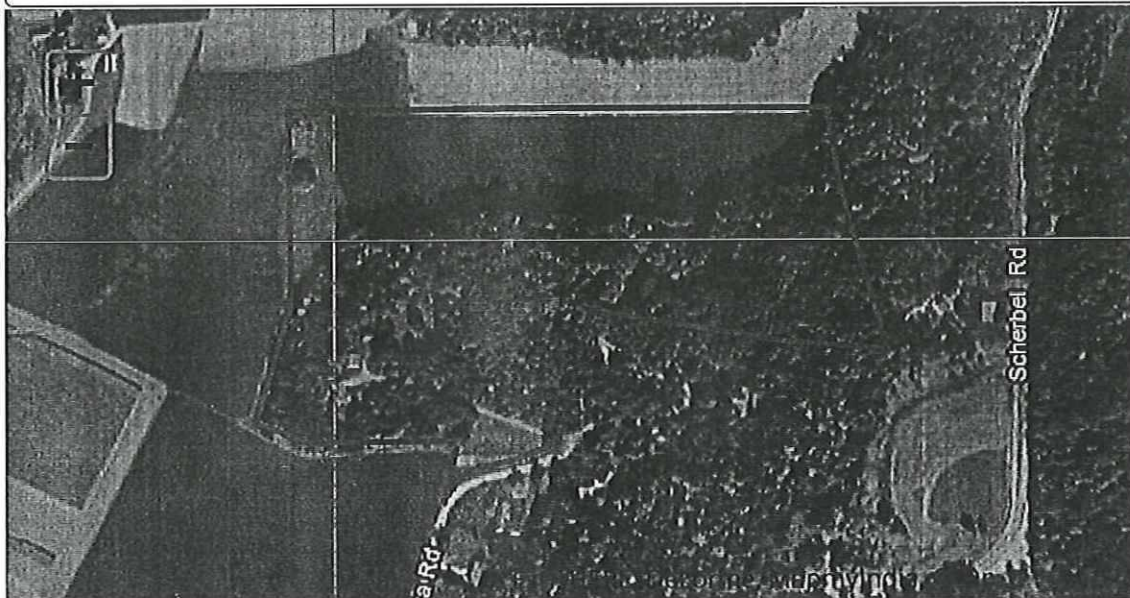
Zoning Information

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

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2016)**More +****E-Statement****E-Bill****E-Receipt**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$145,900.00	\$141,000.00	\$286,900.00
Taxes:		\$4,650.69
Lottery Credit(-):		\$133.88
First Dollar Credit(-):		\$71.19
Specials(+):		\$140.07
Amount:		\$4,585.69

District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	02CP	CROSS PLAINS EMS
OTHER DISTRICT	02CP	CROSS PLAINS FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	07/20/2016	5251950		

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: 0807-323-8001-3

Document Types and their Abbreviations

Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

ZONING CHANGE MAP

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4,
SECTION 32, T.08N., R.07E., TOWN OF BERRY, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS

THE SOUTH LINE OF THE SE 1/4
IS ASSUMED TO BEAR N89°42'46"W.

C.S.M. NO. 5199

LANDS BY OTHERS

PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523

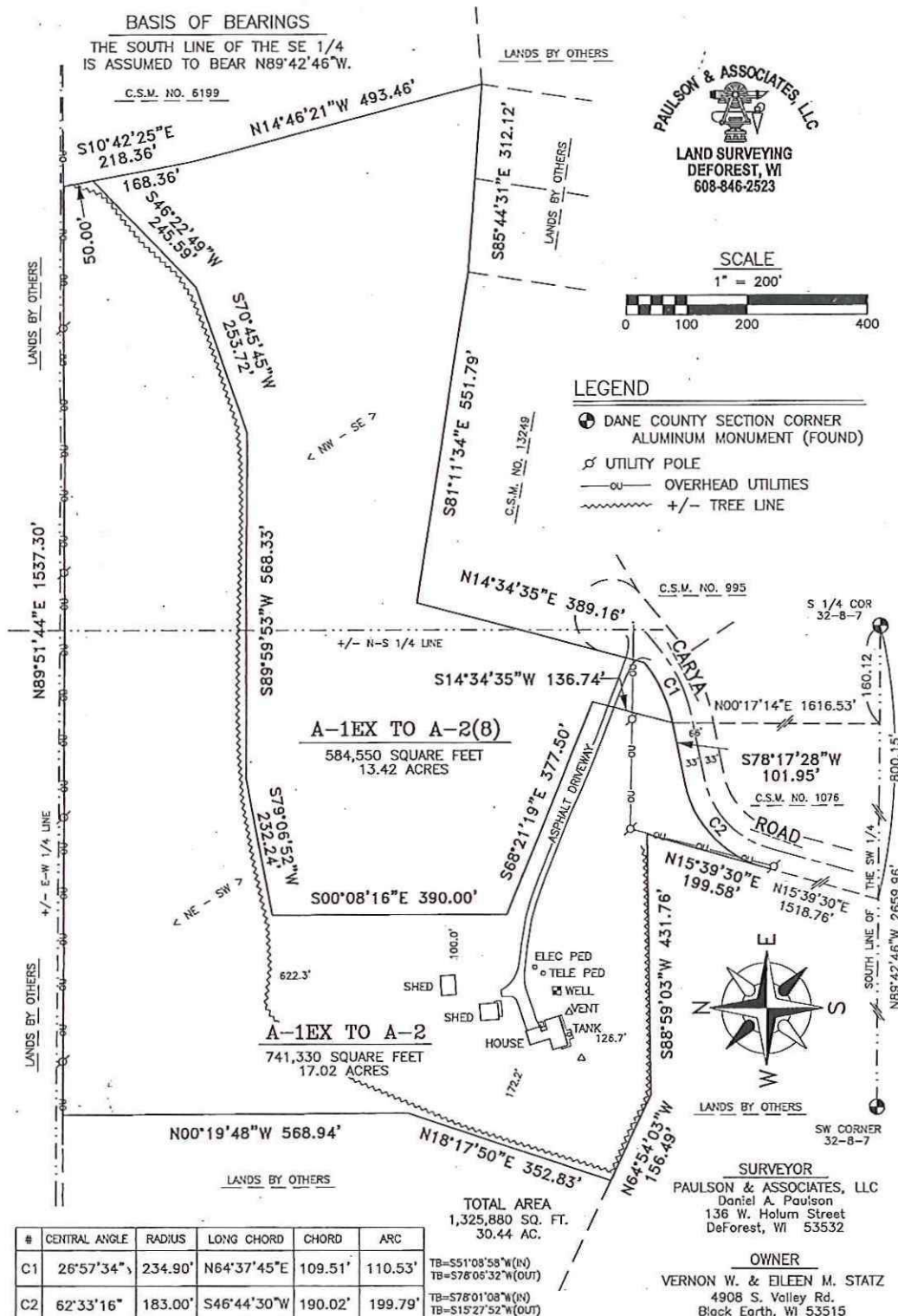
SCALE

1" = 200'

0 100 200 400

LEGEND

- ⊙ DANE COUNTY SECTION CORNER
ALUMINUM MONUMENT (FOUND)
- ⊙ UTILITY POLE
- OU — OVERHEAD UTILITIES
- ~ +/- TREE LINE



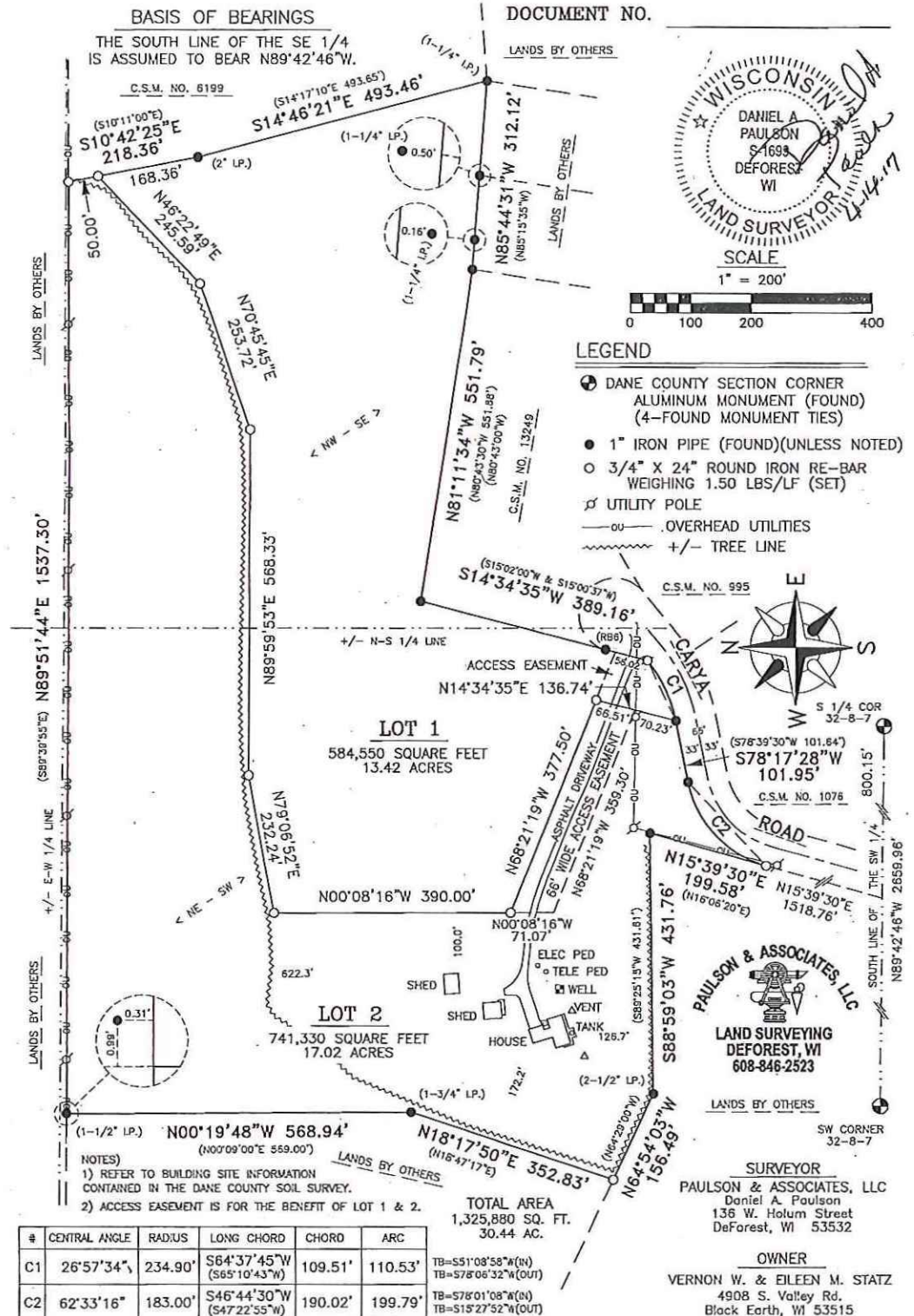
DRAFTED BY: T.W.P.

SHEET 1 OF 1

FILE NO. 17-006

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4,
SECTION 32, T.08N., R.07E., TOWN OF BERRY, DANE COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor, DO HEREBY CERTIFY that by the direction of Eileen M. Statz, as owner, I have surveyed, divided, monumented and mapped a part of the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, Section 32, Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin, described as follows:

COMMENCING at the South Quarter Corner of Section 32;
thence N89°42'46"W, 800.15 feet along the south line of the SW ¼ of Section 32;
thence N15°39'30"E, 1518.76 feet to the west right-of-way line of Carya Road and the POINT OF BEGINNING;
thence continuing N15°39'30"E (recorded as N16°06'20"E), 199.58 feet;
thence S88°59'03"W, 431.76 feet (recorded as S89°25'15"W, 431.61 feet);
thence N64°54'03"W (recorded as N64°29'00"W), 156.49 feet;
thence N18°17'50"E (recorded as N18°47'17"E), 352.83 feet;
thence N00°19'48"W, 568.94 feet (recorded as N00°09'00"E, 569.00 feet);
thence N89°51'44"E (recorded as S89°39'55"E), 1537.30 feet to the northwest corner of C.S.M. No. 6199;
thence S10°42'25"E (recorded as S10°11'00"E), 218.36 feet along the west line of C.S.M. No. 6199;
thence continuing along the west line of C.S.M. No. 6199, S14°46'21"E, 493.46 feet (recorded as S14°17'10"E, 493.65 feet) to the southwest corner of said C.S.M. No. 6199;
thence N85°44'31"W (recorded as N85°15'35"W), 312.12 feet to the northeast corner of C.S.M. No. 13249;
thence N81°11'34"W, 551.79 feet (recorded as N80°43'00"W & N80°43'30"W, 551.88 feet) along the north line of C.S.M. No. 13249 to the northwest corner of said C.S.M. No. 13249;
thence S14°34'35"W (recorded as S15°02'00"W & S15°00'37"W), 389.16 feet along the west line of C.S.M. No. 13249 to the southwest corner of said C.S.M. No. 13249, the west right-of-way line of Carya Road and a point on a non-tangent curve;
thence along the arc of said curve to the right with a central angle of 26°57'34", a radius of 234.90 feet and long chord of S64°37'45"W (recorded as S65°10'43"W), 109.51 feet and along the west right-of-way line Carya Road to a point of non-tangency;
thence continuing along the west right-of-way line of Carya Road, S78°17'28"W, 101.95 feet (recorded as S78°39'30"W, 101.64 feet) to a point on a non-tangent curve;
thence continuing along the west right-of-way line of Carya Road and the arc of said curve to the left with a central angle of 62°33'16", a radius of 183.00 feet and long chord S46°44'30"W (recorded as S47°22'55"W), 190.02 feet to a point of non-tangency and the POINT OF BEGINNING.

Containing 1,325,880 square feet (30.44 acres).

Subject to all easements of record.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance and the Town of Berry Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson

PLS-1699

4-14-17

Date:



CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2017, at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____

Dane County Register of Deeds-Kristi Chlebowski

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date: _____

Authorized Representative

TOWN OF BERRY APPROVAL CERTIFICATE

Approved for recording by the Berry Town Board this _____ day of _____, 2017.

Authorized Representative
Berry Town Board

OWNERS CERTIFICATE

We, Vernon W. & Eileen M. Statz, as owners, do hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. I also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Vernon W. Statz,

Date

Eileen M. Statz,

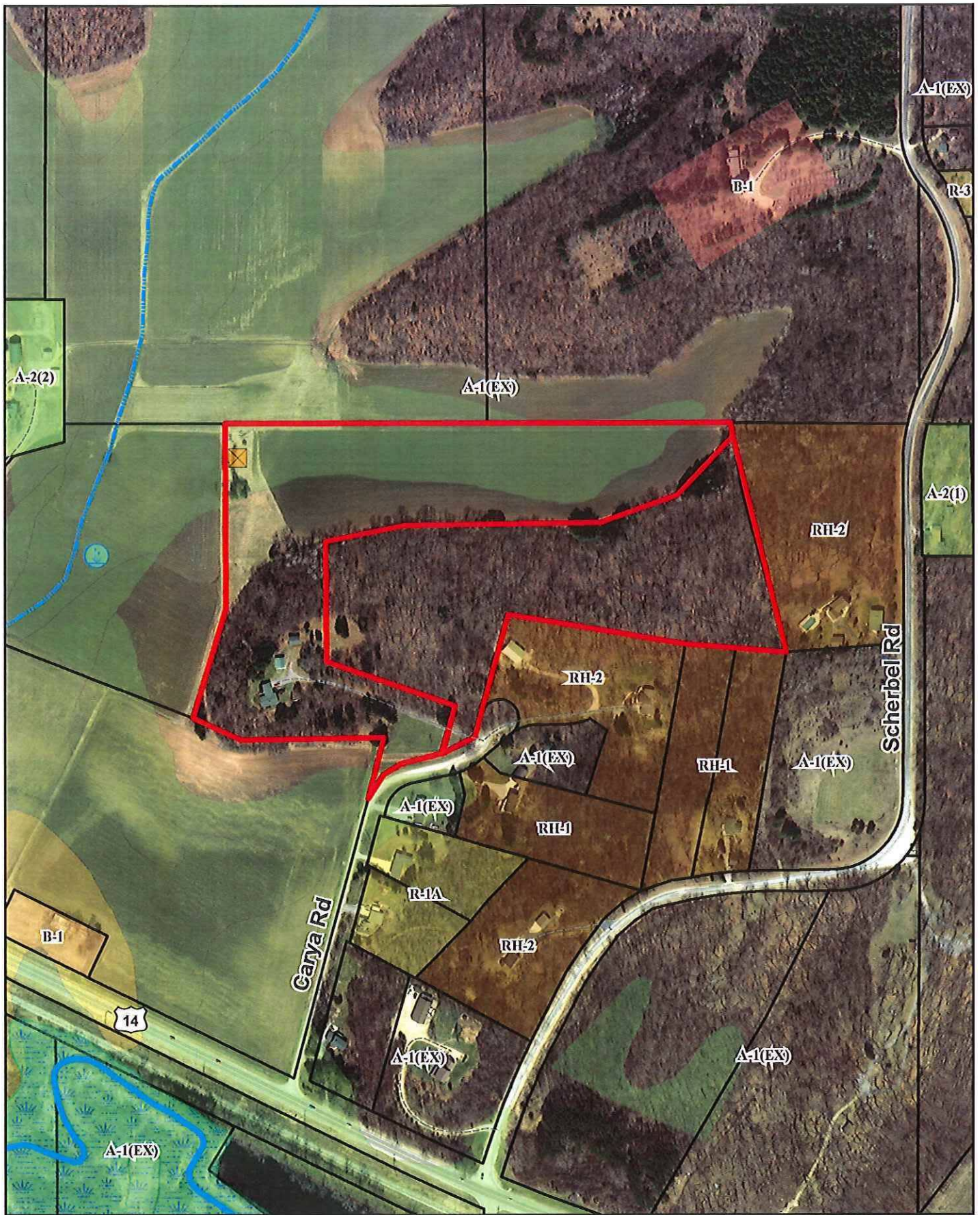
Date

STATE OF WISCONSIN))
COUNTY))SS

Personally came before me this _____ day of _____, 2017, the above Vernon W. & Eileen M. Statz to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____





Legend

Significant Soils Class

- Class 1
- Class 2
- Wetland



0 200 400 800 Feet

Petition 11191
Statz