

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
10/19/2021	DCPREZ-2021-11773
<b>Public Hearing Date</b>	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BARBARA GRENLIE	PHONE (with Area Code) (608) 513-2235	AGENT NAME MARK NORTMAN - FIRST WEBER	PHONE (with Area Code) (608) 575-3393
BILLING ADDRESS (Number & Street) 9973 GREENWALD RD		ADDRESS (Number & Street) 207 N 8TH ST	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Mt Horeb, WI 53572	
E-MAIL ADDRESS yoruby@mhtc.net		E-MAIL ADDRESS nortmanm@firstweber.com	

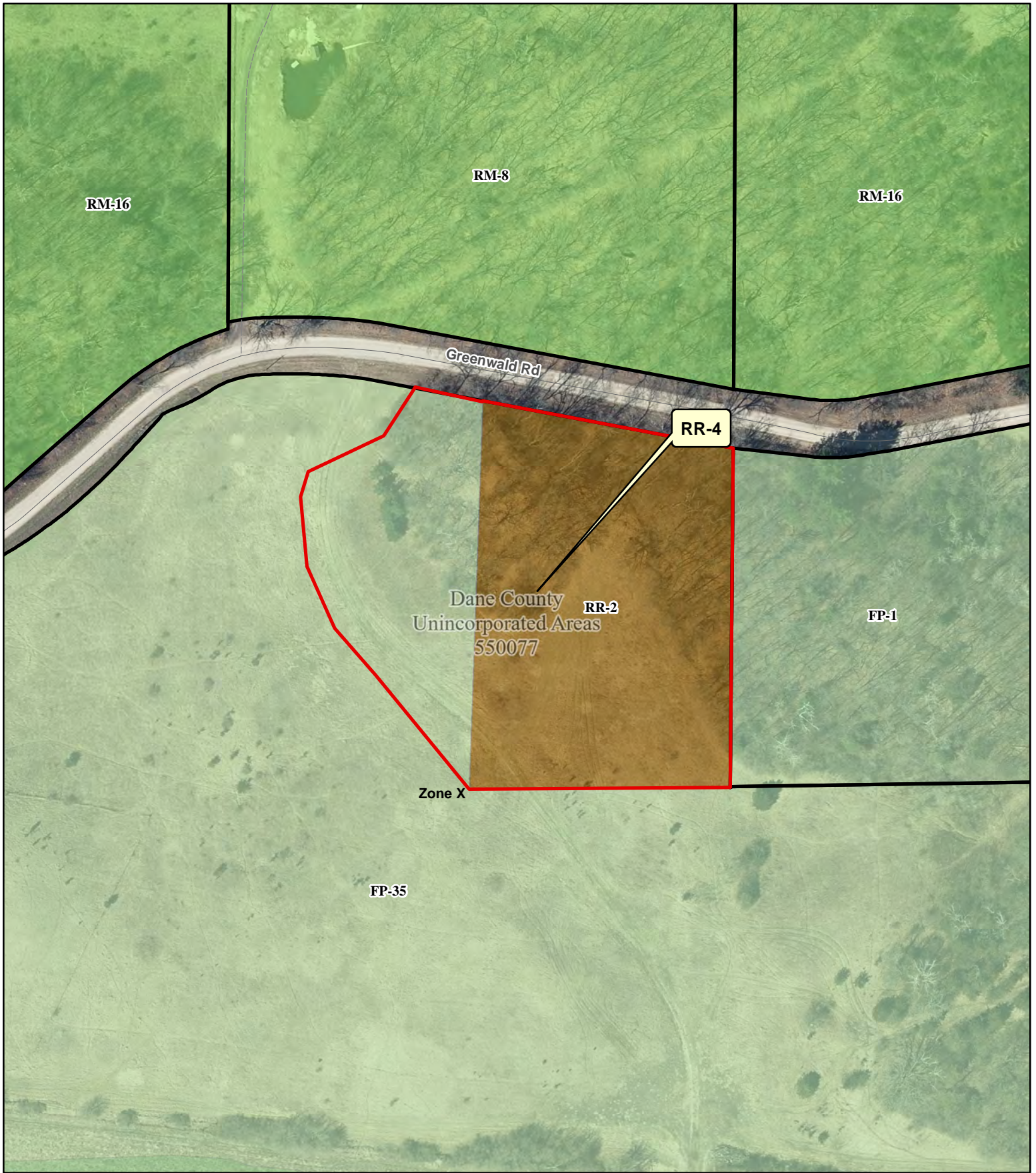
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 9973 Greenwald Road					
TOWNSHIP VERMONT	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-262-8260-0					

## REASON FOR REZONE





EXPAND EXISTING RESIDENTIAL LOT

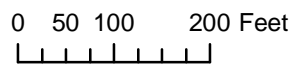
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	1.29
RR-2 Rural Residential District	RR-4 Rural Residential District	2.8

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11773  
BARBARA GRENLIE



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name: Barbara K Grenlie	Agent Name: Mark Nortman
Address (Number & Street): 9973 Greenwald Rd	Address (Number & Street): First Weber
Address (City, State, Zip): Mount Horeb WI 53572	Address (City, State, Zip): 207 N 8th St Mt Horeb WI 53572
Email Address: yoruby@mhtc.net	Email Address: nortmanm@firstweber.com
Phone#: 608-513-2235	Phone#: 608-575-3393

### PROPERTY INFORMATION

Township: Vermont	Parcel Number(s): 060/0706-262-8260-0
Section: 26	Property Address or Location: Greenwald Road near 9973 Greenwald Rd

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?  
 Yes  No

Rezoning request is to combine current RR2 2.80 acres and FP35 1.28 acres to combine for 4.08 acres to RR4. This is being done so that the combination parcel can contain the full rock outcropping that is partially on the current RR2 2.80 acres. The rest of the rock outcropping is on the FP35 1.28 acres.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR2	RR4	4.08
FP35		

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- |  |  |   |   |   |
|--|--|---|---|---|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|--|--|---|---|---|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Barbara K Grenlie

Date 10-18-2021

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

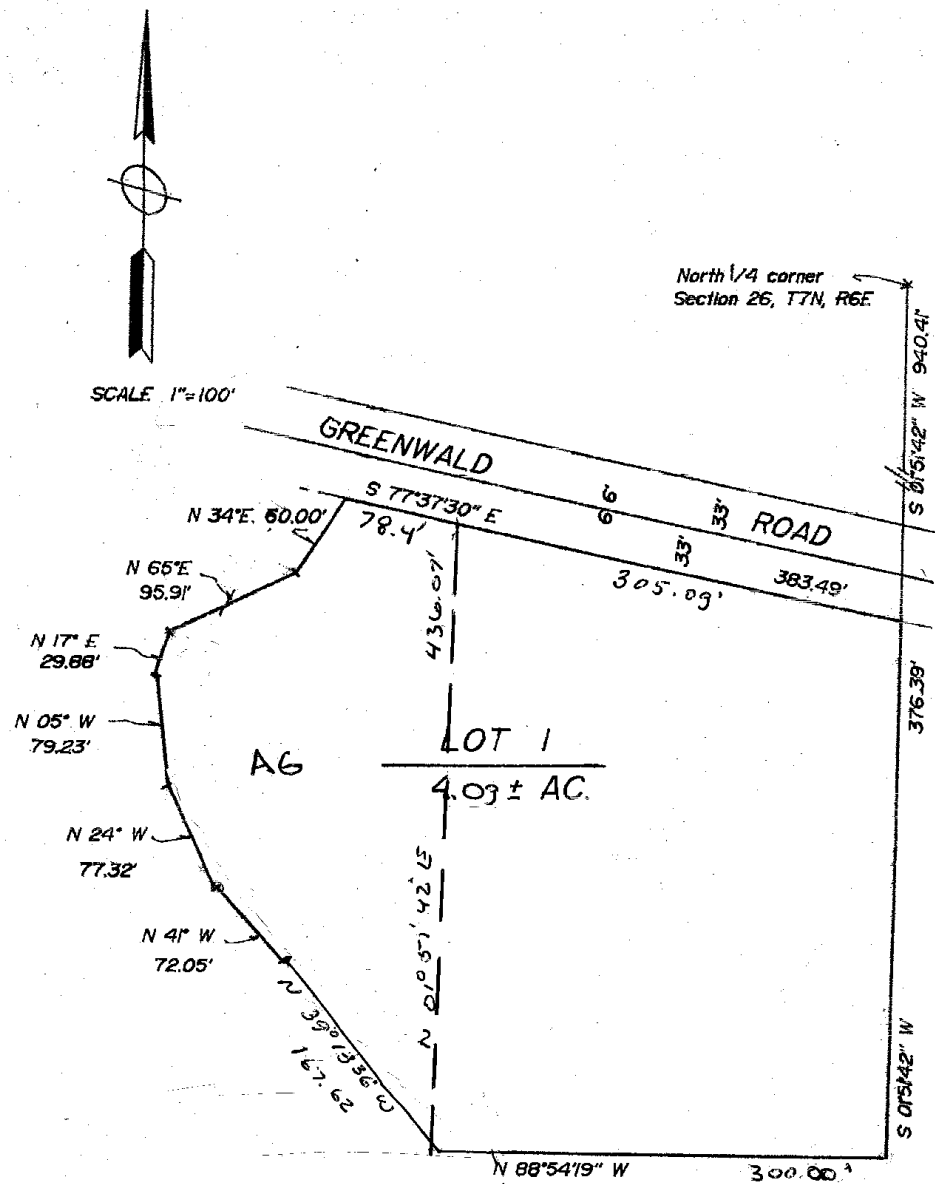
LOCATED IN THE NORTHEAST 1/4 - NORTHWEST 1/4 OF SECTION 26, TOWN 7 NORTH,  
RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN

## TOWN OF VERMONT CERTIFICATE:

Approved for recording by the Town Board of the Town of Vermont.

Date \_\_\_\_\_

\_\_\_\_\_, Town Clerk



**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LOCATED IN THE NORTHEAST ¼ -NORTHWEST ¼ OF SECTION 26, TOWN 7 NORTH,**  
**RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Northeast ¼ of the Northwest ¼ of Section 26, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 26; thence S 01°51'42" W, 940.41 feet to a point on the Southerly r/w line of Greenwald Road and the point of beginning; thence S 01°51'42" W, 376.39 feet; thence N 88°54'19" W, 300.00 feet; thence N 39°13'36" W, 167.62 feet; thence N 41°00'00" W, 72.05 feet; thence N 24°00'00" W, 77.32 feet; thence N 05°00'00" W, 79.23 feet; thence N 17°00'00" E, 29.88 feet; thence N 65°00'00" E, 95.91 feet; thence N 34°00'00" E, 60.00 feet; thence S 77°37'30" E, 383.49 feet along the Southerly r/w line of Greenwald Road to the point of beginning, containing 4.09 acres, more or less.

That I have prepared the above certified survey map at the request of Barbara K. Grenlie.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

\_\_\_\_\_  
John M. Halverson  
Professional Land Surveyor  
6381 Coon Rock Road  
Arena, WI 53503  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2021

**OWNER'S CERTIFICATE:**

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as shown on this Certified Survey 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.

\_\_\_\_\_  
Barbara K. Grenlie

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)  
County of Dane )

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_ .M. and recorded in Volume \_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_ as Certified Survey Map No. \_\_\_\_ and Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

**FP-35 and RR-2 to RR-4**

Part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the North  $\frac{1}{4}$  corner of said Section 26; thence S  $01^{\circ}51'42''$  W, 940.41 feet to a point on the Southerly r/w line of Greenwald Road and the point of beginning; thence S  $01^{\circ}51'42''$  W, 376.39 feet; thence N  $88^{\circ}54'19''$ W, 300.00 feet; thence N  $39^{\circ}13'36''$ W, 167.62 feet; thence N  $41^{\circ}00'00''$ W, 72.05 feet; thence N  $24^{\circ}00'00''$  W, 77.32 feet; thence N  $05^{\circ}00'00''$  W, 79.23 feet; thence N  $17^{\circ}00'00''$  E, 29.88 feet; thence N  $65^{\circ}00'00''$  E, 95.91 feet; thence N  $34^{\circ}00'00''$  E, 60.00 feet; thence S  $77^{\circ}37'30''$  E, 383.49 feet along the Southerly r/w line of Greenwald Road to the point of beginning, containing 4.09 acres, more or less.

**September 27, 2021 – 6:00 p.m.**

**Call to order and posting certification**

The meeting was called to order at 6:00 p.m. by Doug Meier. The meeting was properly noticed: posted at the front door of Town Hall, posted on the town website, emailed to the online subscribers, and published in the Mount Horeb Mail and Star News.

Present: Doug Meier, Diane Anderson, Dean Bossenbroek, Jim Elleson, Autumn McGree, Scott Moe, Judy Robb

**Approval of agenda**

Doug moved and Jim seconded a motion to approve the agenda. Motion carried 7-0.

**Approval of August meeting minutes**

Autumn moved and Dean seconded a motion to approve the August meeting minutes. Motion carried 7-0.

**Public Input/General Comments**

- Kurt Leslie wants to build a house at 4358 Blue Mounds Trail.
  - County needs to know a building envelope was approved to issue a zoning
  - PDR records show a house was already built
  - Diane will find the documentation
  
- Autumn McGree reached out to Dane County for a CSM for 4128 Blue Mounds Trail
  - Hit an impasse with 66' of roadside frontage
  - There already is an easement in place for Todd Culliton
  - Williamson Surveying will come out in late October

**Driveway Reinstatement, 6203 County Hwy J, John Rupcich**

- Wants a driveway reinstatement
- County requires house needs to be built first
- Any building over 120 sq ft requires a zoning permit
- Driveway has been approved already
- Ridgetop protection form was submitted today
- Height is measured from the original grade or finished grade whichever is lower
- Average of the four corners of the building to figure the height of the building
- Building envelope has not changed
- Driveway has not changed

Jim moved and Scott seconded a motion that the building envelop be reinstated. Motion carried 7-0.

Doug recommended looking at the zoning for Farmland Preservation.

**Lot 1, Driveway and homesite application, Greenwald Road, Barbara Grenlie**

- LUIF was amended to request zoning change
- Site visit was on Saturday, July 25, 3021
- Building envelop and driveway were staked

Autumn moved and Jim seconded a motion to approve the building envelope. Motion carried 7-0.

Jim moved and Judy seconded a motion to approve the driveway application. Motion carried 7-0.

Dean moved and Jim seconded a motion to approve a zoning change from 2.79-acre RR-2 and FP-35 to make a 4.09-acre lot. Motion carried 7-0