

PETITION FOR VARIANCE

TO: JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

A VARIANCE from Section _____ of the Zoning Ordinance is hereby requested by

APPLICANT

NAME Gordon & Shirley Sorenson

ADDRESS Route 2

Bonduel, WI 54107

PHONE NO. 715-758-8774

PROPERTY OWNER, IF DIFFERENT

NAME James H. & Barbara A. Ballard

ADDRESS Route 1, CTH Z

Dousman, WI 53118

PHONE NO. 495-8674

PROPERTY DESCRIPTION

NE 1/4 Section 36 Township 6 N, Range 16 E, Town of Sullivan

Road _____ Lot _____ Block _____ Parcel No. Part of NE-4

Subdivision _____ Certified Survey Map Vol. _____ Page _____

Deed Vol. 542 Page 304 Parcel Size 11 ac. Zoning District A

Present Use Residential - agriculture Present Improvements on Land Farmhouse, barn, pole barn, pig shed and chicken coop

PROPOSED LAND/BUILDING USE same above

A VARIANCE may be granted if these conditions are met: 1) Strict application of the regulations would produce UNDUE HARDSHIP. 2) The hardship created is UNIQUE and not shared by other properties in the neighborhood. 3) The Variance would not change the CHARACTER OF THE NEIGHBORHOOD.

PLEASE EXPLAIN YOUR APPLICATION AND REASONS FOR APPLYING, INCLUDING ABOVE CONDITIONS, USING ADDITIONAL PAGES IF NECESSARY. INCLUDE COMPLETE DRAWING OF INTENDED USE, IF NECESSARY

Division of existing parcel to effect 11 acre parcel with existing building improvements

PLEASE NOTIFY ATTY. RICHARD SPERRY

HEARING FEE OF \$60 MUST ACCOMPANY THIS PETITION. MAKE CHECK PAYABLE TO JEFFERSON COUNTY ZONING DEPT. AND RETURN APPLICATION AND CHECK TO JEFFERSON COUNTY ZONING OFFICE, COURTHOUSE, JEFFERSON, WIS. 53549. YOU WILL BE NOTIFIED OF TIME AND PLACE OF HEARING.

DATE OF PETITION 12-31-76

Co. Bd. Supervisor _____

Extra-Terr. _____

Gordon Sorenson
Signature of Petitioner or Agent
Gordon Sorenson

ZONING AND LAND USE
PERMIT AND RECEIPT

Z No 6175

STATE OF WISCONSIN)
COUNTY OF JEFFERSON)

This Permit and Receipt is issued for the Building and/or Land Use for the following items checked below, pursuant to the JEFFERSON COUNTY ZONING ORDINANCE, JEFFERSON COUNTY, WISCONSIN.

PROPERTY OWNER _____ ADDRESS _____
PROPERTY ADDRESS _____ HWY/ROAD _____
(If Different)
LOCATION $\frac{1}{4}$, $\frac{1}{2}$, $\frac{3}{4}$ SECTION _____ TOWN _____ RANGE _____ TOWNSHIP _____
Fees for the following are computed from the fee schedule adopted by the Jefferson County Board of Supervisors, Jefferson County, Wisconsin.
Residence _____ Addition _____ Size _____ ft. by _____ ft. = _____ Total Sq. Ft. \$ _____
Accessory Building _____ \$ _____
Business, Commercial or Public Building _____ Sq. Ft. _____ \$ _____
Agricultural _____ \$ _____
Other _____ \$ _____
Paid By _____ Check ☒ Cash _____

NOTE: Check for applicable deed or plat restrictions.

Zoning Administrator

IT IS UNLAWFUL TO COMMENCE WORK PRIOR TO OBTAINING THIS PERMIT. PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE.
PERMIT FEE WILL NOT BE REFUNDED IF PERMIT IS NOT USED.

735141

VCL 542 PAGE 204

STATE OF WISCONSIN } ss. XX
Jefferson County }
Received for record this 5th day
of October A. D., 1976 at 8
o'clock a M. and recorded in Vol.
542 of Records, page 204
James A. Schifano Register
Deputy

BY THIS DEED, Gordon Sorenson and Shirley Sorenson, his
wife, as joint tenants, with full right of survivorship,

Grantor conveys and warrants to James H. Ballard and Barbara A.
Ballard, husband and wife, as joint tenants,

RT 1, CTH 7
Rosenman, C/L 53118

_____ Grantee
for a valuable consideration _____

the following described real estate in Jefferson County, State of Wisconsin:

A parcel of land in the Southeast quarter (SE 1/4),
Northeast quarter (NE 1/4), Section Thirty-six (36), Town-
ship 6 North, Range 16 East, bounded and described as follows:

Commencing at the East quarter corner of Section 36; thence South 89° 57' West along
the quarter line 1326.03 feet; thence North 00° 05' 52" East 66.00 feet to the place of
beginning; thence continue on the same line 709.81 feet; thence North 89° 57' East 660.67
feet; thence South 00° 46' 21" West 64.09 feet; thence North 82° 56' East 638.82 feet to
the West line of County Trunk Highway "Z"; thence South 00° 09' West along the said West
line 24.95 feet; thence South 82° 56' West 639.09 feet; thence South 00° 46' 21" West
620.81 feet; thence South 89° 57' West 652.31 feet to the place of beginning.

NE-4
Sec. 36

STATE TRANSFER
TPT F&S
\$ 51.00

Exception to warranties: Existing easements, highways, restrictions of record, and zoning
ordinances.

Executed at Bonduel, Wisconsin, this 20th day of September, 1976.

SIGNED AND SEALED IN PRESENCE OF

Gordon Sorenson (SEAL)

Gordon Sorenson

Shirley Sorenson (SEAL)

Shirley Sorenson

(SEAL)

(SEAL)

Signatures of _____

authenticated this _____ day of _____, 19____.

Title: Member State Bar of Wisconsin or Other Party
Authorized under Sec. 706.06 viz. _____

STATE OF WISCONSIN }
Shawano County. } ss.

Personally came before me, this 20th day of September, 1976,
the above named Gordon Sorenson and Shirley Sorenson

to me known to be the person S who executed the foregoing instrument and acknowledged the same.

This instrument was drafted by

Richard D. Sperry

The use of witnesses is optional.

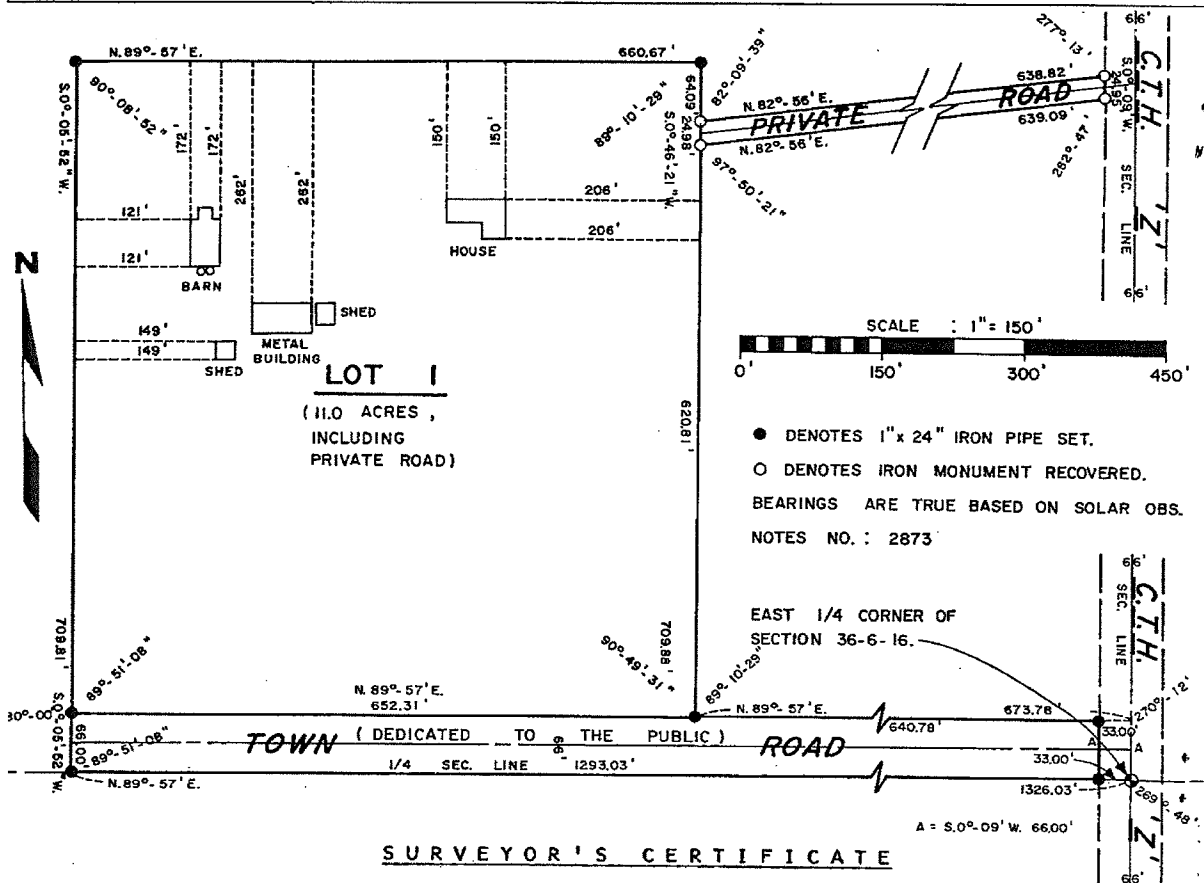
Charles V. Mueller

Notary Public Shawano County, Wis.

My Commission (Expires) Feb. 18, 1979

Names of persons signing in any capacity should be typed or printed below their signatures.

CERTIFIED SURVEY MAP NO. _____



SURVEYOR'S CERTIFICATE

I, R. W. NORDIN, LAND SURVEYOR, WISCONSIN REGISTRATION NO. S-791, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND MONUMENTED THE FOLLOWING DESCRIBED LANDS: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, OF RANGE 16 EAST, IN JEFFERSON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF THE SAID SECTION 36; THENCE S. 89°-57' W. ALONG THE QUARTER LINE 1326.03 FEET; THENCE N. 00°-05'-52" E. 66.00 FEET; THENCE N. 89°-57' E. 660.57 FEET; THENCE S. 00°-46'-21" W. 64.09 FEET; THENCE N. 82°-56' E. 638.82 FEET TO THE WEST LINE OF COUNTY TRUNK HIGHWAY "Z"; THENCE S. 00°-09' W. ALONG THE SAID WEST LINE 24.95 FEET; THENCE S. 82°-56' W. 639.09 FEET; THENCE S. 00°-46'-21" W. 620.81 FEET; THENCE N. 89°-57' E. 673.78 FEET; THENCE S. 00°-09' W. TO THE PLACE OF BEGINNING. EXCEPTING THAT PART USED FOR HIGHWAY PURPOSES.

I FURTHER CERTIFY THAT I MADE SAID SURVEY AND MAP BY ORDER AND DIRECTION OF GORDON SORENSON, OWNER OF THE SAID SURVEY, THAT THE MAP HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE SAID SURVEY, AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUB-DIVISION REGULATIONS OF JEFFERSON COUNTY IN SURVEYING AND MAPPING THE SAME.

DATED THIS 27th DAY OF AUGUST, 1976.



R. W. Nordin
R. W. NORDIN, SURVEYOR

(OVER)

OWNER'S CERTIFICATE

WE, GORDON SORENSON AND SHIRLEY SORENSON, OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236.10 OR SECTION 236.12, WISCONSIN STATUTES, TO BE SUBMITTED TO THE TOWN OF SULLIVAN FOR APPROVAL OR OBJECTION.

Gordon Sorenson
GORDON SORENSON

Shirley Sorenson
SHIRLEY SORENSON

CERTIFICATE OF MORTGAGEE

FEDERAL LAND BANK OF SAINT PAUL, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MINNESOTA, MORTGAGEE OF THE ABOVE-DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GORDON SORENSON AND SHIRLEY SORENSON, OWNERS.

IN WITNESS WHEREOF, THE SAID FEDERAL LAND BANK OF SAINT PAUL HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President
AND ITS CORPORATE SEAL TO BE AFFIXED THIS 23rd day of February, 1977.

IN THE PRESENCE OF:

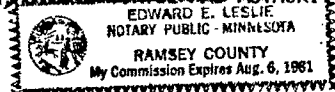
FEDERAL LAND BANK OF SAINT PAUL

M. Minea
M. Minea
E. Leslie
E. Leslie

Robert Hall
Vice President Robert Hall

STATE OF MINNESOTA)
RAMSEY COUNTY)

PERSONALLY CAME BEFORE ME THIS 23rd DAY OF February, 1977,
Robert Hall, OF THE ABOVE-NAMED CORPORATION, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOW TO BE SUCH
Vice President, OF SAID CORPORATION, AND ACKNOWLEDGED THAT
THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF
SAID CORPORATION BY INTERVENE AND AUTHORITY.



Edward E. Leslie
NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

TOWN OF SULLIVAN APPROVAL

RESOLVED, THAT THE CERTIFIED SURVEY PLAT ABOVE PREPARED AT THE DIRECTION OF GORDON SORENSON AND SHIRLEY SORENSON, OWNERS, BE AND THE SAME IS HEREBY ACCEPTED FOR PURPOSES OF DEDICATION AND APPROVED FOR RECORDATION.

ADOPTED BY THE TOWN BOARD, TOWN OF SULLIVAN THIS 1st DAY OF May, 1977.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN, ON March 1, 1977.

William L. Pinnow
WILLIAM L. PINNOW, CLERK

APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE ON _____, 1977.

Willis O. Hoffman, ADMINISTRATOR

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORD THIS _____ DAY OF _____, 1977 AT
O'CLOCK _____ M. AND RECORDED IN VOL. _____ OF CERTIFIED SURVEYS AT
PAGES _____.

Janet A. Schiferl, REGISTER OF DEEDS,
JEFFERSON COUNTY, WISCONSIN

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DATED THIS 27th DAY OF August, 1976.




R. W. NORDIN, SURVEYOR

**sperry
& sperry**
attorneys

Richard D. Sperry
Virginia W. Sperry
1099 Grove Street, Jefferson, Wisconsin 53549
Post Office Box 298, Jefferson, Wisconsin 53549
414-674-3400

Palmyra Office
Airport Road, Palmyra, Wisconsin
414-495-4533

December 13, 1976

Willis O. Hoffman
Zoning and Sanitation Administrator
Jefferson County Courthouse
320 South Main Street
Jefferson, WI 53549

Re: Land division--Zoning Deficiencies
Sorenson to Ballard Real Estate Transaction

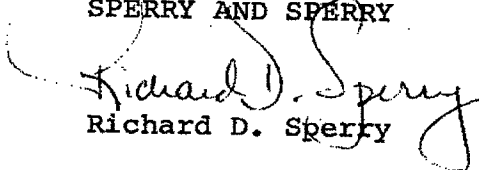
Dear Mr. Hoffman:

We are in receipt of the copy of your letter of November 30, 1976, to our clients, Gordon and Shirley Sorenson. We have requested the Sorensens' surveyor, R. W. Nordin, to prepare a certified survey of the 11-acre parcel, including private road in the Northeast quarter of Section 36, Town of Sullivan. We have also requested that Mr. Nordin prepare a diagram and legal description for the entire highway dedication along the South boundary of the grantors' land including Lot 6 of the previous certified survey recorded November 15, 1975.

An application for variance under the Zoning Ordinance has been transmitted to our clients and should be returned shortly.

Very truly yours,

SPERRY AND SPERRY


Richard D. Sperry

crm

cc: James H. Ballard
Clients

March 18, 1977

Mr. Gordon Sorenson
Route 2
Bonduel, Wisconsin 54107

Dear Mr. Sorenson:

RE: Variance Petition V16-77
Part of Parcel NE-4
Section 36, Town of Sullivan

We wish to inform you that your request for a variance to create a parcel of less than 40 acres in the Agricultural District has been approved by the Zoning Board of Adjustment in its meeting Wednesday, March 16, 1977, following a public hearing thereon.

The final certified survey map showing the creation of this parcel has been approved and taken to the Jefferson County Register of Deeds for recording. This action, along with the granting of the variance, disposes of the violation of the Jefferson County Zoning Ordinance and Land Division Ordinance which was brought to your attention November 30, 1976.

Sincerely,

Bruce Haukom
Assistant Zoning Administrator

BK:hs

cc Atty Richard Sperry

November 30, 1976

Mr. Gordon Sorenson
Route 2
Bonduel, Wisconsin 54107

Dear Mr. Sorenson:

RE: Land Division
Part of Parcel NE-4
Section 36, Town of Sullivan

It has been brought to our attention that you have transferred ownership of a part of Parcel NE-4 in Section 36. The Jefferson County Zoning Ordinance stipulates that the minimum building area in an Agricultural District is 40 acres. Since you have created a parcel of less than 40 acres in this District, you are in violation of zoning ordinance regulations. In order to achieve compliance with zoning regulations, a variance from the 40-acre requirement is necessary.

Also, the parcel was created without benefit of a certified survey map. This is in violation of the Jefferson County Land Division and Subdivision Ordinance which specifically states that all land divisions of this nature must be made by certified survey.

We remind you that only the east half of Parcels NW-1A and NE-4 was rezoned for residential purposes. We direct you to notify us at once as to your intent in resolving these violations.

Very truly yours,

W. O. Hoffman, R. S.
Zoning & Sanitation Administrator

WOH:hs
cc James H. Ballard

SORENSEN, GORDON