

Dane County Rezone Petition

Application Date	Petition Number
07/19/2022	DCPREZ-2022-11880
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAN BUSSEY	PHONE (with Area Code) (608) 751-2546	AGENT NAME COMBS & ASSOCIATES INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 545 PO BOX 52		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) RIDGEWAY, IA 52165		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS ciderdan@gmail.com		E-MAIL ADDRESS rmcombs@combssurvey.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	
893 State Highway 73					
TOWNSHIP ALBION	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-154-8431-3		0512-154-8440-0		0512-154-8470-0	

REASON FOR REZONE

CONSOLIDATING 3 LOTS INTO 1

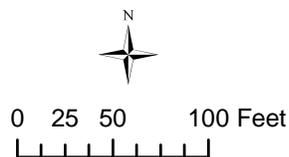
FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	RR-2 Rural Residential District	0.84
RR-1 Rural Residential District	RR-2 Rural Residential District	1.35

C.S.M REQUIRED? <input checked="" 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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11880
DAN BUSSEY



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

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	DAN BUSSEY	Agent Name:	Combs & Associates, Inc.
Address (Number & Street):	545 PO BOX 52	Address (Number & Street):	109 W. Milwaukee Street
Address (City, State, Zip):	RIDGEWAY IA 5216	Address (City, State, Zip):	Janesville, WI
Email Address:	ciderdan@gmail.com	Email Address:	rmcombs@combssurvey.com
Phone#:	608-751-2546	Phone#:	(608) 752-0575

PROPERTY INFORMATION

Township:	Albion	Parcel Number(s):	0512-154-8431-3, 0512-154-8440-0, 0512-154-8470-0
Section:	15	Property Address or Location:	893 State Highway 73, Edgerton, WI 53534

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Combine 3 lots into 1. Rezone new lot to RR-2

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
GC	RR-2	0.84
RR-1	RR-2	1.35

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 (non-refundable), payable to the Dane County Treasurer
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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  AGENT

Date 7.14.22

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, T.5N., R.13E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

PARCEL 051215195519
CRAZY ACRES INC
ZONING FP-35

PARCEL 051214290006
WILEMAN LIVING TR
ZONING FP-35

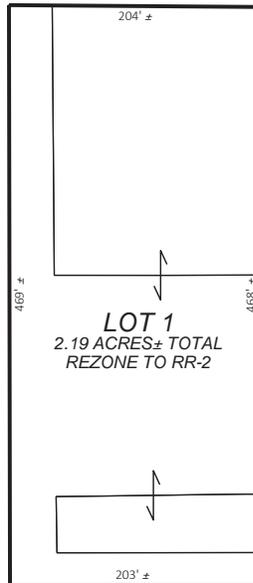
EAST CORNER OF
SECTION 15-5-15



299' ±

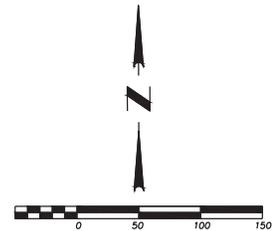
PARCEL 051215480020
CRAZY ACRES INC
ZONING FP-35

PARCEL 051214385002
WILEMAN LIVING TR
ZONING FP-35



STH 73

PARCEL 051215483900
MARGARETTE L ERDMAN
ZONING RR-4



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

THE BASIS OF BEARINGS IS ASSUMED



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

tel: 608-752-0575
fax: 608-752-0534

DATE 07/14/22

BY KMK

PROJECT NO. 122-321

CLIENT BUSSEY



- Land Surveying
- Land Planning
- Civil Engineering

DATE: July 7, 2022

TO: Dan Bussey

RE: Description of Zoning Lot 1

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, T.5N., R.13E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the East quarter corner of said section 15; thence southerly, along the quarter section line, 297 feet more or less; thence westerly, 33 feet more or less, to the place of beginning; thence southerly along the right of way for State Trunk Highway 73, 468 feet more or less; thence, westerly, 203 feet more or less; thence northrly, 469 feet more or less; thence easterly, 204 feet more or less; to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

Project No. 122-321 For: Bussey