

Dane County Rezone Petition

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 03/30/2022 | DCPREZ-2022-11835 |
| Public Hearing Date | |
| 05/24/2022 | |

| | |
|--------------------------|--------------------------|
| OWNER INFORMATION | AGENT INFORMATION |
|--------------------------|--------------------------|

| | | | |
|--|--|---|--|
| OWNER NAME RIAZUL HAQUE | PHONE (with Area Code) (608) 295-5929 | AGENT NAME COMBS AND ASSOCIATES | PHONE (with Area Code) (608) 752-0575 |
| BILLING ADDRESS (Number & Street) 4840 N TALMAN | | ADDRESS (Number & Street) 109 W. MILWAUKEE ST. | |
| (City, State, Zip) CHICAGO, IL 60625 | | (City, State, Zip) Janesville, WI 53548 | |
| E-MAIL ADDRESS nickschremp@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 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| East of 213 Kellogg Road | | | | | |
| TOWNSHIP ALBION | SECTION 12 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0512-123-8000-1 | | | | | |

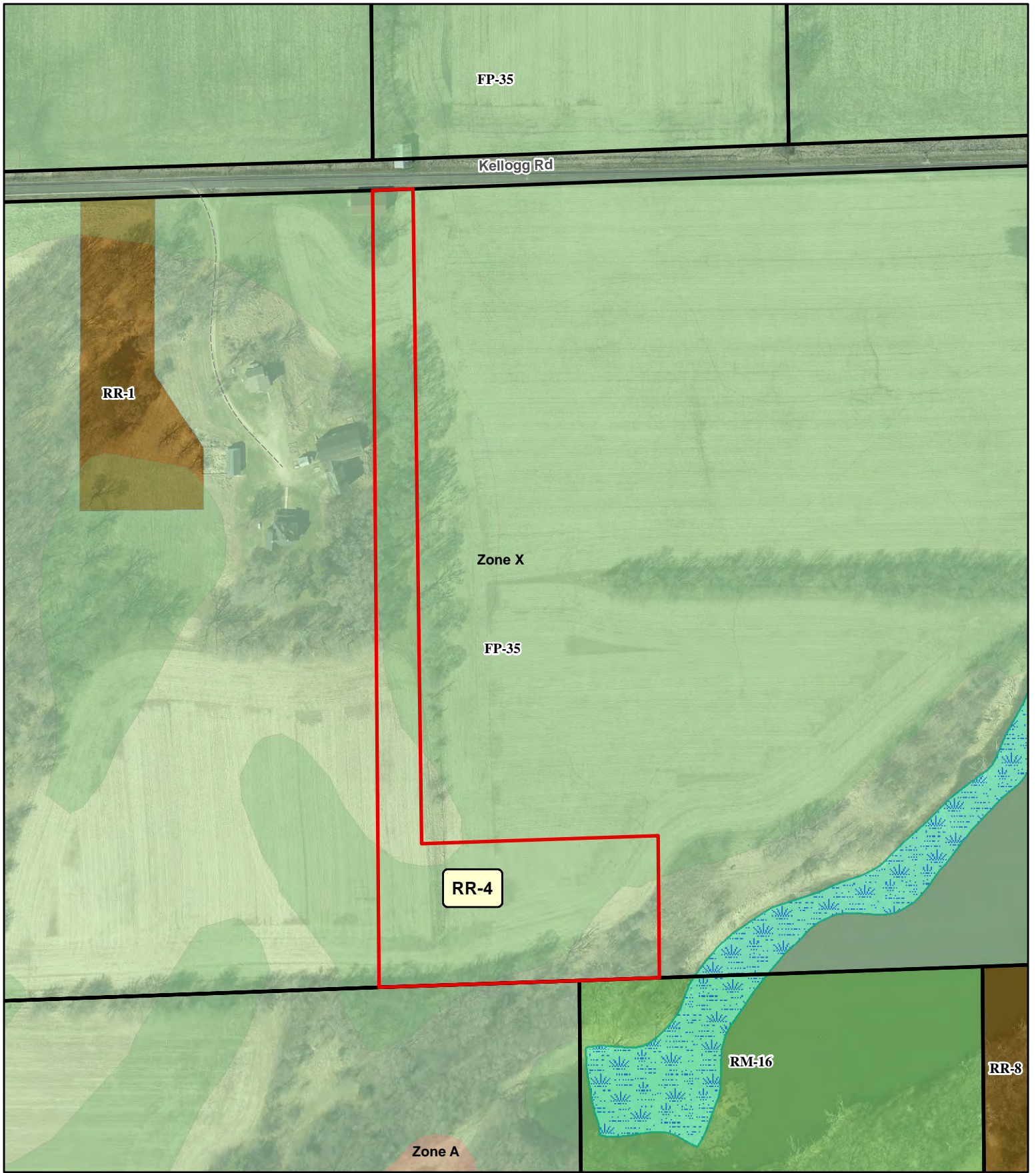
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|---------------------------------|-------|
| FP-35 Farmland Preservation District | RR-4 Rural Residential District | 4.00 |

| | | | | |
|--|---|---|---|---|
| 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 RWL1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
|--|---|---|---|---|

COMMENTS: THE WIDTH OF THE LOT PROVIDING ACCESS TO THE BUILDING SITE MAY NOT BE WIDE ENOUGH FOR STORMWATER MANAGEMENT PURPOSES. AS PART OF THE REVIEW PROCESS, A PRELIMINARY REVIEW LETTER FROM DANE COUNTY LAND AND WATER RESOURCES WILL BE REQUIRED REGARDING THE DRIVEWAY DESIGN.



Wetland

Significant Soils



Floodplain

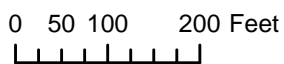
Class



Class 1



Class 2



Petition 11835
 RIAZUL HAQUE



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"> • 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: | RIAZUL HAQUE | Agent Name: | COMBS & ASSOCIATES |
| Address (Number & Street): | 4840 N TALMAN | Address (Number & Street): | 109 W MILWAUKEE ST |
| Address (City, State, Zip): | CHICAGO IL 60625 | Address (City, State, Zip): | JANESVILLE, WI 53548 |
| Email Address: | nickschremp@gmail.com | Email Address: | rmcombs@combssurvey.com |
| Phone#: | 608-295-5929 | Phone#: | 608-752-0575 |

| PROPERTY INFORMATION | | | |
|----------------------|--------|-------------------------------|-----------------|
| Township: | ALBION | Parcel Number(s): | 0512-123-8000-1 |
| Section: | 12 | Property Address or Location: | 213 KELLOGG RD |

| 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> |

CREATE A PARCEL AND RE-ZONE TO BUILD

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | RR-4 | 4.00 |
| | | |
| | | |

| | | | | |
|---|--|---|---|---|
| <p>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. <u>Only complete applications will be accepted.</u> 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.</p> | | | | |
| <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 |

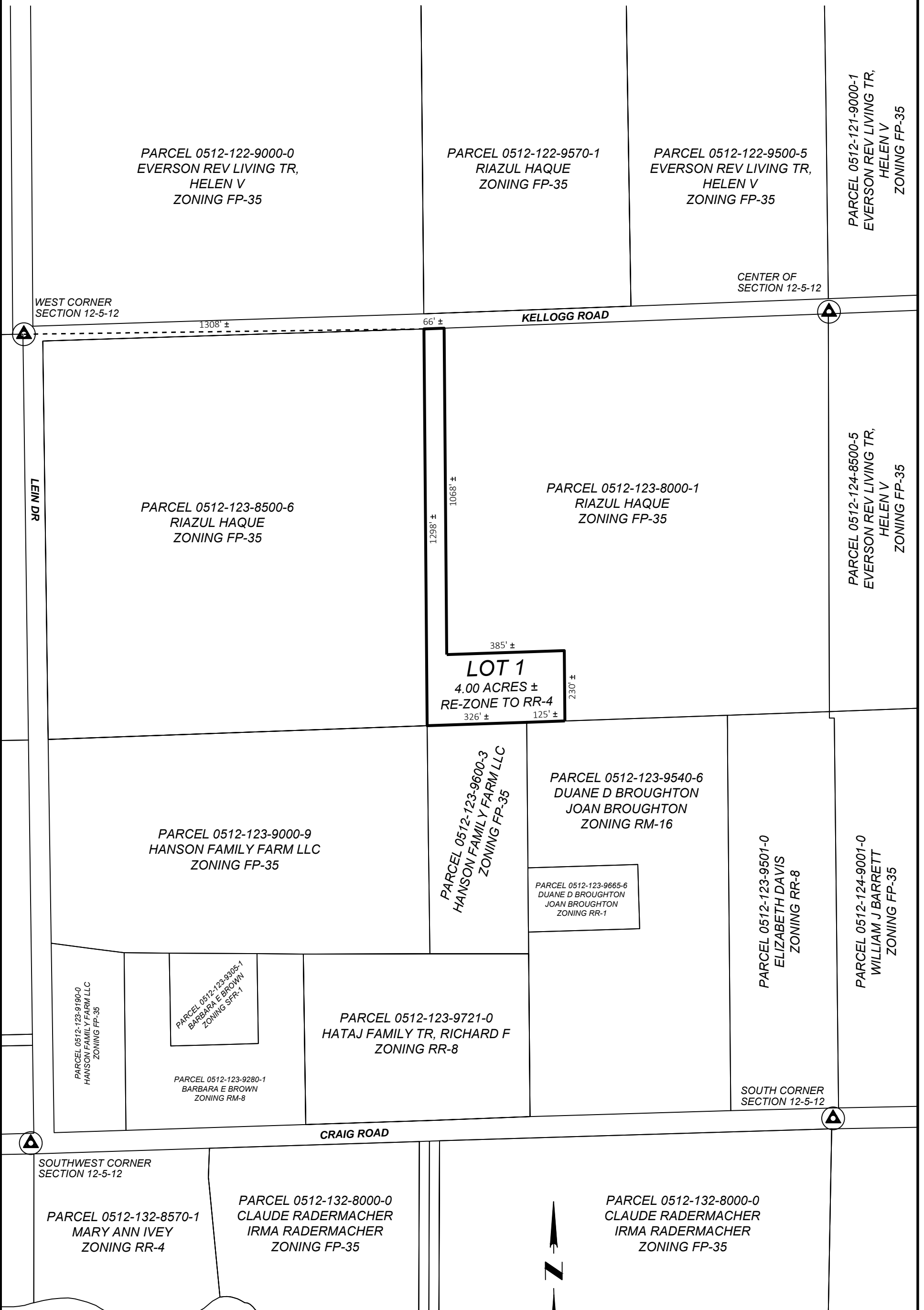
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 _____

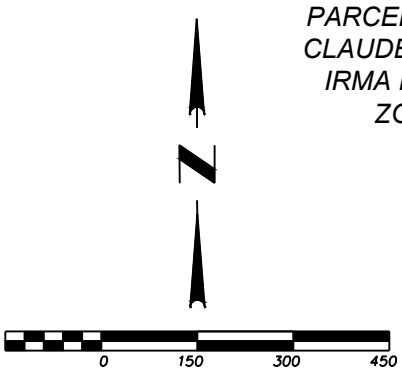
Date _____

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



NOTES: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED



| | | |
|--|--|----------------------|
| <p>109 W. MILWAUKEE ST JANESVILLE, WI 53548 www.combsurvey.com</p> | <ul style="list-style-type: none"> • LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING | DATE 03/16/22 |
| | | BY KMK |
| | | PROJECT NO. 122-093A |
| | | CLIENT SCHREMP |

ZONING DESCRIPTION

122-093A SCHREMP

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

Described as follows: Commencing at the West quarter corner of said section 12; thence east, along the quarter section line, 1,308 feet more or less, to the place of beginning; thence, continue east 66 feet more or less; thence south, on a line parallel to the west quarter-quarter line of said section, 1,068 feet more or less; thence, east on a line parallel to the south quarter-quarter line of said section, 385 feet more or less; thence, south, on a line parallel to the west quarter-quarter line of said section, 230 feet more or less; thence, west, along the south quarter-quarter line of said section 451 feet more or less; thence, north, along the west quarter-quarter line of said section, 1,298 feet more or less, to the place of beginning.



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

REVISED REZONE APPLICATION

APPLICANT INFORMATION

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|-----------------------------|-----------------------|-----------------------------|-------------------------|
| Property Owner Name: | RIAZUL HAQUE | Agent Name: | COMBS & ASSOCIATES |
| Address (Number & Street): | 4840 N TALMAN | Address (Number & Street): | 109 W MILWAUKEE ST |
| Address (City, State, Zip): | CHICAGO IL 60625 | Address (City, State, Zip): | JANESVILLE, WI 53548 |
| Email Address: | nickschremp@gmail.com | Email Address: | rmcombs@combssurvey.com |
| Phone#: | 608-295-5929 | Phone#: | 608-752-0575 |

PROPERTY INFORMATION

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|-----------|--------|-------------------------------|-----------------|
| Township: | ALBION | Parcel Number(s): | 0512-123-8000-1 |
| Section: | 12 | Property Address or Location: | 213 KELLOGG 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

RE-ZONE TO BUILD

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | RM-16 | 39.90 |
| | | |
| | | |

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 |
|--|--|---|---|---|

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 Bj M Ad (Agent)

Date 3-16-22

PRELIMINARY CERTIFIED SURVEY MAP

THE NE 1/4 OF THE SW 1/4 OF SECTION 12, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

REVISED

PARCEL 0512-122-9000-0
EVERSON REV LIVING TR,
HELEN V
ZONING FP-35

PARCEL 0512-122-9570-1
RIAZUL HAQUE
ZONING FP-35

PARCEL 0512-122-9500-5
EVERSON REV LIVING TR,
HELEN V
ZONING FP-35

PARCEL 0512-121-9000-1
EVERSON REV LIVING TR,
HELEN V
ZONING FP-35

KELLOGG ROAD

1323' ±

PARCEL 0512-123-8500-6
RIAZUL HAQUE
ZONING FP-35

PARCEL 0512-123-8000-1
RIAZUL HAQUE
ZONING FP-35
RE-ZONE TO RM-16

PARCEL 0512-124-8500-5
EVERSON REV LIVING TR,
HELEN V
ZONING FP-35

LEN DR

1298' ±

1301' ±

326' ±

657' ±

334' ±

PARCEL 0512-123-9000-9
HANSON FAMILY FARM LLC
ZONING FP-35

PARCEL 0512-123-9600-3
HANSON FAMILY FARM LLC
ZONING FP-35

PARCEL 0512-123-9540-6
DUANE D BROUGHTON
JOAN BROUGHTON
ZONING RM-16

PARCEL 0512-123-9665-6
DUANE D BROUGHTON
JOAN BROUGHTON
ZONING RR-1

PARCEL 0512-123-9501-0
ELIZABETH DAVIS
ZONING RR-8

1330' ±

PARCEL 0512-124-9001-0
WILLIAM J BARRETT
ZONING FP-35

PARCEL 0512-123-9190-0
HANSON FAMILY FARM LLC
ZONING FP-35

PARCEL 0512-123-9305-1
BARBARA E BROWN
ZONING SFR-1

PARCEL 0512-123-9280-1
BARBARA E BROWN
ZONING RM-8

PARCEL 0512-123-9721-0
HATAJ FAMILY TR, RICHARD F
ZONING RR-8

SOUTH CORNER
SECTION 12-5-12

CRAIG ROAD

SOUTHWEST CORNER
SECTION 12-5-12

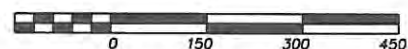
PARCEL 0512-132-8570-1
MARY ANN IVEY
ZONING RR-4

PARCEL 0512-132-8000-0
CLAUDE RADERMACHER
IRMA RADERMACHER
ZONING FP-35

PARCEL 0512-132-8000-0
CLAUDE RADERMACHER
IRMA RADERMACHER
ZONING FP-35

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

THE BASIS OF BEARINGS IS ASSUMED



| | | |
|--|--|---|
| <p>159 W. MILWAUKEE ST JANESVILLE, WI 53544 www.combsurvey.com</p> | <ul style="list-style-type: none"> • LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING | DATE 03/16/22 BY KMK PROJECT NO. 122-093A CLIENT SCHREMP |
| | | |
| | | |
| | | |