



Dane County Zoning & Land Regulation Committee  
Land Division / Subdivision Variance Application

Date: 1/21/2025

**Landowner information:**

Name: RICHARD + MARIANNE WALKER  
Address: 2023 W GLENWOOD AVE City: JANESVILLE Zip Code: 53545  
Daytime phone: 608.774.6333  
Fax: — E-mail: marianne@wrgsales.com

**Applicant information (if different from landowner):**

Name: DAN HIGGS, PLS  
Address: 109 W MILWAUKEE ST City: JANESVILLE Zip Code: 53548  
Daytime phone: 608.572.3192  
Fax: — E-mail: dhiggs@combsurvey.com  
Relationship to landowner: SURVEYOR  
Are you submitting this application as an authorized agent for the landowner? Yes ☒ No ☐

**Property information:**

Property address: 12 HILLSIDE ROAD EDGERTON, WI 53534  
Tax Parcel ID #: 0512-364-9930-3 / 0512-364-9940-0  
Certified Survey Map application #: — Date Submitted: 1/13/2025  
Subdivision Plat application #: — Subdivision Name: —  
Rezone or CUP petition #(if any): — Rezone / CUP public hearing date: —

**Summary of Variance Request:**

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)

Ch. 75.19(6)(b) ~ 66' ROAD FRONTAGE REQUIREMENT

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

THE NEW PARCEL COMPRISED OF THE TWO PIDS ABOVE ALONG WITH FOUR OTHER NEARBY PARCELS ARE SERVED BY A PRIVATE ROAD INTERSECTING WITH HILLSIDE ROAD. THIS IS A LONG-STANDING CONDITION. MULTIPLE ACCESS EASEMENTS RELATED TO THIS PRIVATE ROAD HAVE BEEN RECORDED: Doc. No. 2218729, 4106359, 4106360, 4106361, 5465158, 463573, AND 1329747.

ATTACHED ~ SPECIFIC TO THE WALKER PARCEL(S)

Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.

**2218729**

THIS DEED, made between **Richard F. Rusch and Ella Rusch, husband and wife,**

and **Charles M. Bowen and Dorothy A. Bowen, husband and wife, as joint tenants,**

STATE BAR OF WISCONSIN—FORM 1  
WARRANTY DEED  
RECORDING DEED FOR RECORDING DATA  
DANE COUNTY, WI  
JANE LIGHT  
REGISTER OF DEEDS  
RECORDED ON

Aug. 24 10 38 AM '90

Grantor

Grantee,

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RETURN TO

**RICHARD RUSCH**  
**11941 Hillside Road**  
**EDGERTON WI, 53534**

Tax Key No.

TRANSFER  
\$ 20.00 0  
FEE PAID

Witnesseth, That the said Grantor, for a valuable consideration of **One Dollar and Other Good Valuable Consideration** conveys to Grantee the following described real estate in **Dane** County, State of Wisconsin: **Part of Government Lot 4, Section 36, Township 5 North, Range 12 East, Town of Albion, Dane County, Wisconsin, more fully described as follows:**

Beginning at the Southeast corner of said Section 36;  
Thence S85°52'32"W, 813.93 feet;  
Thence N20°59'32"W, 1,017.73 feet;  
Thence N84°53'09"E, 22.09 feet;  
Thence N85°12'38"E, 94.53 feet;  
Thence N86°22'07"E, 125.01 feet;  
Thence N87°14'42"E, 31.57 feet;  
Thence N87°28'19"E, 132.55 feet;  
Thence N87°30'52"E, 35.03 feet;  
Thence S9°50'01"E, 216.0 feet;

This **is not** (Description continued on reverse side)  
~~homestead property.~~

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And **Richard F. Rusch and Ella Rusch, husband and wife,**

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except **all taxes assessments assessed or levied subsequent to Jan. 1, 1972, and except any liens or encumbrances created by the act or default of the Grantee,**

and will warrant and defend the same.

Dated this 28th day of December, 19 79

Richard F. Rusch (SEAL)

\* Richard F. Rusch  
Ella Rusch (SEAL)

\* Ella Rusch

## AUTHENTICATION

Signatures authenticated this 28th day of December, 19 79

James K. Manwaring  
\* James K. Manwaring

TITLE MEMBER STATE BAR OF WISCONSIN

~~XXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

This instrument was drafted by

**James K. Manwaring, Attorney**  
**Edgerton, Rock County, Wisconsin**

(Signatures may be authenticated or acknowledged. Both are not necessary.)

\*Names of persons signing in any capacity must be typed or printed below their signatures.

## ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_

the above named \_\_\_\_\_

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

\*  
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date \_\_\_\_\_, 19 \_\_\_\_.)

FURNISHED BY





(Description continued from front side)

Thence S3°16'E, 214.50 feet;

Thence N86°40'E, 654.96 feet;

Thence S3°27'23"E, 529.65 feet to the point of beginning of this description.

Said parcel contains 14.919 acres.

Together with and subject to a right-of-way one (1) rod in width as presently exists to be used for ingress and egress in common with the owners of the parcel of land once owned by David Lampman and others and the owners of the parcel once owned by Albert Smith and of the parcel owned by Jerry Nicks, Darrel L. Sherman and others to and from Hillside Road, subject to the provision that the cost of maintaining the gate and the right-of-way, including graveling and grading, shall be shared by the Purchaser in common with the owners of the three parcels fronting on Lake Koshkonong who also use this right-of-way.

This deed is given in fulfillment of that certain land contract entered into by and between the parties hereto on July 8, 1972, which said land contract was recorded in the office of the Register of Deeds for Dane County, Wisconsin, on December 28, 1973, at 11:55 A.M., in Volume 489 of Records, on Page 573, as Document No. 1386001.



**SCHEDULE C**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

**TRACT I:**

A part of the Southeast 1/4 of Section 36, Township 5 North, Range 12 East, Town of Albion, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of land sold by John Bieck to Chas. Wileman and David Lampman and running thence South 13 rods, thence at right angles East and parallel with Wileman & Lampman's South line, to the West line of Jefferson County and the West shore of Lake Koshkonong, thence at right angles North along the West line of Jefferson County to the South line of Wileman & Lampman's land, thence at right angles West and along the South line of Wileman's & Lampman's land to the point of beginning. Situated in Dane County and the State of Wisconsin.

**TRACT II:**

A parcel of land in the Southeast 1/4 of Section 36, Township 5 North, Range 12 East, Town of Albion, Dane County Wisconsin, described as follows:

Commencing at the stone monument at the Southeast corner of said Section 36, said corner being North 86 degrees 40 minutes East from the iron rod stake at the South 1/4 corner of Section 36; thence North 03 degrees 31 minutes 30 seconds West, 529.65 feet to a 3/4 inch rerod; thence South 86 degrees 40 minutes West, 654.96 feet to a 1 inch iron pipe at the point of beginning; thence continue on said line, South 86 degrees 40 minutes West, 100.00 feet to a 3/4 inch rerod; thence North 03 degrees 16 minutes West, 214.50 feet to a 3/4 inch rerod; thence North 86 degrees 40 minutes East, 100.0 feet to a 3/4 inch rerod; thence South 03 degrees 16 minutes East, 214.50 feet to the point of beginning.

Together with easement for ingress and egress as set forth in Warranty Deed recorded August 24, 1990 in Volume 14624 of Records, Page 5 as Document No. 2218729.

All being situated in Dane County and the State of Wisconsin.