

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/19/2020	DCPREZ-2020-11601
Public Hearing Date	C.U.P. Number
10/27/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RHODA SCHUSTER	PHONE (with Area Code)	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 87 N UNION RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) JANESVILLE, WI 53546	
E-MAIL ADDRESS		E-MAIL ADDRESS rjcombs@combssurvey.com	





ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
87 N. Union Road					
TOWNSHIP RUTLAND	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-343-8501-3					

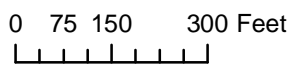
REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.64		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input 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:
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Legend

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



Petition 11601
RHODA SCHUSTER



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 Area:	\$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: RHODA SCHUSTER	Agent Name: COMBS & ASSOCIATES, INC.
Mailing Address: 87 N. UNION RD. Brooklyn, WI 53521	Mailing Address: 109 W. Milwaukee Street, Janesville, WI 53546
Email Address: N/A	Email Address: RJCOMBS@COMBSURVEY.COM
Phone#:	Phone#: 608-752-0575

PROPERTY INFORMATION

Township: Rutland	Parcel Number(s): 052/0510-343-8501-3
Section: 34	Property Address or Location: 87 N. Union Rd. Brooklyn, WI 53521

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

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3 Acres with Buildings

Applications will not be accepted until the applicant has met with department staff to review the application and 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"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature *Paul J. Laska Agent*

Date 8-19-2020



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 19, 2020

TO: Rhoda Schuster

RE: Description for rezoning purposes only

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T.5N., R.10E., OF THE 4TH P.M., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 Corner of said Section; thence Southeasterly 1550 feet more or less to the SE Corner of CSM No. 8758, also being at the place of beginning for the land to be herein described; thence Southerly along the East Line of the NW 1/4 of the SW 1/4 of said Section, 410 feet more or less; thence Westerly 420 feet more or less; thence Northerly 410 feet more or less to the South Line of said Certified Survey Map; thence Easterly along said South Line, 420 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.

Project No. 120-448 For: Schuster

PRELIMINARY CERTIFIED SURVEY MAP

West 1/4 Corner
of Section 34-5-10

1550' ±

CSM #8758

420' ±

387' ±

33'

BLDG

BLDG

BLDG

LOT 1

3.64 ACRES± (EXCLUDING R.O.W.)
3.95 ACRES± (INCLUDING R.O.W.)

DRIVEWAY

N. UNION ROAD

410' ±

33'

410' ±

33'

Si10

BLDG

387' ±

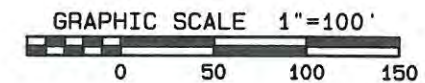
420' ±

33'

45' ±

FP-35

Parcel Number - 052/0510-343-8501-3
RHODA SCHUSTER
RONALD A FANKHAUSER
OWEN L FANKHAUSER



DATE: AUGUST 19, 2020

NOTES:

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS
AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 120 - 448 For: SCHUSTER

Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

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

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West 1/4 Corner
of Section 34-5-10

1550'±

CSM #8758

420'±

387'±

33'

LOT 1

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BLDG

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BLDG

DRIVEWAY

410'±

N. UNION ROAD

410'±

FP-35

Parcel Number - 052/0510-343-8501-3
RHODA SCHUSTER
RONALD A FANKHAUSER
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Silo

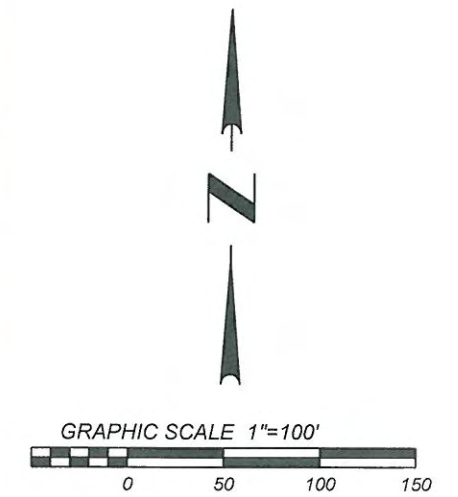
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DATE: AUGUST 19, 2020

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Project No. 120 - 448 For: SCHUSTER

Combs & Associates

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