

# Dane County Rezone & Conditional Use Permit

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 02/25/2019                 | DCPREZ-2018-11382      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 02/26/2019                 |                        |

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

|   |  |   |  |
|---|--|---|--|
| OWNER NAME<br>ROGER W HERMANSON                           | PHONE (with Area Code)<br>(608) 884-8759 | AGENT NAME<br>COMBS & ASSOCIATES INC            | PHONE (with Area Code)<br>(608) 752-0575 |
| BILLING ADDRESS (Number & Street)<br>127 COUNTY HIGHWAY N |  | ADDRESS (Number & Street)<br>109 W MILWAUKEE ST |  |
| (City, State, Zip)<br>EDGERTON, WI 53534                  |  | (City, State, Zip)<br>JANESVILLE, WI 53548      |  |
| E-MAIL ADDRESS<br>DYLAN.NELSON7070@YAHOO.COM              |  | E-MAIL ADDRESS<br>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 |         |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| 127 COUNTY HWY N                  |               |                                   |         |                                   |         |
| TOWNSHIP<br>ALBION                | SECTION<br>31 | TOWNSHIP                          | SECTION | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         | PARCEL NUMBERS INVOLVED           |         |
| 0512-311-8000-3                   |               |                                   |         |                                   |         |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

|   |  |
|---|--|
| SEPARATING RESIDENTIAL BUILDINGS FROM FARMLAND AND FARM BUILDINGS |  |
|---|--|

| FROM DISTRICT:                                 | TO DISTRICT:                                    | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|--|---|-------|---------------------------------------|-------|
| FP-35 (General Farmland Preservation) District | RR-2 (Rural Residential, 2 to 4 acres) District | 2.85  |                                       |       |

|  |   |   |                                  |                            |
|--|---|---|----------------------------------|----------------------------|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | INSPECTOR'S INITIALS<br><br>SLJ3 | SIGNATURE:(Owner or Agent) |
|--|---|---|----------------------------------|----------------------------|

COMMENTS: ZONING UPDATED TO NEW ORDINANCE DISTRICTS DUE TO TOWN ADOPTION 2-5-19

|             |
|-------------|
| PRINT NAME: |
| DATE:       |

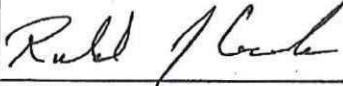
# Dane County Rezone & Conditional Use Permit

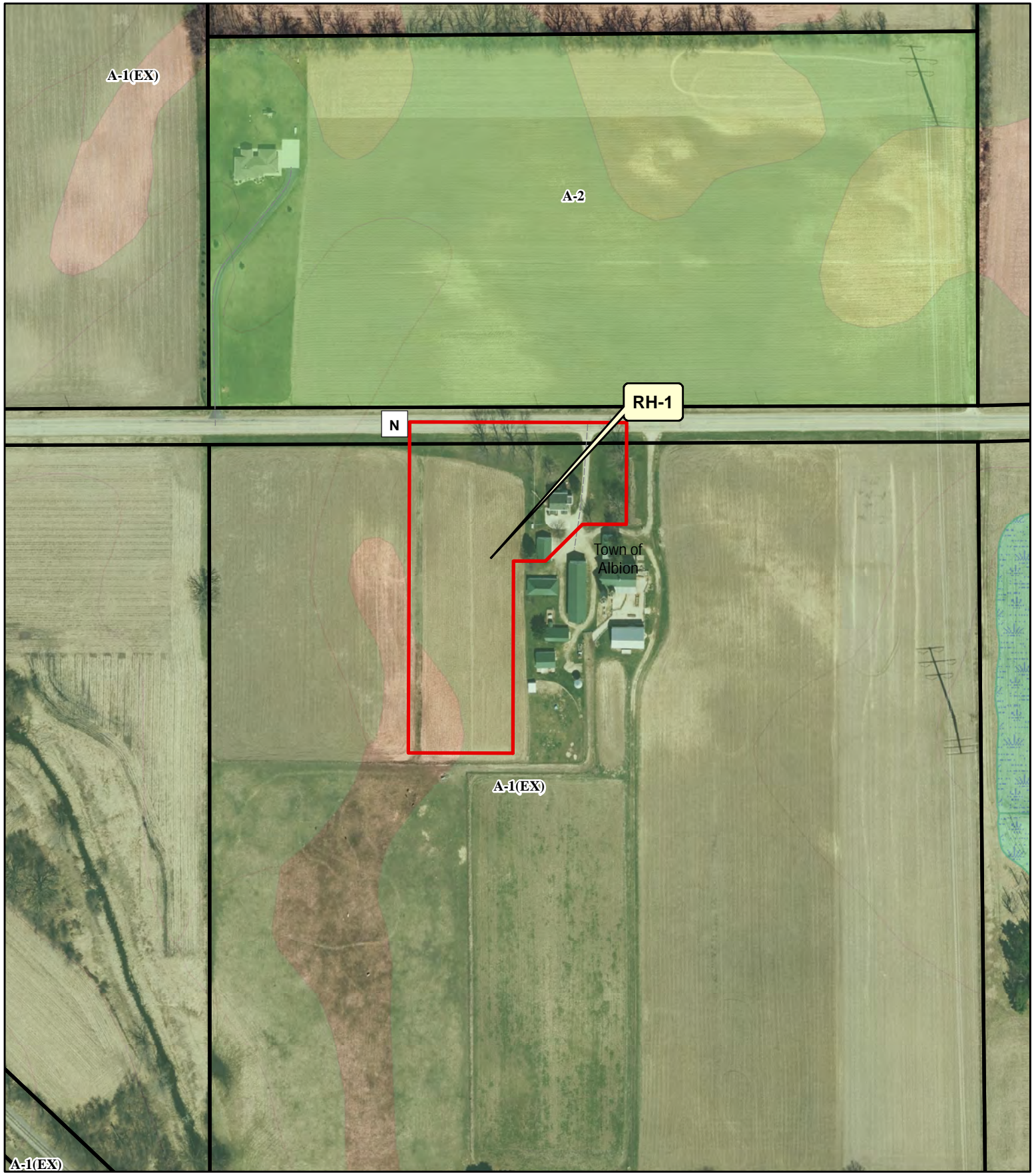
|                       |                   |
|-----------------------|-------------------|
| Application Date      | Petition Number   |
| 11/20/2018            | DCPREZ-2018-11382 |
| Public Hearing Date   | C.U.P. Number     |
| <del>02/19/2019</del> | 2/26/19           |

| OWNER INFORMATION   |  | AGENT INFORMATION                               |  |
|---|--|---|--|
| OWNER NAME<br>ROGER W HERMANSON                           | PHONE (with Area Code)<br>(608) 884-8759 | AGENT NAME<br>COMBS & ASSOCIATES INC            | PHONE (with Area Code)<br>(608) 752-0575 |
| BILLING ADDRESS (Number & Street)<br>127 COUNTY HIGHWAY N |  | ADDRESS (Number & Street)<br>109 W MILWAUKEE ST |  |
| (City, State, Zip)<br>EDGERTON, WI 53534                  |  | (City, State, Zip)<br>JANESVILLE, WI 53548      |  |
| E-MAIL ADDRESS<br>DYLAN.NELSON7070@YAHOO.COM              |  | E-MAIL ADDRESS<br>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 |         |
| 127 COUNTY HWY N                  |               |                                   |         |                                   |         |
| TOWNSHIP<br>ALBION                | SECTION<br>31 | TOWNSHIP                          | SECTION | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         | PARCEL NUMBERS INVOLVED           |         |
| 0512-311-8000-3                   |               |                                   |         |                                   |         |

| REASON FOR REZONE   |                                      |        | CUP DESCRIPTION                       |       |
|---|--------------------------------------|--------|---------------------------------------|-------|
| SEPARATING RESIDENTIAL BUILDINGS FROM FARMLAND AND FARM BUILDINGS |                                      |        |                                       |       |
| <b>SEE REVISED</b>  |                                      |        |                                       |       |
| FROM DISTRICT:  | TO DISTRICT:                         | ACRES  | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| A-1Ex Exclusive Ag District                                       | R- <del>H</del> I Residence District | 2.85Ac |                                       |       |

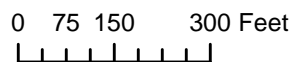
|   |  |  |                                  |   |
|---|--|--|----------------------------------|---|
| C.S.M REQUIRED?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials <u>RJC</u> | PLAT REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <u>RJC</u> | DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials <u>RJC</u> | INSPECTOR'S INITIALS<br><br>SLJ3 | SIGNATURE:(Owner or Agent)<br> |
|   |  |  |                                  | PRINT NAME:<br><u>Ronald J. Combs</u>   |
|   |  |  |                                  | DATE:<br><u>11/20/2018</u>  |



**Legend**

**Wetland > 2 Acres Significant Soils**

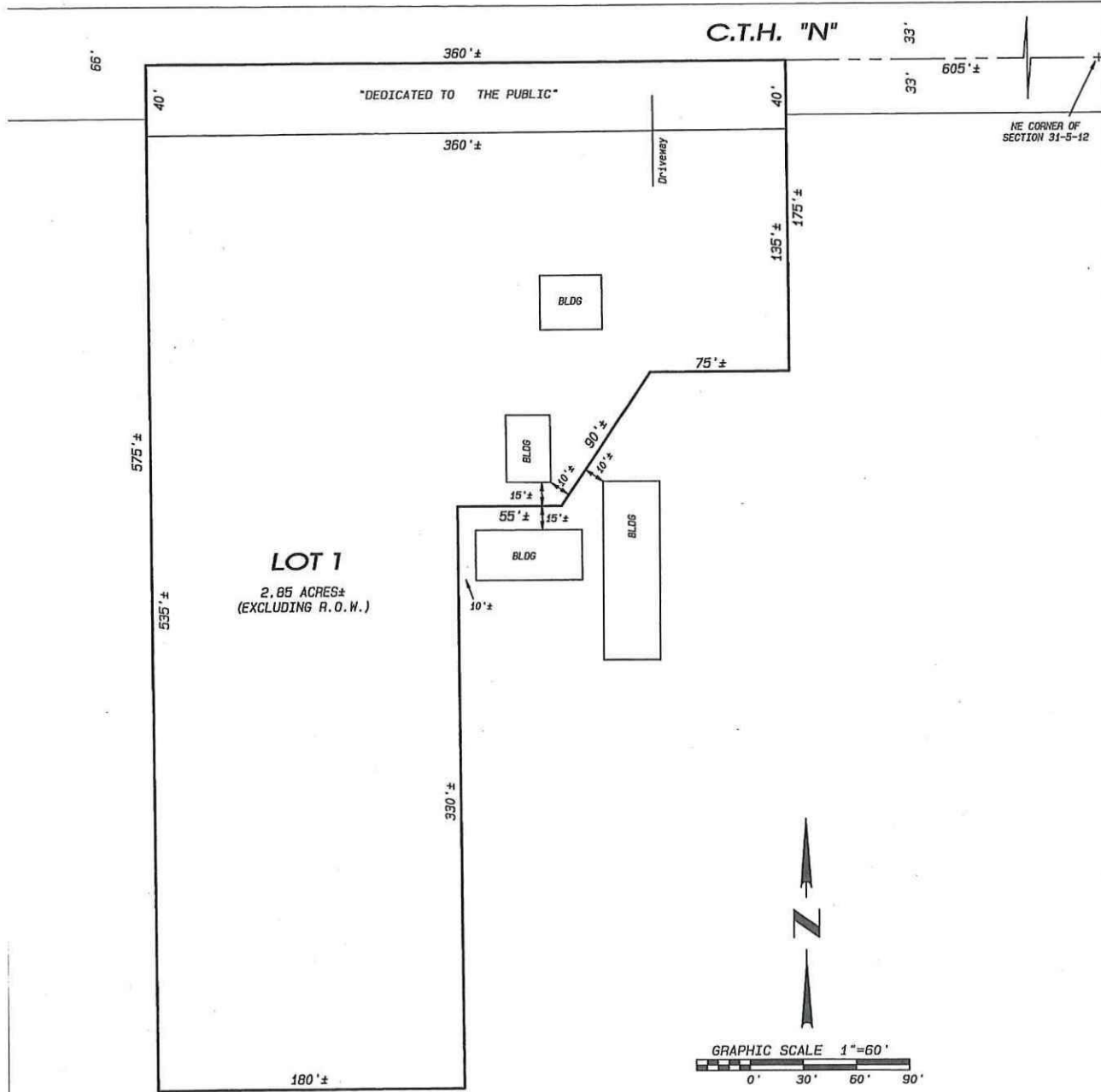
- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11382  
**ROGER W HERMANSON**

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 118 - 456 For: HERMANSON

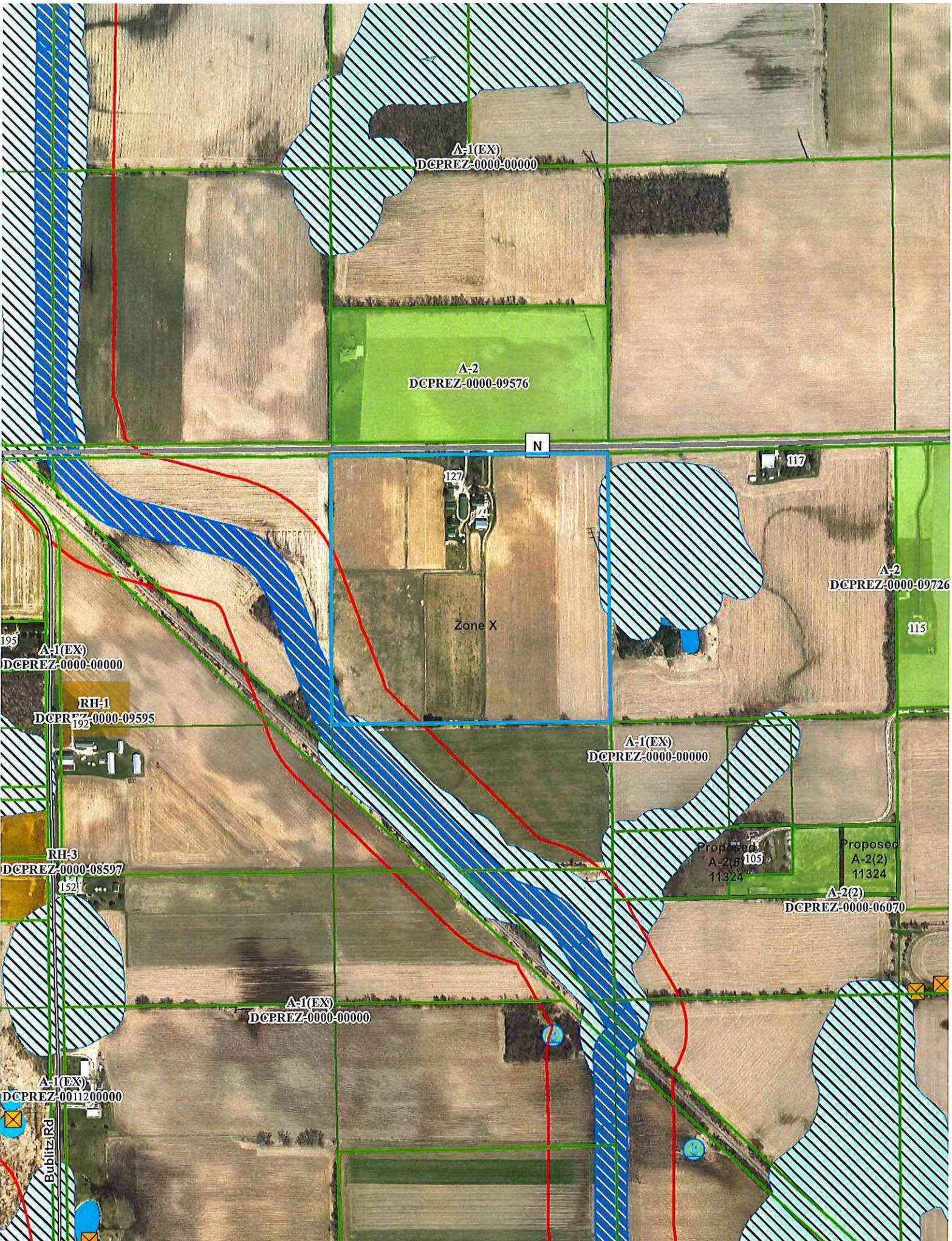
DATE: DECEMBER 11, 2018

**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



A-1(EX)  
DCPREZ-0000-00000

A-2  
DCPREZ-0000-09576

N

127

Zone X

117

A-2  
DCPREZ-0000-09726

115

A-1(EX)  
DCPREZ-0000-00000

RH-1  
DCPREZ-0000-09595

A-1(EX)  
DCPREZ-0000-00000

RH-3  
DCPREZ-0000-08597

Proposed  
A-2(1)  
11324

Proposed  
A-2(2)  
11324

A-2(2)  
DCPREZ-0000-06070

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0011200000

Bublitz Rd



DANE COUNTY  
**PLANNING & DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

|              |                                   |              |                                     |
|--------------|-----------------------------------|--------------|-------------------------------------|
| Owner's Name | <u>Roger Hermanson</u>            | Agent's Name | <u>COMBS &amp; ASSOCIATES, INC.</u> |
| Address      | <u>127 C.T.H. N EDGERTON</u>      | Address      | <u>109 W. MILWAUKEE STREET</u>      |
|              | <u>WISCONSIN, 53534</u>           |              | <u>JANESVILLE, WISCONSIN 53548</u>  |
| Phone        | <u>(608) 884-8759</u>             | Phone        | <u>(608) 752-0575</u>               |
| Email        | <u>dylan.nelson7070@yahoo.com</u> | Email        | <u>RJCOMBS@COMBSSURVEY.COM</u>      |

Town: Albion Parcel numbers affected: 05 0512-311-8000-3

Section: 32 Property address or location: 127 CTH N. EDGERTON, WISCONSIN 53534

Zoning District change: (To / From / # of acres) To R-11 From A-1 EX ~~1.0~~ 2.85 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 100 % Other:     %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Separating residential buildings from farmland and farm buildings

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Roll of Cash Agent

Date: 11/15/18



- Land Surveying
- Land Planning
- Civil Engineering

DATE: December 11, 2018

TO: Roger Hermanson

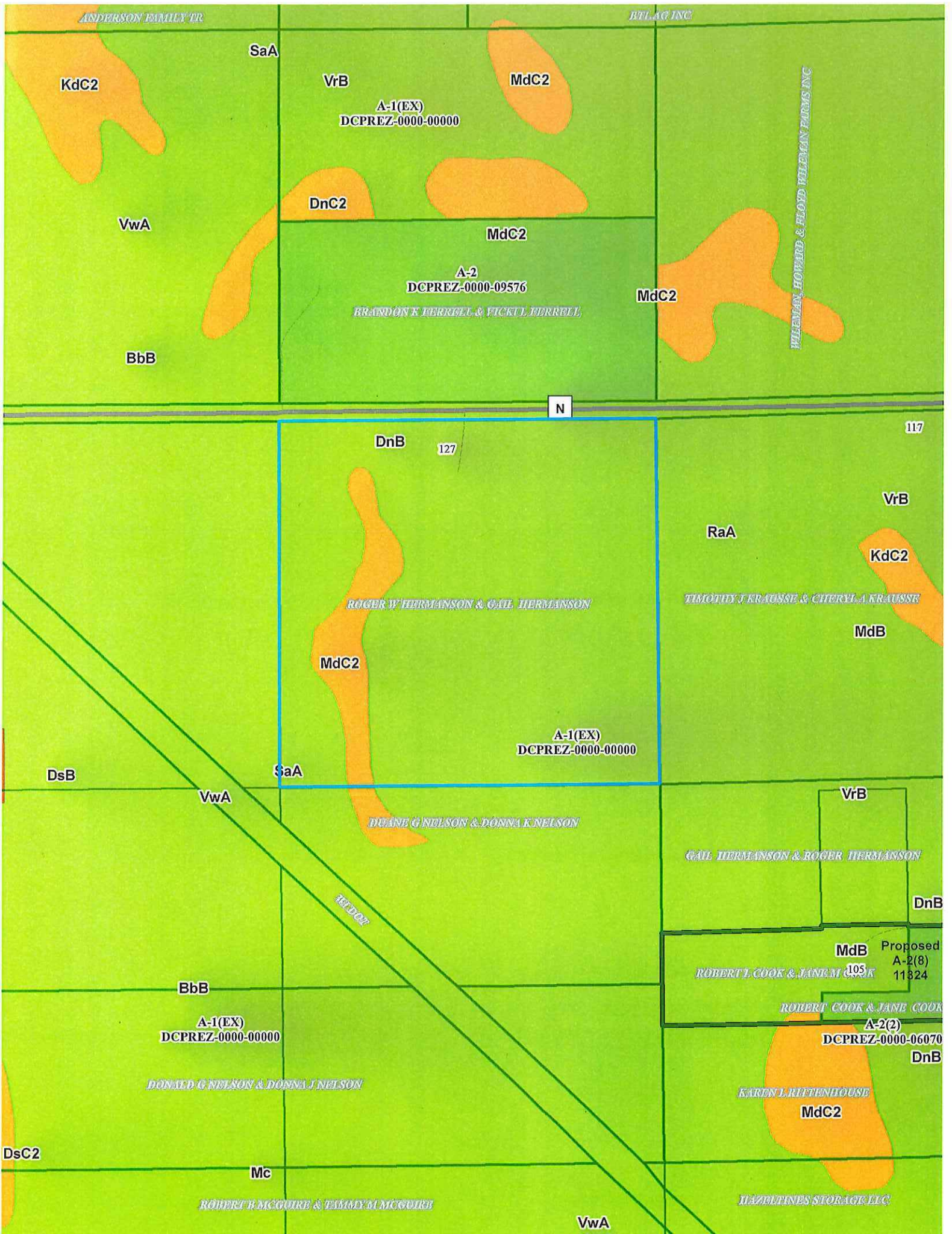
RE: Description for Rezoning Purposes Only

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the NE Corner of said Section 31; thence Westerly along the North line of the NE 1/4 of said Section, 605 feet more or less to the place of beginning for the land to be herein described; thence Southerly 175 feet more or less; thence Westerly 75 feet more or less; thence Southwesterly 90 feet more or less; thence Westerly 55 feet more or less; thence Southerly 330 feet more or less; thence Westerly 180 feet more or less; thence Northerly 575 feet more or less to said North Line; thence Easterly along said North Line, 360 feet more or less to place of beginning.

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

Project No. 118-456A For: HERMANSON



ANDERSON FAMILY TR

BTL AG INC

SaA

VrB

MdC2

KdC2

A-1(EX)  
DCPREZ-0000-00000

VwA

DnC2

MdC2

A-2  
DCPREZ-0000-09576

BRANDON F HERRIGEL & VICKI L HERRIGEL

MdC2

WILEMAN, HOWARD & FLOYD WILEMAN PARTNERS INC

BbB

N

DnB

127

117

VrB

RaA

KdC2

ROGER W HERMANSON & GAIL HERMANSON

TIMOTHY J KRAUSSE & CHERYL A KRAUSSE

MdB

MdC2

A-1(EX)  
DCPREZ-0000-00000

DsB

SaA

VwA

DEANE G NELSON & DONNA K NELSON

GAIL HERMANSON & ROGER HERMANSON

VrB

DnB

MdB Proposed  
A-2(8)  
11324

ROBERT L COOK & JANE M COOK

BbB

A-1(EX)  
DCPREZ-0000-00000

DONALD G NELSON & DONNA J NELSON

ROBERT COOK & JANE COOK

A-2(2)  
DCPREZ-0000-06070

DnB

KAREN L RITTENHOUSE

MdC2

DsC2

Mc

ROBERT B MCGUIRE & TAMMY M MCGUIRE

HAZZUTINES STORAGE LLC

VwA



WI DOT  
2101 WRIGHT ST  
MADISON, WI 53704

ROGER W HERMANSON  
127 COUNTY HIGHWAY N  
EDGERTON, WI 53534

DUANE G NELSON  
5729 W STATE HIGHWAY 59  
EDGERTON, WI 53534

WILEMAN, HOWARD & FLOYD WILEMAN FARMS INC  
399 COUNTY HIGHWAY X  
EDGERTON, WI 53534

DUANE G NELSON  
5729 W STATE HIGHWAY 59  
EDGERTON, WI 53534

BRANDON K FERRELL  
132 COUNTY HIGHWAY N  
EDGERTON, WI 53534

DUANE G NELSON  
5729 W STATE HIGHWAY 59  
EDGERTON, WI 53534

DUANE G NELSON  
5729 W STATE HIGHWAY 59  
EDGERTON, WI 53534

TIMOTHY J KRAUSSE  
11747 DALLMAN RD  
EDGERTON, WI 53534

GAIL HERMANSON  
127 COUNTY HIGHWAY N  
EDGERTON, WI 53534

