

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/09/2017	DCPREZ-2017-11223
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JACOB A. REPPEN	PHONE (with Area Code) (608) 884-9319	AGENT NAME RONALD J COMBS	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 781 HILLSIDE RD		ADDRESS (Number & Street) 109 W MILWAUKEE	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53548	
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	
432 ALBION RD		432 ALBION RD			
TOWNSHIP ALBION	SECTION 27	TOWNSHIP	SECTION 27	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-271-9002-0		0512-271-8601-0			

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND AND CREATING ONE RESIDENTIAL LOT				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-4 Agriculture District	RH-4 Rural Homes District	28.1		
A-2 (8) Agriculture District	RH-4 Rural Homes District	3.1		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RAM</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RAM</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RAM</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE: (Owner or Agent)</b> <i>Richard H. Moen</i> PRINT NAME: RICHARD H. MOEN DATE: Oct 9, 2017
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- Land Surveying
- Land Planning
- Civil Engineering

Oct. 9, 2017

Dane County Planning & Development  
Zoning Division  
Rm. 116 City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703-3342

Re: Legal description for Zoning Change Application, 432 Albion Road, Edgerton

Jacob A. Reppen, Owner  
PIN 002/0512-271-8601-0 and 002/0512-271-9002-0  
Town of Albion

Part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27, T.5 N., R.12 E., Town of Albion, Dane County, Wisconsin, more particularly described as follows:

Commencing at the NE corner of said Section 27; thence N 89°48' W, 2646 feet+/- to the POINT OF BEGINNING; thence S 89°48' E, 665 feet+/- to the westerly relocated right-of-way line of Interstate 39/90; thence S 33°26' E along said right-of-way, 588 feet+/-; thence S 10°01' E along said right-of-way, 190 feet+/-; thence S 00°26' W along said right-of-way, 462 feet+/-; thence southeasterly along said right-of-way and a curve to the left, radius 319', chord bearing S 11°57' E, 137 feet+/-; thence southeasterly along said right-of-way and a curve to the left, radius 319', chord bearing S 32°21' E, 88 feet+/-; thence S 40°16' E along said right-of-way 286 feet+/-; thence S 00°30' W along said right-of-way, 120 feet+/-; thence S 49°00' W, 640 feet+/- to the Centerline of Albion Road; thence N 38°55' W, along the centerline of Albion Road, 1161 feet+/-; thence continuing on the centerline of Albion Road northwesterly along a curve to the right, radius 1222 feet+/-, chord bearing N 34°12' W, 223 feet+/-; thence N 49°42' E, 132 feet+/-; thence N 2°20' E 363 feet+/- to the southeasterly corner of a CSM # 5777; thence N 00°33' E along the east line of said CSM and extended north 383 feet+/- to the POINT OF BEGINNING, containing 41 acres+/-, and being subject to a 33-foot right-of-way along the southwesterly side for Albion Road.

Combs & Associates  
109 W. Milwaukee St.  
Janesville, WI 53548



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>Linda G. &amp; Jacob A. Reppen</u>	Agent's Name	<u>Ronald J. Combs, Combs &amp; Associates</u>
Address	<u>432 Albion Rd.</u>	Address	<u>109 W. Milwaukee</u>
	<u>Edgerton, WI 53534</u>		<u>Janesville, WI 53548</u>
Phone	<u>(608) 884-9319</u>	Phone	<u>(608) 752-0575</u>
Email	<u></u>	Email	<u>rjcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 002/0512-271-8601-0 002/0512-271-9002-0

Section: 27 Property address or location: 423 Albion Rd., Edgerton, WI 53534

Zoning District change: (To / From / # of acres) RH-4/A-4 & A-2(8)/3.1 ~~28.1~~

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 25 % Other: 75 %

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:

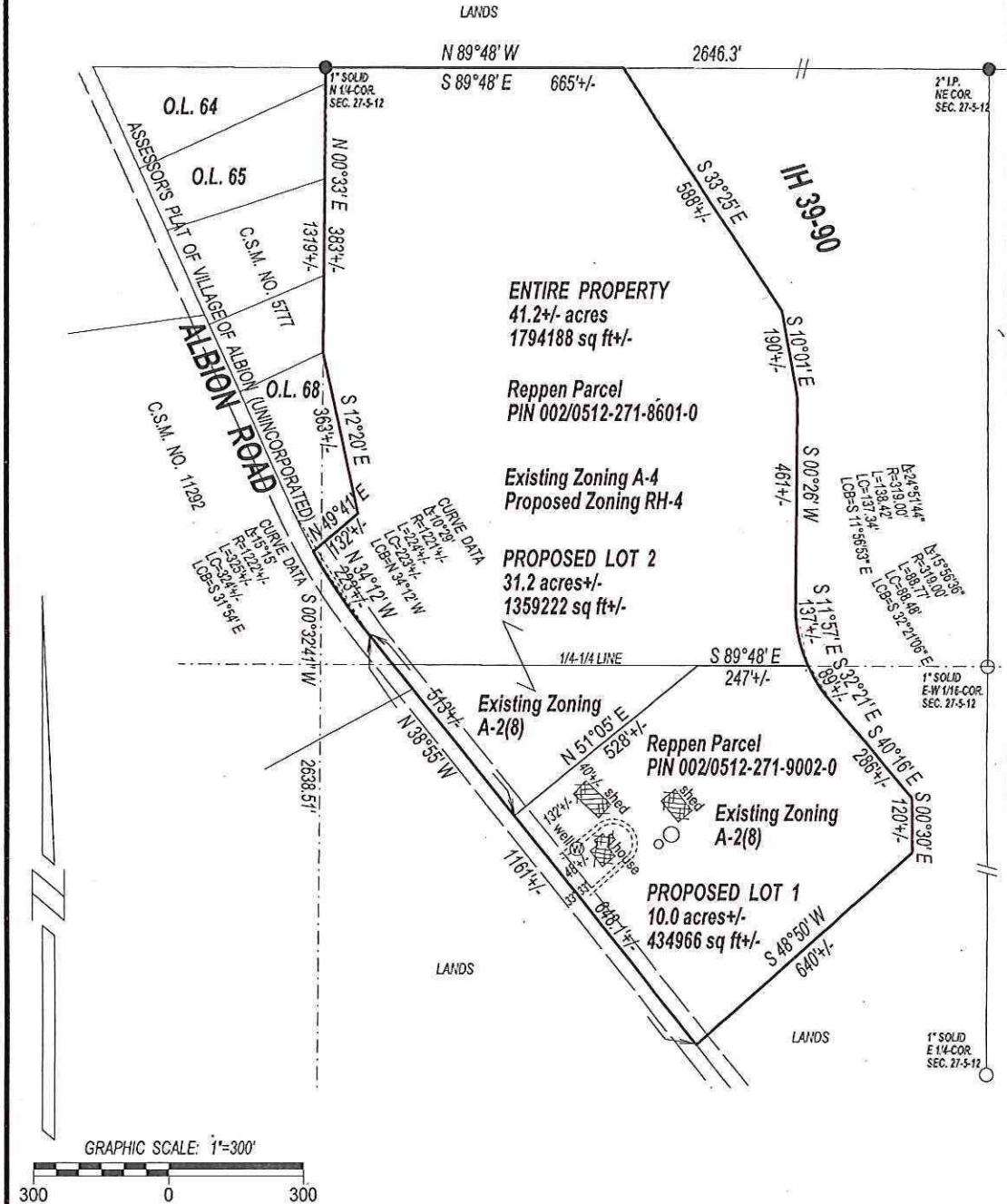
Buildings to be separated from agricultural land in 2-lot C.S.M.  
Both parcels owned by applicant. Property line between the parcels  
to be revised to separate some of the ag land from existing residential  
site. Application to be submitted to town board immediately.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Jacob A. Reppen

Date: 10-9-17

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27, T.5 N., R.12 E., TOWN OF ALBION, DANE COUNTY, WISCONSIN



DATE: OCTOBER 9, 2017

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

Project No. 117- For: REPPEN

**Combs & Associates**  
 LAND SURVEYING  
 LAND PLANNING  
 CIVIL ENGINEERING

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

tel: 608 752-0375  
 fax: 608 752-0334

LINDA G REPPEN  
JACOB A REPPEN  
432 ALBION RD  
EDGERTON WI 53534

JACOB A REPPEN  
781 HILLSIDE RD  
EDGERTON WI 53534

KEITH E HOLDEN  
SHINKAY REV TR JEROME A & ARDYS A  
2727 W DEER PATH TRL  
JANESVILLE WI 53545

DANE COUNTY GROWERS LLP  
781 HILLSIDE RD  
EDGERTON WI 53534

TRUCK STOP LLC  
568 HAUGEN RD  
EDGERTON WI 53534

TRUCK STOP LLC  
568 HAUGEN RD  
EDGERTON WI 53534

DANE COUNTY GROWERS  
781 HILLSIDE RD  
EDGERTON WI 53534

JAMES J RADEMACHER  
MARY ANN A RADEMACHER  
476 ALBION RD  
EDGERTON WI 53534

DANE COUNTY GROWERS LLP  
781 HILLSIDE RD  
EDGERTON WI 53534

HENRY B BRATLAND SR  
RITA R BRATLAND  
517 STATE HIGHWAY 73  
EDGERTON WI 53534

GARY O TELLEFSON  
KIMBERLY S TELLEFSON  
498 ALBION RD  
EDGERTON WI 53534

DANE COUNTY GROWERS LLP  
781 HILLSIDE RD  
EDGERTON WI 53534

BERT N BROOKENS  
BRENDA J BROOKENS  
544 ALBION RD  
EDGERTON WI 53534

JAMES E PFEIFER  
482 ALBION RD  
EDGERTON WI 53534

HENRY B BRATLAND SR  
RITA R BRATLAND  
517 STATE HIGHWAY 73  
EDGERTON WI 53534

DANE COUNTY GROWERS  
781 HILLSIDE RD  
EDGERTON WI 53534

LINDA G REPPEN  
JACOB A REPPEN  
432 ALBION RD  
EDGERTON WI 53534

RUSSELL JAMES DOMAN  
519 ALBION RD  
EDGERTON WI 53534

JACOB A REPPEN  
781 HILLSIDE RD  
EDGERTON WI 53534

JOHN B TRONNES  
507 ALBION RD  
EDGERTON WI 53534

KEITH E HOLDEN  
SHINKAY REV TR JEROME A & ARDYS A  
2727 W DEER PATH TRL  
JANESVILLE WI 53545

Current Owner  
Current Owner  
499 ALBION RD  
EDGERTON WI 53534

HENRY B BRATLAND SR  
RITA R BRATLAND  
517 STATE HIGHWAY 73  
EDGERTON WI 53534

VIVIAN A REE  
512 ALBION RD  
EDGERTON WI 53534

DANE COUNTY GROWERS LLP  
781 HILLSIDE RD  
EDGERTON WI 53534

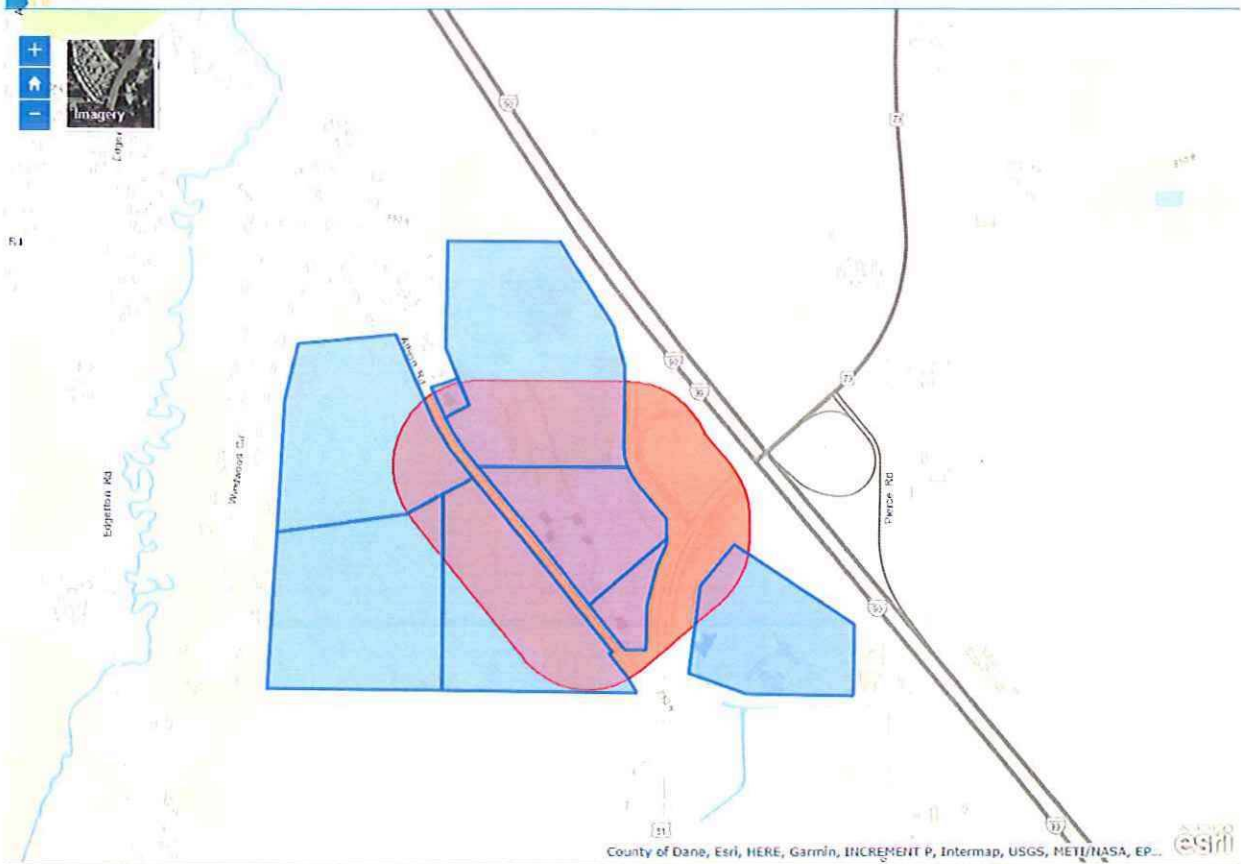
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
4400 WILL ROGERS PKWY  
OKLAHOMA CITY OK 73108

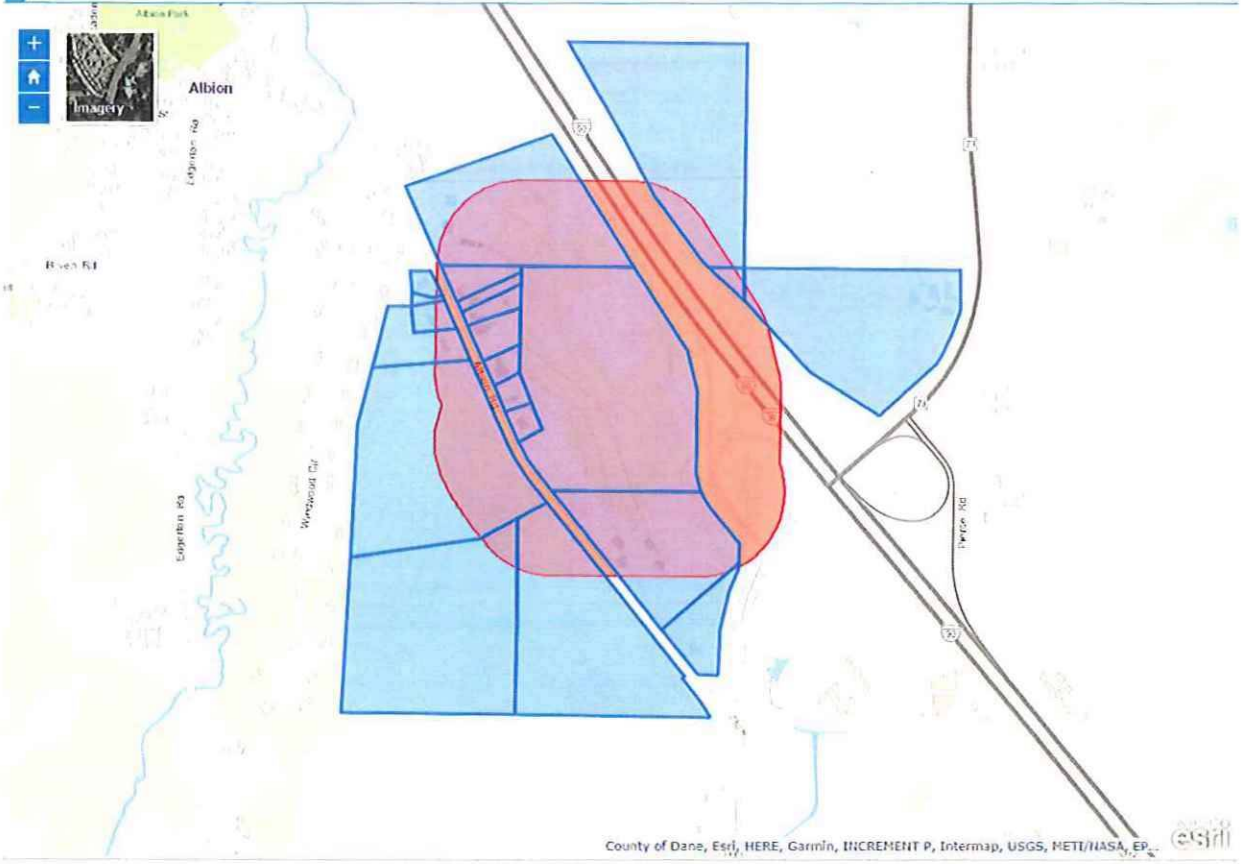
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EDGERTON WI 53534

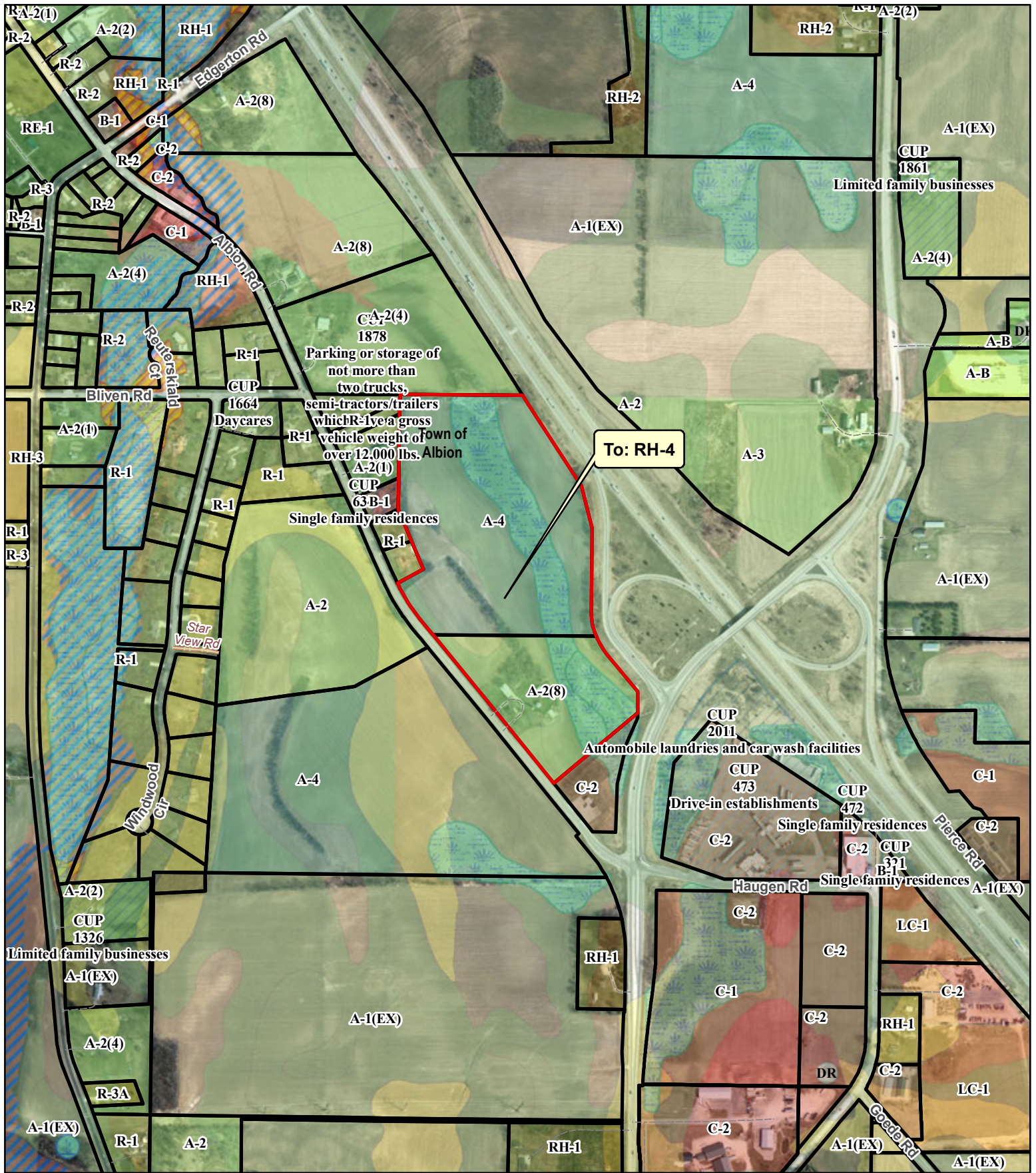
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RUSSELL JAMES DOMAN  
519 ALBION RD  
EDGERTON WI 53534









**Legend**

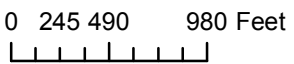
**Significant Soils Class**

- Floodplain
- Wetland



**Class**

- Class 1
- Class 2



Petition 11223  
**JACOB A. REPPEN**