

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/18/2019	DCPREZ-2019-11494
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/26/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ROBERT J PURNELL III	PHONE (with Area Code) (608) 314-4127	AGENT NAME COMBS & ASSOCIATES INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 168 HILLSIDE RD		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS MADELYNNHANNA@ICLOUD.COM		E-MAIL ADDRESS RJCOMBS@COMBSSURVEY.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
168 HILLSIDE RD		168 HILLSIDE RD		168 HILLSIDE RD	
TOWNSHIP ALBION	SECTION 36	TOWNSHIP ALBION	SECTION 36	TOWNSHIP ALBION	SECTION 36
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-362-8150-1		0512-362-8940-5		0512-362-9560-3	

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	28.8		
FP-35 (General Farmland Preservation) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	11.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>RJC</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RJC</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RJC</i>	INSPECTOR'S INITIALS  HJH3	SIGNATURE:(Owner or Agent) <i>Ronald J. Combs</i>
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PRINT NAME:  
*Ronald J. Combs*

DATE:  
*9-18-2019*



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:

- o **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.
- o **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>Robert J. Purnell</u>	Agent's Name <u>Combs &amp; Associates, Inc.</u>
Address <u>168 Hillside Rd. Edgerton, WI 53534</u>	Address <u>109 W. Milwaukee Street, Janesville, WI 53548</u>
Phone <u>(608) 314-4127</u>	Phone <u>(608) 752-0575</u>
Email <u>madelynnhanna@icloud.com</u>	Email <u>rjcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 051236289405 & 051236281501; 051236295603 & 051236295505

Section: 36 Property address or location: 168 Hillside Road, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) A-1EX to RM-16 28.8 Acres ± & A-1EX to RM-8 11.5 Acres ±

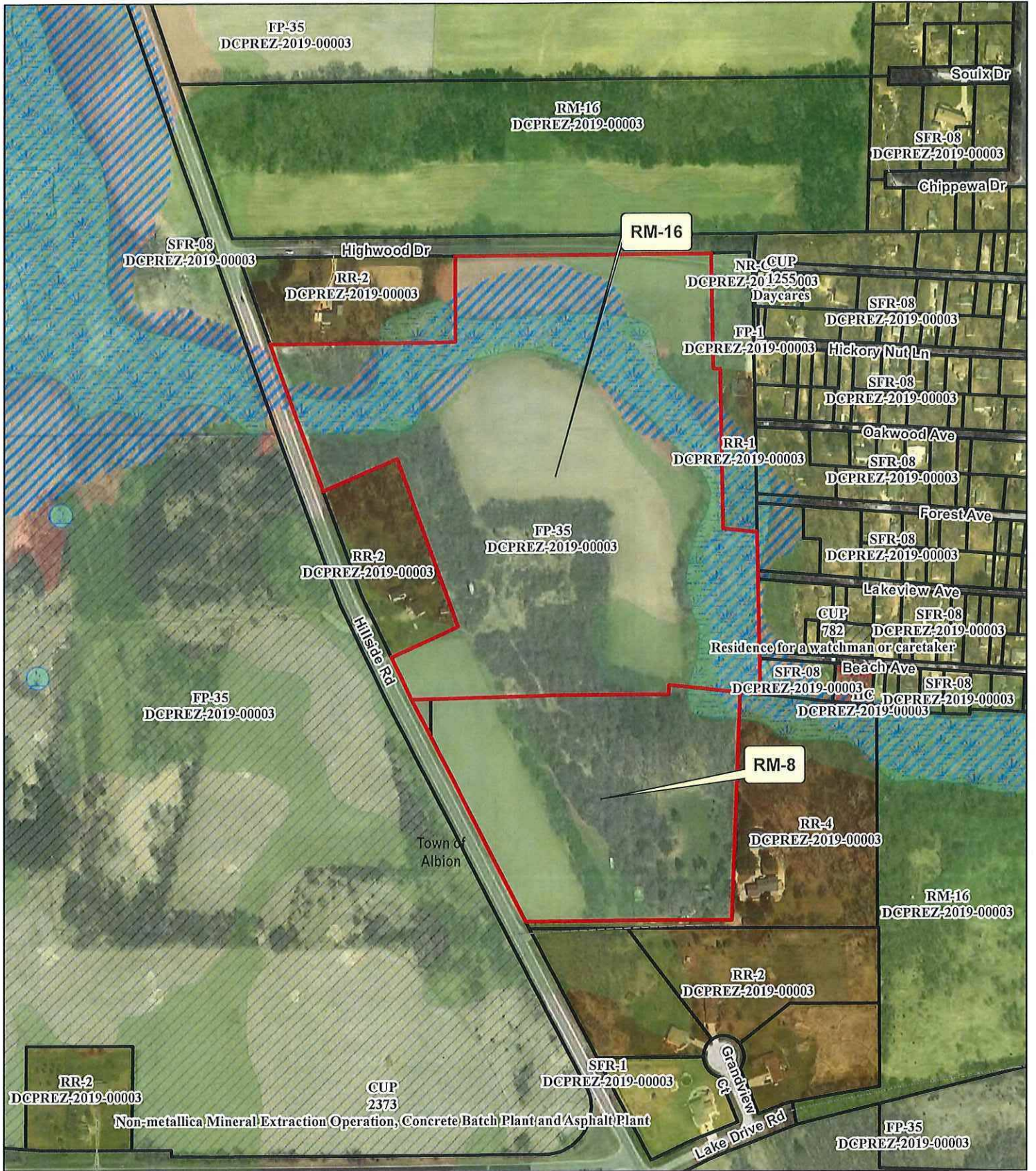
Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 45 % Other: 55 %

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:





Combine existing parcels  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_



**Legend**

**Wetland > 2 Acres Significant Soils**

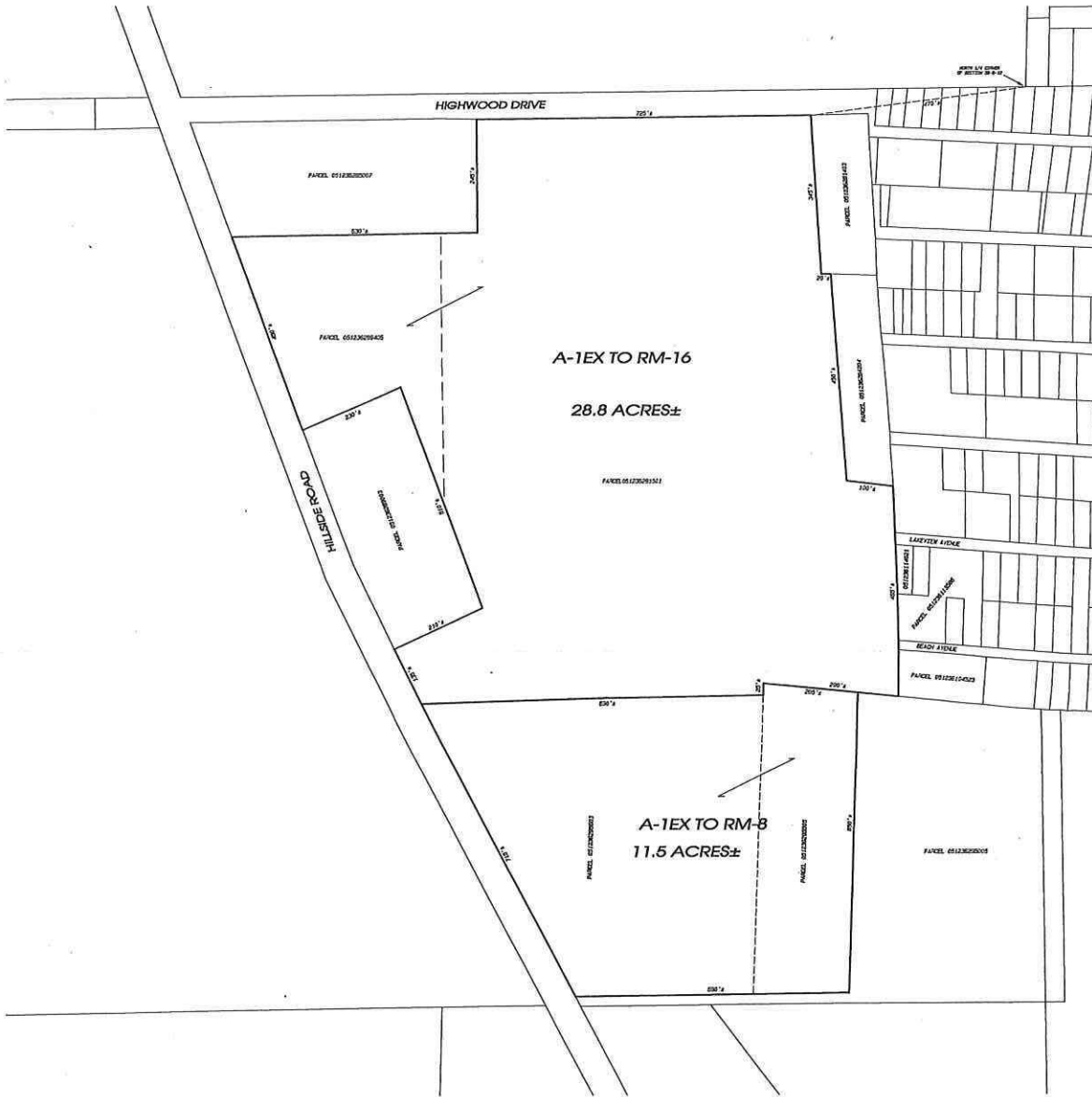
-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11494  
**ROBERT J PURNELL III**

# PRELIMINARY MAP

PART OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



NOTES:  
THIS MAP 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 53509 www.combsurvey.com</p>	• LAND SURVEYING	DATE	09/17/19
	• LAND PLANNING	BY	SL
	• CIVIL ENGINEERING	PROJECT NO.	119-446
		CLIENT	SOUTH



- Land Surveying
- Land Planning
- Civil Engineering

DATE: September 17, 2019

TO: Joseph & Tamera South

RE: Description for rezoning purposes only A-1EX TO RM-8

PART OF NE 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence Southwesterly 1365 feet, more or less to the place of beginning for the land to be herein described; thence Southerly 650 feet more or less; thence Westerly 590 feet, more or less to the East Line of Hillside Road; thence Northwesterly along said East Line, 715 feet, more or less; thence Easterly 690 feet, more or less; thence Northerly 25 feet, more or less; thence Easterly 205 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. 119-446A For: SOUTH



- Land Surveying
- Land Planning
- Civil Engineering

DATE: September 17, 2019

TO: Robert & Kristine Purnell

RE: Description for Rezoning Purposes Only A-1EX to RM-16

PART OF THE NE 1/4 OF THE NW ¼ AND NW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

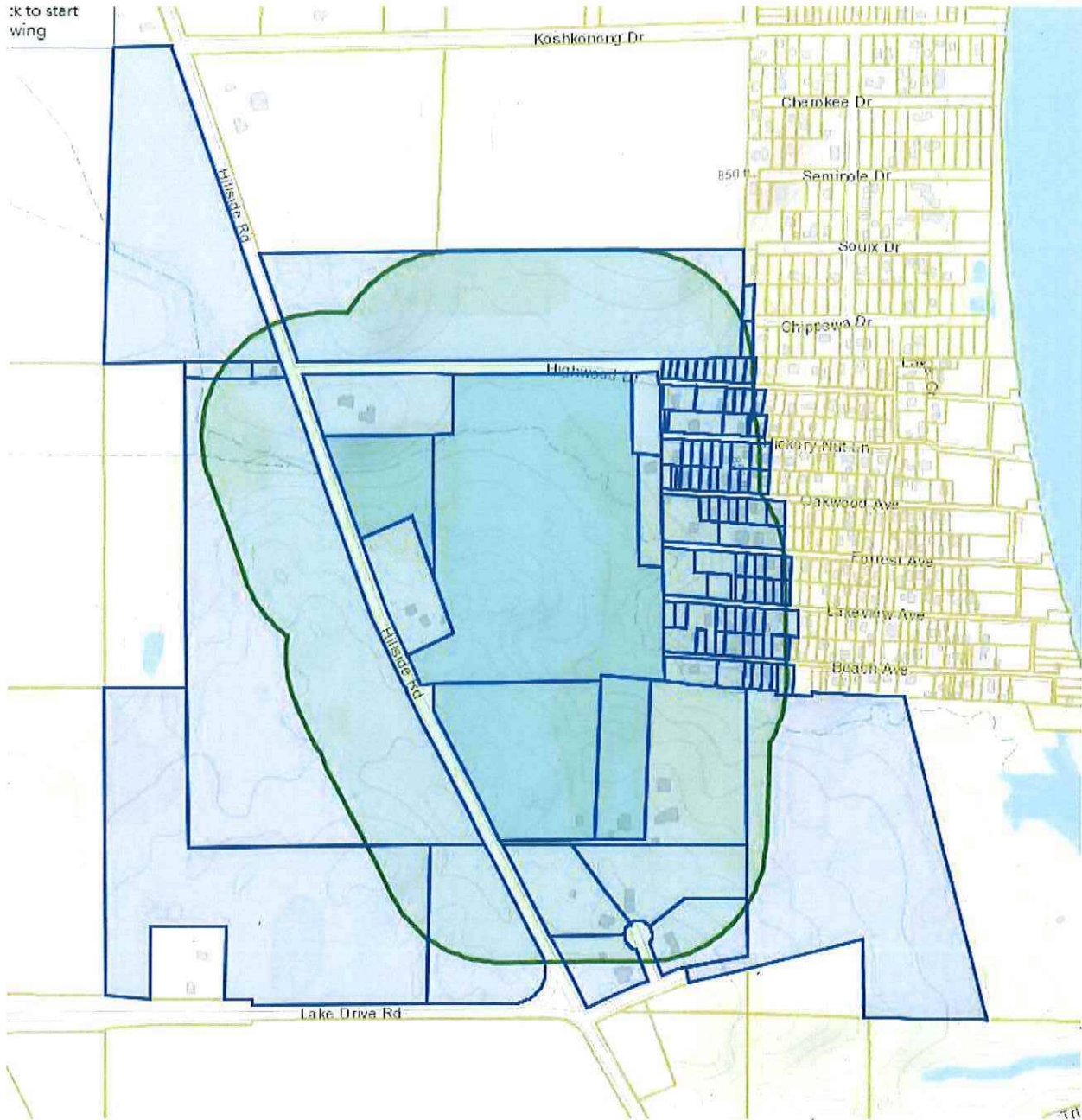
DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence Southwesterly 470 feet more or less to a point on the South Line of Highwood Drive, also being at the place of beginning for the land to be herein described; thence Southerly 345 feet more or less; thence Easterly 20 feet more or less; thence Southerly 450 feet more or less; thence Easterly 100 feet more or less; thence Southerly 455 feet more of less; thence Westerly 290 feet more or less; thence Southerly 25 feet more or less; thence Westerly 690 feet more or less to the East Line of Hillside Road; thence Northwesterly along said East Line 135 feet more or less; thence Northeasterly 210 feet more or less; thence Northwesterly 510 feet more or less; thence Southwesterly 230 feet more or less; thence Northwesterly along said East Line of Hillside Road 450 feet more or less; thence Easterly 530 feet more or less; thence Northerly 245 feet more or less to said South Line of Highwood Drive; thence Easterly along said South Line, 725 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. 119-447A For: PURNELL

Rezone 11494

to start  
wing



TIMOTHY D SEITZ  
133 BEACH AVE  
EDGERTON, WI 53534

DAVID RHYNER  
JOANN RHYNER  
143 LAKEVIEW AVE  
EDGERTON, WI 53534

OPILA REV TR, JAMES FRANK  
APT 203B 405 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

TIMOTHY D SEITZ  
PAULA M SEITZ  
133 BEACH AVE  
EDGERTON, WI 53534

DAVID RHYNER  
JOANN RHYNER  
143 LAKEVIEW AVE  
EDGERTON, WI 53534

ROBERT A CUSICK  
PEGGY A CUSICK  
136 FOREST AVE  
EDGERTON, WI 53534

JO ANN KAUFFMAN RHYNER  
143 LAKEVIEW AVE  
EDGERTON, WI 53534

TIMOTHY D DUANE  
MARSHA R DUANE  
132 LAKEVIEW AVE  
EDGERTON, WI 53534

CHARLES J TROWBRIDGE  
137 OAKWOOD AVE  
EDGERTON, WI 53534

DERRICK M BRION  
SARINA M KLOSTERMAN  
125 BEACH AVE  
EDGERTON, WI 53534

JAMES R BAIR  
136 LAKEVIEW AVE  
EDGERTON, WI 53534

JEFFREY P HOCHLEUTNER  
CATHERINE R HOCHLEUTNER  
360 ELM ST  
ELMHURST, IL 60126

PETER D SEITZ  
SHEILA R SEITZ  
142 BEACH AVE  
EDGERTON, WI 53534

JAMES R BAIR  
136 LAKEVIEW AVE  
EDGERTON, WI 53534

JEFFREY P HOCHLEUTNER  
CATHERINE R HOCHLEUTNER  
360 ELM ST  
ELMHURST, IL 60126

LEAH HUGO  
136 BEACH AVE  
EDGERTON, WI 53534

JAMES R BAIR  
136 LAKEVIEW AVE  
EDGERTON, WI 53534

JEFFREY P HOCHLEUTNER  
CATHERINE R HOCHLEUTNER  
360 ELM ST  
ELMHURST, IL 60126

LEAH HUGO  
136 BEACH AVE  
EDGERTON, WI 53534

JEFFREY G SEMENEK  
LAURA A SEMENEK  
4942 N SUNRISE LN  
NORRIDGE, IL 60706

STEVEN L PENTON  
134 OAKWOOD AVE  
EDGERTON, WI 53534

PETER D SEITZ  
SHEILA R SEITZ  
142 BEACH AVE  
EDGERTON, WI 53534

ROSEMARY MCDONALD  
WILLIAM MCDONALD  
137 FORREST AVE  
EDGERTON, WI 53534

LARRY W SHELLEY  
140 OAKWOOD AVE  
EDGERTON, WI 53534

PETER D SEITZ  
SHEILA R SEITZ  
142 BEACH AVE  
EDGERTON, WI 53534

ROBERT A CUSICK  
PEGGY CUSICK  
136 FOREST AVE  
EDGERTON, WI 53534

LARRY W SHELLEY  
140 OAKWOOD AVE  
EDGERTON, WI 53534

LYN VELTRI  
144 BEACH AVE  
EDGERTON, WI 53534

BEHRENS REV LIVING TR, PAT...  
149 OAKWOOD AVE  
EDGERTON, WI 53534

TERRANCE J ANDERSON  
144 OAKWOOD AVE  
EDGERTON, WI 53534



DARCIE GUNNELSON  
133 HICKORY NUT LN  
EDGERTON, WI 53534

MIZZU PROPERTIES LLC  
3515 S KINGS AVE  
SPRINGFIELD, MO 65807

DAVID L BIRD  
JANET K BIRD  
154 GRANDVIEW CT  
EDGERTON, WI 53534

DARCIE M GUNNELSON  
133 HICKORY NUT LN  
EDGERTON, WI 53534

EASTMAN HUNTING CLUB INC  
411 WINDWOOD CIR  
EDGERTON, WI 53534

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411 WINDWOOD CIR  
EDGERTON, WI 53534

GREGORY C VALLENDER  
TERRI VALLENDER  
132 HICKORY NUT LN  
EDGERTON, WI 53534

ROBERT J PURNELL  
KRISTINE A PURNELL  
168 HILLSIDE RD  
EDGERTON, WI 53534

EASTMAN HUNTING CLUB INC  
411 WINDWOOD CIR  
EDGERTON, WI 53534

LESTER DEMOTT  
10246 SERNS RD  
MILTON, WI 53563

JAMES W SCHMIDT  
249 HIGHWOOD DR  
EDGERTON, WI 53534

ROBIN J BOLSEY  
134 CHIPPEWA DR  
EDGERTON, WI 53534

TAMMY M SWITALLA  
145 HICKORY NUT LN  
EDGERTON, WI 53534

JOSEPH F SOUTH  
TAMERA L SOUTH  
168 HILLSIDE RD  
EDGERTON, WI 53534

MICHAEL SONSTROM  
REBECCA R SONSTROM  
135 CHIPPEWA DR  
EDGERTON, WI 53534

ALLEN F GESKE  
134 HIGHWOOD DR  
EDGERTON, WI 53534

JOSEPH F SOUTH  
TAMERA L SOUTH  
168 HILLSIDE RD  
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JOHN M ZOEPFEL  
4048 N ST LOUIS AVE  
CHICAGO, IL 60618

ALLEN F GESKE  
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STACY J HARTIN  
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EDGERTON, WI 53534

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JOHN M ZOEPFEL  
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THAD DAVID ANDREWS  
MELINDA MARIE ANDREWS  
131 LAKEVIEW AVE  
EDGERTON, WI 53534

JASON W JASKULA  
RICHARD RUDISILL  
614 HEMPHILL AVE  
EDGERTON, WI 53534

JOHN B KAUFMAN  
BETH L KAUFMAN  
151 GRANDVIEW CT  
EDGERTON, WI 53534

RICHARD D DONAHUE  
3735 SKYVIEW DR  
JANESVILLE, WI 53546

TOBEY A SCAFIDI  
KATHRYN GINNELLY  
1937 WASHINGTON AVE  
WILMETTE, IL 60091

DANIEL E CONDERMAN  
PENNY P CONDERMAN  
127 FOREST AVE  
EDGERTON, WI 53534

JAIME J PAULSON  
148 OAKWOOD AVE  
EDGERTON, WI 53534

TOBEY A SCAFIDI  
KATHRYN GINNELLY  
1937 WASHINGTON AVE  
WILMETTE, IL 60091

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137 FORREST AVE  
EDGERTON, WI 53534

ROBERT S SHELLEY  
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145 HICKORY NUT LN  
EDGERTON, WI 53534

VERNON EILDERS  
MARY BETH EILDERS  
40 COLLEGE ST  
GERMAN VALLEY, IL 61039

CHARLES J TROWBRIDGE  
137 OAKWOOD AVE  
EDGERTON, WI 53534

THOMAS M SMILEY  
221 KINGSPORT DR  
SCHAUMBURG, IL 60193

DAVID RHYNER  
JOANN RHYNER  
143 LAKEVIEW AVE  
EDGERTON, WI 53534

NAT MC GEE  
612 AUTUMN GLEN PKWY  
NEWTON, KS 67114

ALAN J GAZELEY  
147 HICKORY NUT LN  
EDGERTON, WI 53534

SWANSON FAMILY TR  
8473 AL BEN KEN RD  
ROSCOE, IL 61073

JAIME J PAULSON  
148 OAKWOOD AVE  
EDGERTON, WI 53534

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KATHRYN N FOSDAL  
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MARSHA R DUANE  
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148 OAKWOOD AVE  
EDGERTON, WI 53534

Current Owner  
2318 SANDY CREEK DR  
ALGONQUIN, IL 60102

ROBERT A CUSICK  
PEGGY CUSICK  
136 FOREST AVE  
EDGERTON, WI 53534

JAIME J PAULSON  
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ALBION, TOWN OF  
620 ALBION RD  
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137 HIGHWOOD DR  
EDGERTON, WI 53534

BARBARA A DIETZE-VENSKE  
ROBERT L VENSKE  
170 HILLSIDE RD  
EDGERTON, WI 53534

ALBION, TOWN OF  
620 ALBION RD  
EDGERTON, WI 53534

VINCENT W DARR  
DANIELLE L DARR  
150 GRANDVIEW CT  
EDGERTON, WI 53534

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134 HIGHWOOD DR  
EDGERTON, WI 53534

TRISHA J DOERR  
1111 STOUGHTON RD  
EDGERTON, WI 53534

ALLEN F GESKE  
134 HIGHWOOD DR  
EDGERTON, WI 53534

WILLIAM L DOERR  
216 HILLSIDE RD  
EDGERTON, WI 53534

ALLEN F GESKE  
134 HIGHWOOD DR  
EDGERTON, WI 53534

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