


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/18/2019	DCPREZ-2019-11520
Public Hearing Date	C.U.P. Number
02/25/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OLSON LIVING TR, NANCY J	PHONE (with Area Code)	AGENT NAME TODD OLSON	PHONE (with Area Code) (608) 436-2031
BILLING ADDRESS (Number & Street) 645 ALBION RD		ADDRESS (Number & Street) 636 ALBION RD	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) EDGERTON, WI 53534	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
EAST OF 663 EDGERTON RD					
TOWNSHIP ALBION	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-221-9000-0					

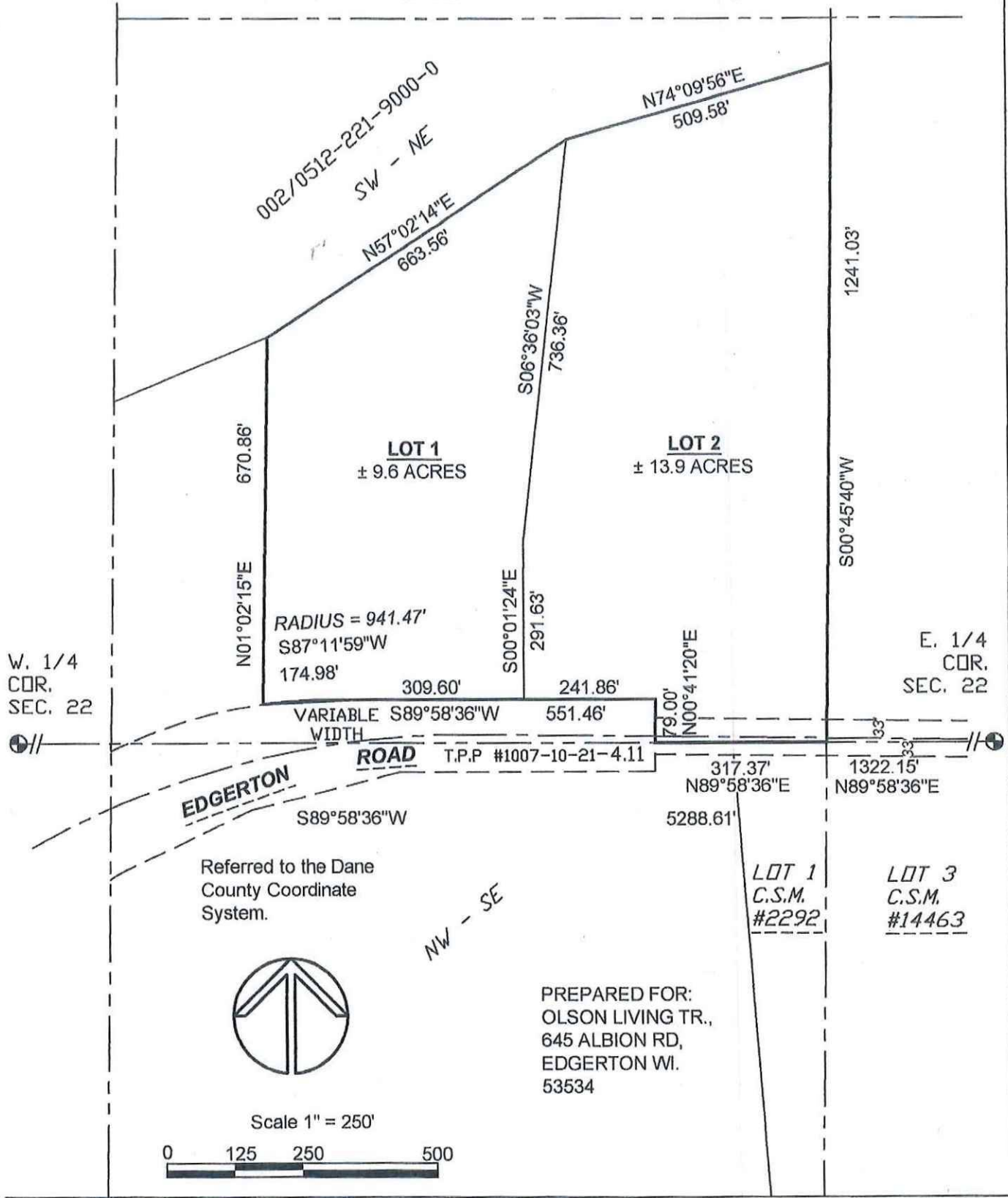
REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-8 (Rural Residential, 8 to 16 acres) District	23.5		

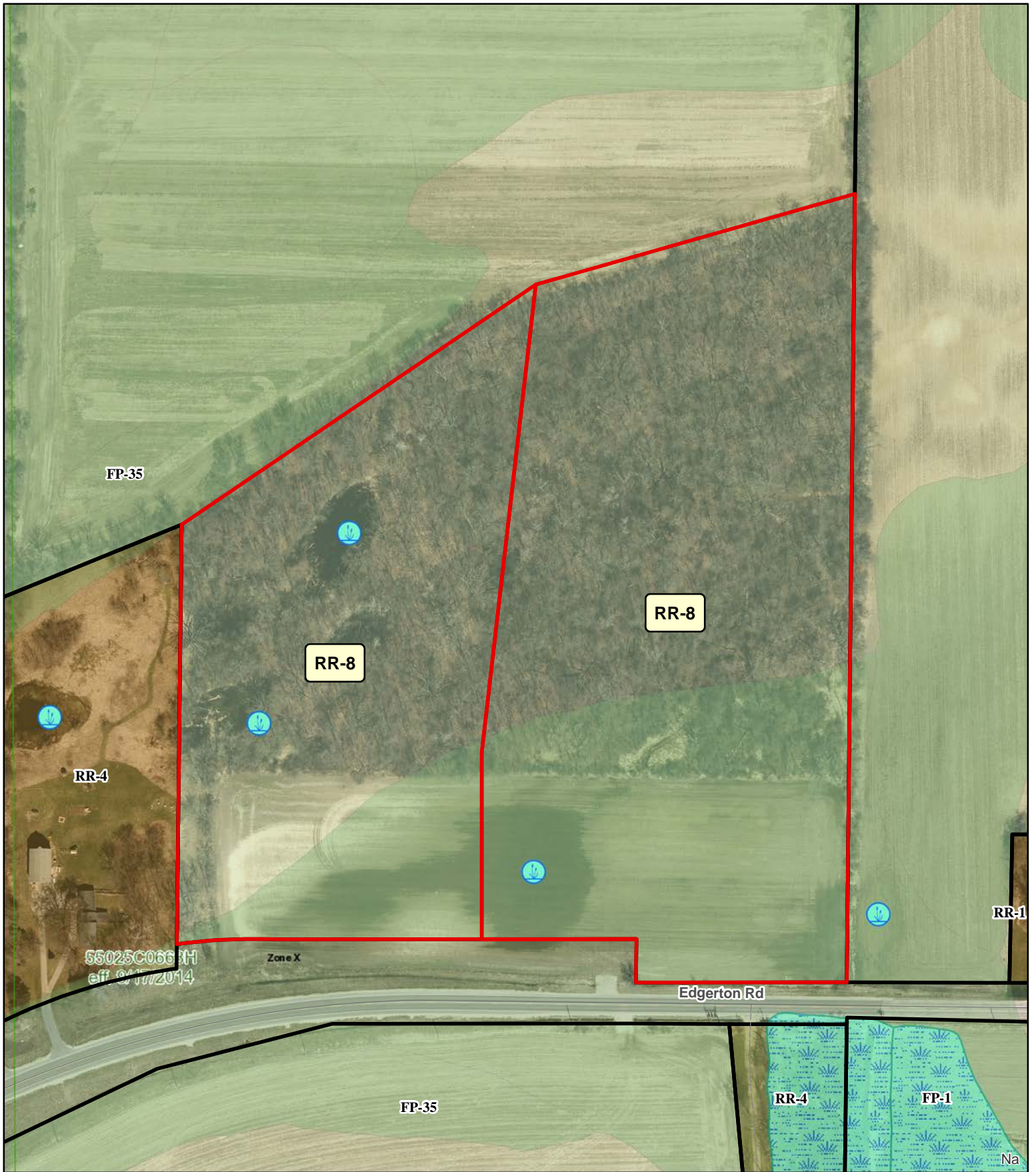
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>TAC</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TAC</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>TAC</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <i>Todd A. Olson</i>
				DATE: <i>12-18-19</i>

Preliminary Certified Survey Map

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T.5N.,
R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

Commencing at the East 1/4 corner of Section 22; thence N89°58'36"E, 1322.15' to the point of beginning; thence continue N89°58'36"E, 317.37'; thence N00°41'20"E, 79.00'; thence S89°58'36"W, 551.46' to a point of curvature of a 941.47' radius curve to the left; thence Westerly along the arc of said curve 175'; thence N01°02'15"E, 670.86'; thence N57°02'14"E, 663.56'; thence N74°09'56"E, 509.58'; thence S00°45'40"W, 1241.03' to the point of beginning. The above described containing 23.5 acres more or less.





Legend

Significant Soils

- Class 1
- Class 2



0 50 100 200 Feet

Petition 11520
 OLSON LIVING TR,
 NANCY J



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>Olson Living Trust</u>	Agent's Name	<u>Tom Olson</u>
Address	<u>645 Albin Rd, Edgerton 53534</u>	Address	<u>636 Albin Rd Edgerton 53534</u>
Phone	_____	Phone	<u>608 436-2031</u>
Email	_____	Email	_____

Town: Albin Parcel numbers affected: 002/0512-221-9000-0

Section: 22 Property address or location: west of 663 Edgerton Rd

Zoning District change: (To / From / # of acres) FP 35 to RR-8 23.5

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% 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:

To create 2 residential lots in mostly wooded area.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.


Submitted By: [Signature]

Date: 12-18-19

Parcel Number - 002/0512-221-9000-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF ALBION	
Parcel Description	SEC 22-5-12 SW1/4NE1/4 EXC R4084/74 EXC ...	
Owner Name	OLSON LIVING TR, NANCY J	
Primary Address	No parcel address available.	
Billing Address	645 ALBION RD EDGERTON WI 53534	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G5M	
Assessment Acres	34.900	
Land Value	\$35,300.00	
Improved Value	\$0.00	
Total Value	\$35,300.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

FP-35 DCPREZ-2019-00003

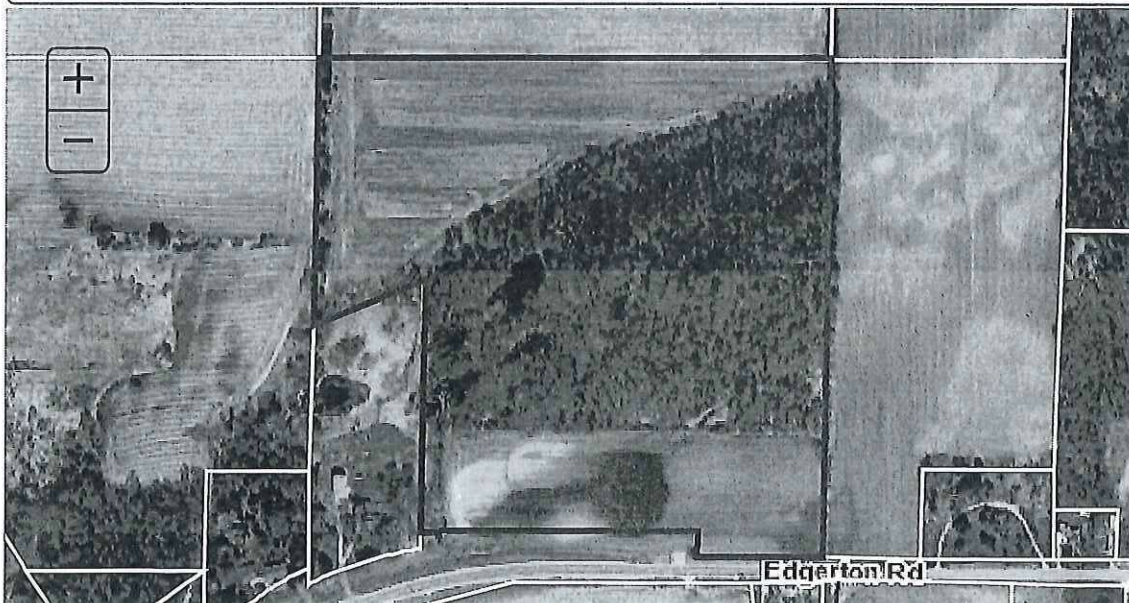
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	1568	EDGERTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	01EF	EDGERTON FIRE
OTHER DISTRICT	01EE	EDGERTON EMS

Parcel Maps



DCiMap

Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)
[«](#)
[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2019

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$35,300.00	\$0.00	\$35,300.00
Taxes:		\$627.28
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$627.28
2019 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/07/2015	5189445		

[Show More ▼](#)

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0512-221-9000-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



CRAZY ACRES INC
720 HILLSIDE RD
EDGERTON, WI 53534

OLSON LIVING TR, NANCY J
645 ALBION RD
EDGERTON, WI 53534

MARK J DEEGAN
HOLLY ANN DEEGAN
681 EDGERTON RD
EDGERTON, WI 53534

WAYNE A MASEK
JESSICA J MASEK
688 EDGERTON RD
EDGERTON, WI 53534

MARY C WALTER
657 EDGERTON RD
EDGERTON, WI 53534

SAMUEL J CLEMENTS
MARCELAINA A D CLEMENTS
674 EDGERTON RD
EDGERTON, WI 53534

WAYNE A MASEK
JESSICA J MASEK
688 EDGERTON RD
EDGERTON, WI 53534

OLSON LIVING TR, NANCY J
645 ALBION RD
EDGERTON, WI 53534

CRAZY ACRES INC
720 HILLSIDE RD
EDGERTON, WI 53534

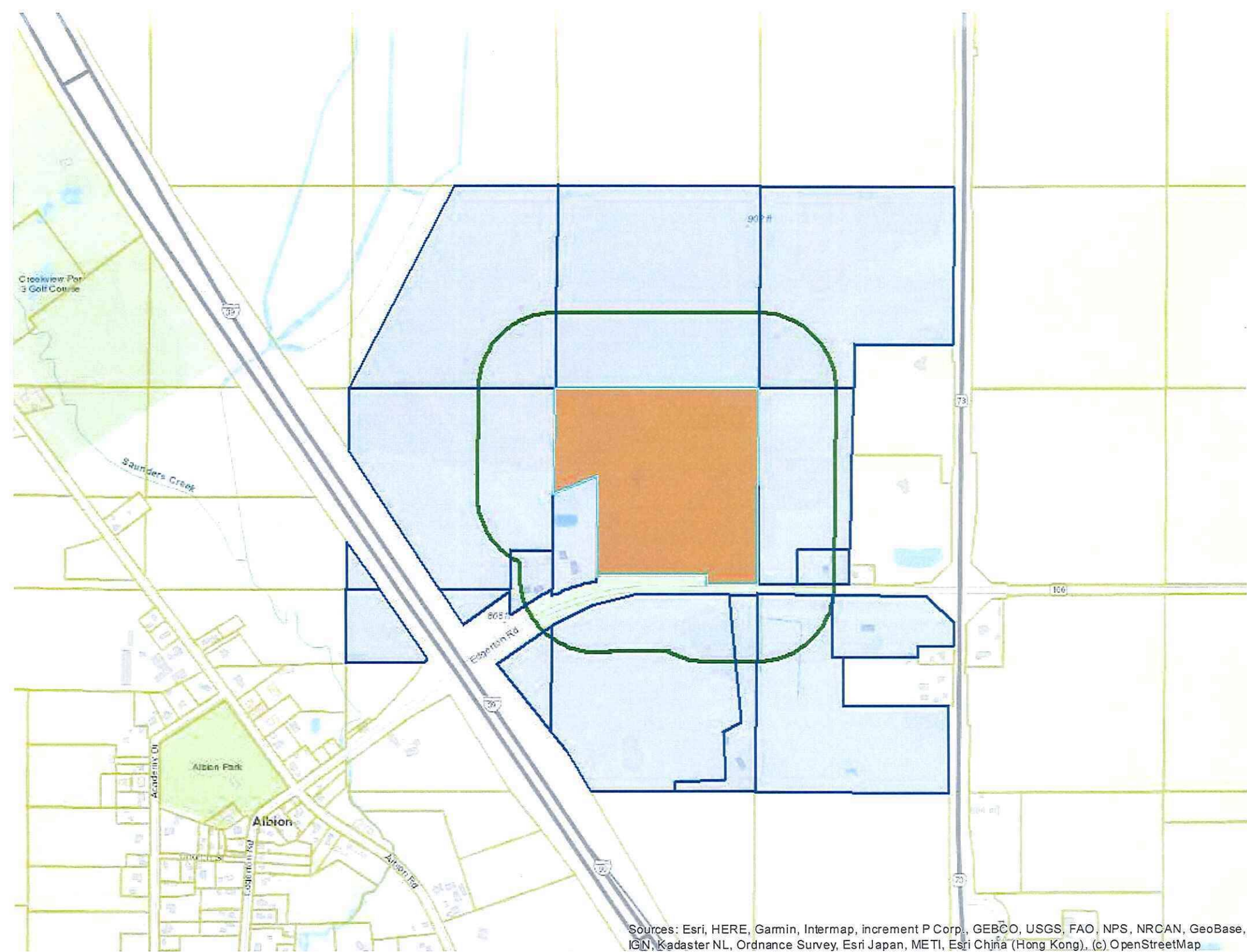
OLSON LIVING TR, NANCY J
645 ALBION RD
EDGERTON, WI 53534

OLSON LIVING TR, NANCY J
645 ALBION RD
EDGERTON, WI 53534

DANIEL PHILIP CUNNINGHAM
MARJORIE ANNE THOMAS
663 EDGERTON RD
EDGERTON, WI 53534

OLSON LIVING TR, NANCY J
645 ALBION RD
EDGERTON, WI 53534

OLSON LIVING TR, NANCY J
645 ALBION RD
EDGERTON, WI 53534



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

FP-35
DCPREZ-2019-00003

RR-8
DCPREZ-2019-00003

RR-4
DCPREZ-2019-00003

RR-2
DCPREZ-2019-00003

RR-1
DCPREZ-2019-00003

SFR
DCPREZ-2

663

657

681

Edgerton Rd

674

FP-35
DCPREZ-2019-00003

Not Effective
A-1(EX) DCPREZ-0000-00000

RR-4
DCPREZ-2019-00003

RR-4
DCPREZ-2019-00003

FP-1
DCPREZ-2019-00003

Not Effective
A-1(EX) DCPREZ-0000-00000

Not Effective

39

39

RM-8
EZ-2019-00003



FSD

Zone A

Zone X

Edgerton Rd

FSD

FSD

39

39

Zone AE

695

663

681

687

688

674

674

NA