

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/20/2018	DCPREZ-2018-11324
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
08/28/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JANE M COOK	PHONE (with Area Code) ((608) 289-8525	AGENT NAME COMBS & ASSOCIATES, INC.	PHONE (with Area Code) ((608) 752-0575
BILLING ADDRESS (Number & Street) 105 COUNTY HIGHWAY N		ADDRESS (Number & Street) 109 W. MILWAUKEE ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS dackel.jc@gmail.com		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	
105 County Highway N					
TOWNSHIP ALBION	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-322-9180-1					

REASON FOR REZONE	CUP DESCRIPTION
RECONFIGURING BOUNDARIES BETWEEN TWO EXISTING LOTS OF RECORD.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8.1		
A-2 (2) Agriculture District	A-2 (2) Agriculture District	2		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS  AMA1	SIGNATURE:(Owner or Agent) <i>Ronald J. Combs</i> Agent
Applicant Initials <i>RJC</i>	Applicant Initials <i>RJC</i>	Applicant Initials <i>RJC</i>		PRINT NAME: <i>Ronald J. Combs</i>

DATE: <i>6/20/18</i>
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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	JANE COOK	Agent's Name	COMBS & ASSOCIATES, INC.
Address	105 COUNTY HWY N. EDGERTON WISCONSIN, 53534	Address	109 W. MILWAUKEE STREET JANESVILLE, WISCONSIN 53548
Phone	(608) 289-8525	Phone	(608) 752-0575
Email	DACKEL.JC@GMAIL.COM	Email	RJCOMBS@COMBSURVEY.COM

Town: Albion Parcel numbers affected: 0512-322-9420-0 & 0512-322-9180-1

Section: 32 Property address or location: 105 CTH N. EDGERTON, WISCONSIN 53534

Zoning District change: (To / From / # of acres) A-2(8)/A-2(2) A-1EX/8.1 Ae  
A-1EX to A-2(8) and A-2(2) to A-2(2) - reconfigured

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 96 % Other: 4 %  
SaA = 20%. VrB = 26%. DnB 3.5%. MdB = 47%. MdC2 = 3.5%.

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:

Reconfiguring two existing lots of record

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

Submitted By: Rachel [Signature] Agent

Date: 6/20/18



- Land Surveying
- Land Planning
- Civil Engineering

DATE: June 13, 2018

TO: Jane Cook

RE: Description of Proposed Lot 1 (For Rezone Purposes Only)

A-2(8)

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 Corner of said Section; thence N0°50'43"W along the West Line of the NW 1/4 of said Section, 486.7 feet to the place of beginning for the land to be herein described; thence N0°50'43"W continuing along said West Line, 324.3 feet; thence N88°06'17"E 542.80 feet; thence N0°31'26"W 10.22 feet; thence N88°06'17"E 305.0 feet; thence S0°31'26"E 10.22 feet; thence N88°06'17"E 232.28 feet; thence S0°34'43"E 324.33 feet; thence S88°06'17"W 1078.57 feet to the place of beginning.

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

Project No. 118-239A For: COOK



- Land Surveying
- Land Planning
- Civil Engineering

DATE: June 13, 2018

TO: Jane Cook

RE: Description of Proposed Lot 2 (For Rezone Purposes Only)

A-2(2)

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the West 1/4 Corner of said Section; thence N0°50'43"W along the West Line of the NW 1/4 of said Section, 486.7 feet; thence N88°06'17"E 1078.57 feet to the place of beginning for the land to be herein described; thence N0°34'43"W 324.33 feet; thence N88°06'17"E 268.62 feet; thence S0°34'43"E 324.33 feet; thence S88°06'17"W 268.62 feet to the place of beginning.

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

Project No. 118-239B For: COOK



DANE COUNTY  
**PLANNING & DEVELOPMENT**

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

May 15, 2018

Robert L. and Jane M. Cook  
105 County Highway N  
Edgerton, WI 53534

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

Dear Mr. and Ms. Cook:

Attached is the Density Study Report and supporting information you requested for your properties in Sections 32 of the Town of Albion.

In 1979, these parcels were two different legal lots of record in separate ownership:

- Parcel ID # 0512-322-9420-0, 4.53 acres, created 6/13/1972. This property is in the A-2(2) zoning district (Petition 6070), which allows one single-family residence as a permitted use.
- Parcel ID #0512-322-9180-1, 5.85 acres, created 9/9/1974. This property is a legal, nonconforming parcel in the A-1(ex) zoning district. S. 10.16(3) of the Dane County Zoning Ordinance allows such parcels to be used as a building site for one single-family residence.

Under the policies of the *Town of Albion / Dane County Comprehensive Plan*, neither of these parcels could be further re-divided. However, boundary adjustments between the two parcels could be accomplished with:

- Either a metes-and-bounds lot-line adjustment or a Certified Survey Map, AND
- A rezone petition to make sure each lot is entirely in one zoning district. If a boundary adjustment is done, I would recommend rezoning the entire 5.85-acre lot to bring it into zoning compliance at the same time.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

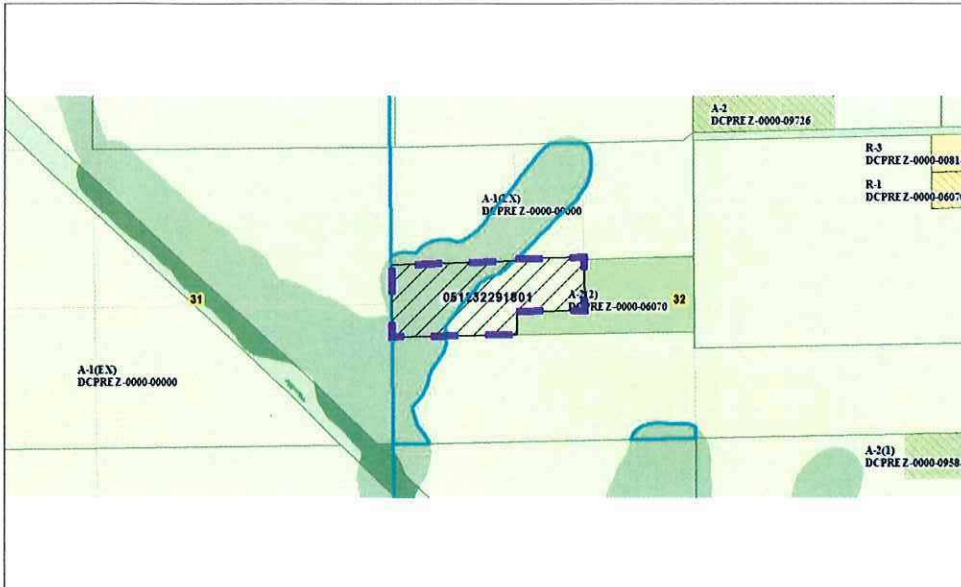
Brian Standing, Senior Planner

Enclosures. cc: Julie Hanewall, Town of Albion Clerk

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

<b>Applicant:</b> Judy Cox					
<b>Town</b>	Albion	<b>A-1EX Adoption</b>	6/29/1979	<b>Orig Farm Owner</b>	Marvin Meister
<b>Section:</b>	32	<b>Density Number</b>	35	<b>Original Farm Acres</b>	5.85
<b>Density Study Date</b>	5/14/2018	<b>Original Splits</b>	0.17	<b>Available Density Unit(s)</b>	0



**Reasons/Notes:**  
 In 1979, this parcel was a single, legally created 5.85-acre parcel. The town plan allows such parcels to be used as a building site, and rezoned to allow up to one home per parcel, but may not be redivided to create more than one building site.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
051232291801	5.85	ROBERT L COOK & JANE M COOK	



WI DOT  
2101 WRIGHT ST  
MADISON WI 53704

HAZELTINES STORAGE LLC  
11499 DALLMAN RD  
EDGERTON WI 53534

DONALD G NELSON  
DONNA J NELSON  
192 BUBLITZ RD  
EDGERTON WI 53534

DONALD G NELSON  
DONNA J NELSON  
192 BUBLITZ RD  
EDGERTON WI 53534

HAZELTINES STORAGE LLC  
11499 DALLMAN RD  
EDGERTON WI 53534

GAIL HERMANSON  
ROGER HERMANSON  
127 COUNTY HIGHWAY N  
EDGERTON WI 53534

GAIL HERMANSON  
ROGER HERMANSON  
127 COUNTY HIGHWAY N  
EDGERTON WI 53534

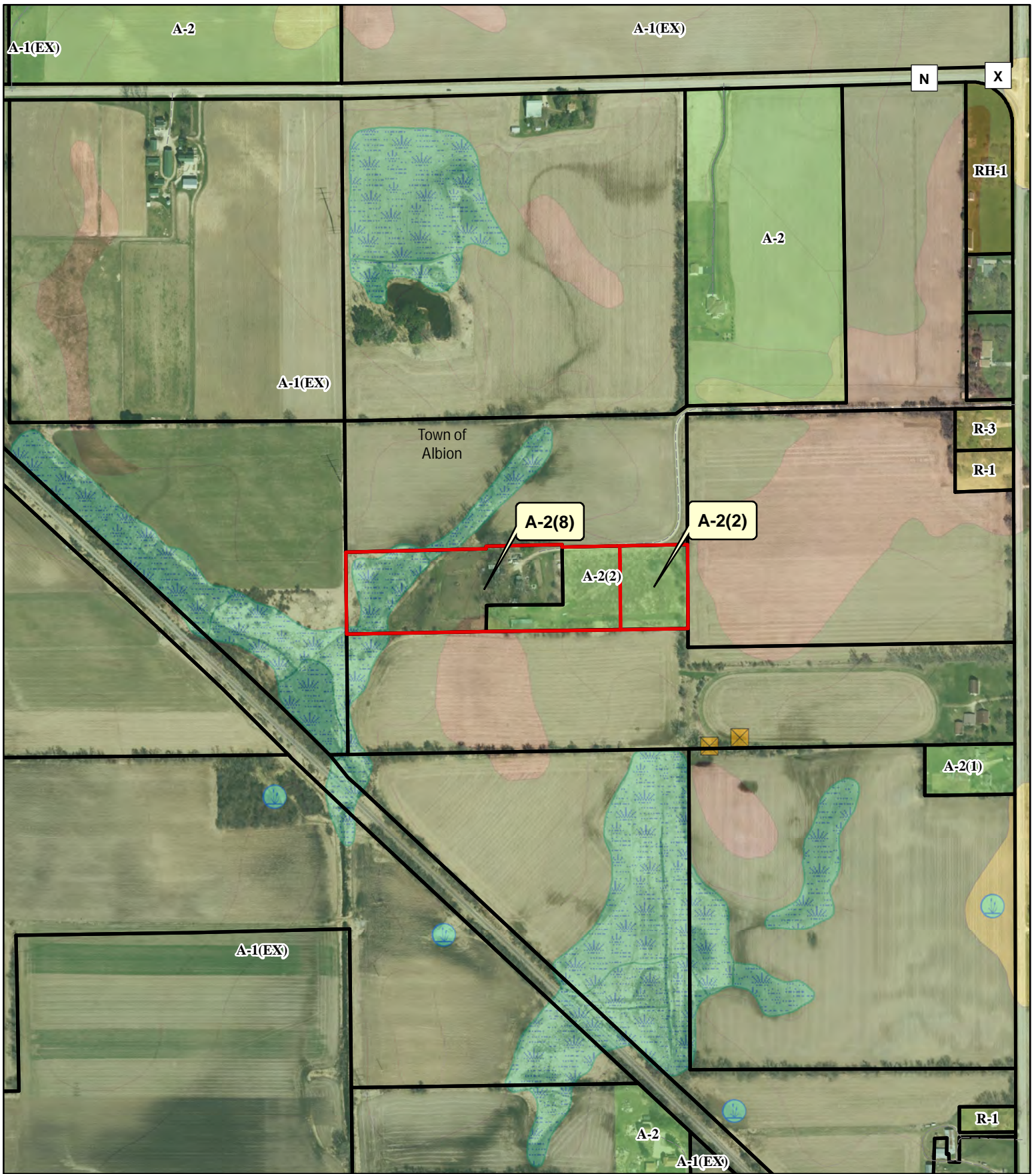
WILEMAN FARMS INC  
399 COUNTY HIGHWAY X  
EDGERTON WI 53534

ROBERT L COOK  
JANE M COOK  
105 COUNTY HIGHWAY N  
EDGERTON WI 53534

KAREN L RITTENHOUSE  
93 COUNTY HIGHWAY N  
EDGERTON WI 53534



ROBERT COOK  
JANE COOK  
105 COUNTY HIGHWAY N  
EDGERTON WI 53534





Petition 11324  
 JANE M COOK

**Legend**

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

