

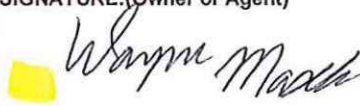
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/21/2016	DCPREZ-2016-11074
Public Hearing Date	C.U.P. Number
12/13/2016	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WAYNE A MASEK	PHONE (with Area Code) (608) 921-7921	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 688 EDGERTON RD		ADDRESS (Number & Street)	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
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	
688 EDGERTON ROAD		633 STATE HIGHWAY 73			
TOWNSHIP ALBION	SECTION 22	TOWNSHIP ALBION	SECTION 22	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-224-8060-0		0512-224-8021-0			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	10.02		
A-1Ex Exclusive Ag District	A-4 Agriculture District	25.23		
R-1A Residence District	RH-2 Rural Homes District	1.51		

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 PMK2	SIGNATURE: (Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: WAYNE MASEK

COMMENTS: CREATION OF TWO RESIDENTIAL LOTS.

DATE:  10-21-16
--



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.

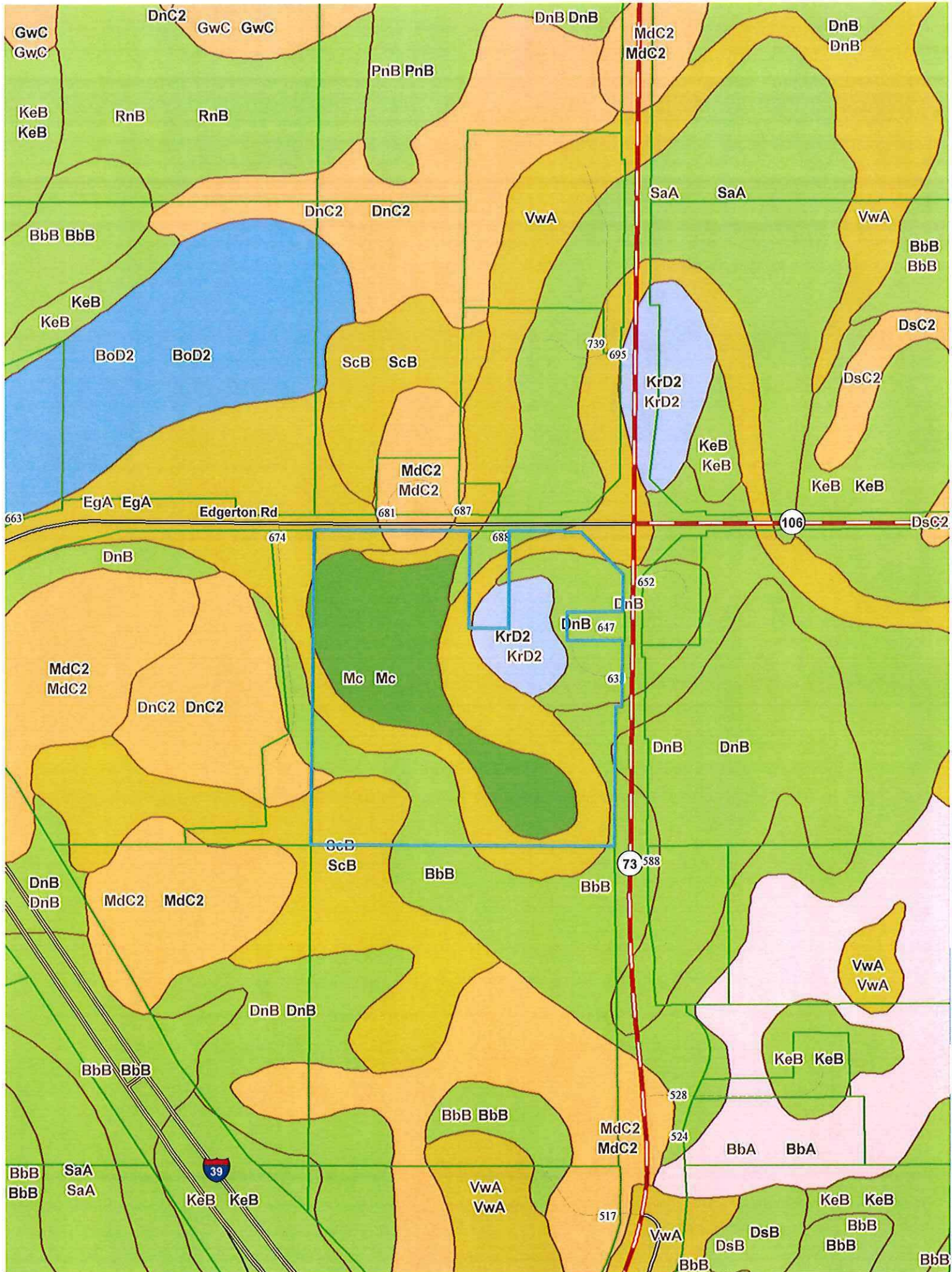
Owner's Name ADELLA MASEK ^{estate} Agent's Name WAYNE MASEK ^{Personal Rep}
 Address 688 Edgerton Rd Address SAME
 Phone Edgerton WI 53534 Phone 608-921-7921
 Email _____ Email _____

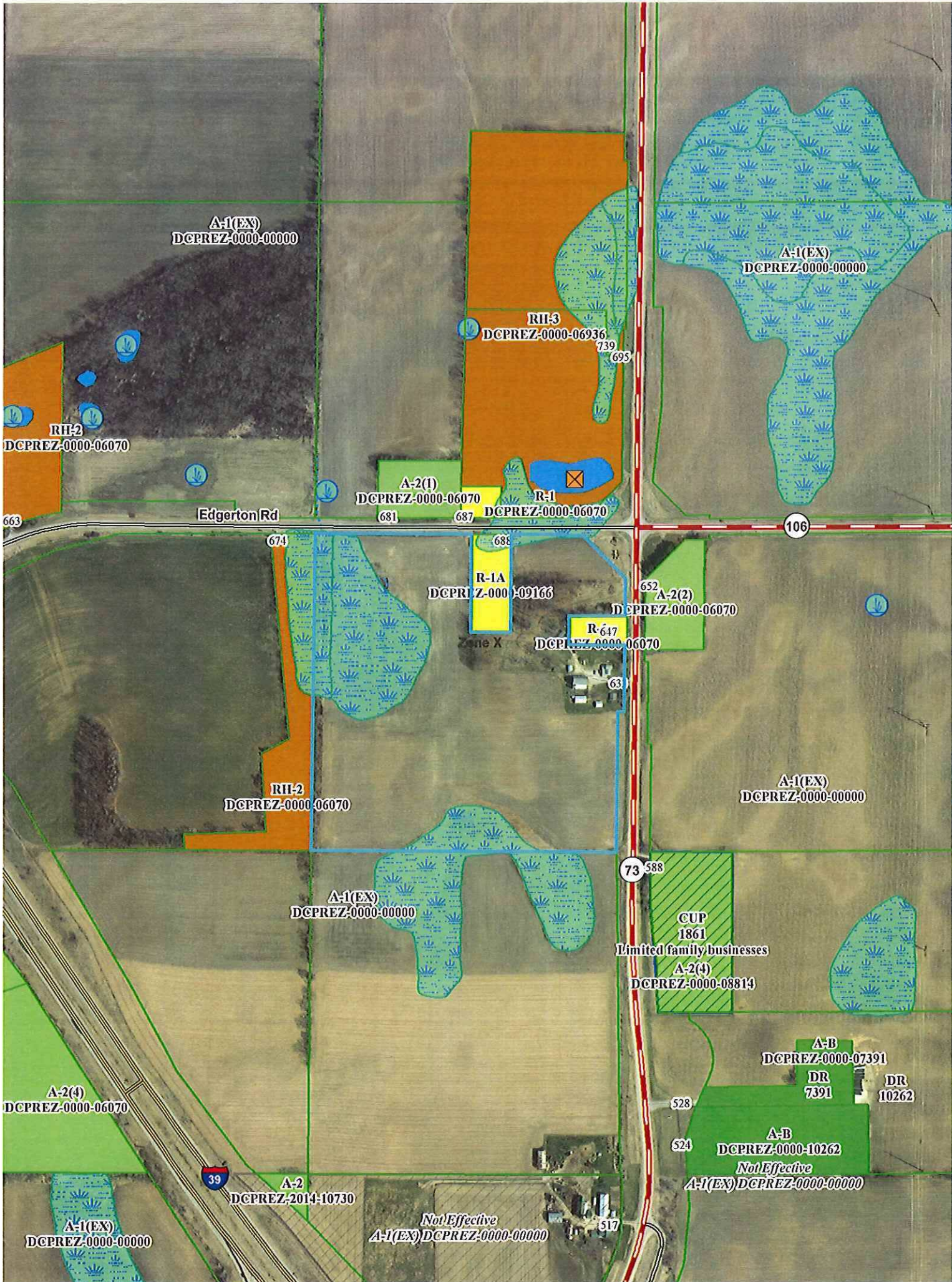
Town: Albion Parcel numbers affected: 0512-224-8001-0
0512-224-8060-0
 Section: 22 Property address or location: 688 Edgerton Road #633
 Zoning District change: (To / From / # of acres) A-1EX TO RH-2 & A-4 ^{State}
& R-1A TO RH-2 ^{Hwy 73}

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

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 Develop two single Family Lots and keep Remainder Farm land.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Wayne Masek Date: 10-21-16





A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

R-II-3
DCPREZ-0000-06936

RH-2
DCPREZ-0000-06070

A-2(1)
DCPREZ-0000-06070

R-1
DCPREZ-0000-06070

663

Edgerton Rd

106

674

R-1A
DCPREZ-0000-09166

A-2(2)
DCPREZ-0000-06070

R-647
DCPREZ-0000-06070

Zone X

63

RH-2
DCPREZ-0000-06070

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

73 588

CUP
1861
Limited family businesses
A-2(4)
DCPREZ-0000-08814

A-2(4)
DCPREZ-0000-06070

A-B
DCPREZ-0000-07391

DR
7391

DR
10262

A-B
DCPREZ-0000-10262

528

524

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

A-2
DCPREZ-2014-10730


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

A-1(EX)
DCPREZ-0000-00000

39

517

Parcel Number - 002/0512-224-8021-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR12E	22	NE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 22-5-12 NE1/4 SE1/4 EXC COM 175 FT S OF STH 106 ON W LN STH 73 TH S 116 FT W 236 FT N 116 FT E 236 FT TO POB 39.8 A M/L SUBJ TO UTIL ESMT IN R756/30 & ALSO EXC CSM 11436 & ALSO EXC TO WI DOT FOR RD R/W IN DOC #5037372 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	ADELLA M MASEK	
Primary Address	633 STATE HIGHWAY 73	
Billing Address	633 STATE HIGHWAY 73 EDGERTON WI 53534	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	35.490	
Land Value	\$68,900.00	
Improved Value	\$121,100.00	
Total Value	\$190,000.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: -06/16/2016 -03:00 PM

Ends: -06/16/2016 -06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: -07/05/2016 -05:00 PM

Ends: -07/05/2016 -07:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2015) **More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$68,900.00	\$121,100.00	\$190,000.00
Taxes:		\$2,951.22
Lottery Credit(-):		\$105.92
First Dollar Credit(-):		\$65.57
Specials(+):		\$163.34
Amount:		\$2,943.07

District Information

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	03/17/1998	2945261		

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: 0512-224-8021-0

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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City-County Bldg. Room 116

Madison, WI 53703





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Parcel Number - 002/0512-224-8060-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR12E	22	NE of the SE
Plat Name	CSM 11436	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 11436 CS69/250&252-6/28/2005 DESCR AS SEC 22-5-12 PRT NE1/4SE1/4 (1.51 ACRES EXCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	WAYNE A MASEK	
Current Co-Owner	JESSICA J MASEK	
Primary Address	688 EDGERTON RD	
Billing Address	688 EDGERTON RD EDGERTON WI 53534	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	1.510	
Land Value	\$45,800.00	
Improved Value	\$207,500.00	
Total Value	\$253,300.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~-06/16/2016 - 03:00 PM~~

Ends: ~~-06/16/2016 - 06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-07/05/2016 - 05:00 PM~~

Ends: ~~-07/05/2016 - 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

R-1A DCPREZ-0000-09166

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2015) **More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$45,800.00	\$207,500.00	\$253,300.00
Taxes:		\$3,934.44
Lottery Credit(-):		\$105.92
First Dollar Credit(-):		\$65.57
Specials(+):		\$154.67
Amount:		\$3,917.62

District Information

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/28/2005	4072576		

Show More ▼

DocLink

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By Parcel Number: 0512-224-8060-0

[Document Types and their Abbreviations](#)

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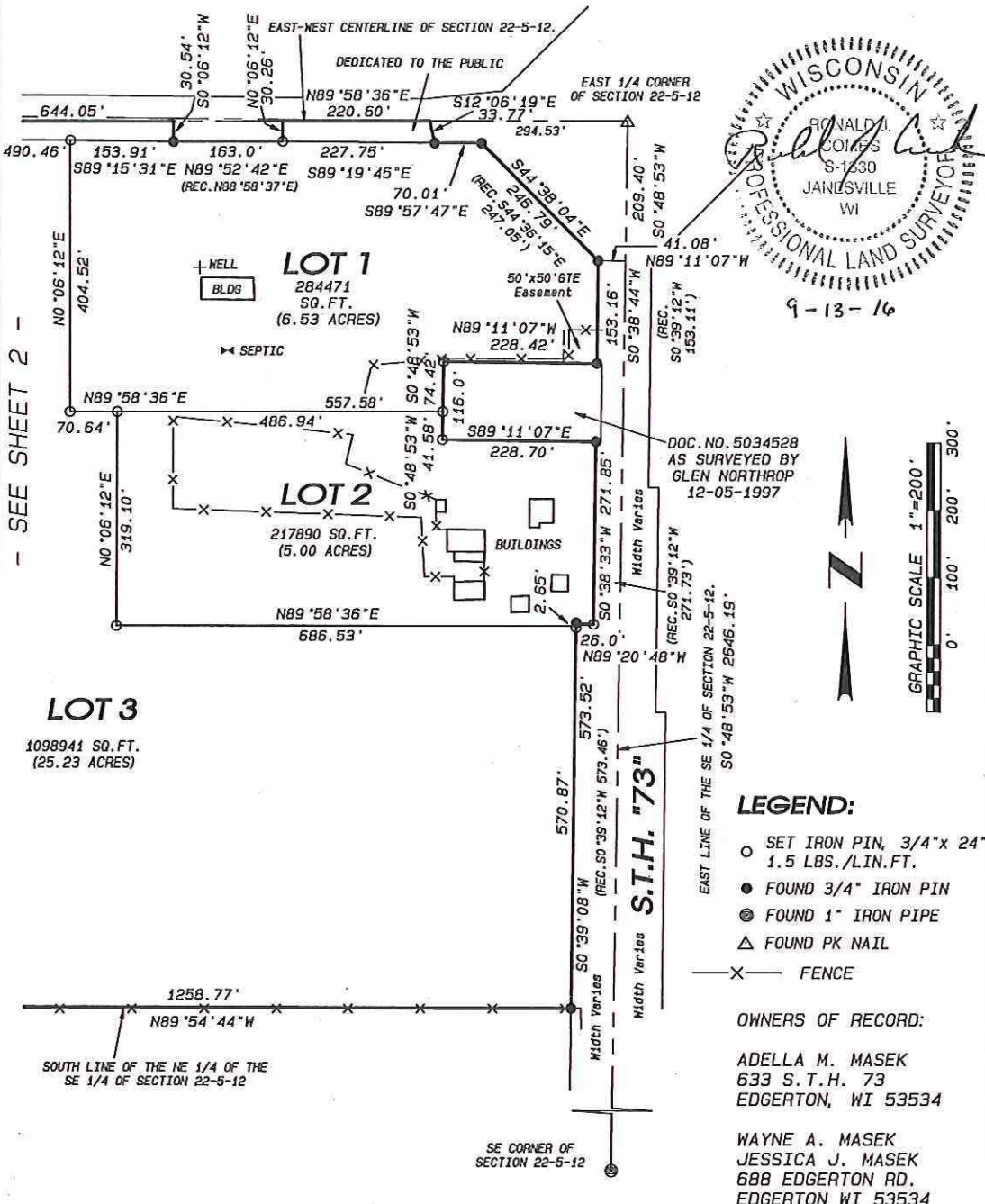
Madison, WI 53703



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CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 11436, RECORDED IN VOLUME 69, PAGES 250 THRU 252 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN; ALSO PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.5N., R. 12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



- SEE SHEET 2 -



NOTE: ASSUMED S0'48'53"W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 22-5-12.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Combs & Associates

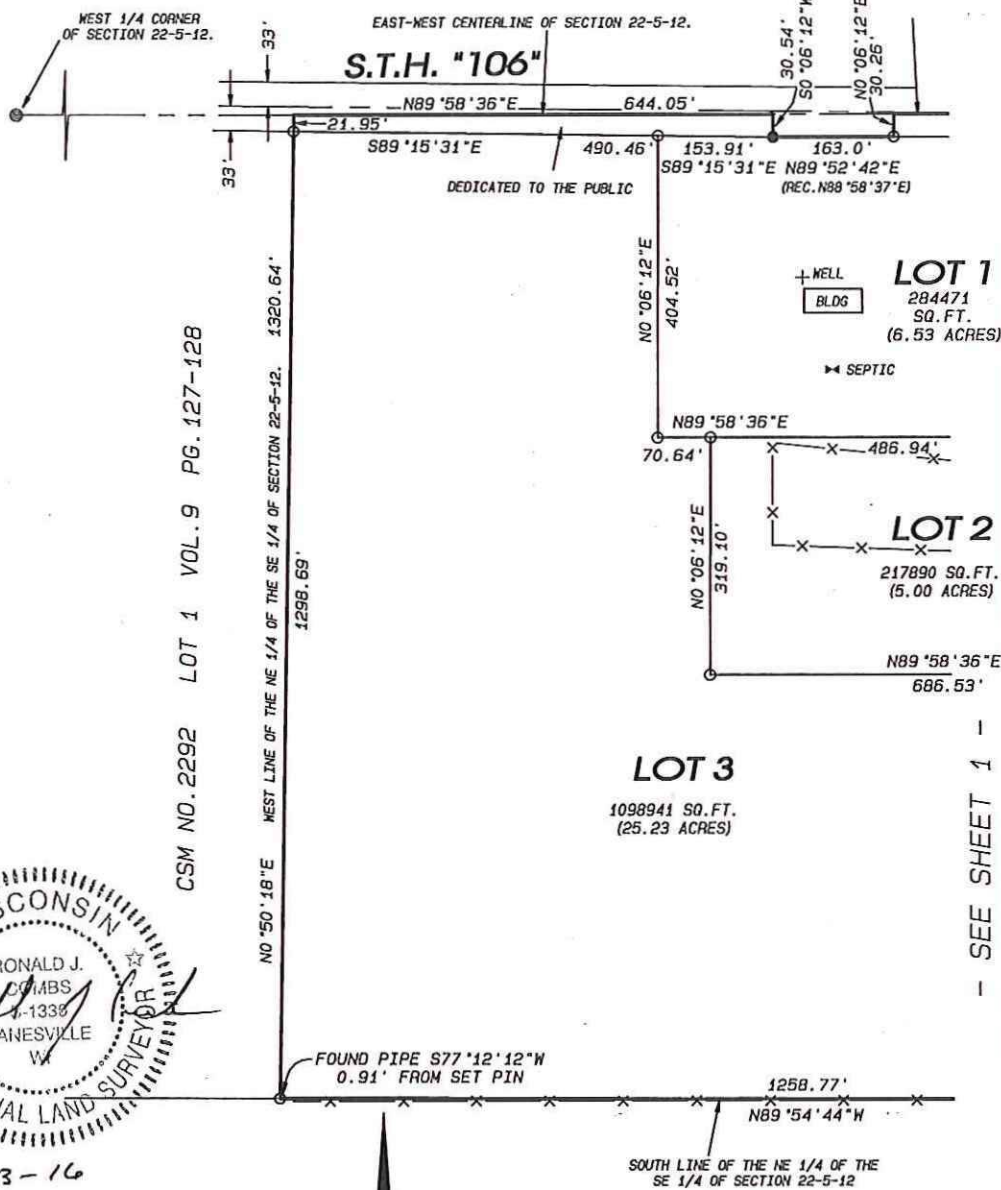
- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534

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CSM NO. 2292 LOT 1 VOL. 9 PG. 127-128

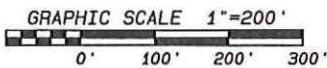
- SEE SHEET 1 -



9-13-16

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- △ FOUND PK NAIL
- X— FENCE



Combs & Associates

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OWNER'S CERTIFICATE

As owners, we hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented hereon.

x Wayne A. Masek
Wayne A. Masek

x Jessica J. Masek
Jessica J. Masek

State of Wisconsin
County of Dane SS. Personally came before me this 10th day of October, 2016, Wayne A. Masek and Jessica J. Masek to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission 12/8/18



OWNER'S CERTIFICATE

As owners, I hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented hereon.

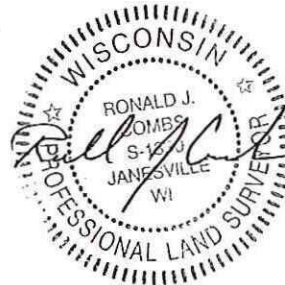
x Robert Masek Jr.
Robert Masek Jr.

x Wayne A. Masek
Wayne A. Masek

State of Wisconsin
County of Dane SS. Personally came before me this 10th day of October, 2016, Robert Masek Jr and Wayne A. Masek to me well known to be the persons who executed the owner's certificate hereon shown and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission 12/8/18



9-13-16



SHEET THREE OF FIVE SHEETS

Project No. 116-028 For: MASEK

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 11436, RECORDED IN VOLUME 69, PAGES 250 THRU 252 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN; ALSO PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin

County of Rock

SS.

I, Ronald J. Combs, a Professional Land Surveyor, do

hereby certify that I have surveyed, divided and mapped LOT 1 OF CERTIFIED SURVEY MAP

NO. 11436, RECORDED ON VOLUME 69, PAGES 250 THRU 252 OF CERTIFIED SURVEY

MAPS OF DANE COUNTY, WISCONSIN; ALSO PART OF THE NE 1/4 OF THE SE 1/4 OF

SECTION 22, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY,

WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at the East 1/4 corner of said Section

22; thence S.0°48'53"W. along the East Line of the said SE 1/4 of said Section, 209.40 feet;

thence N.89°11'07"W. 41.08 feet to the relocated Westerly Right-of-Way Line (R.O.W.) for

S.T.H. 73, also being the place of beginning for the land to be herein described; thence

S.0°38'44"W. along said Westerly line, 153.16 feet; thence N.89°11'07"W. 228.42 feet; thence

S.0°48'53"W. 116.0 feet; thence S.89°11'07"E. 228.70 feet to said Westerly line; thence

S.0°38'33"W. along said Westerly line, 271.85 feet; thence N.89°20'48"W. continuing along said

Westerly line, 26.0 feet; thence S.0°39'08"W. continuing along said Westerly line, 573.52 feet to

the South line of the NE 1/4 of said SE 1/4 of said Section; thence N.89°54'44"W. along said

South line, 1258.77 feet to the West line of said NE 1/4 of said SE 1/4 of said Section; thence

N.0°50'18"E. along said West line, 1320.64 feet to the East-West centerline of said Section;

thence N.89°58'36"E. along said East-West centerline, 644.05 feet; thence S.0°06'12"W. 30.54

feet to the NW. corner of Lot 1 of Certified Survey Map No. 11436; thence N.89°52'42"E. along

the North line of said Lot 1, a distance of 163.0 feet to the NE. corner of said Lot 1; thence

N.0°06'12"E. 30.26 feet to said East-West centerline; thence N.89°58'36"E. along said East-

West centerline, 220.60 feet; thence S.12°06'19"E. 33.77 feet to the Southerly relocated R.O.W.

line of S.T.H. 106; thence S.89°57'47"E. along said Southerly line, 70.01 feet; thence

S.44°38'04"E. 246.79 feet to the place of beginning. Containing 37.31 acres. That such map is

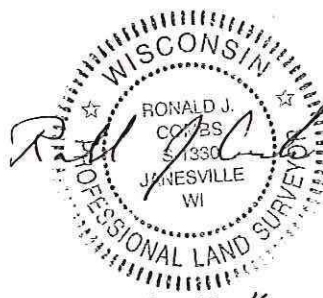
a correct representation of all exterior boundaries of the land surveyed and the division of that

land. That I have made such survey, division and map by the direction of Wayne A. Masek and

that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in

surveying, dividing and mapping the same.

Given under his hand and seal this 12th day of August, 2016, at Janesville, Wisconsin.



9-13-16

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20____, as

Document No. _____ at _____ o'clock _____ M, and recorded

in Volume _____ of Certified Survey Maps of Dane County,

Pages _____ and _____.

Register of Deeds _____

SHEET FIVE OF FIVE SHEETS

Project No. 116-028 For: MASEK

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI

CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 11436, RECORDED IN VOLUME 69,
PAGES 250 THRU 252 OF CERTIFIED SURVEY MAPS OF DANE COUNTY,
WISCONSIN; ALSO PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T.5N.,
R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

TOWN BOARD APPROVAL

Land Division is approved by the Board of the Town of Albion and the public highway
right-of-way dedication designated is hereby acknowledged and accepted by the Town
of Albion this _____ day of _____, 20_____.

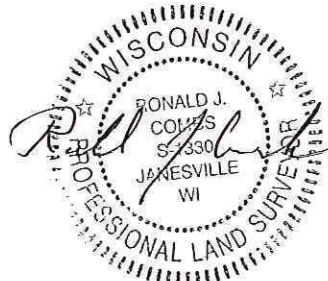
Town Clerk _____

CERTIFICATE OF COUNTY PLANNING

Approved by the Dane County Zoning and Land Regulation Committee.

Date: _____

Authorized Representative _____



9-13-16

SHEET FOUR OF FIVE SHEETS

Project No. 116-028 For: MASEK

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI