

Dane County Rezone Petition

Application Date	Petition Number
05/21/2024	DCPREZ-2024-12071
Public Hearing Date	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JILL HERMANSON	PHONE (with Area Code) (608) 719-9955	AGENT NAME COMBS & ASSOCIATES INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 115 N COUNTY HIGHWAY N		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS jillhermanson@hotmail.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
115 County Highway N					
TOWNSHIP ALBION	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-322-8070-0					

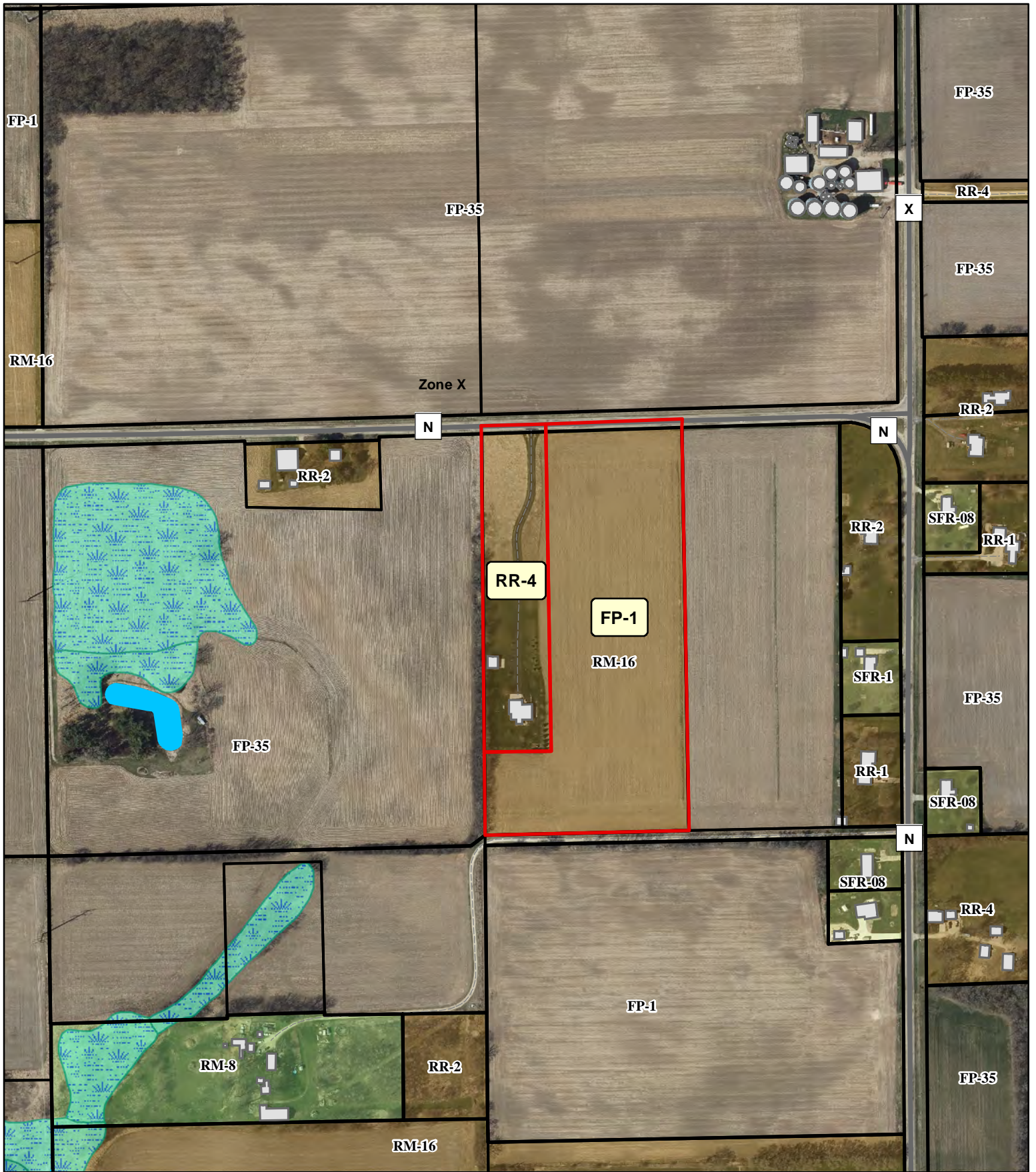
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND




FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	4.8
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	13.3

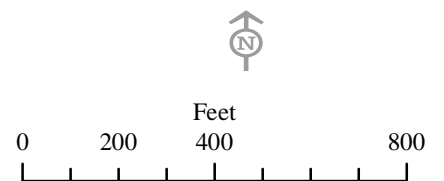
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: DENSITY STUDY NEEDED TO VERIFY SPLITS REMAINING ON THE ORIGINAL HERMANSON FARM.



REZONE 12071

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	JILL HERMANSON	Agent Name:	COMBS & ASSOCIATES, INC.
Address (Number & Street):	115 CTH N	Address (Number & Street):	109 W MILWAUKEE ST
Address (City, State, Zip):	EDGERTON, WI 53534	Address (City, State, Zip):	JANESVILLE, WI 53548
Email Address:	jillhermanson@hotmail.com	Email Address:	rmcombs@combsurvey.com
Phone#:	608.719.9955	Phone#:	608.752.0575

PROPERTY INFORMATION

Township:	ALBION	Parcel Number(s):	0512-322-8070-0
Section:	32-5-12	Property Address or Location:	115 CTH N, EDGERTON, WI 53534

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Jill Hermanson owns approximately 18.1-acres zoned RM-16. She wishes to create an approximately 4.8-acre RR-4 parcel along the westerly and northerly line of the current parcel around her home and lawn. This will leave a remainder of approximately 13.3-acres of tillable farmland to be re-zoned to FP-1.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16		18.1
	RR-4	4.8
	FP-1	13.3

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature *Janet R. Adams, PLS*

Date 5/13/2024



- Land Surveying
- Land Planning
- Civil Engineering

DATE: May 13, 2024

TO: Dane County Zoning

RE: Rezoning Description of

Part of the NE. 1/4 of the NW. 1/4 of Section 32, T.5.N., R.12.E., of the 4th P.M., Albion Township, Dane County, Wisconsin.

Lot 1: 4.8-acre RR-4 lot

Commencing at the North quarter-corner of said Section 32; thence Westerly along the North line of the NW. 1/4 of said Section, 1,151 feet more or less to a point inside the right-of-way (R.O.W.) of CTH N being the point of beginning for the land to be herein described; thence S.01°00'43"E. 1,023 feet more or less; thence S.89°07'52"W. 210 feet more or less; thence N.00°33'28"W. 1020 feet more or less to a point inside said R.O.W. of CTH N; thence N88°27'41"E. along said North line of said NW.1/4 202 feet more or less to the point of beginning.

Lot 2: 13.3-acre FP-1 lot

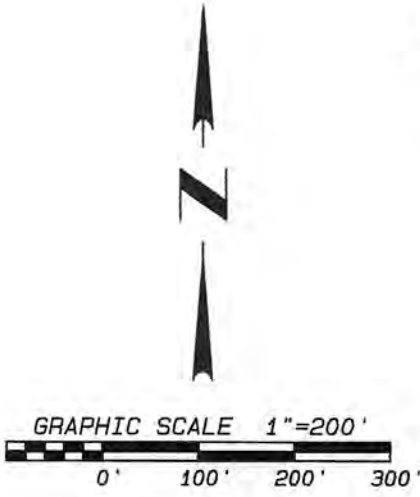
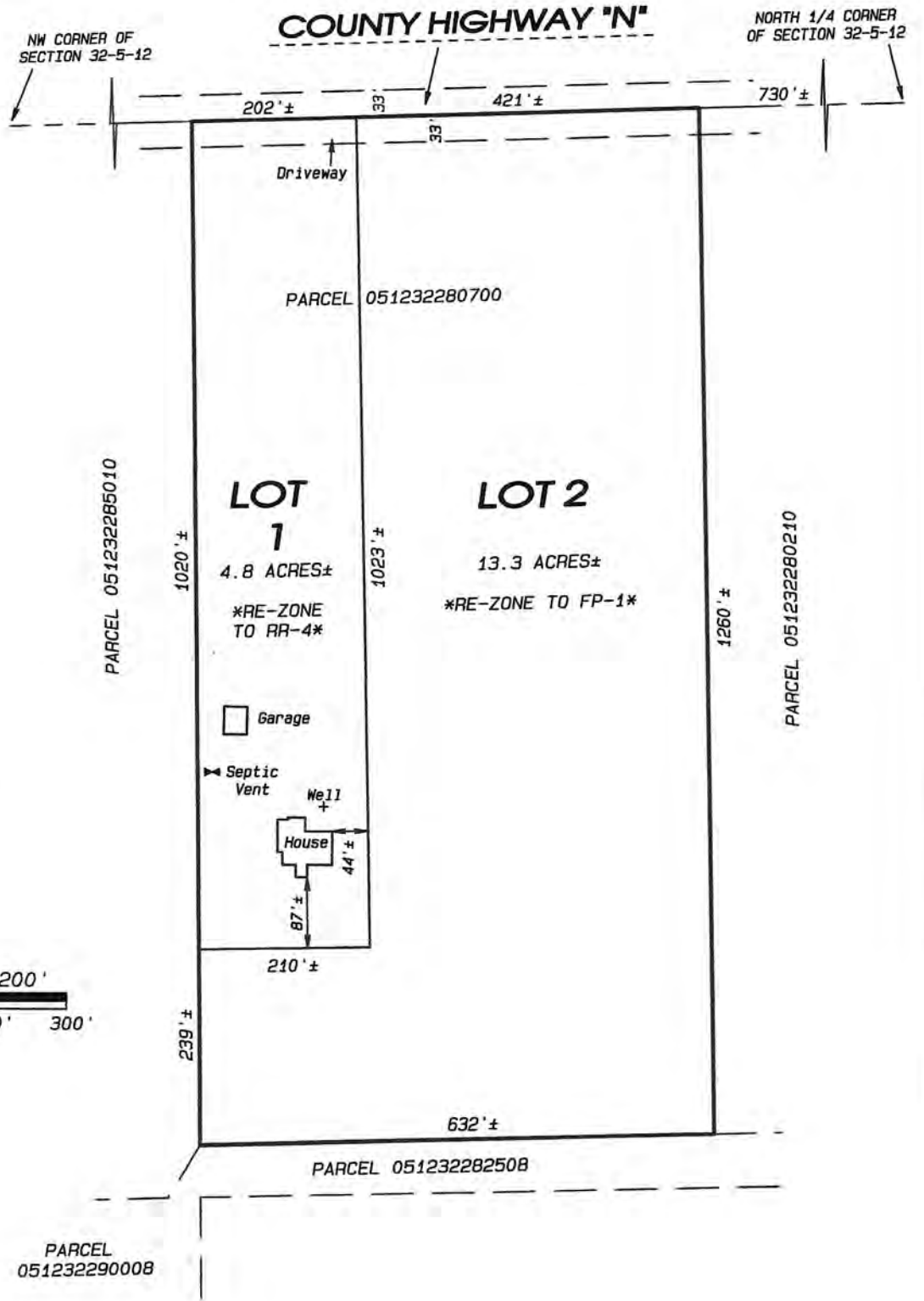
Commencing at the North quarter-corner of said Section 32; thence Westerly along the North line of the NW. 1/4 of said Section, 730 feet more or less to a point inside the right-of-way (R.O.W.) of CTH N being the point of beginning for the land to be herein described; thence S.00°56'21"E. 1,260 feet more or less; thence S.88°35'00"W. 632 feet more or less; thence N.00°33'28"W. 239 feet more or less; thence N.89°07'52"E. 210 feet more or less; thence N.01°00'43"W. 1,023 feet more or less to a point inside said R.O.W. of CTH N; thence N88°27'41"E. along said North line of said NW.1/4 421 feet more or less to the point of beginning.

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

Project No. 124-160A For: HERMANSON

PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 12312, RECORDED IN VOLUME 76, PAGES 187-189 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 4372824 AND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



DATE: MAY 9, 2024

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 160 For: HERMANSON

	• LAND SURVEYING
	• LAND PLANNING
	• CIVIL ENGINEERING
109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	tel: 608 752-0575 fax: 608 752-0534