

Dane County Rezone Petition

Application Date	Petition Number
05/09/2022	DCPREZ-2022-11855
Public Hearing Date	
07/26/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME G&G BROTHERS PROPERTIES LLC	PHONE (with Area Code) (608) 206-3393	AGENT NAME COMBS & ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 155 GRAF RD		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS cgeorgeson@wilburellis.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	
495 County Hwy X					
TOWNSHIP ALBION	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-292-8330-0					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	FP-B Farmland Preservation Business District	6.15
RM-8 Rural Mixed-Use District	RR-1 Rural Residential District	1.63

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



Legend

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



0 50 100 200 Feet



Petition 11855
**G&G BROTHERS
 PROPERTIES LLC**



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:	G&G BROTHERS PROPERTIES LLC	Agent Name:	Combs & Associates, Inc.
Address (Number & Street):	155 GRAF RD	Address (Number & Street):	109 W. Milwaukee Street
Address (City, State, Zip):	EDGERTON WI 53534	Address (City, State, Zip):	Janesville, WI 53548
Email Address:	cgeorgeson@wilburellis.com	Email Address:	rmcombs@combssurvey.com
Phone#:	(608) 206-3393	Phone#:	(608) 752-0575

PROPERTY INFORMATION			
Township:	ALBION	Parcel Number(s):	002/0512-292-8330-0
Section:	29	Property Address or Location:	495 COUNTY HIGHWAY X

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

LAND OWNER WANTS TO SPLIT OFF LAND FOR HIS DAUGHTER TO BUILD.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-8	RR-1	1.63
RM-8	FP-B	6.15

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
--	--	---	---	---

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

Date 5-6-2022

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

PARCEL 051220392108
WILEMAN FARMS INC
ZONING FP-35

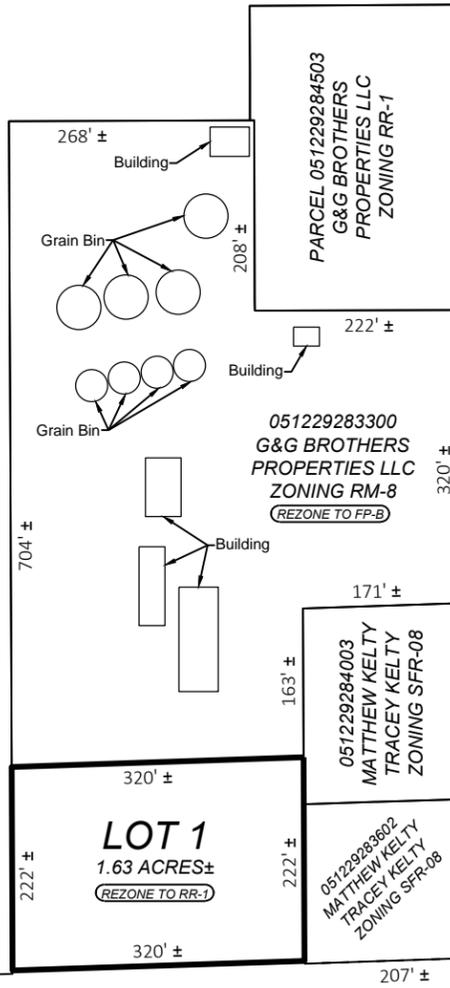
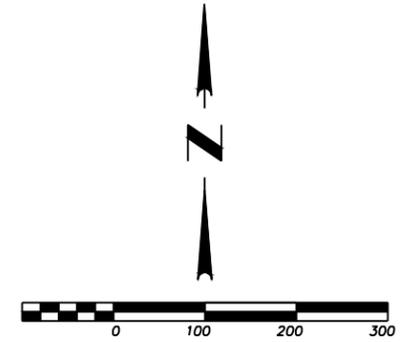
PARCEL 051220397103
WILEMAN FARMS INC
ZONING FP-35

PARCEL 051229285002
WILEMAN FARMS INC
ZONING FP-35

PARCEL 051229280010
WILEMAN FARMS INC
ZONING FP-35

BLIVEN ROAD

NORTH CORNER OF SECTION 29-5-12



PARCEL 051229284503
G&G BROTHERS
PROPERTIES LLC
ZONING RR-1

051229283300
G&G BROTHERS
PROPERTIES LLC
ZONING RM-8
(REZONE TO FP-B)

051229284003
MATTHEW KELTY
TRACEY KELTY
ZONING SFR-08

LOT 1
1.63 ACRES±
(REZONE TO RR-1)

051229283602
MATTHEW KELTY
TRACEY KELTY
ZONING SFR-08

051229187350
KAREN L SLINDE LUETH
ZONING RR-1

PARCEL 051229185010
SLINDE LE, LORETTA M
SLINDE FAMILY IRREV TR
ZONING FP-35

HAMMOND ROAD

CTH X

PARCEL 051229190010
SLINDE LE, LORETTA M
SLINDE FAMILY IRREV TR
ZONING FP-35

PARCEL 051229290005
WILEMAN, HOWARD & FLOYD WILEMAN FARMS INC
ZONING FP-35

PARCEL 051229295000
BTL AG INC
ZONING FP-35

NOTES: THIS SURVEY 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 53548 www.combsurvey.com</p>	<ul style="list-style-type: none"> • LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING 	DATE 04/28/22
		BY KMK
		PROJECT NO. 122-094A
		CLIENT GEORGESON



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 29, 2022

RM-8 to FB-B

TO: Chad Georgeson

RE: Description of Zoning

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the north corner of said section 29; thence southerly along the quarter line of said section 1,305 feet more or less; thence westerly 207 feet more or less; thence northerly 222 feet more or less to the place of beginning; thence westerly 320 feet more or less; thence northerly 704 feet more or less; thence easterly 268 feet more or less; thence southerly 208 feet more or less; thence easterly 222 feet more or less; thence southerly 320 feet more or less; thence westerly 171 feet more or less; thence southerly 163 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.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

Project No. 121-094 For: Georgeson



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 29, 2022

RM-8 to RR-1

TO: Chad Georgeson

RE: Description of Zoning

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the north corner of said section 29; thence southerly along the quarter line of said section 1,305 feet more or less; thence westerly 207 feet more or less to the place of beginning; thence westerly 320 feet more or less; thence northerly 222 feet more or less; thence easterly 320 feet more or less; thence southerly 222 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.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

Project No. 121-094 For: Georgeson