

# Dane County Rezone & Conditional Use Permit

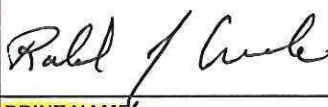
Application Date	Petition Number
02/13/2018	DCPREZ-2018-11270
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RUDISILL LLC	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES INC	PHONE (with Area Code) 608-752-0575
BILLING ADDRESS (Number & Street) 614 HEMPHILL AVE		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS		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	
		SOUTH OF 150 GRANDVIEW CT			
TOWNSHIP ALBION	SECTION 36	TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-361-9071-0		0512-362-9830-6			

REASON FOR REZONE	CUP DESCRIPTION
CREATING 2 RESIDENTIAL LOTS, THE REMAINDER TO BE ZONED A-1EX	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-3 Residence District	A-2 Agriculture District	22.48		
A-1Ex Exclusive Ag District	A-2 Agriculture District	0.38		
R-3 Residence District	A-1Ex Exclusive Ag District	2.88		
R-3 Residence District	A-2 (8) Agriculture District	13.94		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RC</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RC</u>	INSPECTOR'S INITIALS  SLJ3	SIGNATURE:(Owner or Agent) 
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COMMENTS: ALSO INCLUDES VARIOUS PARCELS FROM INDIAN HEIGHTS SUBDIVISION

PRINT NAME: Ronald J. Combs
DATE: Feb 13, 2018



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	<u>Rudisill, LLC</u>	Agent's Name	<u>Combs &amp; Associates, Inc</u>
Address	<u>c/o Vickie Morris 614 Hemphill Ave. Edgerton, WI 53534</u>	Address	<u>109 W. Milwaukee Street. Janesville, WI 53548</u>
Phone	_____	Phone	<u>(608) 752-0575</u>
Email	_____	Email	<u>rjcombs@combssurvey.com</u>

Town: Albion  Parcel numbers affected: 051236190710, 051236298306, 051236298306

Section: 36  Property address or location: part of Indian Heights Subdivision

Zoning District change: (To / From / # of acres) A-2 from R-3 22.48 Acres, A-2 from A-1 Ex 0.38 Acres, A-1 Ex from R-3 2.88 Acres, A-4 from R-3 13.94 Acres  
A-2(8)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 30 % Other: 20 %

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:

Streets and Walkways within the subdivision of Indian Heights Blocks 5, 7, 8, 9, 10 and Part of Block 6 has been vacated by the Town of Albion and this request is to rezone this area from R-3 to A-4 and then combine the area into 1 lot with a CSM. Also, this request includes property located in the NE 1/4 of Section 36 Owed by Rudisill, LLC from R-3 to A-2 and build 1 Residence.

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

Submitted By: \_\_\_\_\_

Date: \_\_\_\_\_



- Land Surveying
- Land Planning
- Civil Engineering

# 4

DATE: February 7, 2018  
 TO: Rudisill, LLC

A-2(8)

RE: Description for rezoning purposes only (Rezoned to A-4)

LOTS 9 THRU 15, BLOCK 5, LOTS 1 THRU 21, BLOCK 7, LOTS 3 THRU 18, BLOCK 8, LOTS 1 THRU 9, BLOCK 9, LOTS 1 THRU 19, BLOCK 10 AND LOT 13, BLOCK 6, "INDIAN HEIGHTS" AND LOTS 9 AND 10, BLOCK 6, "RE SUB-DIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", TOWN OF ALBION, ROCK COUNTY, WISCONSIN. EXCEPTING THEREFROM ALL LANDS CONVEYED TO THE TOWN OF ALBION FOR HIGHWAY ON DOCUMENT NO. 1145684

BUT INCLUDING ALL OR PARTS OF THE VACATED LANDS: WALK BETWEEN BLOCK 5 AND 6; POOL E AND POOL F, PARK AND WALKS, BLOCK 9; UN-NAMED ROAD BLOCK 10; NORTH LAGOON DRIVE; SOUTH LAGOON DRIVE; HILLSIDE ROAD; HICKORY DRIVE; ALL IN INDIAN HEIGHTS; ALLEY BETWEEN LOTS 10 AND 11. "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", AND ALL BEING LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence S0°40'25"E along the North-South Centerline of said Section, 2680.92 feet; thence S88°20'45"E 484.39 feet to the NW Corner of "Indian Heights", also being at the place of beginning for the land to be herein described; thence N88°57'44"E along the North Line of "Indian Heights", 1165.0 feet to the NE Corner of Lot 19, Block 10 of "Indian Heights", thence S0°58'01"E 104.82 feet to the SE Corner of said lot 19; thence S51°55'26"W 33.20 feet to the NE Corner of Lot 13, Block 6, "Indian Heights", thence S12°42'04"E along the East Line of said Lot 13 and it's Southerly extension, 78.76 feet to the Centerline of vacated S. Lagoon Drive; thence S84°41'18"W along said Centerline, 72.94 feet; thence S7°12'36"W 92.47 feet to the North Line of Indian Trail; thence S71°48'06"W along said North Line, 11.07 feet; thence S73°21'20"W continuing along said North Line, 122.79 feet; thence S73°12'40"W continuing along said North Line 216.87 feet; thence S34°49'03"W continuing along said North Line, 80.57 feet; thence S59°39'13"W continuing along said North Line, 22.40 feet; thence S66°47'12"W continuing along said North Line, 246.07 feet; thence S73°17'50"W continuing along said North Line, 33.04 feet to the West Line of Mound Drive; thence S0°52'45"W along said West Line, 67.36 feet; thence S16°45'53"E continuing along said West Line, 5.48 feet to the centerline of the vacated street; thence S88°49'06"W along said Centerline, 79.60 feet; thence S0°37'50"E along the Northerly extension of the West Line of Lot 2, Block 7 and said West Line, "Indian Heights", a distance of 139.80 feet to the South Line of said Block 8; thence S88°49'06"W along said South Line, 323.93 feet to the SW Corner of said Block 8; thence N0°58'01"W along the West Line of said "Indian Heights", 785.55 feet to the place of beginning.

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

Project No. 116-321E



- Land Surveying
- Land Planning
- Civil Engineering

#3

DATE: February 7, 2018

TO: Rudisill, LLC

RE: Description for rezoning purposes only (Rezone to A-1 EX)

PART OF GOVERNMENT LOT 2 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4TH P.M.,  
TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence  
S0°40'25"E along the North-South Centerline of said Section, 2480.05 feet to the place of  
beginning for the land to be herein described; thence N77°53'16"E 492.14 feet; thence  
S0°58'01"E 318.14 feet to the NW Corner of Indian Heights; thence N88°20'45"W 484.39 feet to  
said North-South Centerline; thence N0°40'25"W along said North-South Centerline 200.87 feet  
to the place of beginning.

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

Project No. 116-321D



- Land Surveying
- Land Planning
- Civil Engineering

# 2

DATE: February 7, 2018

TO: Rudisill, LLC

RE: Description for rezoning purposes only (Rezone to A-2)

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence  $S0^{\circ}40'25''E$  along the North-South Centerline of said Section, 2412.72 feet to the place of beginning for the land to be herein described; thence  $S0^{\circ}40'25''E$  continuing along said North-South Centerline 67.34 feet; thence  $S77^{\circ}53'16''W$  244.15 feet to the SE Corner of Lake Drive Road; thence  $N12^{\circ}06'44''W$  66.0 feet to the NE Corner of Lake Drive Road; thence  $N77^{\circ}53'16''E$  256.71 feet to the SE Corner of CSM No. 5531; thence  $N77^{\circ}53'16''E$  0.79 feet to the place of beginning.

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

Project No. 116-321C



- Land Surveying
- Land Planning
- Civil Engineering

DATE: February 7, 2018

TO: Rudisill, LLC

RE: Description for rezoning purposes only (Rezone to A-2)

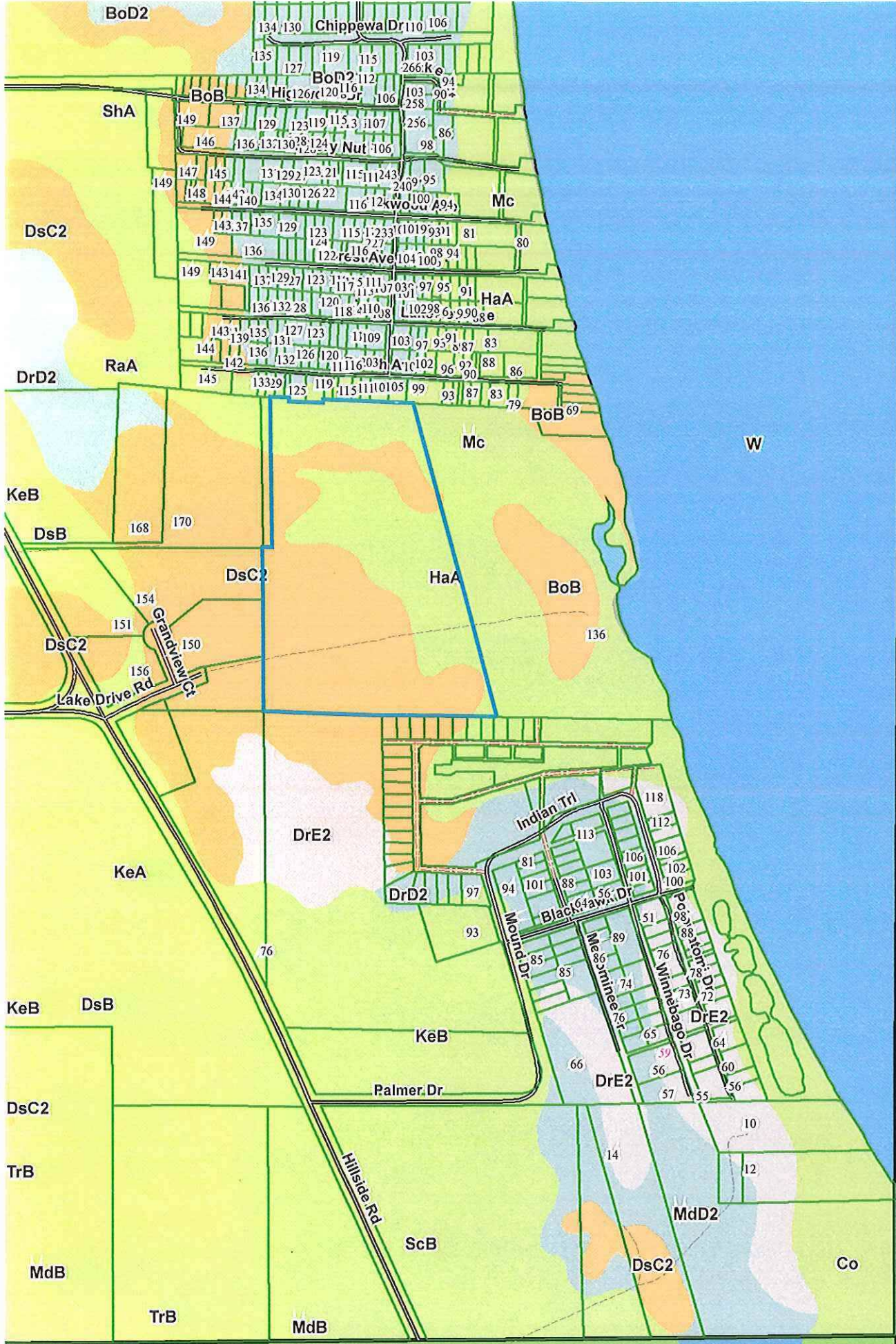
PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36 AND PART OF GOVERNMENT LOT 2 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section 36; thence  $S0^{\circ}40'25''E$  along the North-South Centerline of said Section, 1342.33 feet to the South Line of Block 1, Highwood Estates First Addition., also being at the place of beginning for the land to be herein described; thence  $S87^{\circ}41'12''E$  along said South Line, 128.76 feet to the West Line of CSM No. 11550; thence  $S2^{\circ}18'35''W$  along said West Line, 15.0 feet to the SW Corner of said CSM; thence  $S87^{\circ}41'12''E$  140.08 feet to the SE Corner of said CSM; thence  $N1^{\circ}45'45''E$  along the East Line of said CSM, 15.05 feet to said South Line of said Block 1; thence  $S87^{\circ}36'18''E$  along said South Line, 404.11 feet; thence  $S14^{\circ}18'40''E$  1357.73 feet to the North Line of block 10, Indian Heights; thence  $S88^{\circ}57'44''W$  508.0 feet to the NW Corner of said Block; thence  $N0^{\circ}58'01''W$  318.14 feet; thence  $S77^{\circ}53'16''W$  492.14 feet to the North-South Centerline of said Section; thence  $N0^{\circ}40'25''W$  along said North-South Centerline, 67.34 feet; thence  $S77^{\circ}53'16''W$  0.79 feet to the SE Corner of CSM No. 5531; thence  $N0^{\circ}08'29''W$  450.41 feet to the NE Corner of said CSM; thence  $S87^{\circ}28'46''W$  along the North Line of said CSM, 3.41 feet to said North-South Centerline; thence  $N0^{\circ}40'25''W$  along said North-South Centerline, 620.26 feet to the place of beginning.

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

Project No. 116-321B








## Parcel Number - 002/0512-361-9071-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
PLSS (T,R,S,QQ,Q)	05N 12E 36 SW NE (Click link above to access images for Qtr-Qtr)	
Section	05N 12E 36 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 36-5-12 PRT GOVT LOT 2 BEG SW COR TH E 1004.6 FT M/L TH N13DEG17'W TO S LN HIGHWOOD EST TH W ALG SD S LN TO W LN GOVT LOT 2 TH S TO POB EXC R252/390 EXC DOC #4112841 SUBJ TO CATALOGUED BURIAL SITE IN DOC #5324183 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	RUDISILL LLC	
Primary Address	<b>No parcel address available.</b>	
Billing Address	C/O VICKI MORRIS 614 HEMPHILL AVE EDGERTON WI 53534	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G5 G6	
Assessment Acres	24.951	
Land Value	\$89,300.00	
Improved Value	\$0.00	
Total Value	\$89,300.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

#### Zoning

R-3 DCPREZ-0000-00814

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2017)** More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$89,300.00	.	\$89,300.00
<b>Taxes:</b>		\$1,445.84
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$1,445.84

**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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/11/1998	2980744		

Show More ▼

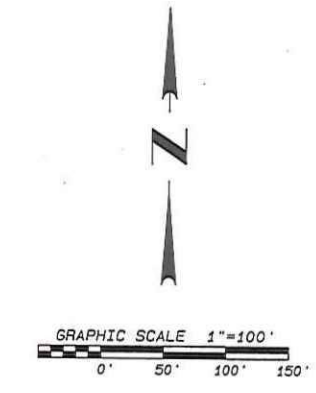
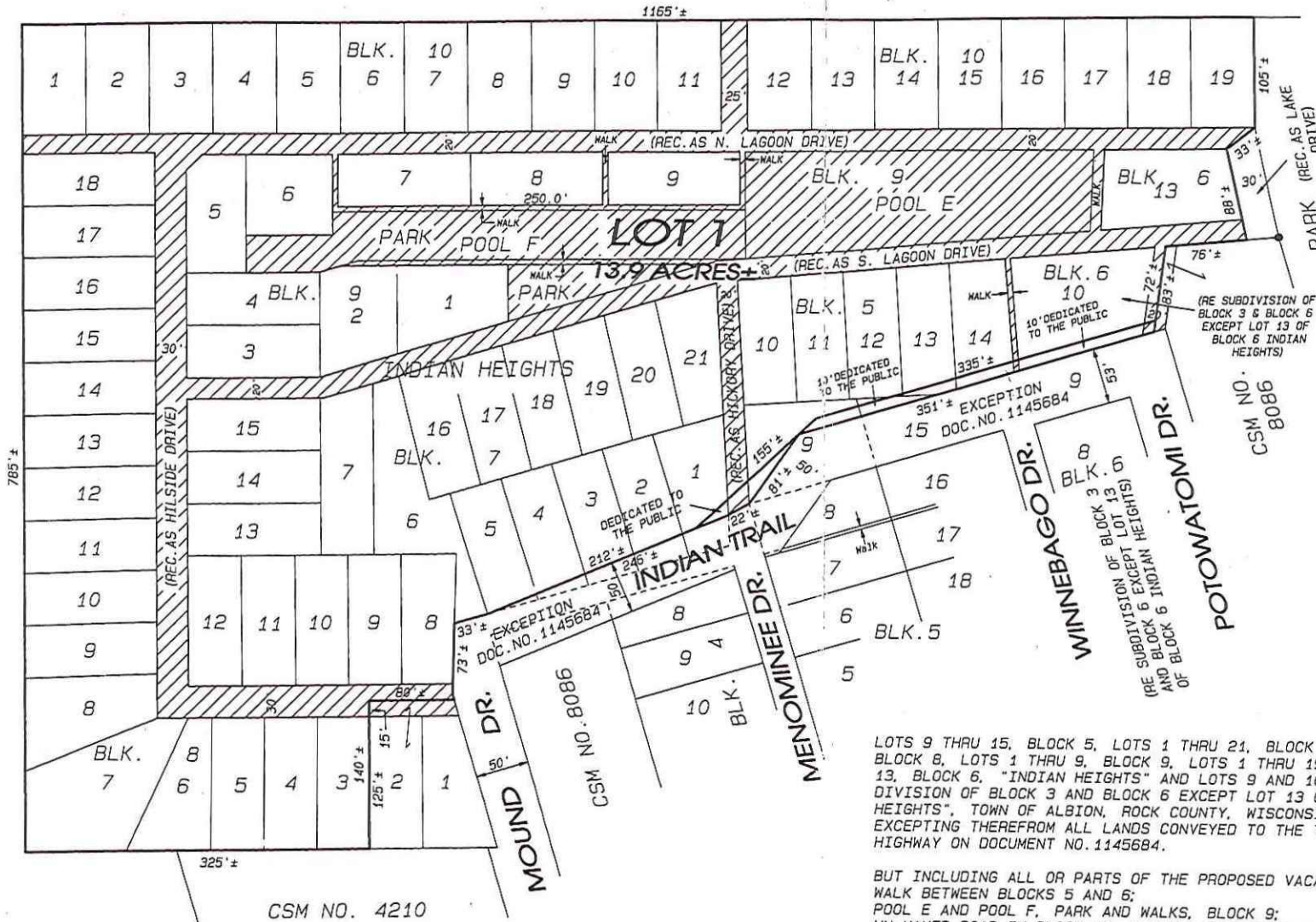



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210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



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# PRELIMINARY CERTIFIED SURVEY MAP



 AREAS TO BE VACATED

LOTS 9 THRU 15, BLOCK 5, LOTS 1 THRU 21, BLOCK 7, LOTS 3 THRU 18, BLOCK 8, LOTS 1 THRU 9, BLOCK 9, LOTS 1 THRU 19, BLOCK 10 AND LOT 13, BLOCK 6, "INDIAN HEIGHTS" AND LOTS 9 AND 10, BLOCK 6, "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", TOWN OF ALBION, ROCK COUNTY, WISCONSIN, EXCEPTING THEREFROM ALL LANDS CONVEYED TO THE TOWN OF ALBION FOR HIGHWAY ON DOCUMENT NO. 1145684.

BUT INCLUDING ALL OR PARTS OF THE PROPOSED VACATED LANDS:  
 WALK BETWEEN BLOCKS 5 AND 6;  
 POOL E AND POOL F, PARK AND WALKS, BLOCK 9;  
 UN-NAMED ROAD IN BLOCK 10; NORTH LAGOON DRIVE;  
 SOUTH LAGOON DRIVE; HILLSIDE ROAD; HICKORY DRIVE;  
 ALL IN INDIAN HEIGHTS; ALLEY BETWEEN LOTS 10 AND 11, "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", AND ALL BEING LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E, TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DATE: APRIL 3, 2017

**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

Notes:  
 This map is subject to any and all easements and agreements, recorded and unrecorded.  
 The basis of bearings is assumed.

2017 A-2 (8)

Project No. 116-321 For: RUDISILL



**Legend**

**Significant Soils** Floodplain

**Class** Wetland

Class 1

Class 2



0 245 490 980 Feet



Petition 11270  
RUDISILL LLC