

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/28/2017	DCPREZ-2017-11217
Public Hearing Date	C.U.P. Number
11/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STOLEN FARMS INC	PHONE (with Area Code) (608) 728-0346	AGENT NAME RYAN M. COMBS, COMBS & ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) E4519 458TH AVE		ADDRESS (Number & Street) 109 W. MIWAUKEE STREET	
(City, State, Zip) MENOMONIE, WI 54751		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS		E-MAIL ADDRESS MCOMBS@COMBSURVEY.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	
JUST SOUTH OF 1170 HILLSIDE ROAD					
TOWNSHIP ALBION	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-114-8502-0					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	8.9		

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 PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: CREATION OF A SINGLE RESIDENTIAL LOT.

PRINT NAME: Ronald J. Combs
DATE: 9-28-17



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>Stolen Farms Inc.</u>	Agent's Name <u>Ryan M. Combs, Combs & Associates</u>
Address <u>E4519 458th Ave</u>	Address <u>109 W. Milwaukee St.</u>
<u>Menomonie, WI 54751</u>	<u>Janesville, WI 53548</u>
Phone <u>(608) 728-0346</u>	Phone <u>(608) 752-0575</u>
Email _____	Email <u>rmcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 002/0512-114-8502-0

Section: 11 Property address or location: No parcel address available

Zoning District change: (To / From / # of acres) RH-3/A-1(EX)/28.6 A

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 99 % Other: 1 %

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:

Creation of a residential lot; timeline to be determined.

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

Submitted By: Peggy Gutter Date: 9.28.17



- Land Surveying
- Land Planning
- Civil Engineering

DATE: September 19, 2017

TO: Stolen Farms Inc.

RE: Description for rezoning purposes only

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

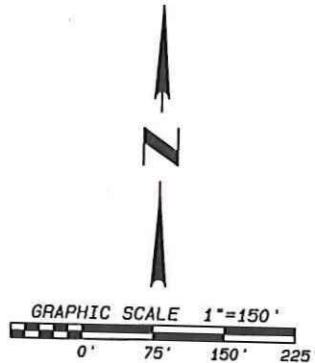
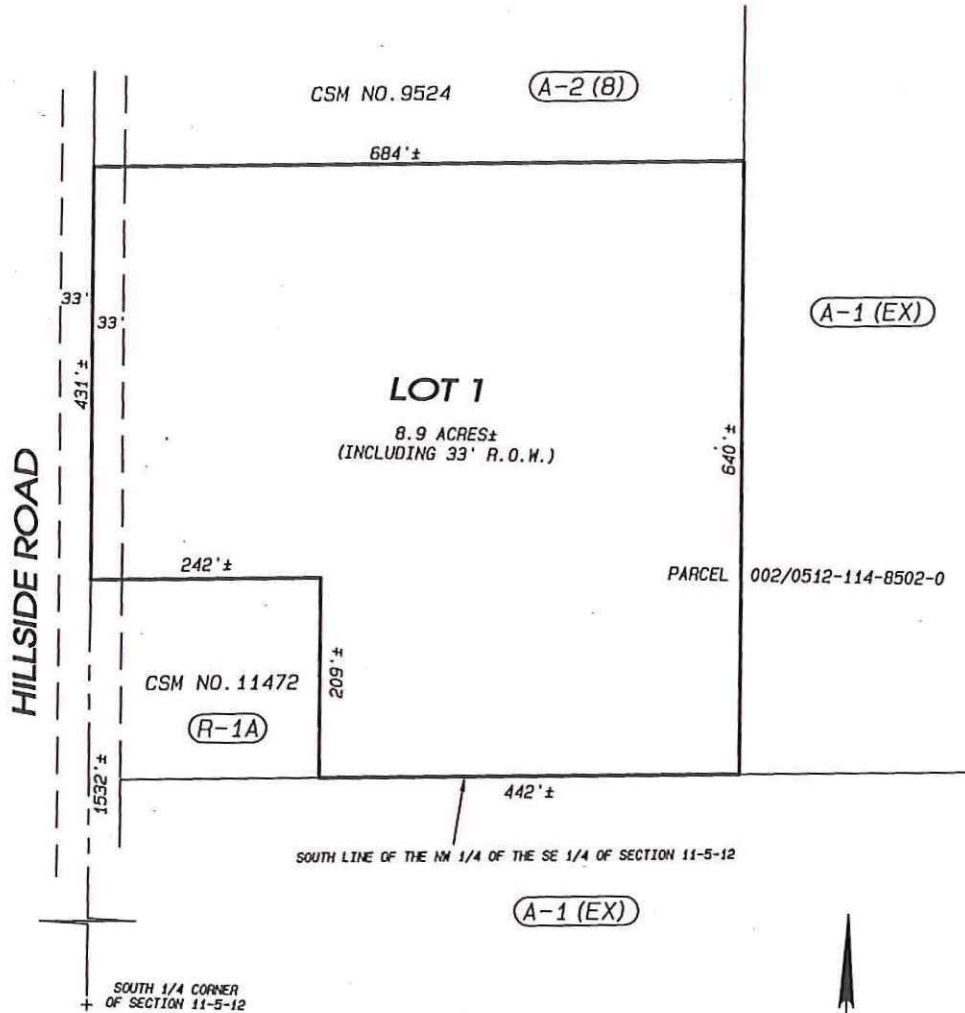
DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence $N0^{\circ}49'07''W$ along the North-South Centerline of said Section, 1532.09 feet to the NW Corner of CSM No. 11472, also being at the place of beginning for the land to be herein described; thence $N0^{\circ}49'07''W$ continuing along said North-South Centerline, 430.69 feet to the SW Corner of CSM No. 9524; thence $N88^{\circ}23'46''E$ 684.0 feet to the SE Corner of CSM No. 9524; thence $S0^{\circ}49'07''E$ 639.30 feet to the South Line of the NW 1/4 of the SE 1/4 of said Section; thence $S88^{\circ}23'20''W$ along said South Line, 442.30 feet to the SE Corner of CSM No. 11472; thence $N0^{\circ}49'07''W$ 208.70 feet to the NE Corner of said CSM No. 11472; thence $S88^{\circ}23'20''W$ 241.70 feet to the place of beginning.

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

Project No. 117-393 for: Stolen Farms Inc.

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



NOTES:

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117 - 393 For: STOLEN

DATE: SEPTEMBER 19, 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

Parcel Number - 002/0512-114-8502-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR12E	11	SE of the NW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 11-5-12 NW1/4 SE1/4 40 ACRES M/L EXC CSM 9524 EXC CSM 11472 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	STOLEN FARMS INC	
Primary Address	No parcel address available.	
Billing Address	E4519 458TH AVE MENOMONIE WI 54751	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5	
Assessment Acres	28.619	
Land Value	\$8,300.00	
Improved Value	\$0.00	
Total Value	\$8,300.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~06/27/2017~~ - 03:00 PM

Ends: ~~06/27/2017~~ - 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~07/13/2017~~ - 05:00 PM

Ends: ~~07/13/2017~~ - 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

Tax Summary (2016) **More +**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$8,200.00	\$0.00	\$8,200.00
Taxes:		\$129.23
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$129.23

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	09/21/1981	1719902	3104	82

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: 0512-114-8502-0

Document Types and their Abbreviations

Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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City-County Bldg. Room 116

Madison, WI 53703



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A-4
DCPREZ-2012-10420
Not Effective
RH-4 DCPREZ-0000-05817

RH-2
DCPREZ-2013-10574
Not Effective
A-1(EX) DCPREZ-0000-00000

1270

1170

Hillside Rd

1077

RH-1
DCPREZ-0000-06070

10490

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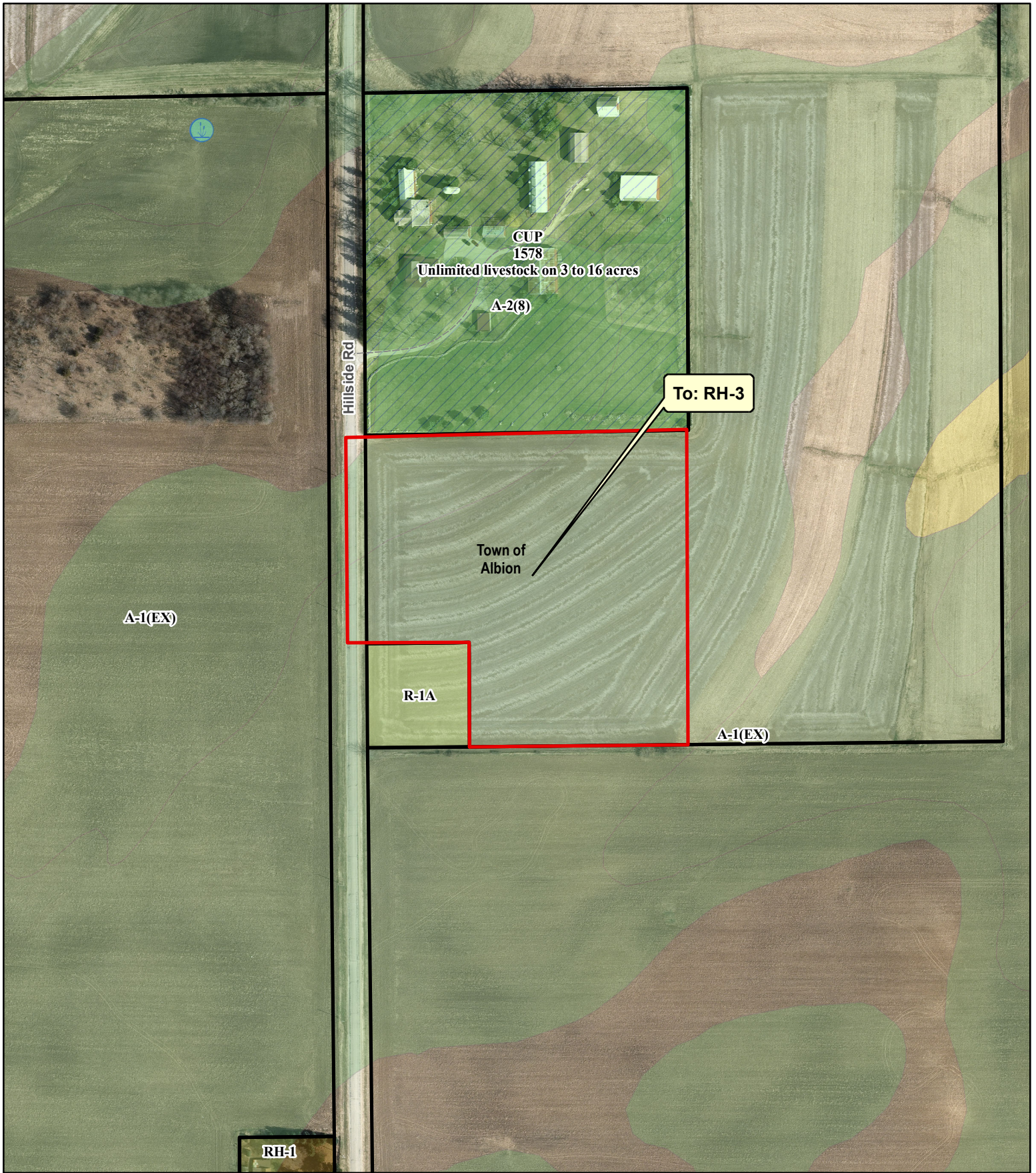
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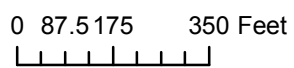
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11217
STOLEN FARMS INC