

Dane County Rezone Petition

Application Date	Petition Number
04/14/2022	DCPREZ-2022-11841
Public Hearing Date	
06/28/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CRAZY ACRES INC	PHONE (with Area Code) (608) 295-6159	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 720 HILLSIDE RD		ADDRESS (Number & Street) 109 W. MIWAUKEE STREET	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS rmcombs@combssurvey.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
425 Edgerton Road					
TOWNSHIP ALBION	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-272-9070-5					

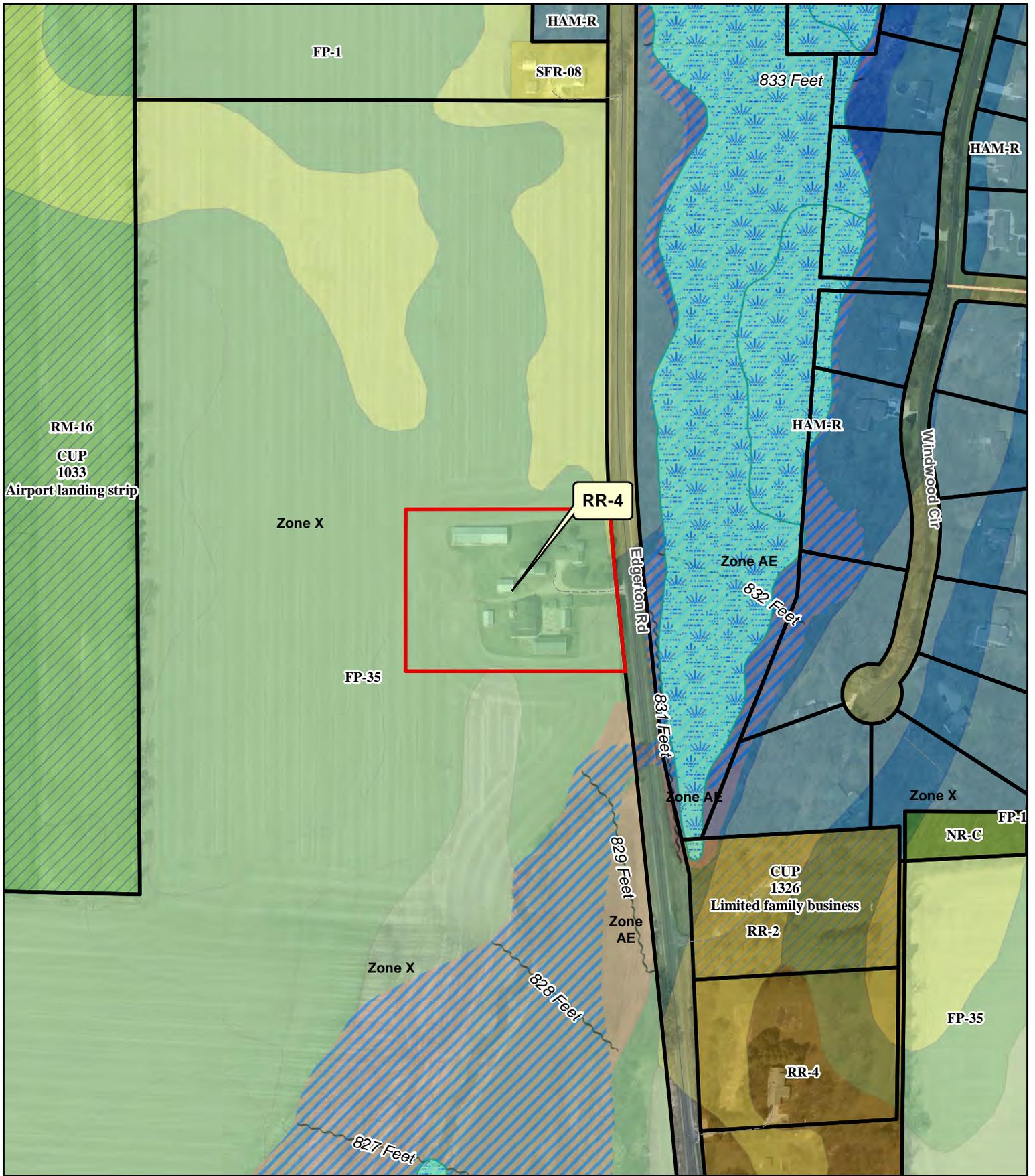
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.0

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input 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:
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COMMENTS: THE RR-4 HAS A MAXIMUM 10% BUILDING COVERAGE REQUIREMENT. SURVEYOR SHALL PROVIDE INFORMATION REGARDING THE TOTAL AMOUNT OF BUILDINGS ON THE PROPERTY.



Legend

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



Petition 11841
CRAZY ACRES INC



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

- 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:	CRAZY ACRES INC	Agent Name:	COMBS & ASSOCIATES INC
Address (Number & Street):	781 HILLSIDE RD.	Address (Number & Street):	109 W. MILWAUKEE ST.
Address (City, State, Zip):	EDGERTON, WI 53534	Address (City, State, Zip):	JANESVILLE, WI 53548
Email Address:	RMCOMBS@COMBSSURVEY.COM	Email Address:	RMCOMBS@COMBSSURVEY.COM
Phone#:	608-295-6159	Phone#:	608-752-0575

PROPERTY INFORMATION	
Township: 5	Parcel Number(s): 002/0512-272-9070-5
Section: 27	Property Address or Location: 425 EDGERTON RD. EDGERTON, WI 53534

REZONE DESCRIPTION		
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>CREATE A 4 ACRE PARCEL TO SEPERATE FROM AG LAND.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	4.00

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	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.

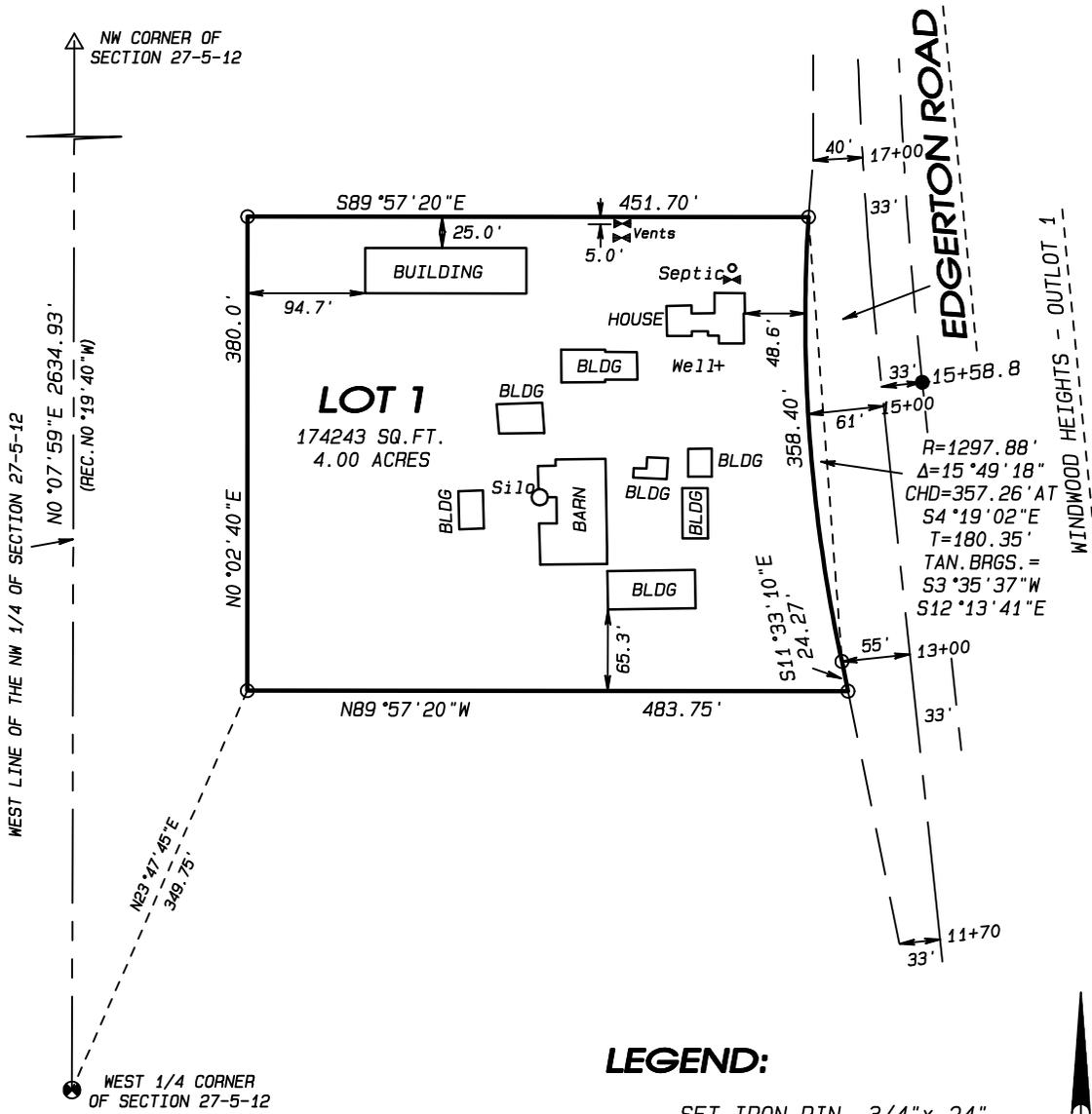
Owner/Agent Signature *J. M. Combs (Agent)*

Date 4/13/2022

CERTIFIED SURVEY MAP NO. _____

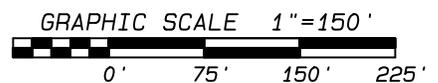
PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:
CRAZY ACRES INC.
720 HILLSIDE RD
EDGERTON WI 53534



LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊗ FOUND ALUMINUM MONUMENT
- △ FOUND DRAG TOOTH



NOTE: FIELDWORK COMPLETED _____

NOTE: ASSUMED N0°07'59"E ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 27-5-12.

NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD CONDITION AND FIELD VERIFIED.

NOTE: SURVEYOR USED PLUSSES FROM DANE COUNTY HIGHWAY PROJECT NO.B-205-1 TO RETRACE THE WEST LINE OF EDGERTON ROAD.

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

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St. Janesville, WI 53548
www.combssurvey.com
tel: 608 752-0575
fax: 608 752-0534



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 13, 2022

TO: Crazy Acres, Inc

RE: Description for Rezone

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T.5N., R.12E. OF THE 4TH P.M. TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the West 1/4 Corner of said Section; thence $N23^{\circ}47'45''E$ 349.75 feet to the place of beginning for the land to be herein described; thence $N0^{\circ}02'40''E$ 380.0 feet; thence $S89^{\circ}57'20''E$ 451.70 feet to the curving West Line of Edgerton Road; thence Southerly along a curve to the left, 358.40 feet, having a radius of 1297.88 feet and a chord bearing $S4^{\circ}19'02''E$ 357.26 feet; thence $S11^{\circ}33'10''E$ continuing along said West Line, 24.27 feet; thence $N89^{\circ}57'20''W$ 483.75 feet to the place of beginning. Containing 4.00 Acres.

Project No. 122-036 For: Crazy Acres, Inc