

Dane County Rezone Petition

Application Date	Petition Number
04/30/2021	DCPREZ-2021-11714
Public Hearing Date	
07/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JACOB & LINDA REPPEN	PHONE (with Area Code) (608) 884-9319	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 444 ALBION RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS jlreppen@charter.net		E-MAIL ADDRESS rjcombs@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	
444 Albion Road					
TOWNSHIP ALBION	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-271-9105-0					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	2.3

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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:	Jacob A. & Linda G. Reppen	Agent Name:	Combs & Associates, Inc.
Address (Number & Street):	444 Albion Rd.	Address (Number & Street):	109 W. Milwaukee Street
Address (City, State, Zip):	Edgerton, WI 53534	Address (City, State, Zip):	Janesville, WI 53548
Email Address:	jltreppen@charter.net	Email Address:	rjcombs@combsurvey.com
Phone#:	608-884-9319	Phone#:	608-752-0575

PROPERTY INFORMATION	
Township: 5	Parcel Number(s): 002/0512-271-9105-0
Section: 27	Property Address or Location: Albion 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>

Current land use is Ag and the proposed use will be residential. Creating 2 Lots, 1 Residential home and the remainder in the second lot.

Lot 1 is being created with a transfer of development rights from Jim Wileman. See attached letter.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-2	2.30 Acres

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 type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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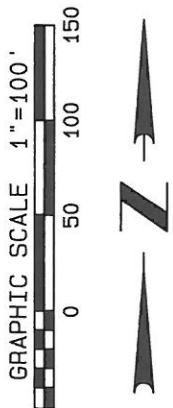
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 *Roll of Combs* Date 4/15/21
 For Jacob Reppen Agent

CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 14759, RECORDED IN VOLUME 103, PAGES 60 THRU 63 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5399655 AND LOCATED IN THE SW 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4 AND IN THE NE 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:
LINDA G REPPEN
JACOB A REPPEN
444 ALBION RD
EDGERTON WI 53534



CENTERLINE
R=1221.61'
Δ=11°32'34"
CHD=245.69' AT
N33°46'50"W
T=123.47'
TB=N28°00'33"W

33' ROW LINE
R=1188.61'
Δ=11°33'24"
CHD=239.34' AT
N33°46'25"W
T=120.28'
TB=N27°59'43"W

LOT 1
100165 SQ. FT.
(2.30 ACRES)
INCLUDING R.O.W.
87283 SQ. FT.
(2.00 ACRES)
EXCLUDING R.O.W.

LOT 1
SEE SHEET 2

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND IRON REBAR - 3/4" DIA. UNLESS OTHERWISE SHOWN
- DOT ● FOUND 3/4" IRON DOT REBAR
- ◎ FOUND IRON PIPE SIZE AS SHOWN
- X— FENCE

NOTE: FIELDWORK COMPLETED APRIL 19, 2021.

NOTE: ASSUMED S89°48'45"E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 27-5-12.

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

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



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 15, 2021

TO: Jacob A. & Linda G. Reppen

RE: Description of Zoning change

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14759, RECORDED IN VOLUME 103, PAGES 60 THRU 63 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5399655 AND LOCATED IN THE SW 1/4 OF THE NE 1/4, NW 1/4 OF THE NE 1/4 AND IN THE NE 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 iron pipe at the North 1/4 Corner of said Section; thence S11°51'37"E 944.07 feet to the place of beginning for the land to be herein described; thence S36°03'59"E 341.61 feet; thence S50°29'59"W 266.0 feet to the centerline of Albion Road; thence N39°33'07"W along said centerline, 147.41 feet; thence Northwesterly continuing along said centerline, along a curve to the right, 246.11 feet, having a radius of 1221.61 feet and a chord bearing N33°46'50"W 245.69 feet to the most Westerly corner of said Lot 2; thence N61°29'11"E along a line of said Lot 2 and it's Northeasterly extension, 267.0 feet to the place of beginning. Containing 2.30 Acres.

Project No. 121-058 For: Reppen

April 22, 2021

I Jim Wilman am transferring my split to
Jacob & Linda Reppner. @ 444 Albion Rd. Edgerton, WI

Jim Wilman
4-22-21