

# Dane County Rezone & Conditional Use Permit

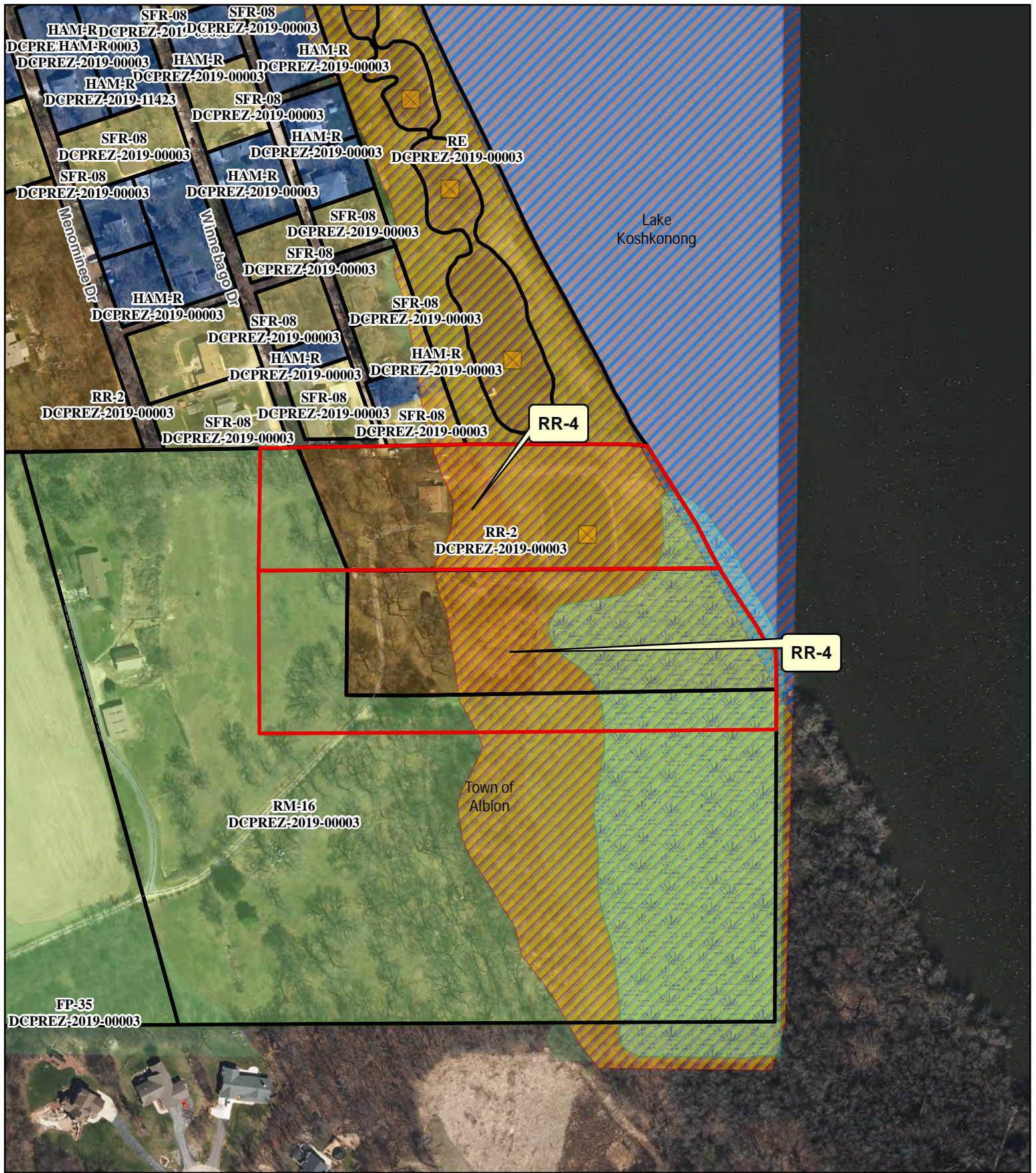
<b>Application Date</b>	<b>Petition Number</b>
12/03/2019	DCPREZ-2019-11501
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/17/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHARLES M BOWEN	PHONE (with Area Code)	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 14 HILLSIDE RD		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	

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	
14 Hillside Rd.					
TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-364-9802-0					





REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-2 (Rural Residential, 2 to 4 acres) District	0.5		
RR-2 (Rural Residential, 2 to 4 acres) District	RR-2 (Rural Residential, 2 to 4 acres) District	3.0		
RM-16 (Rural Mixed-Use, 16 acres and up) District	RR-4 (Rural Residential, 4 to 8 acres) District	2.0		
RR-2 (Rural Residential, 2 to 4 acres) District	RR-4 (Rural Residential, 4 to 8 acres) District	3.0		

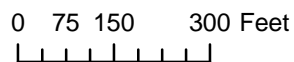
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
---------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------	-----------------------------------------	-----------------------------------------------------------------------------------------



**Legend**

**Wetland > 2 Acres Significant Soils**

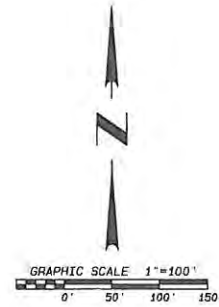
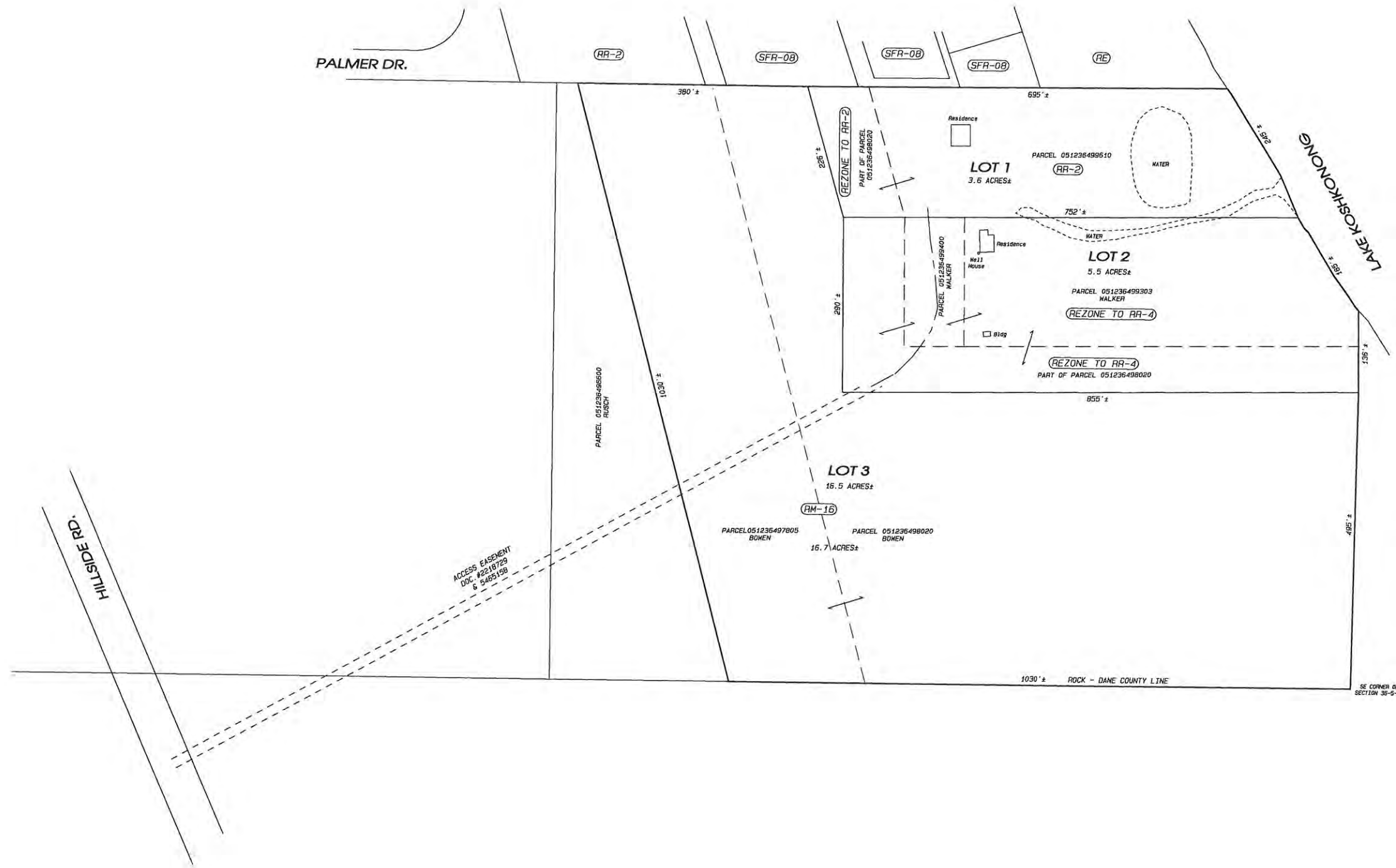
-  Wetland
-  Class 1
-  Floodplain
-  Class 2



Petition 11501  
CHARLES M BOWEN

# REZONE MAP / PRELIMINARY CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 36, 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.

<p>109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING	DATE	10/16/19
	• LAND PLANNING	BY	S11
	• CIVIL ENGINEERING	PROJECT NO.	119-338
		CLIENT	WALKER

tel: 608 752-0575  
fax: 608 752-0534



## Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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>Richard Walker</u>	Agent's Name	<u>Combs &amp; Associates, Inc</u>
Address	<u>120 N. Parker Dr</u> <u>Janesville, WI 53545</u>	Address	<u>109 W Milwaukee St</u> <u>Janesville, Wi 53548</u>
Phone	<u>(608) 359-5590</u>	Phone	<u>(608) 752-0575</u>
Email	<u>rich@wrgsales.com</u>	Email	<u>rjcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 051236499303, 51236498020 and 051236499400

Section: 36-5-12 Property address or location: 12 N. Hillside Rd. Edgerton WI.

Zoning District change: (To / From / # of acres) RR-4 from RR-2 & RM-16 2.0 Acres

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

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:

Transfer between adjoining owners of a parcel of 2.0 Acres+/-, remainder of parent parcel will be 16.7 Acres +/- and remain zoned RM-16.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: \_\_\_\_\_

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



# Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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>Martha Ekwurtzel</u>	Agent's Name	<u>Combs &amp; Associates, Inc</u>
Address	<u>601 Carpenter Ave</u>	Address	<u>109 W. Milwaukee St.</u>
	<u>Oak Park IL. 60304</u>		<u>Janesville</u>
Phone	<u>(708) 732-3394</u>	Phone	<u>(608) 752-0575</u>
Email	<u>marthaekwurtel@aol.com</u>	Email	<u>rjcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 051236498020, 051236499610

Section: 36-5-12 Property address or location: 10 Hillside Road, Edgerton WI.

Zoning District change: (To / From / # of acres) RR-2 from RM-16 0.5 acres

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

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:

Transfer between adjoining owners of a parcel 0.5 acres in size

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

October 14, 2019

To: Richard Walker

RE: Description for rezoning purposes only to RR-4 (Proposed LOT 2)

Part of Government Lot 4 of Fractional Section 36, T.5N., R.12E. of the 4<sup>th</sup> P.M.,  
Town of Albion, Dane County, Wisconsin.

Described as follows: Commencing at the SE Corner of said Section; thence Northerly along the East Line of said Government Lot, 505 feet more or less to the place of beginning for the land to be herein described; thence Westerly 885 feet more or less; thence Northerly 280 feet more or less; thence Easterly 785 feet more or less to Lake Koshkonong; thence Southeasterly along said Lake, 185 feet more or less to said East Line; thence Southerly along said East Line, 126 feet to the place of beginning.

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

Project No.119-338A

RM-16 TO RR-4



- Land Surveying
- Land Planning
- Civil Engineering

October 14, 2019

To: Martha Ekwurtzel



RE: Description for rezoning purposes only to RR-2 (Part of Proposed LOT 1)

Part of Government Lot 4 of Fractional Section 36, T.5N., R.12E. of the 4<sup>th</sup> P.M.,  
Town of Albion, Dane County, Wisconsin.

Described as follows: Commencing at the SE Corner of said Section; thence Northerly along the East Line of said Government Lot, 505 feet more or less; thence Westerly 885 feet more or less; thence Northerly 280 feet more or less to the place of beginning for the land to be herein described; thence Northerly 218 feet more or less; thence Easterly 71 feet more or less; thence Southeasterly 225 feet more or less; thence Westerly 131 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.

Project No.119-338A

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
PLSS (T,R,S,QQ,Q)	05N 12E 36 SE SE (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	<p>SEC 36-5-12 PRT GOV LOT 4 BEG SEC SE COR            TH S85DEGW 813.93 FT TH N20DEGW 1017.73            FT TH N84DEGE 22.09 FT TH N85DEGE 94.53 FT            TH N86DEGE 125.01 FT TH N87DEGE 31.57 TH            N87DEGE 132.55 FT TH N87DEGE 35.03 FT TH            S9DEGE 216 FT TH S3DEGE 214.5 FT TH            N86DEGE 654.96 FT TH S3DEGE 529.65 FT TO            POB EXC DOC# 3813031 SUBJ TO &amp; TOG WITH            R/W ESMT IN R14624/7 &amp; DOC #4106359 &amp;            ALSO EXC DOC #4106361</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	CHARLES M BOWEN	
Current Co-Owner	DOROTHY A BOWEN	
Primary Address	<b>No parcel address available.</b>	
Billing Address	14 HILLSIDE RD EDGERTON WI 53534	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G1 G6	
Assessment Acres	13.831	
Land Value	\$69,300.00	
Improved Value	\$0.00	
Total Value	\$69,300.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

#### Zoning

RM-16 DCPREZ-2019-00003

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2018)** **More +**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$69,300.00	\$0.00	\$69,300.00
<b>Taxes:</b>		\$1,224.15
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$1,224.15

### District Information

Type	State Code	Description
REGULAR SCHOOL	1568	EDGERTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
SANITARY	7400	KOSHKONONG SANITARY DIST3
OTHER DISTRICT	01EF	EDGERTON FIRE
OTHER DISTRICT	01EE	EDGERTON EMS

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	04/12/1994		14624	7

Show More ▼

### 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: 0512-364-9802-0

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.



Access Dane is a product of  
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Current Owner  
Current Owner  
66 MOUND DR  
EDGERTON, WI 53534

MICHAEL D ALBERS  
MARIA S ALBERS  
73 POTOWATOMI DR  
EDGERTON, WI 53534

EDWARD J WAGNER  
76 MENOMINEE DR  
EDGERTON, WI 53534

BRYAN H PLOSZAJ  
GERALDINE A PLOSZAJ  
74 WINNEBAGO DR  
EDGERTON, WI 53534

DAVID PLAMBECK  
WENDY PLAMBECK  
56 POTOWATOMI DR  
EDGERTON, WI 53534

EDWARD J WAGNER  
76 MENOMINEE DR  
EDGERTON, WI 53534

THOMAS C ANDREW  
2631 S FULTON ST  
MILWAUKEE, WI 53207

DAVID PLAMBECK  
WENDY PLAMBECK  
56 POTOWATOMI DR  
EDGERTON, WI 53534

TODD E REDALEN  
ALICE L REDALEN  
65 WINNEBAGO DR  
EDGERTON, WI 53534

TODD E REDALEN  
ALICE L REDALEN  
65 WINNEBAGO DR  
EDGERTON, WI 53534

ALBION, TOWN OF  
620 ALBION RD  
EDGERTON, WI 53534

TODD E REDALEN  
ALICE L REDALEN  
65 WINNEBAGO DR  
EDGERTON, WI 53534

DAVID D MOSES  
JANELL M MOSES  
57 WINNEBAGO DR  
EDGERTON, WI 53534

RICHARD A WALKER  
MARIANNE WALKER  
12 HILLSIDE RD  
EDGERTON, WI 53534

TODD E REDALEN  
ALICE L REDALEN  
65 WINNEBAGO DR  
EDGERTON, WI 53534

FREDRICK M DIEDRICK  
PATRICIA A DIEDRICK  
4127 ALLURE LN  
NORTH PORT, FL 34287

RICHARD A WALKER  
MARIANNE WALKER  
12 HILLSIDE RD  
EDGERTON, WI 53534

PAULA FELLERS BAXA  
55 POTAWATAMI DR  
EDGERTON, WI 53534

BRYAN H PLOSZAJ  
GERALDINE A PLOSZAJ  
74 WINNEBAGO DR  
EDGERTON, WI 53534

ANNA MARIE MARCHIORI  
MARTHA ANN EKWURTZEL  
1138 S GROVE  
OAK PARK, IL 60304

ERIK M ALVAREZ  
DAVID C ALVAREZ  
5033 W AGATITE  
CHICAGO, IL 60630

FREDRICK M DIEDRICK  
PATRICIA A DIEDRICK  
4127 ALLURE LN  
NORTH PORT, FL 34287

SHANNON L FRANCIS  
85 MENOMONEE DR  
EDGERTON, WI 53534

MICHAEL D ALBERS  
MARIA S ALBERS  
73 POTOWATOMI DR  
EDGERTON, WI 53534

MICHAEL D ALBERS  
MARIA S ALBERS  
73 POTOWATOMI DR  
EDGERTON, WI 53534

DAVID A SAUNDERS  
SUSAN A SAUNDERS  
56 WINNEBAGO DR  
EDGERTON, WI 53534

MYLOWE L WOOLEY  
ROSEMARY W WOOLEY  
6726 WEST ALBION  
NILES, IL 60714

MICHAEL D ALBERS  
MARIA S ALBERS  
73 POTOWATOMI DR  
EDGERTON, WI 53534

THOMAS C ANDREW  
2631 S FULTON ST  
MILWAUKEE, WI 53207

MYLOWE L WOOLEY  
ROSEMARY W WOOLEY  
6726 WEST ALBION  
NILES, IL 60714

ERIK M ALVAREZ  
DAVID C ALVAREZ  
5033 W AGATITE  
CHICAGO, IL 60630

FREDRICK M DIEDRICK  
PATRICIA A DIEDRICK  
4127 ALLURE LN  
NORTH PORT, FL 34287

KEVIN KOZAK  
JENNIFER BASSETT  
1966 EASTWOOD AVE  
JANESVILLE, WI 53545

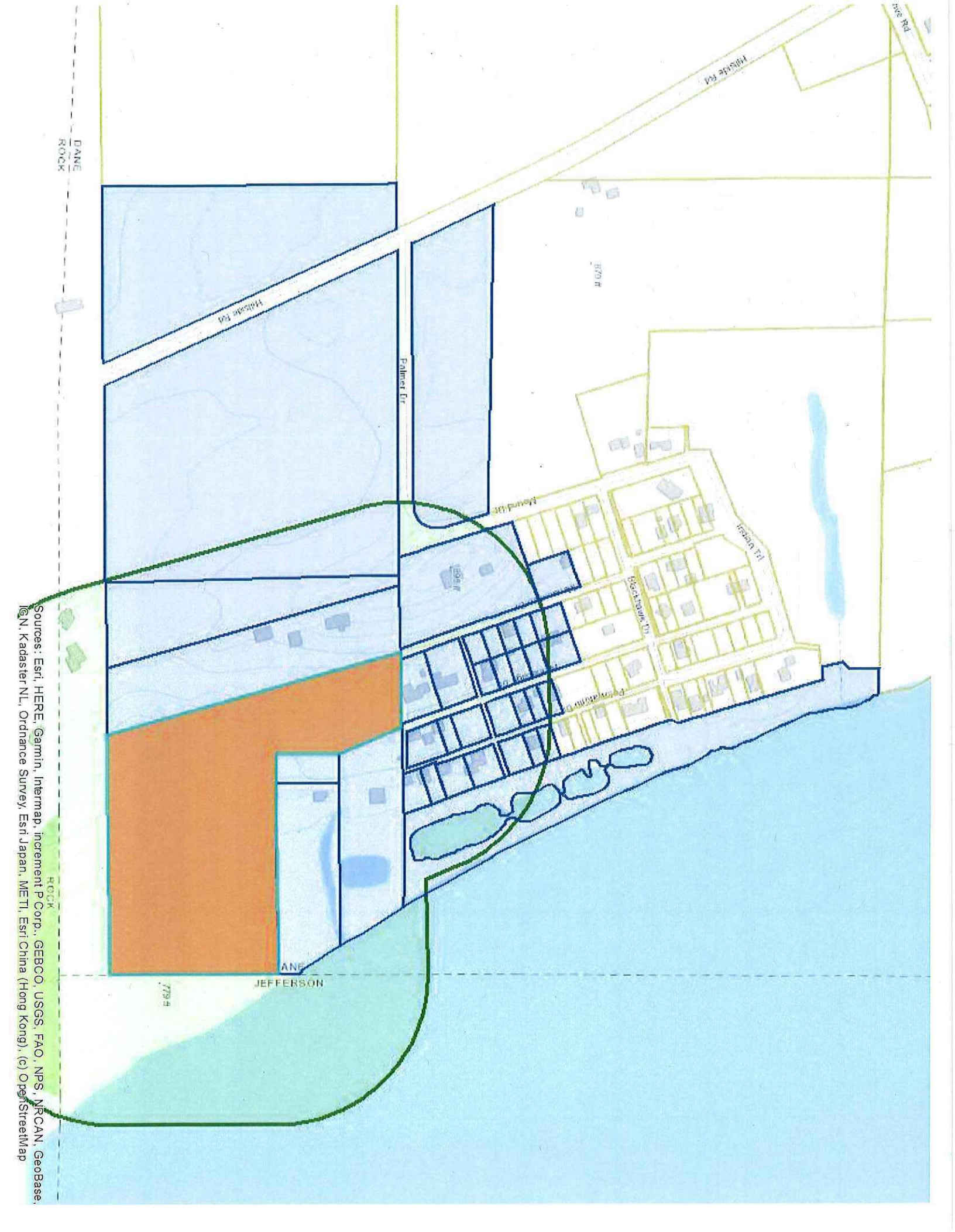
JASON W JASKULA  
76 HILLSIDE RD  
EDGERTON, WI 53534

RUSCH REV TR, WALLACE E & ...  
782 HILLSIDE RD  
EDGERTON, WI 53534

CHARLES M BOWEN  
DOROTHY A BOWEN  
14 HILLSIDE RD  
EDGERTON, WI 53534

CHARLES M BOWEN  
DOROTHY A BOWEN  
14 HILLSIDE RD  
EDGERTON, WI 53534

RUSCH REV TR, WALLACE E & ...  
782 HILLSIDE RD  
EDGERTON, WI 53534



DANE  
ROCK

HOLBEIN RD

Palmer Dr

BROADWAY DR

JEFFERSON ST

JEFFERSON ST

JEFFERSON

779 #

ROCK

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

