

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/30/2018	DCPREZ-2018-11383
Public Hearing Date	C.U.P. Number
02/26/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME LENOX LANDSCAPE AND SUPPLY LLC	PHONE (with Area Code) (608) 289-1568	AGENT NAME ROCK ROAD COMPANIES	PHONE (with Area Code) ((608) 752-8944
BILLING ADDRESS (Number & Street) 770 ALBION RD		ADDRESS (Number & Street) PO BOX 1818	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53547	
E-MAIL ADDRESS 1smoknz@gmail.com		E-MAIL ADDRESS rspies@rockroads.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
770 Albion Road					
TOWNSHIP ALBION	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-164-9601-3					

REASON FOR REZONE	CUP DESCRIPTION
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RESTORE RECREATIONAL ZONING BACK TO LANDS AFTER A TEMPORARY CONCRETE BATCH PLANT PROJECT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (4) Agriculture District	RE-1 Recreational District	4.93		

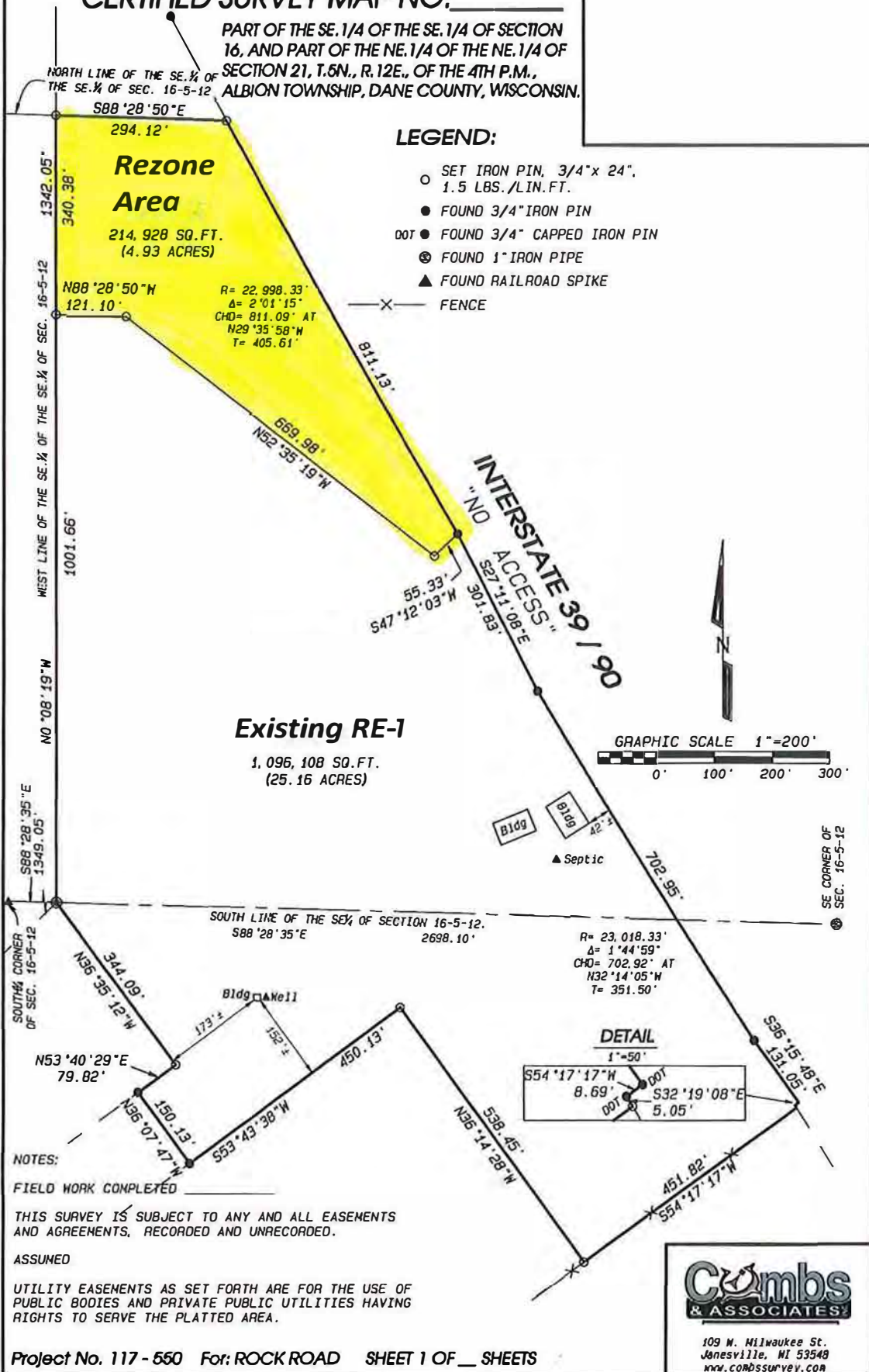
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
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PRINT NAME:

DATE:

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE. 1/4 OF THE SE. 1/4 OF SECTION 16, AND PART OF THE NE. 1/4 OF THE NE. 1/4 OF SECTION 21, T. 6N., R. 12E., OF THE 4TH P.M., ALBION TOWNSHIP, DANE COUNTY, WISCONSIN.

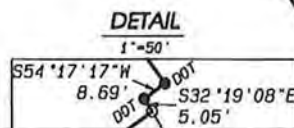
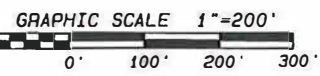


Rezone Area
214,928 SQ. FT.
(4.93 ACRES)

Existing RE-1
1,096,108 SQ. FT.
(25.16 ACRES)

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND 3/4" IRON PIN
- FOUND 3/4" CAPPED IRON PIN
- ⊗ FOUND 1" IRON PIPE
- ▲ FOUND RAILROAD SPIKE
- X— FENCE



NOTES:

FIELD WORK COMPLETED

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

ASSUMED

UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

Combs & ASSOCIATES

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

DATE: November 30, 2018

RE: Description of Proposed Zoning Change from A-2(4) to RE-1

PART OF THE SE ¼ OF THE SE ¼ OF SECTION 16, T5N, R12E, ALBION TOWNSHIP, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the South ¼ corner of said Section 16; thence S.88°28'35"E. along the South line of the SE. ¼ of said Section, 1349.05 feet to the West line of the SE. ¼ of said SE. ¼; thence N.0°08'19"W. along said West line, 1001.66 feet to the place of beginning for the land to be herein described; thence continuing N.0°08'19"W. along said West line, 340.38 feet to the NW. corner of the SE. ¼ of said SE. ¼; thence S.88°28'50"E. along the North line of the SE. ¼ of said SE. ¼, 294.12 feet to the Westerly Right-of-Way (R.O.W.) of I-39; thence Southeasterly along a curve convexed westerly, 811.13 feet, having a radius of 22,998.33 feet and a chord bearing S.29°35'58"E. 811.09 feet; thence S.47°12'03"W. 55.33 feet; thence N.52°35'19"W. 669.98 feet; thence N.88°28'50"W. parallel to said North line, 121.10 feet to the place of beginning. Containing 4.93 acres.

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 11252**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Albion

Location: Section 16

Zoning District Boundary Changes

RE-1 to A-2 (4)

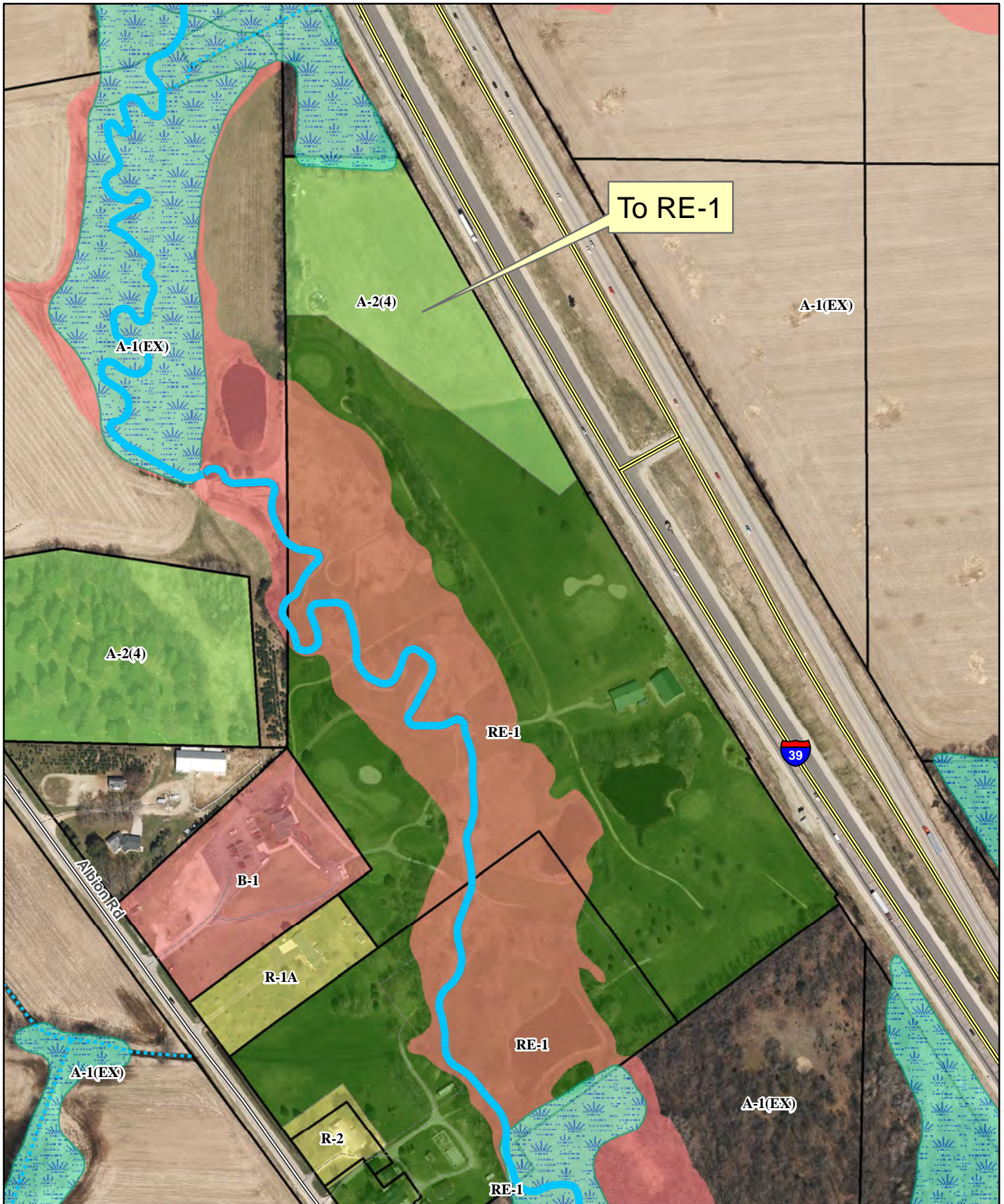
Part of the SE ¼ of the SE ¼ of Section 16, T5N, R12E, of the 4th P.M., Town of Albion, Dane County, Wisconsin.

Commencing at the S ¼ corner of said Section 16; thence S88°28'35"E along the South line of the SE ¼ of said Section, 1349.05 feet to the West line of the SE ¼ of said SE ¼; thence N00°08'19"W along said West line, 1001.66 feet to the place of beginning for the land to be herein described; thence continuing N00°08'19"W along said West line, 340.38 feet to the NW corner of the SE ¼ of said SE ¼; thence S88°28'50"E along the North line of the SE ¼ of said SE ¼, 294.12 feet to the Westerly Right-of-Way (R.O.W.) of I-39; thence Southeasterly along a curve convexed westerly, 611.74 feet, having a radius of 22,998.33 feet and a chord bearing S29°28'16"E, 611.01 feet; thence S67°30'13"W 249.67 feet; thence N39°28'46"W 379.52 feet; thence N88°28'50"W parallel to said North line, 121.10 feet to the place of beginning. Containing 4.85 acres.

CONDITIONAL ZONING

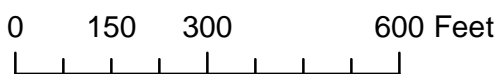
Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. The landowner shall be responsible for submitting a zoning map amendment to change the zoning back to RE-1 once the site is no longer used for a concrete batch plant.

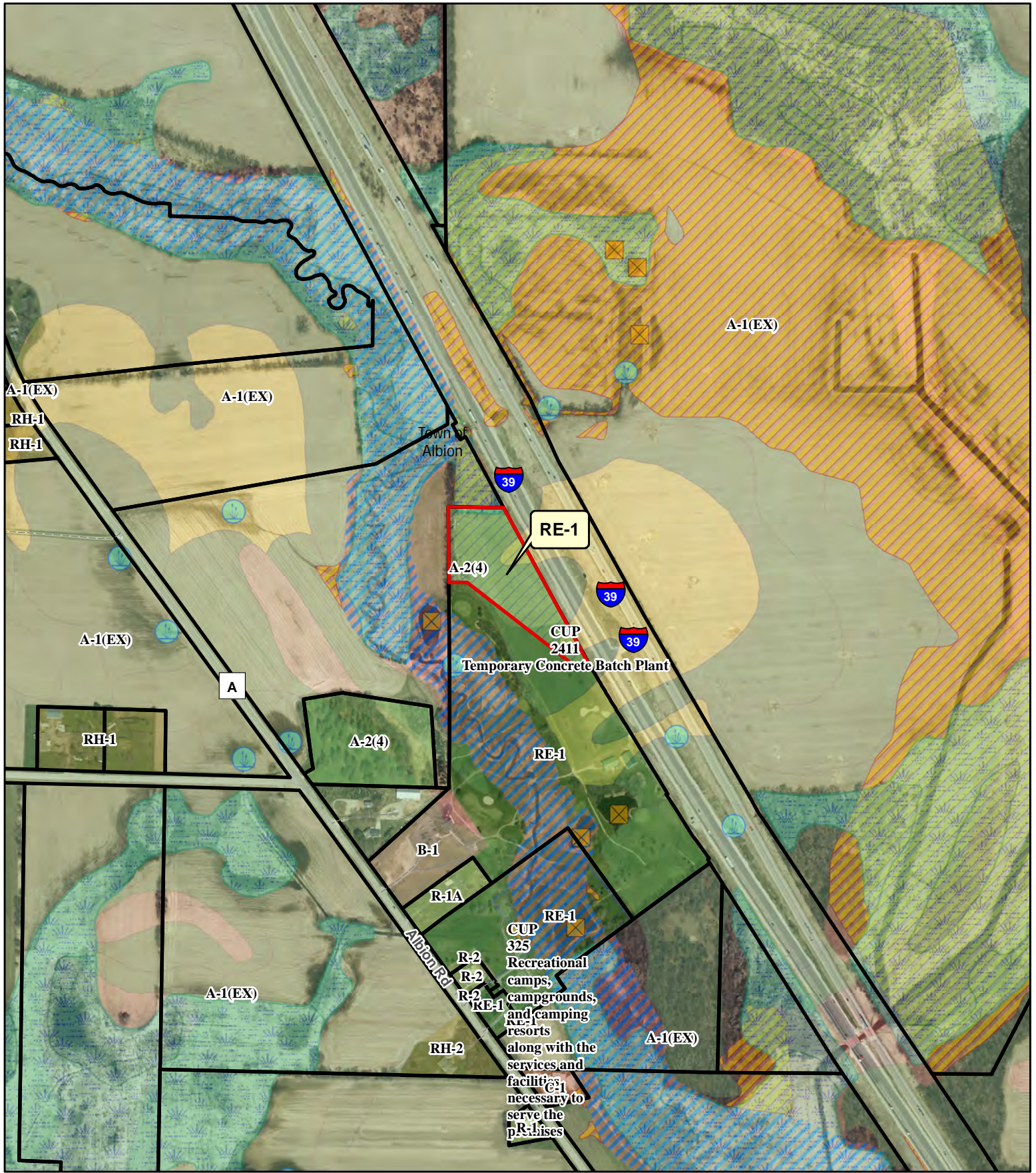


Legend





- Floodplain
- Wetland



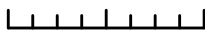
Petition 11383
Lenox Landscaping



Legend

Wetland > 2 Acres		Significant Soils	
	Wetland		Class 1
	Floodplain		Class 2



0 212.5425 850 Feet


Petition 11383
**LENOX LANDSCAPE AND
 SUPPLY LLC**