

Dane County Rezone & Conditional Use Permit

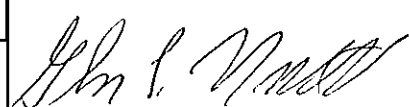
Application Date	Petition Number
12/11/2014	DCPREZ-2014-10798
Public Hearing Date	C.U.P. Number
02/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANE COUNTY GROWERS	PHONE (with Area Code) (608) 884-6191	AGENT NAME GLEN NORTHROP	PHONE (with Area Code) (608) 423-3331
BILLING ADDRESS (Number & Street) 781 HILLSIDE RD		ADDRESS (Number & Street) P.O. BOX 369	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) CAMBRIDGE, WI 53523	
E-MAIL ADDRESS		E-MAIL ADDRESS abex@frontier.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	
603 CRAIG RD					
TOWNSHIP ALBION	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-151-8501-1					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	2.6		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>GM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>GM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>GM</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: GLEN L. NORTHROP
DATE: DEC 10, 2014



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

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>DANE COUNTY GROWERS</u>	Agent's Name	<u>GLEN NORTHRUP</u>
Address	<u>781 HILLSIDE RD. EDGERTON, WI 53534</u>	Address	<u>170 BOX 369 CAMBRIDGE, WI 53523</u>
Phone	<u>608-884-6191</u>	Phone	<u>608-423-3331</u>
Email	<u>_____</u>	Email	<u>abex@frontier.com</u>

Town: ALBION Parcel numbers affected: 0512-151-8501-1

Section: 01 15 Property address or location: 603 CRAIG RD, EDGERTON, WI 53534

Zoning District change: (To / From / # of acres) A-2 (2) A-1 (EX) 2.6 ac

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:

TO SEPARATE EXISTING SINGLE FAMILY RESIDENCE FROM CROPLAND
FOR THE SALE OF THE HOUSE TO CURRENT RENTERS ON A 2.6 ACRE
PARCEL. THIS IS BEING TAKEN OUT OF A 36.8 ACRE PARCEL OWNED
BY DANE COUNTY GROWERS WHO OWNS AND FARMS THE LANDS (FIELDS)
ON THE SOUTH, EAST AND WEST SIDES ABUTTING THIS PARCEL.

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

Submitted By: Glen L. Northrup
GLEN L. NORTHRUP

Date: 12-10-2014

ABEX SURVEY COMPANY

LAND SURVEYING AND PLANNING

101 E. MAIN STREET P.O. BOX 369 CAMBRIDGE, WI 53523



Dec. 10, 2014

Roger Lane, Administrator
Dane County Zoning
City-County Building, Rm. 116
201 Martin Luther King, Jr. Blvd.
Madison, WI 53703-3342

Re: Preliminary Map for Certified Survey, 603 Craig Road, Town of Albion

Enclosed please find Preliminary Map for Certified Survey of the property located at 603 Craig Road in the town of Albion and owned by Dane County Growers, PIN 002/0512-151-8501-1.

The proposed 2.62-acre lot contains a residential property that the owner, Jim Wileman, Dane County Growers, intends to separate from the surrounding agricultural property, as he discussed with you. Please note that the existing 36.8-acre parcel is surrounded on three sides by agricultural parcels also owned by Dane County Growers. The remainder of the parent parcel and the surrounding parcels will remain in agricultural production under existing A1(EX) zoning.

A re-zone to RH-2 for the proposed residential parcel is requested.

Please phone or email with questions or concerns.

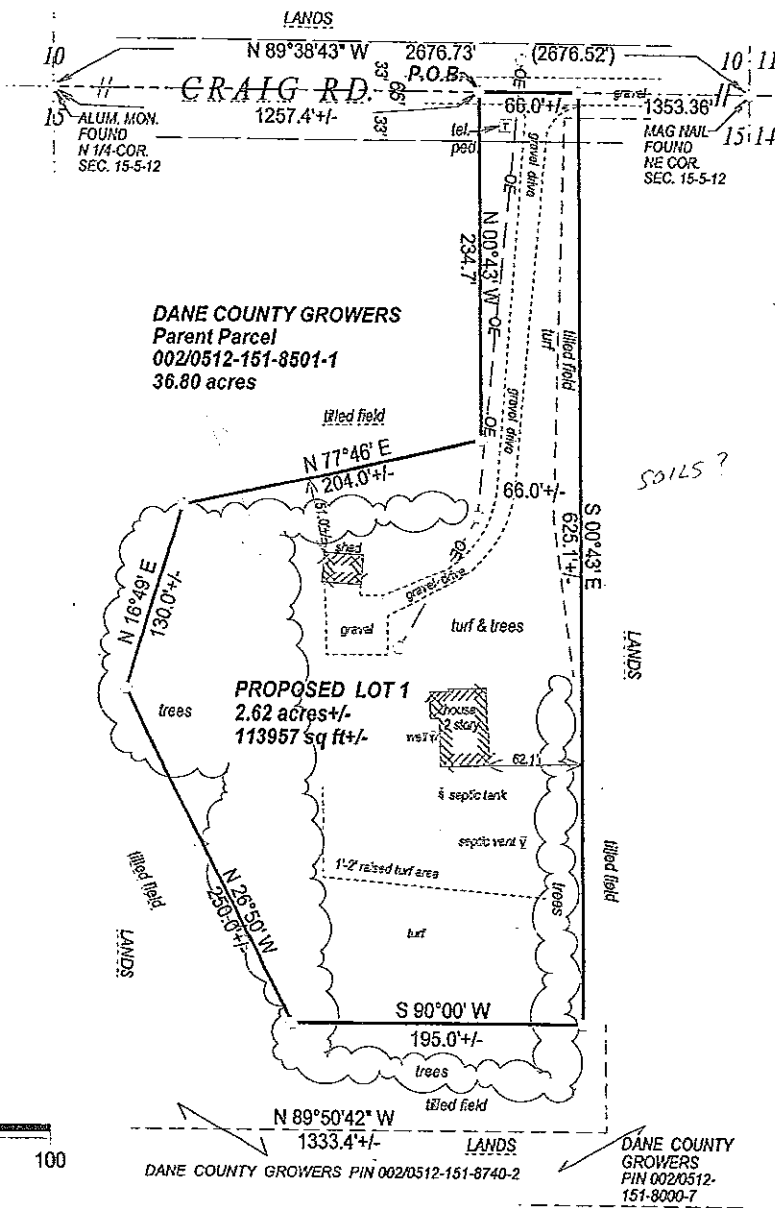

Glen L. Northrop
ABEX Survey Company

C: Jim Wileman, Dane County Growers
ABEX file ab3992-14

PRELIMINARY MAP FOR CERTIFIED SURVEY AND RE-ZONE FOR
 2.62-ACRE+/- LOT AND EXISTING HOUSE LOCATED IN THE NW 1/4 OF THE NE 1/4 OF
 SECTION 15, T 5 N, R 12 E, TOWN OF ALBION, DANE COUNTY, WISCONSIN

DESCRIPTION:
 See Sheet 2.

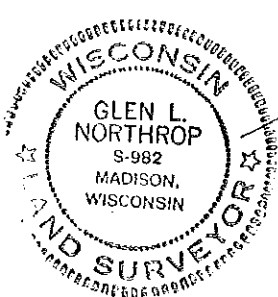
- Notes:**
- 1) Surveyed for Jim Wileman, Dane County Growers, 781 Hillside Rd., Edgerton, WI 53534, per Deed, Doc. No. 5113784.
 - 2) Property address is 603 Craig Rd., Edgerton, WI 53534.
 - 3) Parent parcel is PIN 002/0512-151-8501-1.
 - 4) Bearings are referenced to the north line of the NE 1/4 Sec. 15-5-12, bearing N89°38'43"W.



LEGEND

- Property corner to be set.
- 3/4" iron pipe found unless noted different.
- () Recorded plat data.
- OE Overhead electric line.

Scale: 1" = 100'



DEC 9, 2014
Glen L. Northrop

ORDER NO. AB 3992-14
 Drafted at ABEX Survey Company
 101 E. Main St. P.O. Box 369
 Cambridge, WI 53523
 608-423-3331

PRELIM DRG. NO. 3992
 Sheet 1 of 2 Sheets

PRELIMINARY MAP FOR CERTIFIED SURVEY AND RE-ZONE FOR
2.62-ACRE+/- LOT AND EXISTING HOUSE LOCATED IN THE NW 1/4 OF THE NE 1/4 OF
SECTION 15, T 5 N, R 12 E, TOWN OF ALBION, DANE COUNTY, WISCONSIN

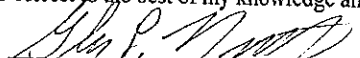
DESCRIPTION:

Part of the NW1/4 NE1/4 Sec. 15, T5N, R12E, Town of Albion, Dane County,
Wisconsin, more particularly described as follows:
Commencing at the aluminum monument at the N 1/4-corner of said Sec. 15; thence
N89°38'43"W, 1257.4'± to the POINT OF BEGINNING; thence S89°39'E, 66.0'±-;
thence S00°43'E, 625.1'±-; thence S90°W, 210.0'±-; thence N26°50'W, 250.0'±-;
thence N16°49'E, 130.0'±-; thence N76°46'E, 204.0'±-; thence N00°43'W, 234.7'±- to
the POINT OF BEGINNING, containing 113957 sq ft±- or 2.62 acres±- as described
and being subject to a public road R/W over the north 33.0' thereof.

SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this map and description from a field survey and previous surveys conducted by me and
under my direction and that this map is a true representation thereof and is correct to the best of my knowledge and belief.

Dated DEC 9, 2014


Glen L. Northrop, S-982



ORDER NO. AB 3992-14
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331

PRELIM DRG. NO. 3992
Sheet 2 of 2 Sheets



100 FEET x 400 FEET FOR FEELING

$$\frac{1193.23}{2} = 596.615$$

$$313 + 313 = 626$$

$$626 - 626 = 0$$