

Dane County Rezone & Conditional Use Permit

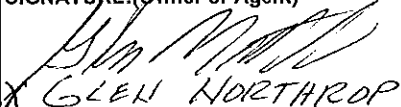
Application Date	Petition Number
01/15/2015	DCPREZ-2015-10818
Public Hearing Date	C.U.P. Number
03/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RONALD J ANDERSON	PHONE (with Area Code) (608) 884-6375	AGENT NAME ABEX SURVEY	PHONE (with Area Code) (608) 423-3331
BILLING ADDRESS (Number & Street) 279 COUNTY HIGHWAY A		ADDRESS (Number & Street) 101 EAST MAIN STREET PO BOX 369	
(City, State, Zip) CAMBRIDGE, WI 53523		(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	
279 County Highway A					
TOWNSHIP ALBION	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-021-8001-3					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.7		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RA</u>	INSPECTOR'S INITIALS RLB	SIGNATURE: (Owner or Agent)  * GLEN NORTHROP
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PRINT NAME: * GLEN NORTHROP
DATE: * JAN 15, 2015

Petition # 10818

Public Hearing Date 3/24/15

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: _____

Planning Review

- 1. Density Study Needed? Yes / No
 - 2. Determination of Legal Status Yes / No
 - 3. In compliance with Town plan? Yes / No
 - 4. Land Division Compliance? Yes / No
- Splits _____

Comments: _____

Contacts / Correspondence: (date: Issue)



DANE COUNTY
PLANNING DEVELOPMENT

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

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 RONALD J. & SHAWN M. ANDERSON Agent's Name GLEN NORTHROP, ABEX SURVEY
 Address 279 CTH "A" Address 101 E. MAIN ST., P.O. BOX 369
 Phone CAMBRIDGE, WI 53523 Phone CAMBRIDGE, WI 53523
608-864-6375 608-423-3331
 Email _____ Email abex@frontier.com

Town: ALBION Parcel numbers affected: 0512-021-8001-3

Section: 01 2 Property address or location: 279 CTH "A", CAMBRIDGE, WI 53523

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

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 8 % Other: 92 %

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:

A nephew of the owner is planning in future to acquire the entire farm and at this time wants to take possession of the existing house untill such time in the future he can acquire the entire farm. This house will be a summer home untill entire farm is acquired.

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

Submitted By: [Signature]



Date: JAN 15, 2015

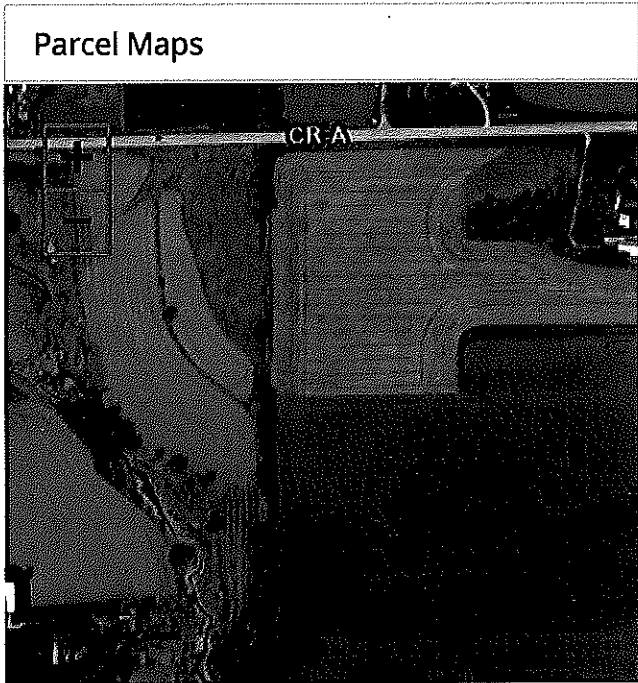
Parcel Number -
002/0512-021-8001-3

Current

Summary Report

← Parcel Parents

Parcel Summary		More +
Municipality Name	TOWN OF ALBION	
Parcel Description	SEC 2-5-12 FR NE1/4NE1/4 EXC COM 174 FT ...	
Owner Names	RONALD J ANDERSON  SHAWN M ANDERSON 	
Primary Address	279 COUNTY HIGHWAY A	
Billing Address	279 COUNTY HIGHWAY A CAMBRIDGE WI 53523	



Parcel Maps

DCiMap

Google Map

Bing Map

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	42.600	
Land Value	\$73,800.00	
Improved Value	\$282,700.00	
Total Value	\$356,500.00	

Show Valuation Breakout

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

Tax Summary (2014) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$73,800.00	\$282,700.00	\$356,500.00
Taxes:		\$6,486.87
Lottery Credit(-):		\$138.48
First Dollar Credit(-):		\$81.83
Specials(+):		\$307.34
Amount:		\$6,573.90

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	01EF	EDGERTON FIRE
OTHER DISTRICT	01EE	EDGERTON EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	03/06/2000	3195923		

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: 0512-021-8001-3

By Owner Name: RONALD J ANDERSON

By Owner Name: SHAWN M ANDERSON

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther
City-County Bldg
Madison, WI

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Not Effective
CUP1362

A-2(2)
DCPREZ-0000-06697

RH-1
DCPREZ-0000-07789

55025C065

55025C065

A-1(EX)
DCPREZ-0000-00000

Not Effective
CUP1536

A-1(EX)
DCPREZ-0000-00000

Old Lund Rd

RH-1
DCPREZ-0000-03967

RH-1
DCPREZ-0000-09369

A-2
DCPREZ-0000-09369

RH-2
DCPREZ-0000-06933

A-1(EX)
DCPREZ-0000-00000

A-2(3)
DCPREZ-0000-08697

R-1

RH-2

DCPREZ-0000-06941-DCPREZ-0000-09369

RH-1
DCPREZ-0000-07552

RH-1
DCPREZ-0000-08697

20000-09981
A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

R-RH-1A
DCPREZ-0000-09743

R-4
DCPREZ-0000-06070

Not Effective
DCPREZ-0000-07570
RH-1
DCPREZ-0000-07779

Not Effective
DCPREZ-0000-04278

A-2(2)
DCPREZ-0000-09743

DR

DR

DR

RH-1
DCPREZ-0000-07572

RH-2
DCPREZ-0000-07572

A-1(EX)
DCPREZ-0000-00000

55025C065

55025C067H

R-3
DCPREZ-0000-05722

A-1(EX)
DCPREZ-0000-00000

A-2(1)
DCPREZ-0000-06070

A-1(EX)
DCPREZ-0000-00000

RH-3
DCPREZ-0000-06070

Aarback Rd

A-1(EX)
RH-1
DCPREZ-0000-00000
DCPREZ-0000-06070

DR

RI-1
DCPREZ-0000-07552

A-1(EX)
DCPREZ-0000-00000

A

281

279

A-1(EX)
DCPREZ-0000-00000



PRELIMINARY MAP FOR CERTIFIED SURVEY AND RE-ZONE OF 1.7-ACRE+/- LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T 5 N, R 12 E, TOWN OF ALBION, DANE COUNTY, WISCONSIN

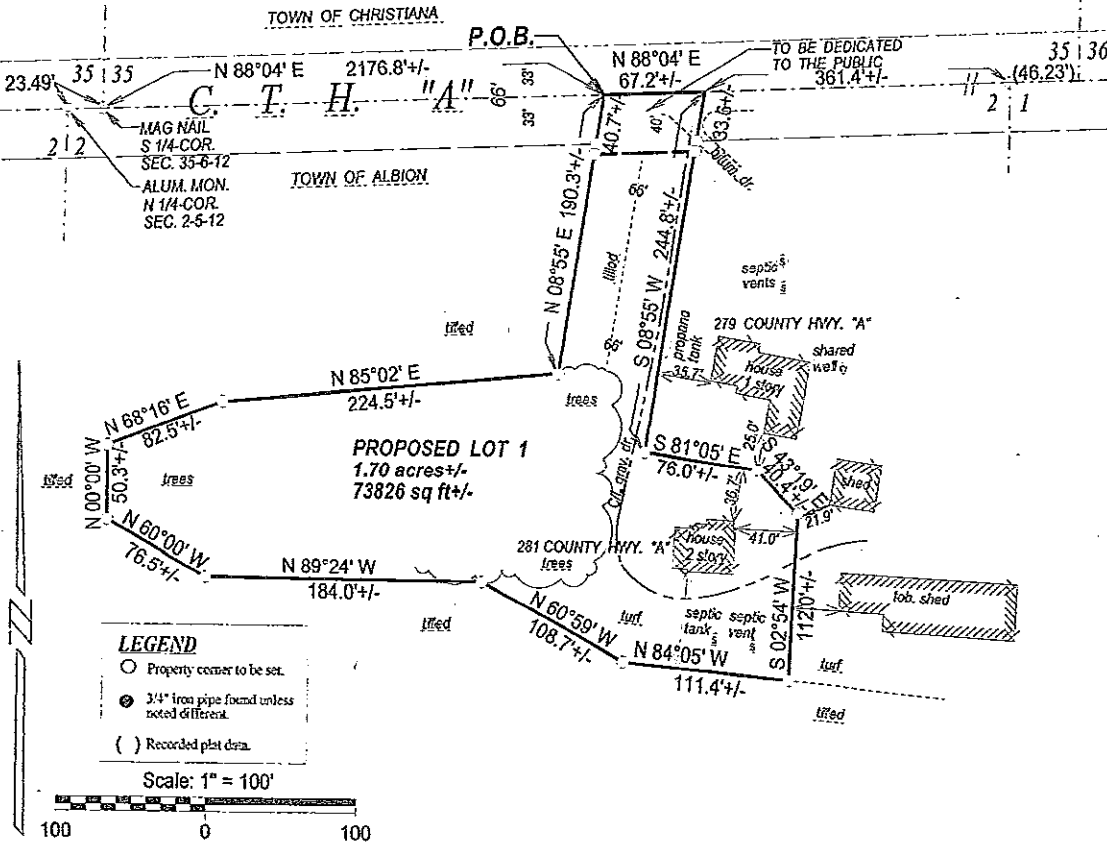
DESCRIPTION:

Part of the NE1/4 NE1/4 Section 2, T5N, R12E, Town of Albion, Dane County, Wisconsin, more particularly described as follows:

Commencing at the S 1/4-corner of Sec. 35, T6N, R12E, Town of Christiana, Dane County; thence N88°04'E, 2176.8'+/- to the POINT OF BEGINNING; thence continuing N88°04'E, 67.2'+/-; thence S08°55'W, 244.8'+/-; thence S81°05'E, 76.0'+/-; thence S43°19'E, 40.4'+/-; thence S02°54'W, 112.0'+/-; thence N84°05'W, 111.4'+/-; thence N60°59'W, 108.7'+/-; thence N89°24'W, 184.0'+/-; thence N60°00'W, 76.5'+/-; thence N00°00'W, 50.3'+/-; thence N68°16'E, 82.5'+/-; thence N85°02'E, 224.5'+/-; thence N08°55'E, 190.3'+/- to the POINT OF BEGINNING, containing 1.70 acres+/- or 73826 sq ft+/- as described and mapped hereon, subject to a CTH "A" R/W over the north 33' thereof.

Notes:

- 1) Surveyed ordered by Ronald J. and Shawn M. Anderson, 279 County Highway "A", Cambridge, WI 53523, owners per record, Doc. No. 3195923, for the buyer, David Calhoun.
- 2) Property address is 281 County Highway "A", Cambridge, WI 53523.
- 3) Bearings, are referenced to the north line of the SE 1/4 of Sec. 35-6-12.



SURVEYOR'S CERTIFICATE

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

Dated Jan 12, 2015

Glen L. Northrop
Glen L. Northrop, S-982

ORDER NO. AB 3994-14
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331



PRELIM DRG. NO. 3994
Sheet 1 of 1