

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/14/2019	DCPREZ-2019-11482
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CURTIS D ABEL	PHONE (with Area Code) (608) 695-2733	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 19 COUNTY HIGHWAY A		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip)	
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	
WEST OF 19 COUNTY HIGHWAY A					
TOWNSHIP ALBION	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-011-8001-5					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	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 PMK2	SIGNATURE:(Owner or Agent) <i>Curtis Abel</i>
				PRINT NAME: <i>CURTIS ABEL</i>

COMMENTS: CREATING ONE RESIDENTIAL LOT.

DATE: <i>8/14/19</i>



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:

- o **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.
- o **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	Curtis Abel <i>+ CHARLY ABEL</i>	Agent's Name	David Riesop
Address	19 CTH A, Cambridge, Wi	Address	306 West quarry, Deerfield, Wi 53531
Phone	695-2733	Phone	764-5602
Email		Email	wismapping@charter.net

Town: Albion Parcel numbers affected: 051201180015

Section: 01 Property address or location: West of 19 CTH A

Zoning District change: (To / From / # of acres) fp35 to rr2 *3 acres*

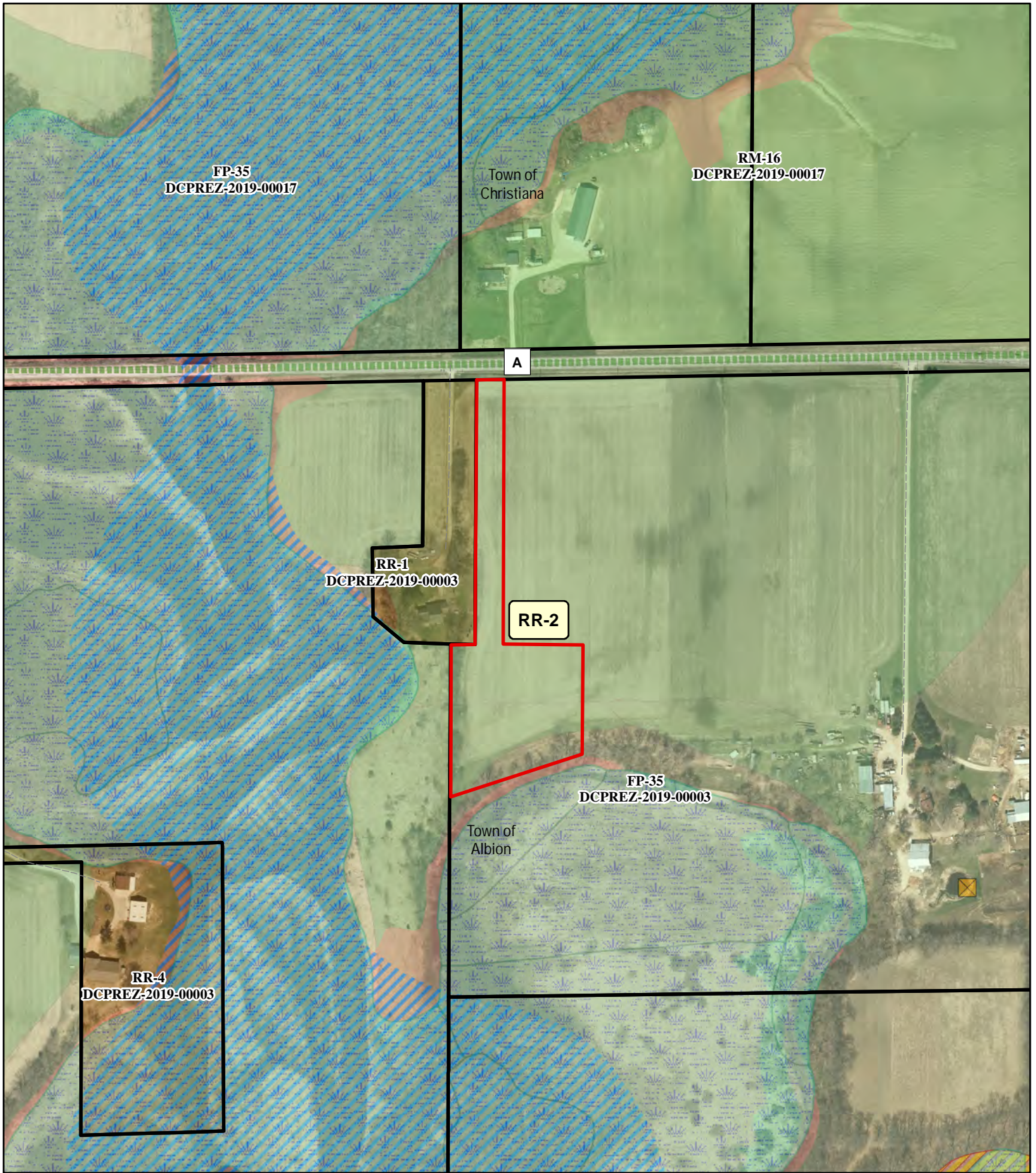
Soil classifications of area (percentages) Class I soils: ____ % Class II soils: 100 % Other: ____ %

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:





Create residential building site on Western edge of farm

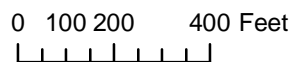
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: *Curtis D. Abel* Date: *8/14/19*



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2





Petition 11482
CURTIS D ABEL

Parcel Number - 002/0512-011-8001-5

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR12E	01	NE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 1-5-12 FR NE1/4NE1/4 EXC R29835/52 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CURTIS D ABEL	
Current Co-Owner	CHERYL J ABEL	
Primary Address	19 COUNTY HIGHWAY A	
Billing Address	19 COUNTY HIGHWAY A CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	43.685	
Land Value	\$72,600.00	
Improved Value	\$75,100.00	
Total Value	\$147,700.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

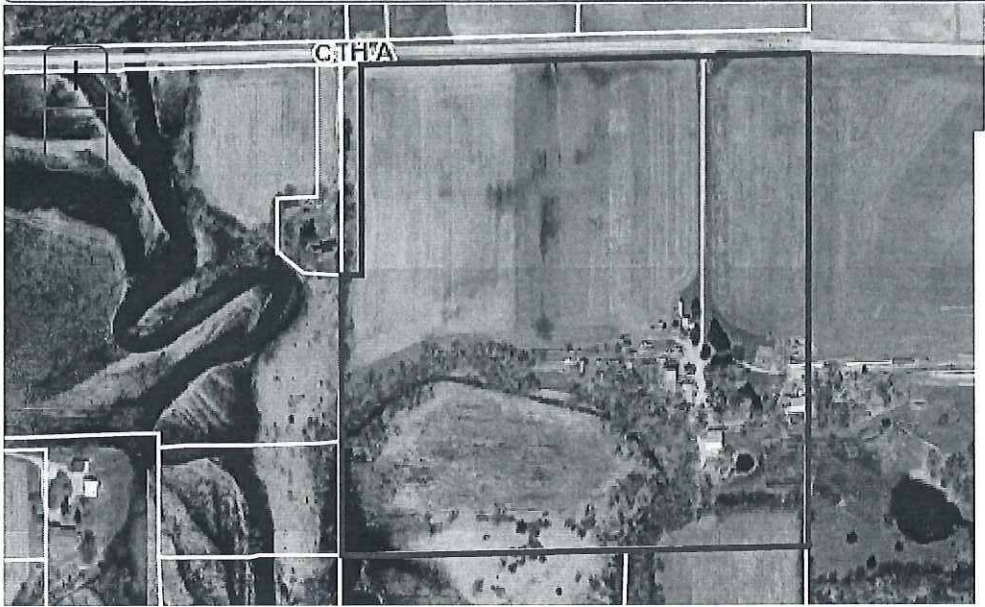
Zoning Information

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

Zoning
FP-35 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



DCiMap

Google Map

Bing Map

Tax Summary (2018) **More +**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$73,000.00	\$75,100.00	\$148,100.00
Taxes:		\$2,534.70
Lottery Credit(-):		\$179.47
First Dollar Credit(-):		\$73.90
Specials(+):		\$154.67
Amount:		\$2,436.00

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
WD	09/12/1994		27557	14

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: 0512-011-8001-5

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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CURTIS D ABEL
CHERYL J ABEL
19 COUNTY HIGHWAY A
CAMBRIDGE, WI 53523

JAMES A KUFAHL
DEBRA J KUFAHL
60 COUNTY HIGHWAY A
CAMBRIDGE, WI 53523

MARY BETH BRANDENBURG
75 COUNTY HIGHWAY A
CAMBRIDGE, WI 53523

MARY BETH BRANDENBURG
75 COUNTY HIGHWAY A
CAMBRIDGE, WI 53523

SCOTT N MICKELSON
JULIE M MICKELSON
1471 HILLSIDE RD
CAMBRIDGE, WI 53523

STEVEN BEHM
12 AARBACK RD
CAMBRIDGE, WI 53523

STEVEN BEHM
12 AARBACK RD
CAMBRIDGE, WI 53523

RONNIE B RADLOFF
NANCY J RADLOFF
2629 COUNTY HIGHWAY C
CAMBRIDGE, WI 53523

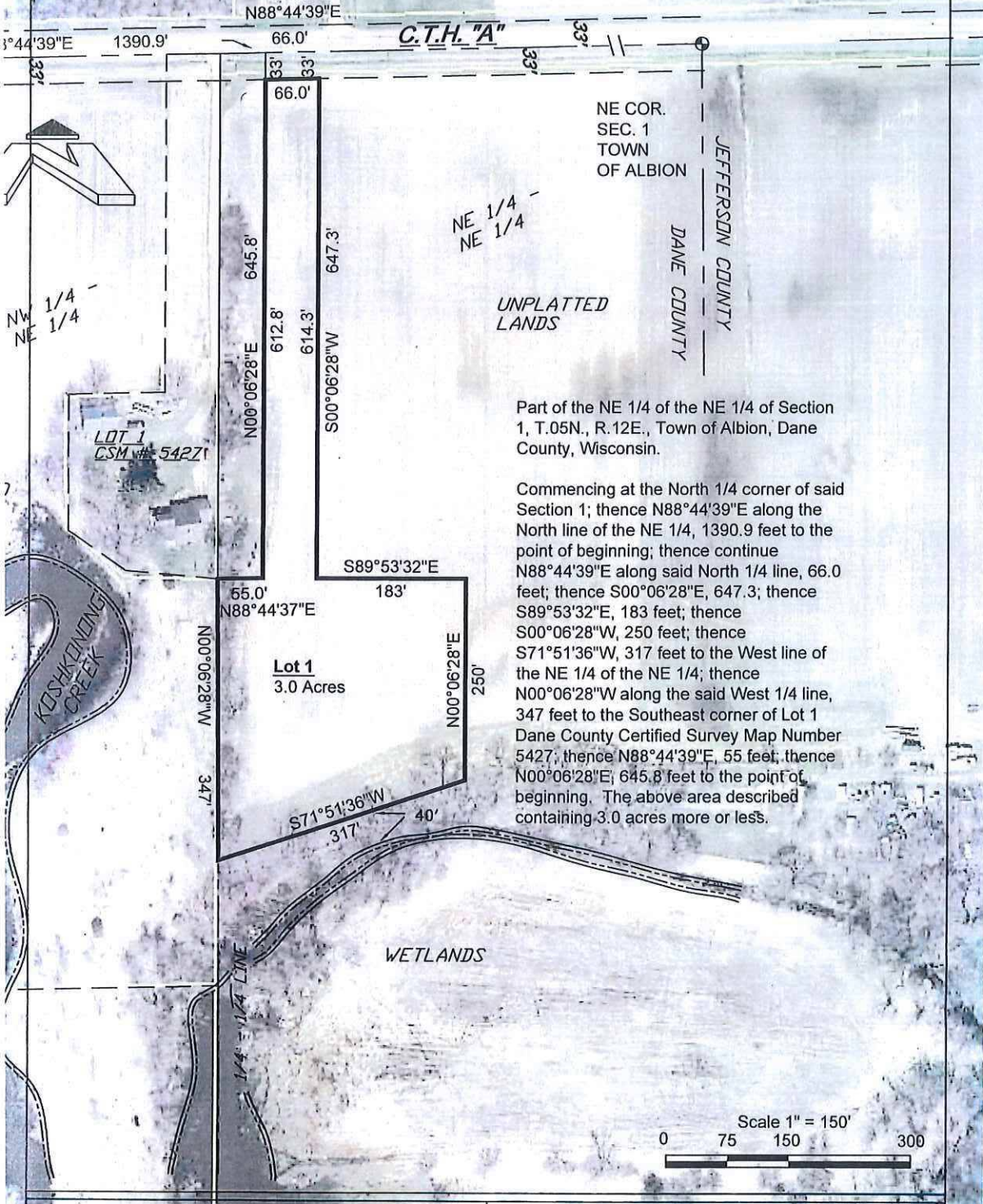
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CAMBRIDGE, WI 53523

SCOTT N MICKELSON
JULIE M MICKELSON
1471 HILLSIDE RD
CAMBRIDGE, WI 53523

JAMES E TESKE
LINDA ANNE TESKE
136 COUNTY HIGHWAY A
CAMBRIDGE, WI 53523

PRELIMINARY CERTIFIED SURVEY

Part of the NE 1/4 of the NE 1/4 of Section 1, T.05N., R.12E., Town of Albion, Dane County, Wisconsin.

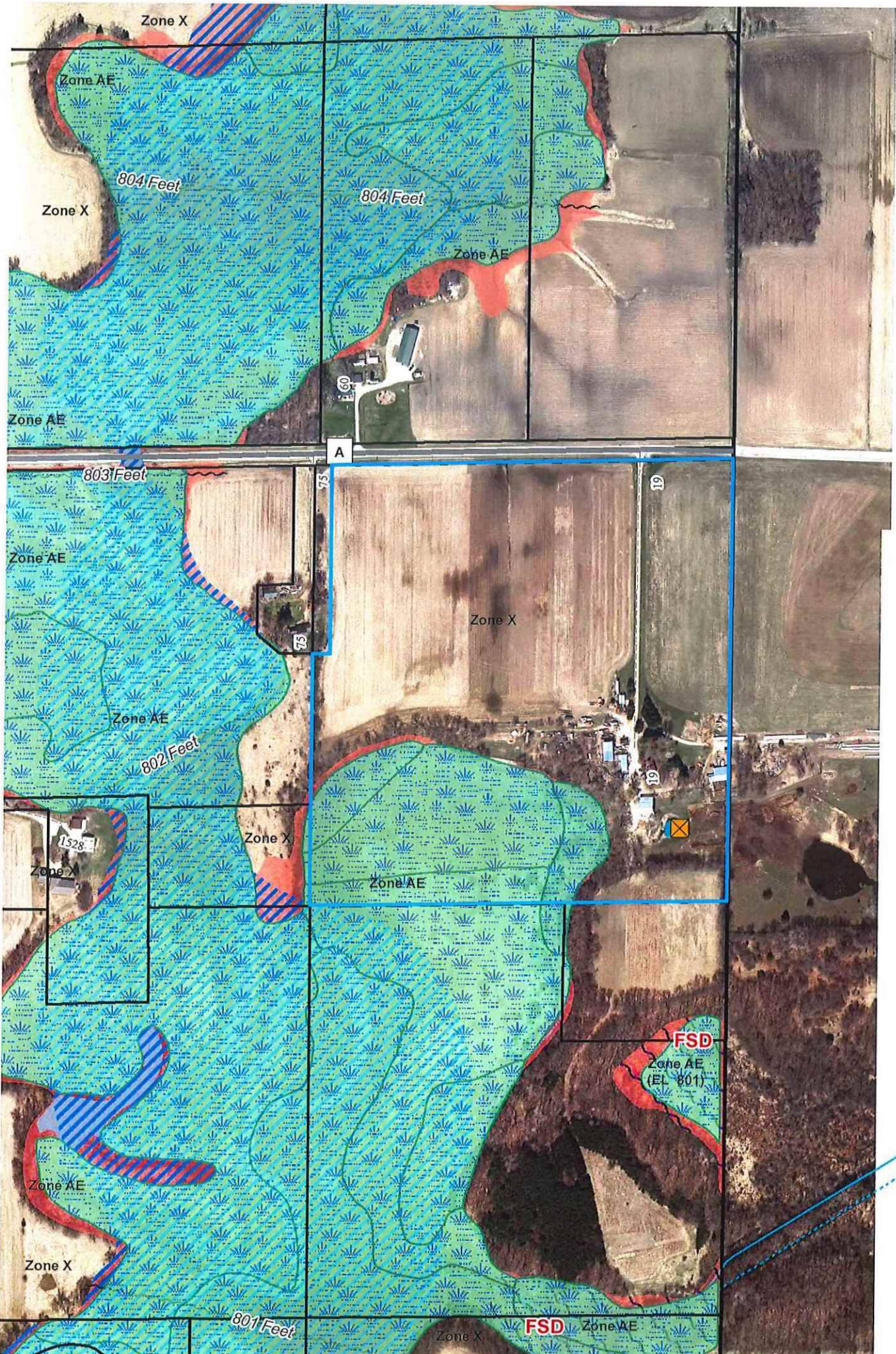


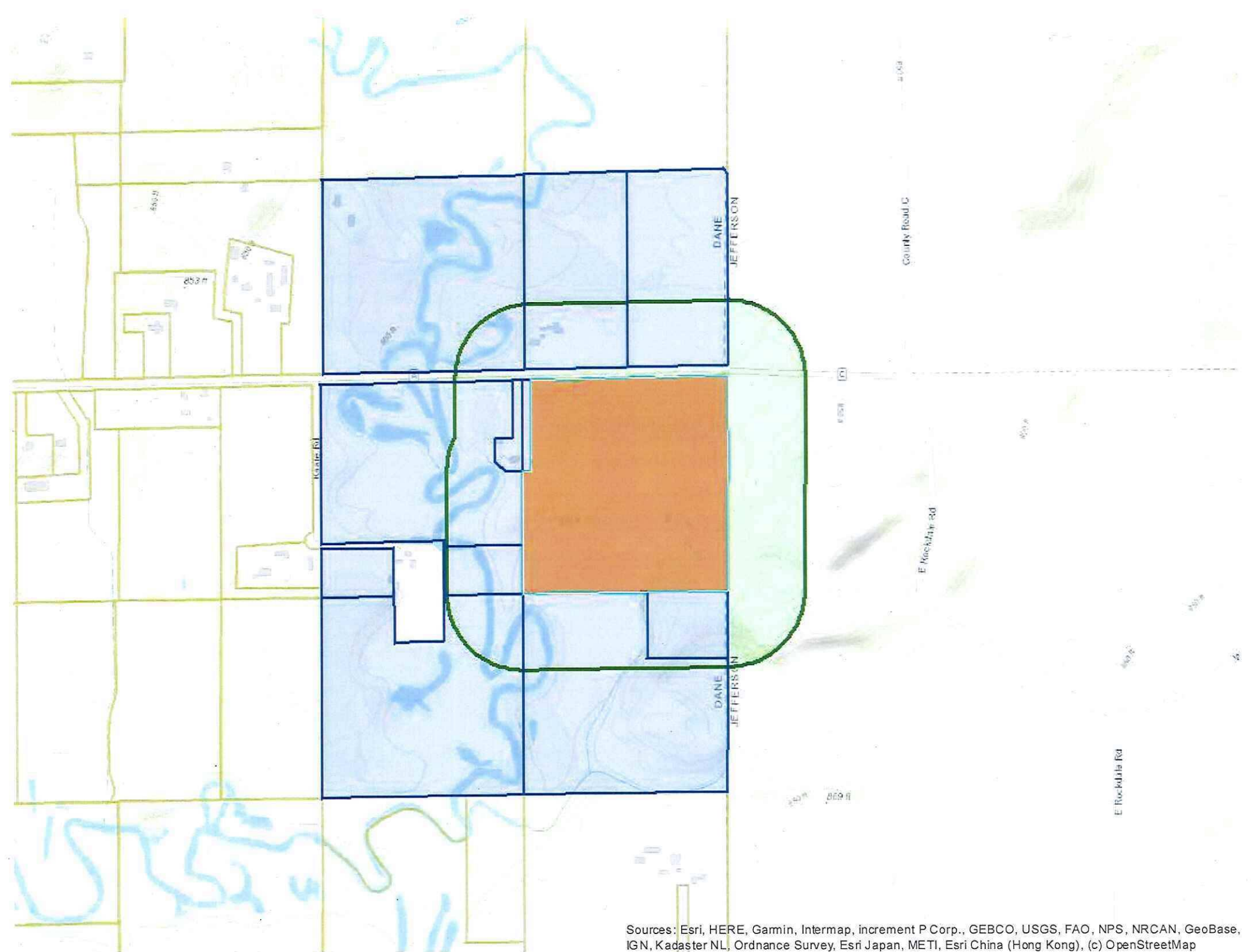
Part of the NE 1/4 of the NE 1/4 of Section 1, T.05N., R.12E., Town of Albion, Dane County, Wisconsin.

Commencing at the North 1/4 corner of said Section 1; thence N88°44'39"E along the North line of the NE 1/4, 1390.9 feet to the point of beginning; thence continue N88°44'39"E along said North 1/4 line, 66.0 feet; thence S00°06'28"E, 647.3; thence S89°53'32"E, 183 feet; thence S00°06'28"W, 250 feet; thence S71°51'36"W, 317 feet to the West line of the NE 1/4 of the NE 1/4; thence N00°06'28"W along the said West 1/4 line, 347 feet to the Southeast corner of Lot 1 Dane County Certified Survey Map Number 5427; thence N88°44'39"E, 55 feet; thence N00°06'28"E, 645.8 feet to the point of beginning. The above area described containing 3.0 acres more or less.

Wisconsin Mapping, LLC
 * surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 5270-19 Date 8/14/2019
 Sheet 1 of 1





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