

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/09/2019	DCPREZ-2019-11423
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/25/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JAMES JELINEK	PHONE (with Area Code) (608) 219-8600	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 89 WINNEBAGO DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS JIMRJELINEK@YAHOO.COM		E-MAIL ADDRESS	


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	
89 WINNEBAGO DRIVE					
TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-364-0480-0					


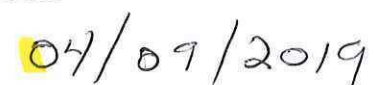
REASON FOR REZONE	CUP DESCRIPTION
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NEED FOR A REDUCED MINIMUM SETBACK FOR THE REAR YARD.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
SFR-08 (Single Family Residential, small lots) District	HAM-R (Hamlet Residential) District	.57		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: NEED FOR A REDUCED MINIMUM SETBACK FOR THE REAR YARD.

PRINT NAME: 
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 James and Tammy Jelinek Agent's Name Cassandra Wagner / Wagner Construction
Address 89 Winnebago Drive, Edgerton, WI 53534 Address 51 Blackhawk Dr
Phone 608.219.8600 Phone Edgerton WI 53534
Email jimrjelinek@yahoo.com Email Cassandra@wagnerconstco.com

Town: Albion Parcel numbers affected: 002/0512-364-0480-0

Section: 01 36 Property address or location: 89 Winnebago Drive, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) To HAM-R from SFR-08
57 acre

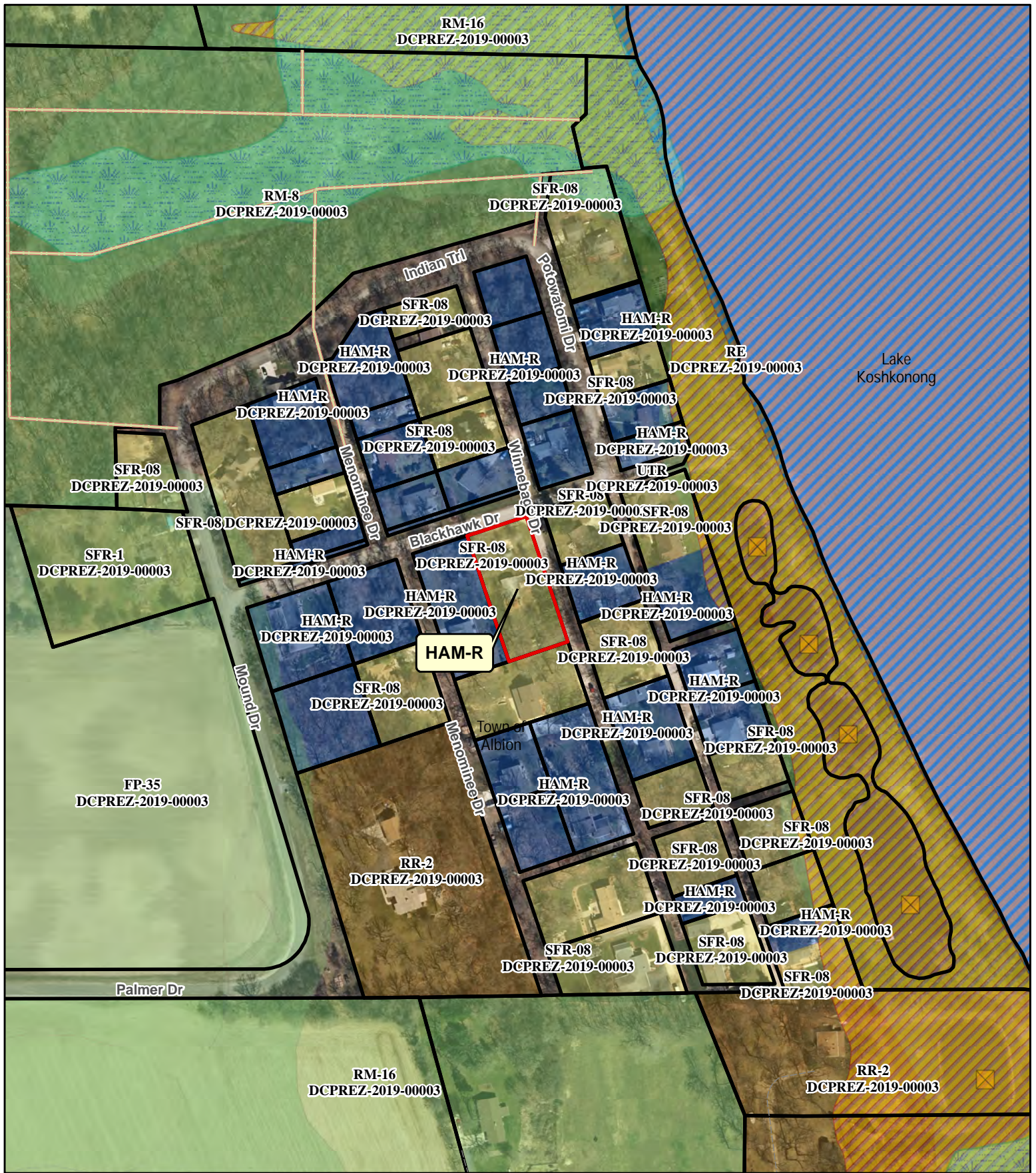
Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See attached.

Narrative: (reason for change, intended land use, size of farm, time schedule)
Other: Requesting this change to build a new home on an existing lot that needs the back lot to change from 50 feet to 16

feet. The existing lot will inhibit any new home building. Area neighbors have requested and received this change to build newer homes. Being able to build a new house on this property will enhance the neighborhood and add more taxes to the Township and

Dane County.

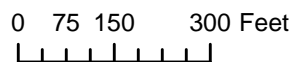
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 04/03/19



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11423  
JAMES JELINEK

# Legal Description:

Lot 1, CSM 11355  
Town of Albion, Dane County, WI

001331

## CERTIFIED SURVEY MAP

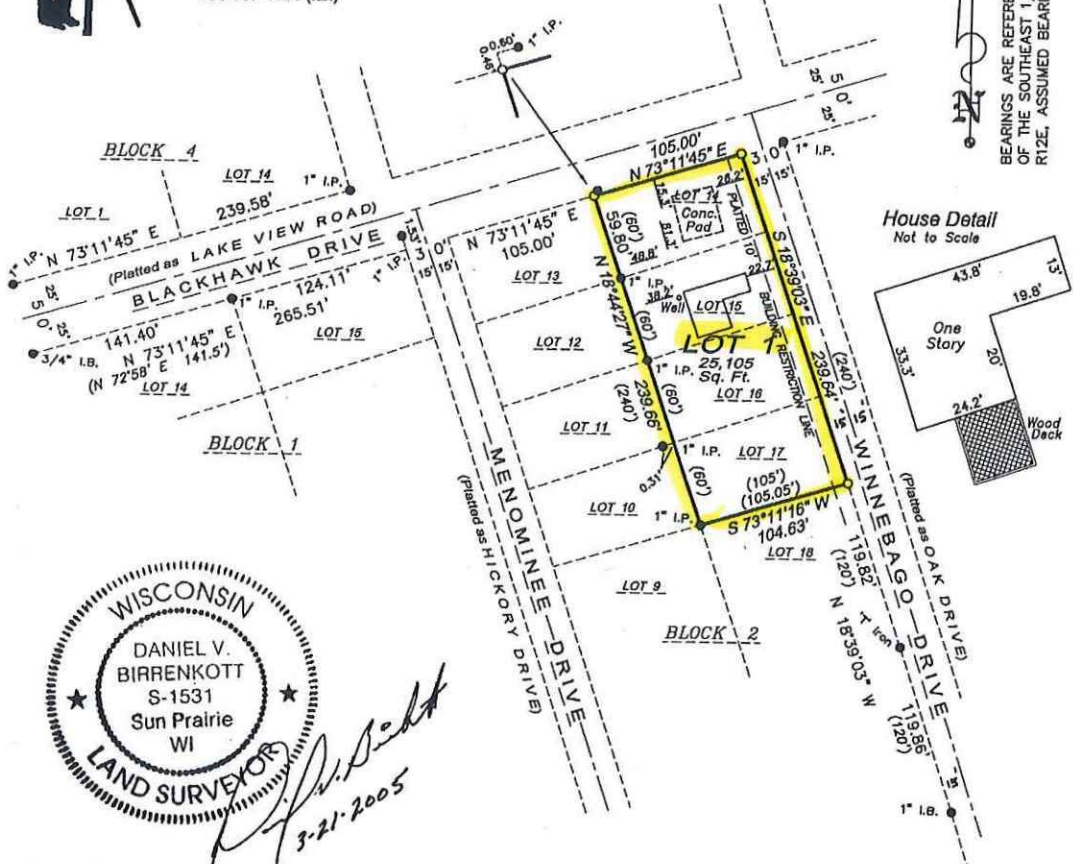
LOTS 14, 15, 16, AND 17, BLOCK 2, INDIAN HEIGHTS, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T5N, R12E, TOWN OF ALBION, DANE COUNTY, WISCONSIN.



**BIRRENKOTT SURVEYING, INC.**  
P.O. BOX 237  
1677 N. BRISTOL ST.  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
608-837-1081 (fax)



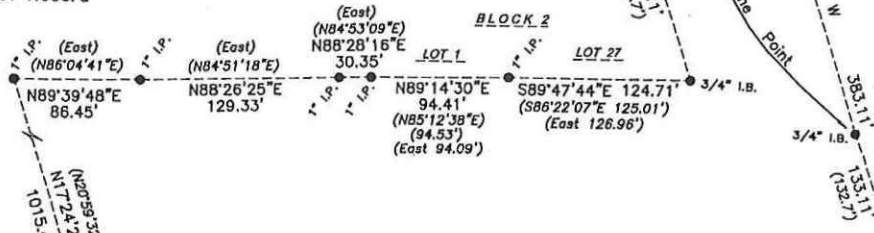
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, T5N, R12E, ASSUMED BEARING N69°27'39"E



*Daniel V. Birrenkott*  
3-21-2005

### Legend

- = Found Iron Stake as Noted
- = 3/4"x24" Iron Rebar Set, 1,502 Lbs/Ft Min. Wt.
- ⊕ = Section Corner Monument, Type Noted
- ( ) = Information of Record



South 1/4 Corner Section 36, T5N, R12E  
1" Iron Pipe

1608.50' 1038.60'  
N89°27'39"E 2647.10'  
N85°52'32"E  
PER WEIR MAP NO. 8258L

Southeast Corner Section 36, T5N, R12E  
Concrete Monument

### Notes

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes. Wetlands, if present, have not been delineated. This survey is subject to any and all easements and agreements both recorded and unrecorded.

CERTIFIED SURVEY MAP NO. 11355  
VOLUME 69 PAGE 11  
DOCUMENT NO. 4034046

L:\2004\040760  
Sheet One of Two  
OFFICE MAP NO. 040760

2  
13

001332

# Certified Survey Map

Dated: February 25, 2005



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**Surveyor's Certificate:**

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

*D. V. Birrenkott* 3-21-2005  
Daniel V Birrenkott, Registered Land Surveyor No. S-1531

**Description:**

Lots 14, 15, 16 and 17, Block 2, Indian Heights, being part of the Northeast 1/4 of the Southeast 1/4 of Section 36, T5N, R12E, Town of Albion, Dane County, Wisconsin.

**Owners' Certificate:**

As owners, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

*Jason C. Miller*  
Jason C. Miller

*Rebecca A. Hau*  
Rebecca A. Hau

State of Wisconsin )  
Dane County ) ss

Personally came before me this 21 day of March, 2005, the above named Jason C. Miller and Rebecca A. Hau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Truame Salheim*  
Notary Public, Dane County, Wisconsin.

My Commission Expires 1-22-2006

**Town of Albion Approval Certificate**

This Certified Survey Map is hereby acknowledged and approved for recording per Town of Albion action of September 7, 2004.

*Julie L. Hanewall*  
Julie L. Hanewall



**Surveyed For:**  
Jason Miller  
89 Winnebago Drive  
Edgerton, Wis. 53534  
608-884-8951

Surveyed: BRJ/PFMC  
Drawn: MAP  
Checked: PFMC  
Approved: DVB  
Field book: 265/40  
Tape/File: J:\2004\040760

Sheet Two of Two  
Office Map No.: 040760

Approved for recording per Dane County Zoning and Land Regulation Committee action of March 23, 2005

*Norbert Scribner* #8154  
Norbert Scribner, Authorized Representative

**Register of Deeds Certificate:**

Received for recording this 24th day of March, 2005,

at 2:50 o'clock P m and recorded in Volume 69 of Certified Survey Maps

of Dane County on Pages 11 & 12. *Jane Licht by Masha Kostel*  
Jane C. Licht, Register of Deeds *dyf*

Document No. 4034046

Certified Survey Map No. 11355, Volume 69, Page 12

Shows proposed  
new S.F.

001331

# CERTIFIED SURVEY MAP

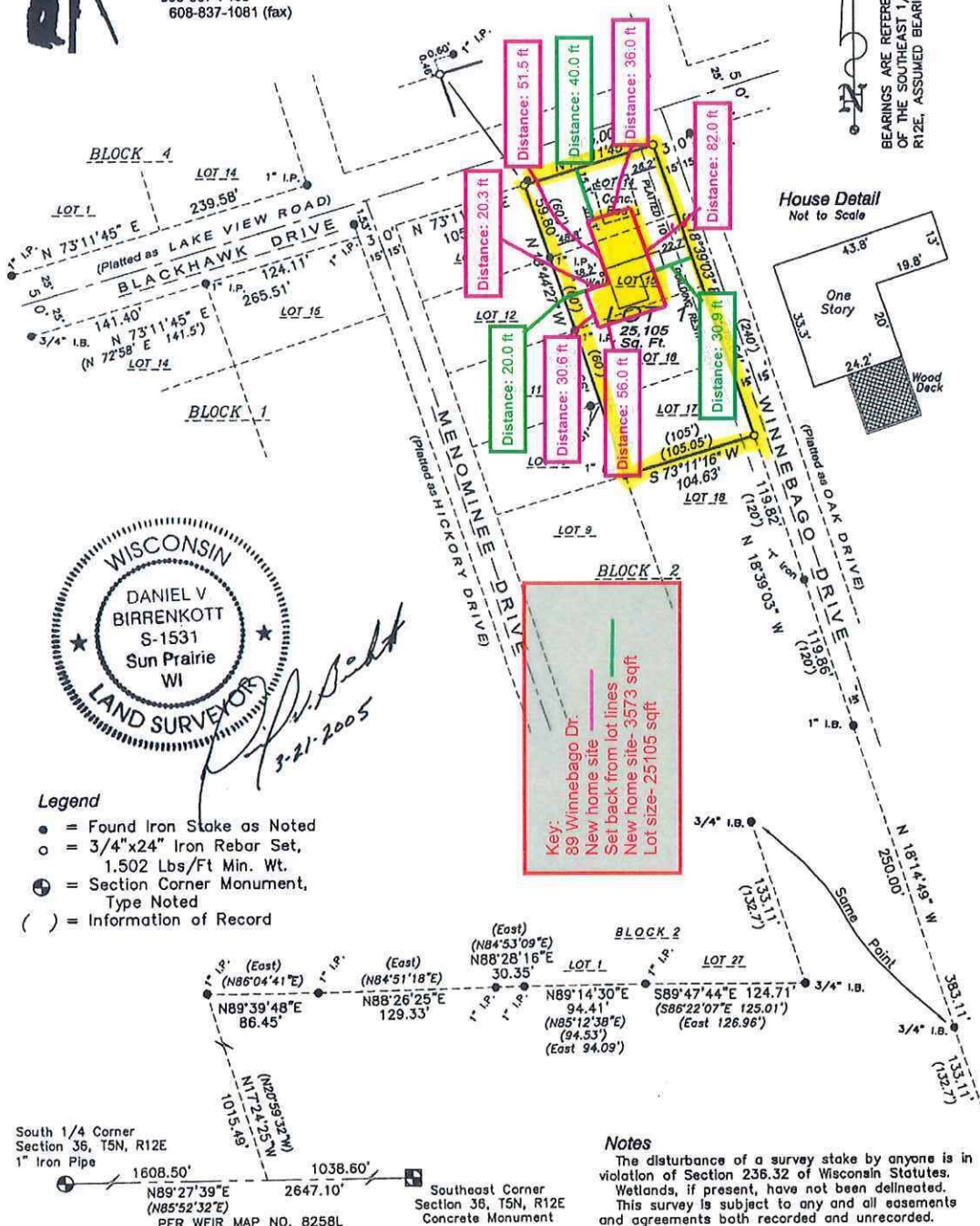
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P.O. BOX 237  
1677 N. BRISTOL ST.  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
608-837-1081 (fax)

0 100 200  
SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, T5N, R12E, ASSUMED BEARING N89°27'39"E.



**Legend**

- = Found Iron Stake as Noted
- = 3/4"x24" Iron Rebar Set, 1,502 Lbs/Ft Min. Wt.
- ⊕ = Section Corner Monument, Type Noted
- ( ) = Information of Record

**Key:**  
89 Winnebago Dr.  
New home site  
Set back from lot lines  
New home site - 3573 sqft  
Lot size - 25105 sqft

South 1/4 Corner  
Section 36, T5N, R12E  
1" Iron Pipe

1608.50'  
N89°27'39"E  
(N85°52'32"E)  
2647.10'  
PER WEIR MAP NO. 8258L

Southeast Corner  
Section 36, T5N, R12E  
Concrete Monument

**Notes**



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CERTIFIED SURVEY MAP NO. 11355  
VOLUME 69 PAGE 11  
DOCUMENT NO. 4034046

L: 2004\040760  
Sheet One of Two  
OFFICE MAP NO. 040760

2/13

**Parcel Number - 002/0512-364-0480-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR12E	36	NE of the SE
Plat Name	CSM 11355	
Block/Building		
Lot/Unit	1	
Plat Name	CSM 11355 (Click link above to access images for Plat)	
Parcel Description	LOT 1 CSM 11355 CS69/11&12-3/24/2005 F/K/A INDIAN HEIGHTS BLOCK 2 LOTS 14, 15, 16 & 17 DESCR AS SEC 36-5-12 PRT NE1/4SE1/4 (0.576 ACRES) <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	JAMES JELINEK	
Current Co-Owner	TAMMY JELINEK	
Primary Address	89 WINNEBAGO DR	
Billing Address	89 WINNEBAGO DR EDGERTON WI 53534	

<b>Assessment Summary</b> <span style="float: right;"><b>More +</b></span>	
<b>Assessment Year</b>	<b>2018</b>
Valuation Classification	G1
Assessment Acres	0.576
Land Value	\$32,500.00
Improved Value	\$79,200.00
Total Value	\$111,700.00

Show Valuation Breakout

Show Assessment Contact Information ▼

SFR-08

**Zoning Information**

Contact your local city, village or town office for municipal zoning information.

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)



**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$32,500.00	\$79,200.00	\$111,700.00
<b>Taxes:</b>		\$1,973.11
<b>Lottery Credit(-):</b>		\$177.48
<b>First Dollar Credit(-):</b>		\$73.08
<b>Specials(+):</b>		\$146.00
<b>Amount:</b>		\$1,868.55

**District Information**

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

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/05/2018	5452629		

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: 0512-364-0480-0

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.

DONALD J SMYTHE  
85 BLACKHAWK DR  
EDGERTON, WI 53534

JAMES JELINEK  
74 WINNEBAGO DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

DONALD J SMYTHE  
85 BLACKHAWK DR  
EDGERTON, WI 53534

TODD E REDALEN  
65 WINNEBAGO DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

RICHARD TUPPER  
86 MENOMINEE DR  
EDGERTON, WI 53534

MICHAEL D ALBERS  
73 POTOWATOMI DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

ERIK M ALVAREZ  
5033 W AGATITE  
CHICAGO, IL 60630

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

MICHAEL L POTTS  
85 MENOMINEE DR  
EDGERTON, WI 53534

FREDRICK M DIEDRICK  
4127 ALLURE LN  
NORTH PORT, FL 34287

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

DAVID A SAUNDERS  
56 WINNEBAGO DR  
EDGERTON, WI 53534

DAVID D MOSES  
57 WINNEBAGO DR  
EDGERTON, WI 53534

JILL M PELLETT  
78 POTAWATAMI DR  
EDGERTON, WI 53534

THOMAS C ANDREW  
2631 S FULTON ST  
MILWAUKEE, WI 53207

FREDRICK M DIEDRICK  
4127 ALLURE LN  
NORTH PORT, FL 34287

KEVIN KOZAK  
1966 EASTWOOD AVE  
JANESVILLE, WI 53545

EDWARD J WAGNER  
76 MENOMINEE DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

Current Owner  
81 INDIAN TRL  
EDGERTON, WI 53534

EDWARD J WAGNER  
76 MENOMINEE DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

Current Owner  
81 INDIAN TRL  
EDGERTON, WI 53534

JAMES JELINEK  
89 WINNEBAGO DR  
EDGERTON, WI 53534

ALBION, TOWN OF  
620 ALBION RD  
EDGERTON, WI 53534

Current Owner  
81 INDIAN TRL  
EDGERTON, WI 53534

MICHAEL ROBERT MILLER  
76 WINNEBAGO DR  
EDGERTON, WI 53534

RYAN S POPE  
88 MENOMINEE DR  
EDGERTON, WI 53534

MARJIE A HANSSSEN  
118 POTOWATOMI DR  
EDGERTON, WI 53534

MICHAEL D ALBERS  
73 POTOWATOMI DR  
EDGERTON, WI 53534

DAVID A SAUNDERS  
56 WINNEBAGO DR  
EDGERTON, WI 53534

VOIGT FAMILY TR  
111 W GARDEN AVE  
PALATINE, IL 60067

ROBERT JAMES WAGNER  
51 BLACKHAWK DR  
EDGERTON, WI 53534

TIMOTHY M BLANKE  
56 BLACKHAWK DR  
EDGERTON, WI 53534

BRIAN S GRAY  
3816 BRUNSWICK LN  
JANESVILLE, WI 53546

JILL M PELLETT  
78 POTAWATAMI DR  
EDGERTON, WI 53534

DAVID C WISERSKY  
1458 KAASE RD  
STOUGHTON, WI 53589

JOEL BACHOCHIN  
1003 RUTH CT  
MARENGO, IL 60152

MYLOWE L WOOLEY  
6726 WEST ALBION  
NILES, IL 60714

JACOB MARTINEZ GUEVARA  
103 WINNEBAGO DR  
EDGERTON, WI 53534

RYAN DEDOLPH  
4311 E ARROWHEAD LN  
JANESVILLE, WI 53546

MYLOWE L WOOLEY  
6726 WEST ALBION  
NILES, IL 60714

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DONN E HERBIG  
7158 CUNNINGHAM RD  
ROCKFORD, IL 61102

THOMAS D BLANCHAR  
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EDGERTON, WI 53534

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PALATINE, IL 60067

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EDGERTON, WI 53534

DANNY E TROTTER  
94 MOUND DR  
EDGERTON, WI 53534

VOIGT FAMILY TR  
111 W GARDEN AVE  
PALATINE, IL 60067

RYAN POPE  
88 MENOMINEE DR  
EDGERTON, WI 53534

MARJIE A HANSSSEN  
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EDGERTON, WI 53534

GERALD MESLAR  
101 MENOMINEE DR  
EDGERTON, WI 53534

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7158 CUNNINGHAM RD  
ROCKFORD, IL 61102

RICHARD TUPPER  
86 MENOMINEE DR  
EDGERTON, WI 53534

BOGUSLAW MOSIO  
2400 W HILLTOP LN  
OAK CREEK, WI 53154

TOBIN J HESS  
93 MOUND DR  
EDGERTON, WI 53534

JAMES JELINEK  
74 WINNEBAGO DR  
EDGERTON, WI 53534

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620 ALBION RD  
EDGERTON, WI 53534

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EDGERTON, WI 53534

RYAN POPE  
88 MENOMINEE DR  
EDGERTON, WI 53534

JOSEPH S SCHWEIGHARDT  
204 SHANNON  
EDGERTON, WI 53534

RICHARD TUPPER  
86 MENOMINEE DR  
EDGERTON, WI 53534

THERESA GRIFFIN  
226 BEECHWOOD DR  
JANESVILLE, WI 53548

JOSEPH S SCHWEIGHARDT  
204 SHANNON ST  
EDGERTON, WI 53534

TODD E REDALEN  
65 WINNEBAGO DR  
EDGERTON, WI 53534

MONTY A MEEKS  
101 POTAWATAMI DR  
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RM-8  
DCPREZ-2019-00003 R-3 DCPREZ-0000-00814

118  
SFR-08  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

112  
HAM-R  
DCPREZ-2019-00003

113

HAM-R  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

106

HAM-R  
DCPREZ-2019-00003

88

103

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SFR-08  
DCPREZ-2019-00003

HAM-R  
DCPREZ-2019-00003

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HAM-R  
DCPREZ-2019-00003

64

SFR-08  
DCPREZ-2019-00003

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DCPREZ-2019-00003

98

HAM-R  
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89

HAM-R  
DCPREZ-2019-00003

HAM-R  
DCPREZ-2019-00003

76

SFR-08  
DCPREZ-2019-00003

85

SFR-08  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

76

HAM-R  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

74

HAM-R  
DCPREZ-2019-00003

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DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

RR-2  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

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SFR-08  
DCPREZ-2019-00003

HAM-R  
DCPREZ-2019-00003

HAM-R  
DCPREZ-2019-00003

HAM-R  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

SFR-08  
DCPREZ-2019-00003

56



Indian Trl

118

112

113

Potowatomi Dr

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103

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56

Menominee Dr

64

Blackhawk Dr

51

98

DrD2 DrD2

89

DrE2

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Mc Mc

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Winnebago Dr

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DrE2 DrE2

59

MdD2  
MdD2

66

56

60

56

W W



