


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/14/2019	DCPREZ-2019-11451
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
08/27/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RYAN DEDOLPH	PHONE (with Area Code) (608) 931-7199	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code) (608) 752-0275
BILLING ADDRESS (Number & Street) 4311 E ARROWHEAD LN		ADDRESS (Number & Street) 109 W MILWAUKEE STREET	
(City, State, Zip) JANESVILLE, WI 53546		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS ryan@rock-diesel.com		E-MAIL ADDRESS rjcombs@combssurvey.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	
North of 97 Mound Drive		North of 97 Mound Drive			
TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION 36	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-364-2175-0		0512-361-9150-0			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-8 (Rural Mixed-Use, 8 to 16 acres) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	17.67		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RJC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJC</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJC</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE: (Owner or Agent) 
				PRINT NAME: <u>Ronald J Combs</u>
				DATE: <u>6/19/2019</u>



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	<u>Ryan Dedolph</u>	Agent's Name	<u>Combs &amp; Associates, Inc.</u>
Address	<u>4311 Arrowhead Lane, Janesville, WI 53546.</u>	Address	<u>109 W. Milwaukee Street, Janesville, WI 53548</u>
Phone	<u>(608) 931-7199</u>	Phone	<u>(608) 752-0575</u>
Email	<u>ryan@rock-diesel.com</u>	Email	<u>rjcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 0512-364-2175-0  
 Section: 36 Property address or location: 0512-361-9190-0

Zoning District change: (To / From / # of acres) RM-8 to RM-16

**RECEIVED**

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

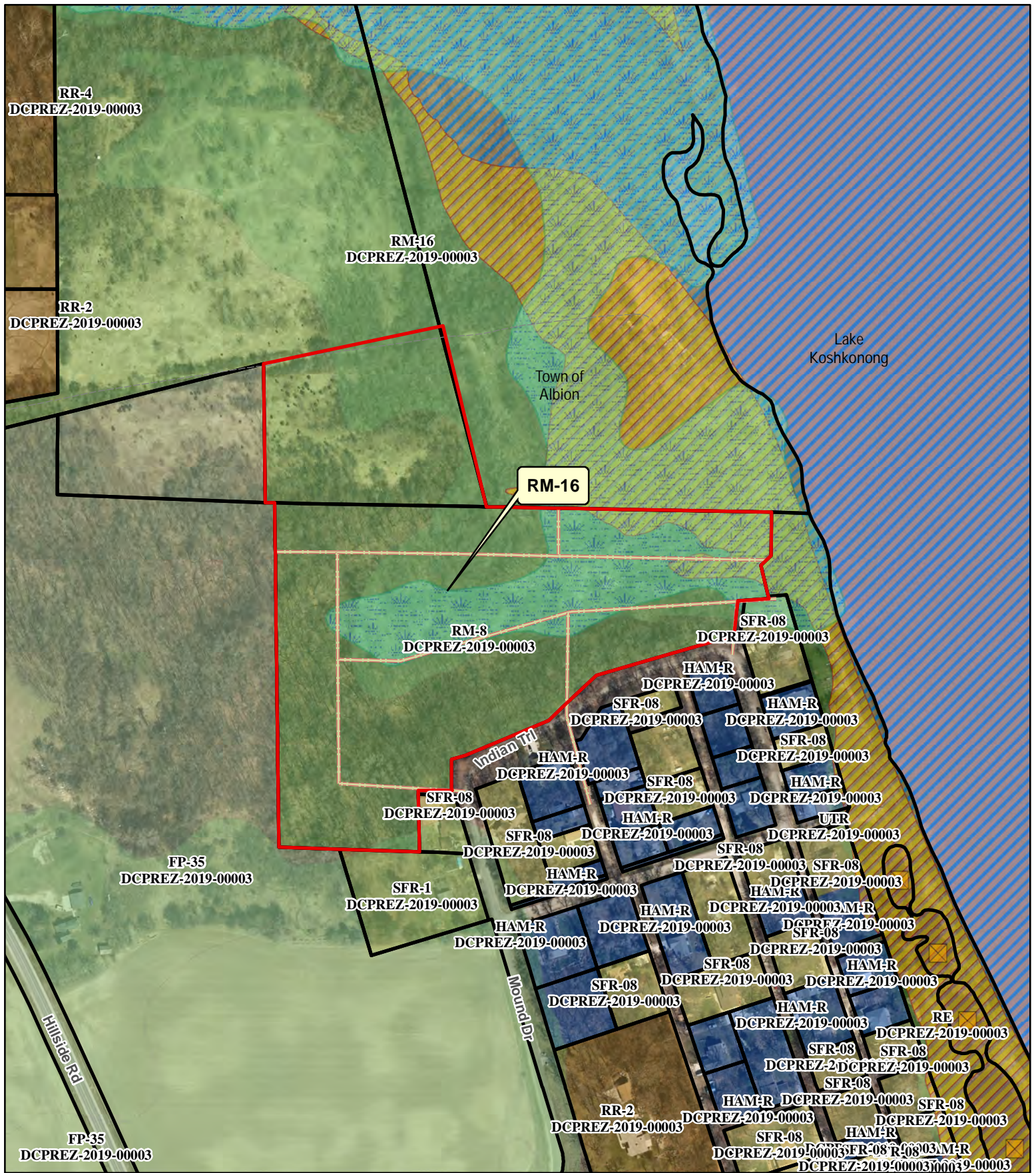
Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Acquiring 3.8 Acres of adjoining property, Zoned RM-16 and Combining Lot 1 of CSM 14910. Rezoning Lot 1 from RM-8 to RM-16 with a total area of 17.67 Acres.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: *Ruth J. ...* Date: 6/3/2019

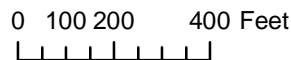
DANE COUNTY PLANNING & DEVELOPMENT



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2




Petition 11451  
 RYAN DEDOLPH

### Parcel Number - 002/0512-364-2175-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF ALBION	
Parcel Description	LOT 1 CSM 14910 CS105/4&8-9/7/2018 F/K/A...	
Owner Names	RYAN DEDOLPH ASHLIE NELSON	
Primary Address	<b>No parcel address available.</b>	
Billing Address	4311 E ARROWHEAD LN JANESVILLE WI 53546	

<b>Assessment Summary</b>	<b>More +</b>
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**No current year assessment information available.**

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

<b>Zoning</b>
RM-8 DCPREZ-2019-00003

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

**Tax Summary (2018)**

**More +**

No current year tax information available.

**District Information**

Type	State Code	Description
REGULAR SCHOOL	1568	EDGERTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	01EE	EDGERTON EMS
OTHER DISTRICT	01EF	EDGERTON FIRE
SANITARY	7400	KOSHKONONG SANITARY DIST3
LAKE REHABILITATION	8030	ROCK-KOSHKONONG LAKE DIST

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/25/2018	5443597		

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: 0512-364-2175-0

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City-County Bldg. Room 116

Madison, WI 53703

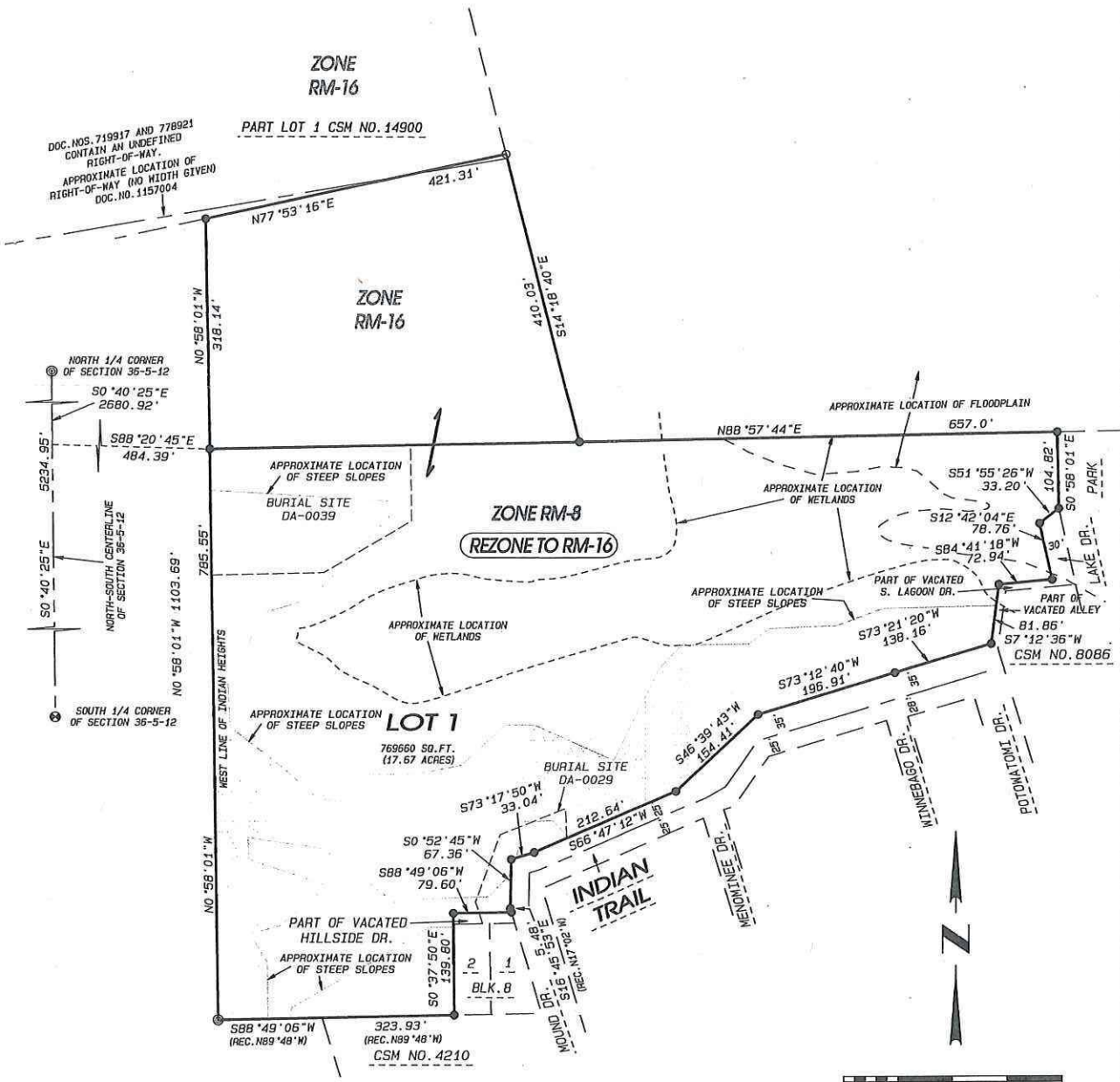


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# PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 14910, RECORDED IN VOLUME 105, PAGES 4 THRU 8 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5439665 AND ALL BEING LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. TOWN OF ALBION, DANE COUNTY, WISCONSIN. SAID CERTIFIED SURVEY MAP FORMERLY BEING LOTS 9 THRU 15, BLOCK 5, LOTS 1 THRU 21, BLOCK 7, LOTS 3 THRU 18, BLOCK 8, LOTS 1 THRU 9, BLOCK 9, LOTS 1 THRU 19, BLOCK 10 AND LOT 13, BLOCK 6, "INDIAN HEIGHTS" AND LOTS 9 AND 10, BLOCK 6, "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", TOWN OF ALBION, DANE COUNTY, WISCONSIN. EXCEPTING THEREFROM ALL LANDS CONVEYED TO THE TOWN OF ALBION FOR HIGHWAY ON DOCUMENT NO. 1145684. BUT INCLUDING ALL OR PARTS OF THE VACATED LANDS: WALK BETWEEN BLOCKS 5 AND 6; POOL E AND POOL F, PARK AND WALKS, BLOCK 9; UN-NAMED ROAD IN BLOCK 10; NORTH LAGOON DRIVE; SOUTH LAGOON DRIVE; HILLSIDE ROAD; HICKORY DRIVE; ALL IN INDIAN HEIGHTS; ALLEY BETWEEN LOTS 10 AND 11, "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS",

AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14900, RECORDED IN VOLUME 104 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5437478 AND BEING LOCATED IN GOVERNMENT LOT 2 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



NOTES:  
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
 THE BASIS OF BEARINGS IS ASSUMED.

Project No. 119 - 154 For: DEDOLPH

DATE: JUNE 3, 2019

**Combs & Associates**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

tel: 608 752-0575  
 fax: 608 752-0534

**RECEIPT**

MADISON  
MADISON  
210 MARTIN LUTHER KING, JR. BLVD  
CITY TREASURER OFFICE

Application: DCPREZ-2019-11451  
Application Type: DaneCounty/Zoning/Rezone/NA  
Address:

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Receipt No.	916293					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1902	\$495.00	06/14/2019	SSA1		

Owner Info.: RYAN DEDOLPH  
4311 E ARROWHEAD LN  
JANESVILLE, WI 53546

Work Description:



TOBIN J HESS  
93 MOUND DR  
EDGERTON, WI 53534

JACOB MARTINEZ GUEVARA  
103 WINNEBAGO DR  
EDGERTON, WI 53534

ALEC HITTERMAN  
101 POTOWATOMI DR  
EDGERTON, WI 53534

SHANNON L FRANCIS  
85 MENOMONEE DR  
EDGERTON, WI 53534

RYAN S POPE  
88 MENOMINEE DR  
EDGERTON, WI 53534

VOIGT FAMILY TR  
111 W GARDEN AVE  
PALATINE, IL 60067

JOSEPH S SCHWEIGHARDT  
204 SHANNON ST  
EDGERTON, WI 53534

THERESA GRIFFIN  
226 BEECHWOOD DR  
JANESVILLE, WI 53548

VOIGT FAMILY TR  
111 W GARDEN AVE  
PALATINE, IL 60067

DONALD J SMYTHE  
85 BLACKHAWK DR  
EDGERTON, WI 53534

DAVID A SAUNDERS  
56 WINNEBAGO DR  
EDGERTON, WI 53534

BRIAN S GRAY  
3816 BRUNSWICK LN  
JANESVILLE, WI 53546

DONALD J SMYTHE  
85 BLACKHAWK DR  
EDGERTON, WI 53534

DAVID C WISERSKY  
1458 KAASE RD  
STOUGHTON, WI 53589

JOEL BACHOCHIN  
1003 RUTH CT  
MARENGO, IL 60152

RICHARD TUPPER  
86 MENOMINEE DR  
EDGERTON, WI 53534

VOIGT FAMILY TR  
111 W GARDEN AVE  
PALATINE, IL 60067

RYAN DEDOLPH  
4311 E ARROWHEAD LN  
JANESVILLE, WI 53546

JAMES JELINEK  
89 WINNEBAGO DR  
EDGERTON, WI 53534

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PALATINE, IL 60067

ALBION, TOWN OF  
620 ALBION RD  
EDGERTON, WI 53534

ROBERT JAMES WAGNER  
51 BLACKHAWK DR  
EDGERTON, WI 53534

DAVID C WISERSKY  
1458 KAASE RD  
STOUGHTON, WI 53589

THOMAS D BLANCHAR  
64 BLACKHAWK DR  
EDGERTON, WI 53534

ALEC HITTERMAN  
101 POTOWATOMI DR  
EDGERTON, WI 53534

RYAN POPE  
88 MENOMINEE DR  
EDGERTON, WI 53534

ALEC HITTERMAN  
101 POTOWATOMI DR  
EDGERTON, WI 53534

FREDRICK M DIEDRICK  
4127 ALLURE LN  
NORTH PORT, FL 34287

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

ALBION, TOWN OF  
620 ALBION RD  
EDGERTON, WI 53534

JASON JASKULA  
76 HILLSIDE RD  
EDGERTON, WI 53534

ALBION, TOWN OF  
620 ALBION RD  
EDGERTON, WI 53534

RYAN POPE  
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EDGERTON, WI 53534

JASON W JASKULA  
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RONALD G WAGNER  
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EDGERTON, WI 53534

TIMOTHY M BLANKE  
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EDGERTON, WI 53534

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EDGERTON, WI 53534

DANNY E TROTTER  
94 MOUND DR  
EDGERTON, WI 53534

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7158 CUNNINGHAM RD  
ROCKFORD, IL 61102

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EDGERTON, WI 53534

GERALD MESLAR  
101 MENOMINEE DR  
EDGERTON, WI 53534

TIMOTHY M BLANKE  
56 BLACKHAWK DR  
EDGERTON, WI 53534

DONALD J SMYTHE  
85 BLACKHAWK DR  
EDGERTON, WI 53534

URICK TR, CHRISTINE AUTENRIETH  
81 INDIAN TRL  
EDGERTON, WI 53534

MARJIE A HANSEN  
118 POTOWATOMI DR  
EDGERTON, WI 53534

RONALD G WAGNER  
98 POTOWATOMI DR  
EDGERTON, WI 53534

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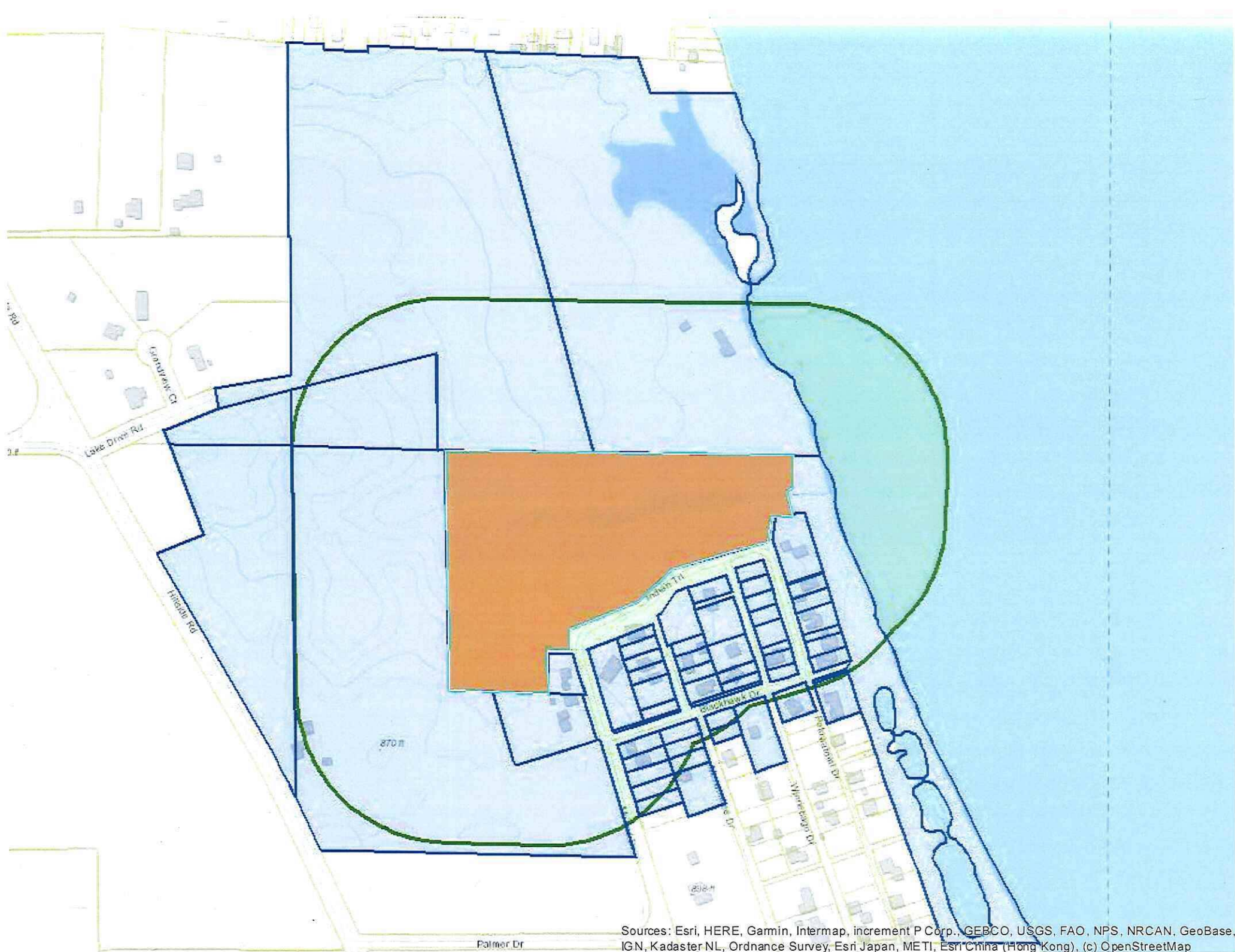
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EDGERTON, WI 53534

BOGUSLAW MOSIO  
2400 W HILLTOP LN  
OAK CREEK, WI 53154

JASON W JASKULA  
76 HILLSIDE RD  
EDGERTON, WI 53534



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