

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/30/2021	DCPREZ-2021-11774
<b>Public Hearing Date</b>	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASON W JASKULA	PHONE (with Area Code) (608) 295-4663	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 76 HILLSIDE RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS jasonjaskula@c21affiliated.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
132 Lake Drive Road					
TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-363-9400-0					

## REASON FOR REZONE

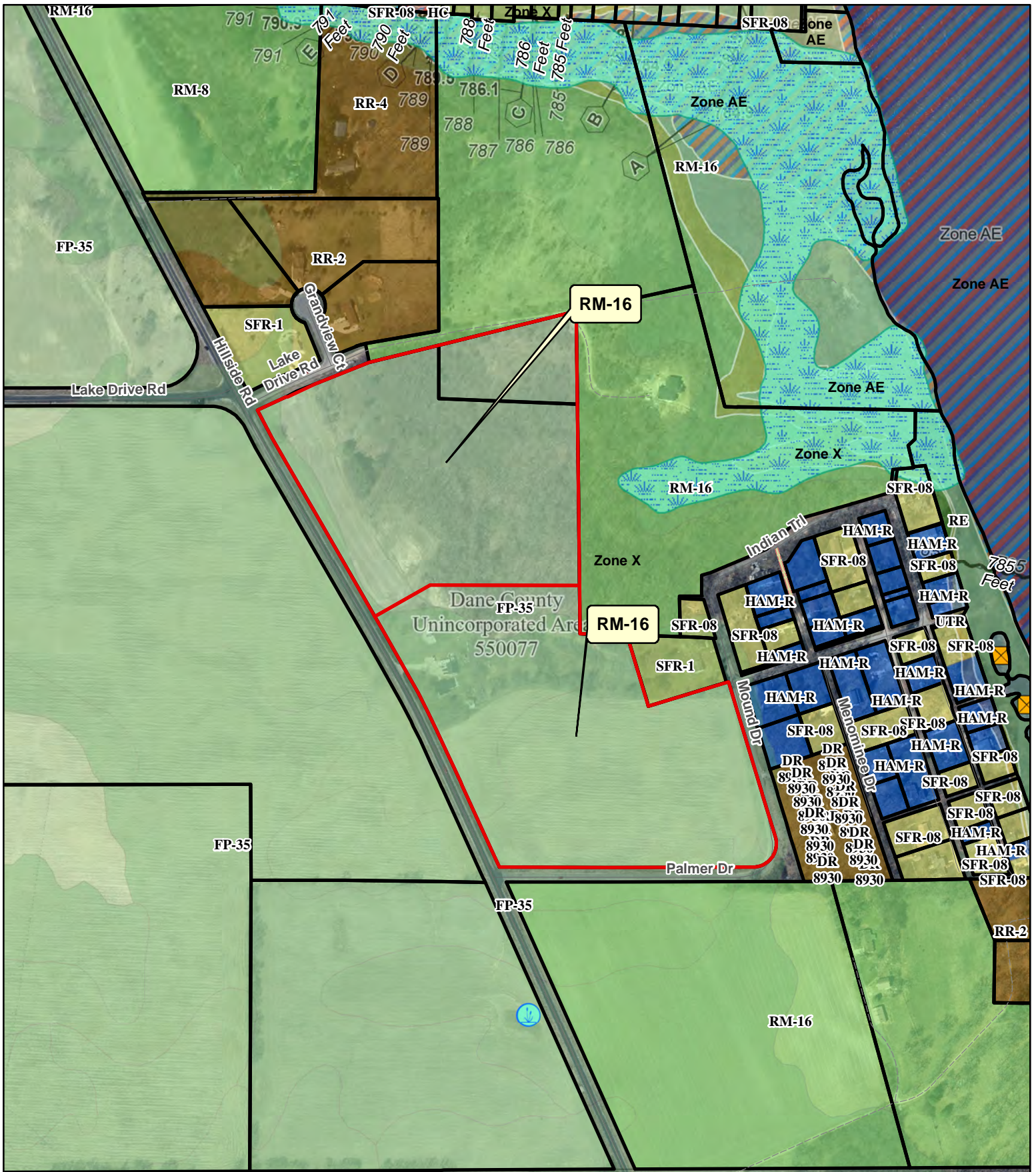
EXPAND EXISTING RESIDENTIAL LOT

ADDITIONAL PARCELS:  
 0512-364-9021-0, 0512-364-8581-0, 0512-363-8042-0  
 0512-362-9821-7, 0512-362-9831-0, 0512-361-9240-0,





FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	18.4
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	19.9

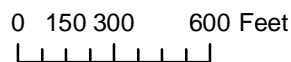
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>     <b>PRINT NAME:</b>    <b>DATE:</b>
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COMMENTS: Petition revised 11/30/21 due to housing density rights being exhausted on property.



**Legend**

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2

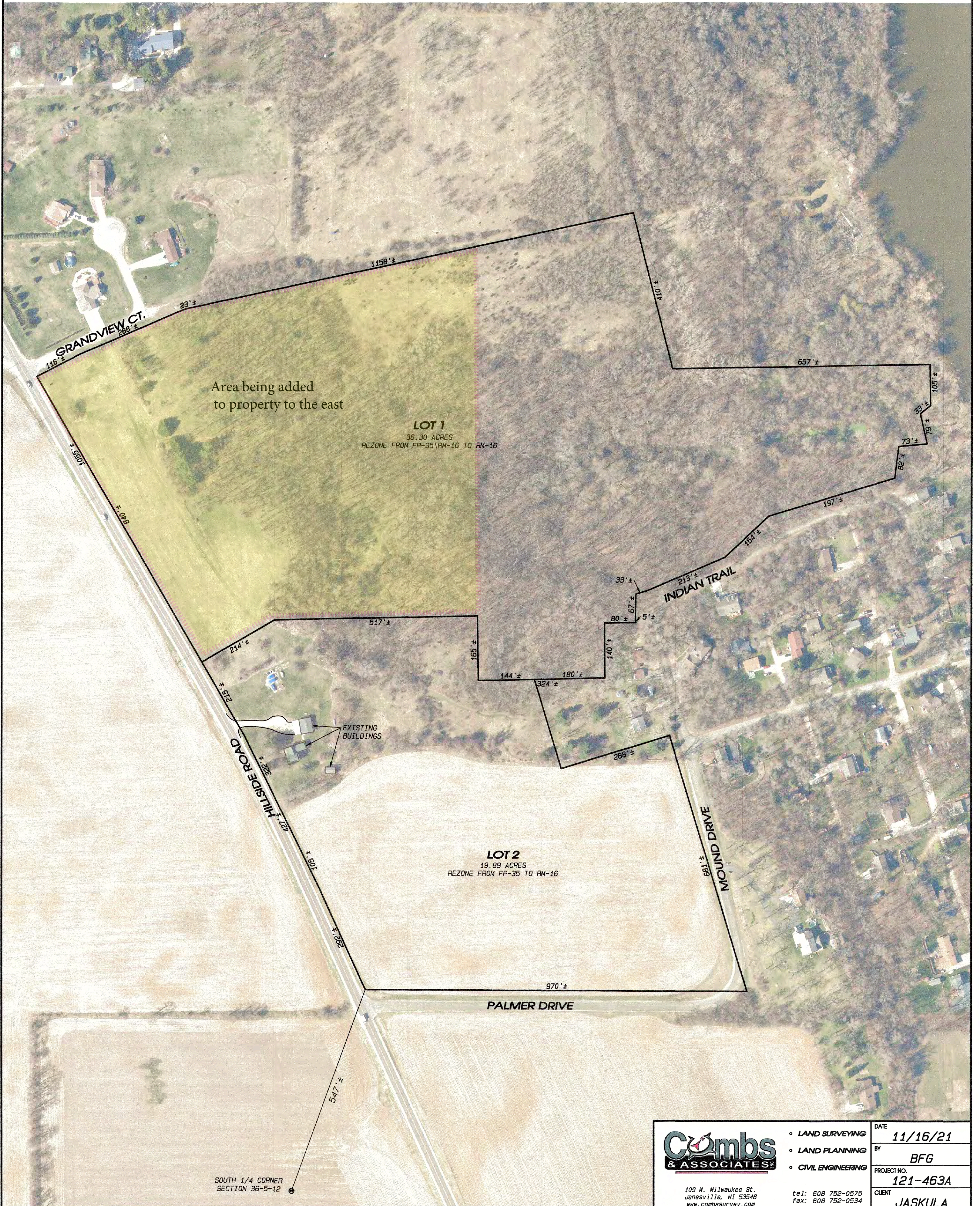
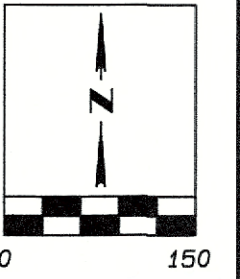


Petition 11774  
**JASON W JASKULA**



# PRELIMINARY CERTIFIED SURVEY MAP

ALSO PART OF THE SW 1/4 OF THE SE 1/4, SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

DATE	11/16/21
BY	BFG
PROJECT NO.	121-463A
CLIENT	JASKULA



## **FP-35 to RM-16**

PART OF THE SE 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4 AND PART OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 36, T.5N., R.12E., OF THE 4<sup>TH</sup> P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence N0°40'25"W along the North-South Centerline of said Section, 1005.01 feet; thence N89°10'55"E 177.70 feet to the centerline of Hillside Road; thence N24°38'54"W along said Centerline, 331.13 feet; N26°14'22"W 425.28 feet; thence N30°09'W 213.79 feet to the place of beginning for the land to be herein described; thence N30°09'W 842.04 feet; thence N62°24'16"E 148.92 feet; thence Northeasterly along a curve to the right, 8.64 feet, having a radius of 117.0 feet and a chord bearing N64°31'16"E 8.64 feet; thence N66°38'16"E 279.66 feet; thence Northeasterly along a curve to the right, 22.97 feet, having a radius of 117.0 feet and a chord bearing N72°15'46"E 22.94 feet; thence N77°53'16"E 736.29 feet; thence S0°58'01"E 938.69 feet; thence S88°49'06"W 517.83 feet; thence S59°51'W 246.80 feet to the place of beginning .

## **FP-35 to RM-16**

PART OF THE SW 1/4 OF THE SE 1/4, NE 1/4 OF THE SW 1/4 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, T5N, R12E, TOWN OF ALBION, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence N0°40'25"W along the North-South Centerline of said Section, 1005.01 feet; thence N89°10'55"E 177.70 feet to the centerline of Hillside Road; thence N24°38'54"W along said Centerline, 55.12 feet to the place of beginning for the land to be herein described; thence N24°38'54"W 276.01 feet; thence N26°14'22"W 425.28 feet; thence N30°09'W 213.79 feet; thence N59°51'E 246.80 feet; thence N88°49'06"E 517.83 feet; thence S0°58'49"E 165.0 feet; thence N88°49'06"E 143.09 feet; thence S16°57'39"E 236.91 feet; thence N73°02'21"E 268.70 feet; thence S16°53'52"E 681.03 feet; thence N89°45'39"W 1009.71 feet to the place of beginning.

# Dane County Rezone Petition

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10/19/2021	DCPREZ-2021-11774
<b>Public Hearing Date</b>	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASON W JASKULA	PHONE (with Area Code) (608) 295-4663	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 76 HILLSIDE RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53588	
E-MAIL ADDRESS jasonjaskula@c21affiliated.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

SEE REVISED

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
76 Hillside Road and surrounding properties					
TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-363-9400-0					

## REASON FOR REZONE

RECONFIGURING EXITING RESIDENTIAL LOTS AND CREATING A NEW RESIDENTIAL LOT

ADDITIONAL PARCELS:  
 0512-364-9021-0, 0512-364-8581-0, 0512-363-8042-0  
 0512-362-9821-7, 0512-362-9831-0, 0512-361-9240-0,  
 0512-361-9315-0

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	FP-35 Farmland Preservation District	17.7
FP-35 Farmland Preservation District	RR-8 Rural Residential District	19.9

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>
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**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

**SEE REVISED**

**REZONE APPLICATION**

**APPLICANT INFORMATION**

Property Owner Name:	Jason Jaskula	Agent Name:	Combs and Associates
Address (Number & Street):	76 Hillside Rd	Address (Number & Street):	109 W. Milwaukee St.
Address (City, State, Zip):	Edgerton, WI 53534	Address (City, State, Zip):	Janesville, WI 53548
Email Address:	jasonjaskula@c21affiliated.com	Email Address:	rmcombs@combssurvey.com
Phone#:	608-295-4663	Phone#:	608 752-0575

**PROPERTY INFORMATION**

Township:	Albion	Parcel Number(s):	051236380420,051236394000,051236485810,051236298310,
Section:	36	Property Address or Location:	136 Hillside Road, Edgerton, WI

**REZONE DESCRIPTION**

<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Redividing lots at request of landowners. 6 full lots and 1 partial lots will be combined into 3 lots with the existing and new zoning districts listed below.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP35, RM 16	FP35	36.3
FP35	RR8	8.18
FP35	RR8	11.71

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature *By M Cab*

Date 10-1-21



SM CONTAINS LANDS PREVIOUSLY PLATTED IN T  
BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLO

E 1/4 OF THE NW 1/4, NE 1/4 OF THE SW 1/4  
AND 3 OF FRACTIONAL SECTION 36, T.5N., R.  
ALBION, DANE COUNTY, WISCONSIN.

**LEGEND:**

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊙ FOUND 1" IRON PIPE
- ⊕ FOUND ALUMINUM MONUMENT

