

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/15/2018	DCPREZ-2018-11348
Public Hearing Date	C.U.P. Number
10/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KAREN A MCWILLIAM	PHONE (with Area Code) (608) 774-5308	AGENT NAME COMBS & ASSOCIATES INC	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 983 HILLSIDE RD		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS KARENMCWILLIAM99@GMAIL.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	
983 HILLSIDE RD					
TOWNSHIP ALBION	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-142-8360-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	R-1A Residence District	0.44 0.69		
R-1A Residence District	R-1 Residence District	0.81		

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 type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) <i>Ron Combs</i>
				PRINT NAME: <i>Ron Combs</i>
				DATE: <i>Aug. 15, 2018</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:

- **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>Karen A. McWilliam</u>	Agent's Name	<u>Combs & Associates Inc.</u>
Address	<u>983 Hillside Rd. Edgerton, Wisconsin 53534</u>	Address	<u>109 W. Milwaukee Street, Janesville, Wisconsin 53548</u>
Phone	<u>(608) 774-5308</u>	Phone	<u>(608) 752-0575</u>
Email	<u>karenmcwilliam99@gmail.com</u>	Email	<u>rjcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 002/0512-142-8360-0

Section: 14 Property address or location: 983 Hillside Rd, Edgerton, Wisconsin 53534

Zoning District change: (To / From / # of acres) R-1 to R-1A and R-1A and R-1
19,205 sq ft 0.44 acres 35,400 sq ft 0.81 acres
30,060 sq ft 0.69 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: 50 % 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:

- creation of 2 residential lots
- septic area to be included on Lot 2, to be zoned R-1A

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

Submitted By: Karen A. McWilliam

Date: 8-15-2018



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 14, 2018

Applicant Name: Karen McWilliam

Petition/Zoning Change Number:

RE: Description of Proposed Zoning Change from R-1 to R-1A

PART OF THE NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ AND THE SE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SECTION 14, T.5N., R.12E., OF THE 4TH P.M., ALBION TOWNSHIP, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North $\frac{1}{4}$ corner of said Section 14; thence S.0°27'12"E. along the East line of the NW. $\frac{1}{4}$ of said Section, also being the centerline of Hillside Road, 1330.37 feet to the place of beginning for the land to be herein described; thence continuing S.0°27'12"E. along said East line, 180.0 feet; thence S.88°16'44"W. 200.0 feet; thence N.0°27'12"E. 180.0 feet; thence N.88°16'44"E. 200.0 feet to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 118-307c For: McWilliam



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 14, 2018

Applicant Name: Karen McWilliam

Petition/Zoning Change Number:

RE: Description of Proposed Zoning Change from R-1A to R-1

PART OF THE NE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ AND THE SE. $\frac{1}{4}$ OF THE NW. $\frac{1}{4}$ OF SECTION 14, T.5N., R.12E., OF THE 4TH P.M., ALBION TOWNSHIP, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North $\frac{1}{4}$ corner of said Section 14; thence S.0°27'12"E. along the East line of the NW. $\frac{1}{4}$ of said Section, also being the centerline of Hillside Road, 1000.37 feet to the place of beginning for the land to be herein described; thence continuing S.0°27'12"E. along said East line, 215.0 feet; thence S.88°16'44"W. 200.0 feet; thence N.0°27'12"E. 215.0 feet; thence N.88°16'44"E. 200.0 feet to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

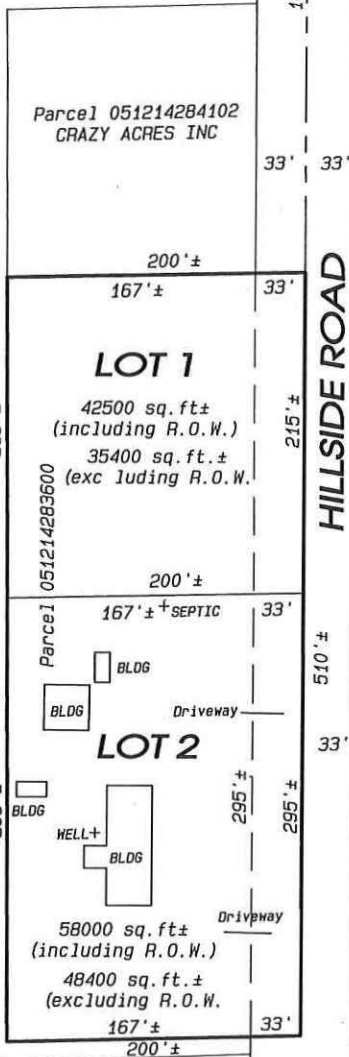
Project No. 118-307a For: McWilliams

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 14, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

NORTH 1/4 CORNER
OF SECTION 14-5-12

Parcel 051214280008
CRAZY ACRES INC

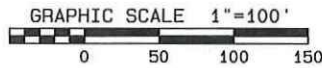


Parcel 051214185500
CRAZY ACRES INC

Parcel 051214187306
ERIC M FURSETH

Parcel 051214295609
WILEMAN LIVING TR

HILLSIDE ROAD



NOTES:

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

DATE: AUGUST 13, 2018

Project No. 118 - 307 For: McWILLIAMS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

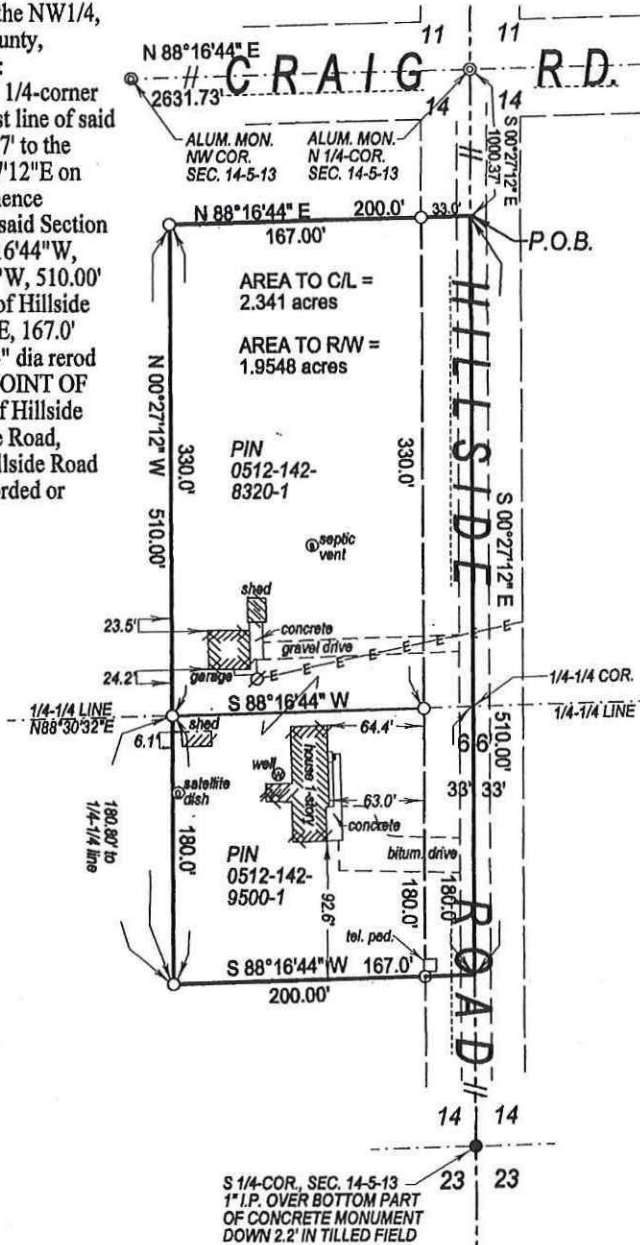
109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

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

PLAT OF SURVEY FOR A RE-SURVEY OF PARCELS OF RECORD LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 14, T 5 N, R 12 E, TOWN OF ALBION, DANE COUNTY, WISCONSIN

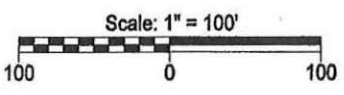
DESCRIPTION prepared from field survey:
 Part of the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4, Section 14, T5N, R12E, Town of Albion, Dane County, Wisconsin, more particularly described as follows:
 Commencing at the aluminum monument at the N 1/4-corner of said Section 14; thence S00°27'12"W on the east line of said NW1/4 and C/L of the Hillside Road R/W, 1000.37' to the POINT OF BEGINNING; thence continue S00°27'12"E on said east line and C/L of Hillside Road, 510.00'; thence S88°16'44"W, 33.0' parallel with the north line of said Section 14 to a 3/4" dia rerod stake; thence continue S88°16'44"W, 167.0' to a 3/4" dia rerod stake; thence N00°27'12"W, 510.00' parallel with the east line of said NW1/4 and C/L of Hillside Road to a 3/4" dia rerod stake; thence N88°16'44"E, 167.0' parallel with the north line of said NW1/4 to a 3/4" dia rerod stake; thence continue N88°16'44"E, 33.0' to the POINT OF BEGINNING, containing 2.341 acres to the C/L of Hillside Road and 1.9548 acres to the R/W line for Hillside Road, subject to the public right-of-way easement for Hillside Road over the east 33' thereof and utility easements recorded or unrecorded as may exist.

- Notes:
 1) Surveyed for Wayne Casper, 983 Hillside Rd., Edgerton, WI 53534.
 2) Owners of record are Wayne G. Casper and Karen A. Casper, 983 Hillside Rd., Edgerton, WI 53534, per WD, Doc. No. 3384764.
 3) Bearings are referenced to the north line of Section 14-5-13.



LEGEND

- 3/4" dia rerod set.
- Iron pipe found unless noted different.
- - - Overhead electrical line.
- ∅ Utility pole.
- () Recorded data.



SURVEYOR'S CERTIFICATE

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

Dated 3-08-2010

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



ORDER NO. AB 3682-10
 Drafted at ABEX Survey Company
 101 E. Main St. P.O. Box 369
 Cambridge, WI 53523
 608-423-3331

DRG. NO. 3682
 Sheet 1 of 2

2010-00409



Hillside Rd

Zone

983

982

974

A-1(EX)
DCPREZ-0000-00000

R-1
DCPREZ-0000-06070

R-1A
DCPREZ-0000-06070

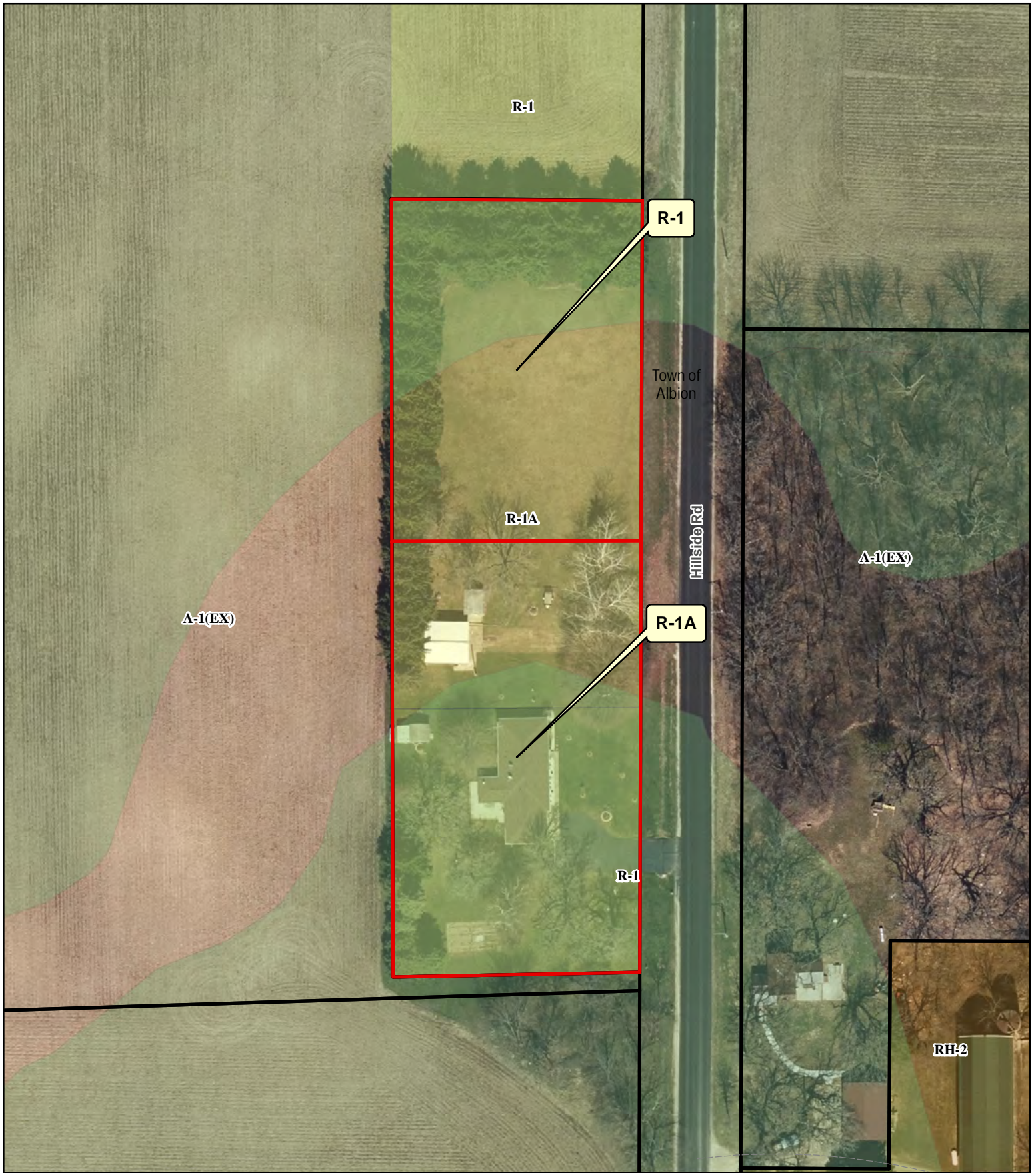
983
R-1
DCPREZ-0000-06070

Hillside Rd

A-1(EX)
DCPREZ-0000-00000

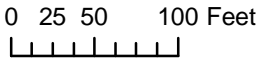
982

974
RH-2
DCPREZ-0000-05326



Legend

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



Petition 11348
KAREN A MCWILLIAM