

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 09/05/2023                 | DCPREZ-2023-11984      |
| <b>Public Hearing Date</b> |                        |
| 11/28/2023                 |                        |

| OWNER INFORMATION                                    |  | AGENT INFORMATION                                   |  |
|--|--|---|--|
| OWNER NAME<br>CRAZY ACRES INC                        | PHONE (with Area Code)<br>(608) 295-7829 | AGENT NAME<br>COMBS & ASSOCIATES                    | PHONE (with Area Code)<br>(608) 752-0575 |
| BILLING ADDRESS (Number & Street)<br>720 HILLSIDE RD |  | ADDRESS (Number & Street)<br>109 W MILWAUKEE STREET |  |
| (City, State, Zip)<br>EDGERTON, WI 53534             |  | (City, State, Zip)<br>JANESVILLE, WI 53548          |  |
| E-MAIL ADDRESS<br>TRAVIS2187@YAHOO.COM               |  | E-MAIL ADDRESS<br>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 |         |
| SOUTH OF 782 HILLSIDE ROAD    |               |                               |         |                               |         |
| TOWNSHIP<br>ALBION            | SECTION<br>23 | TOWNSHIP                      | SECTION | TOWNSHIP                      | SECTION |
| PARCEL NUMBERS INVOLVED       |               | PARCEL NUMBERS INVOLVED       |         | PARCEL NUMBERS INVOLVED       |         |
| 0512-231-8500-5               |               | 0512-231-8000-0               |         |                               |         |

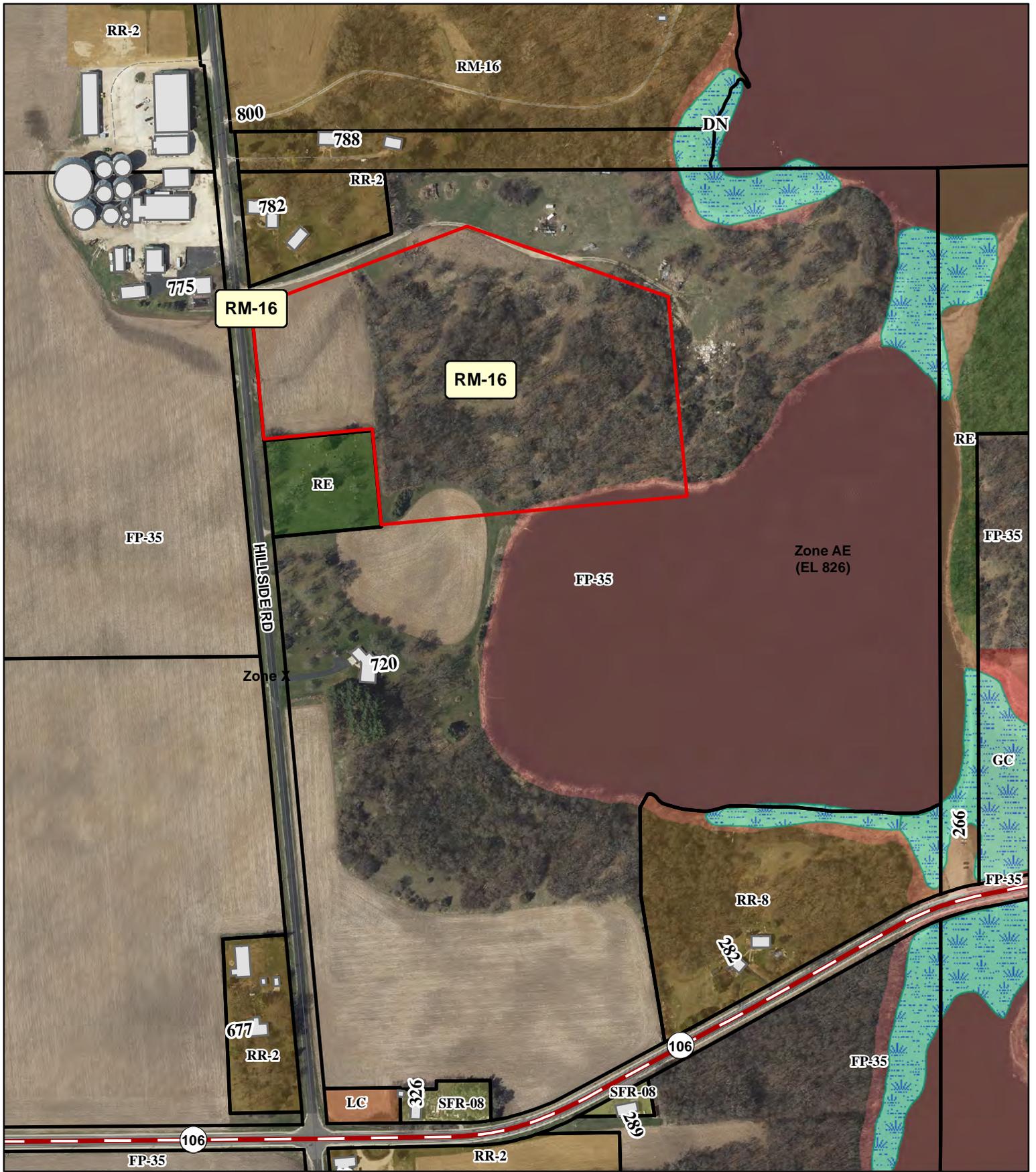
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

| FROM DISTRICT:                       | TO DISTRICT:                   | ACRES |
|--------------------------------------|--------------------------------|-------|
| FP-35 Farmland Preservation District | RM-16 Rural Mixed-Use District | 16.2  |

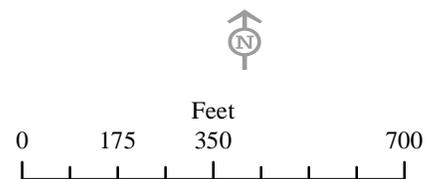
|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>RWL1 | <b>SIGNATURE:(Owner or Agent)</b><br><br><br><b>PRINT NAME:</b><br><br><br><b>DATE:</b> |
|---|--|--|---|---|

COMMENTS: THERE SHALL BE A MINIMUM OF 66-FOOT WIDTH BETWEEN PROPOSED LOT LINE AND THE RUSCH PROPERTY TO THE NORTH.



# REZONE 11984

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**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> |       |

## REZONE APPLICATION

| APPLICANT INFORMATION       |                      |                             |                          |
|-----------------------------|----------------------|-----------------------------|--------------------------|
| Property Owner Name:        | Crazy Acres Inc      | Agent Name:                 | Combs & Associates, Inc. |
| Address (Number & Street):  | 720 Hillside Rd      | Address (Number & Street):  | 109 W. Milwaukee Street  |
| Address (City, State, Zip): | Edgerton, WI 53534   | Address (City, State, Zip): | Janesville, WI 53548     |
| Email Address:              | travis2187@yahoo.com | Email Address:              | rmcombs@combssurvey.com  |
| Phone#:                     | 608-295-7829 Travis  | Phone#:                     | 608-752-0575             |

| PROPERTY INFORMATION |   |
|----------------------|---|
| Township: Albion     | Parcel Number(s): 002/0512-231-8500-5                             |
| Section: 23          | Property Address or Location: 909 Hillside Rd, Edgerton, WI 53534 |

| 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><br/>           Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |

Creating a lot for their grandson to build a house and rezone from FP-35 to RM-16.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35                       | RM-16                       | 16.2  |
|                             |                             |       |
|                             |                             |       |

**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 checked="" 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 |
|--|--|---|---|---|

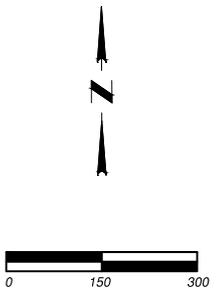
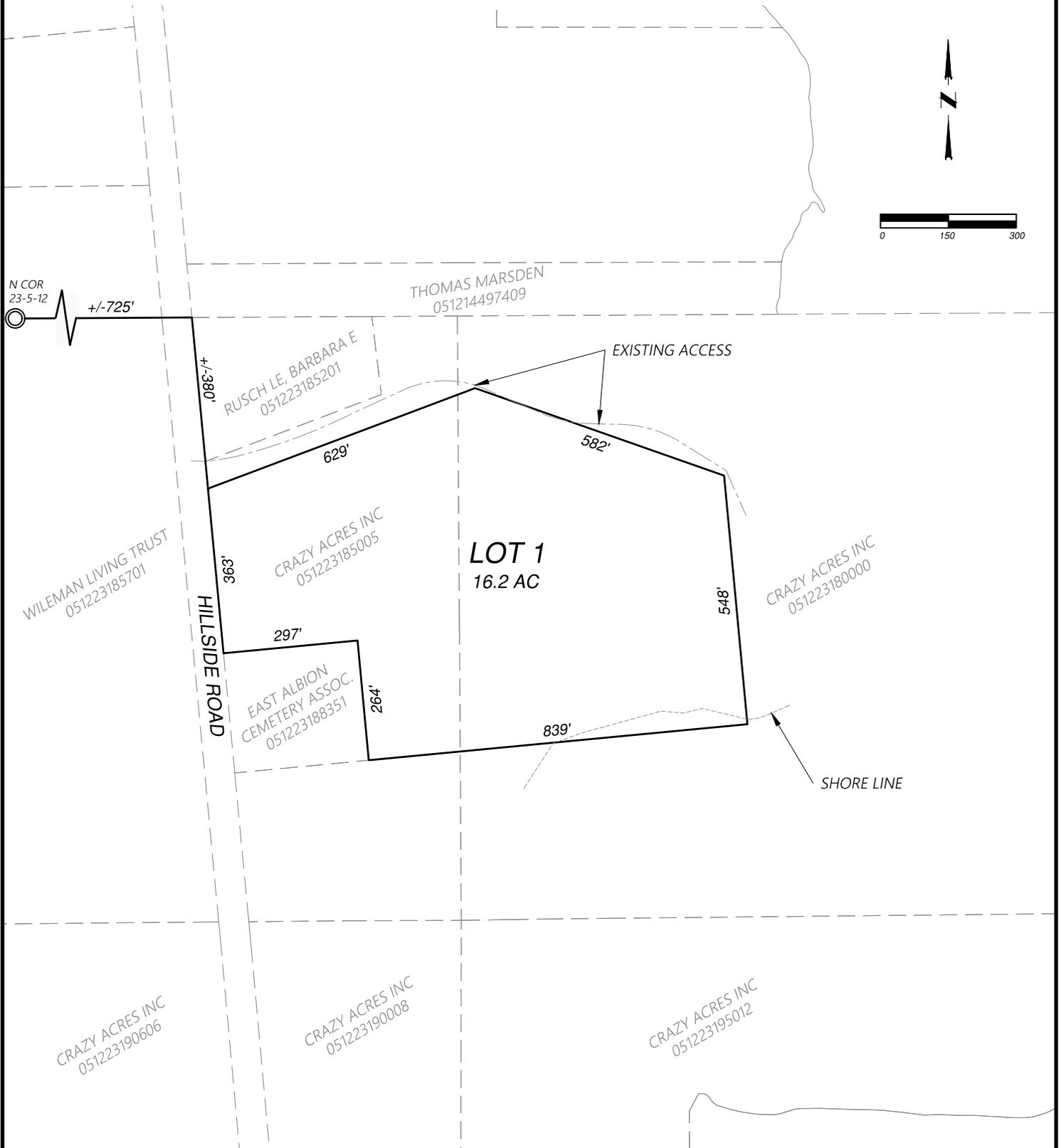
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 *B M CW (Agent)*

Date 8-18-23

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND  
PART OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 23, T.5N., R.12E., OF THE 4<sup>TH</sup> PM,  
TOWN OF ALBION, DANE COUNTY, WISCONSIN.



**NOTES:**

CREATES LOT 1

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

THE BASIS OF BEARINGS IS ASSUMED

Project No. 123-202A For: CRAZY ACRES INC

**Combs & Associates Inc**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST  
JANESVILLE, WI 53548  
www.combssurvey.com

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



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 18, 2023

TO: Dane County Zoning

RE: Rezoning Description of

Part of the NW.  $\frac{1}{4}$  of the NE.  $\frac{1}{4}$  and part of Government Lot 1 in the NE.  $\frac{1}{4}$  of the NE.  $\frac{1}{4}$  all being in Section 23, T.5N., R.12E., of the 4<sup>th</sup> P.M., Albion Township, Rock County, Wisconsin.

Commencing at the North  $\frac{1}{4}$  corner of said Section 23; thence East along the North line of the NE  $\frac{1}{4}$  of said Section, 725 feet more or less to the Easterly Right-of-Way (R.O.W.) line of Hillside Road; thence South along said Easterly R.O.W. line 380 feet more or less to the point of beginning for the land to be herein described; thence N.69°17'30"E. 630 feet more or less; thence S.70°44'15"E. 582 feet more or less; thence S.5°24'20"E. 548 feet more or less; thence S84°35'40"W. 839 feet more or less to the SE. corner of the East Albion Cemetery; thence N.5°24'20"W. along the East line of said Cemetery, 264 feet; thence S.84°35'40"W along the North line of said Cemetery, 297 feet more or less to the Easterly R.O.W. line of Hillside Road; thence North along said Easterly R.O.W. line, 361 feet more or less to the place of beginning.

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

Project No. 123-202A For: Crazy Acres