

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/14/2019	DCPREZ-2019-11506
Public Hearing Date	C.U.P. Number
01/28/2020	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME CRAZY ACRES INC	PHONE (with Area Code) (608) 295-6156	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 775 HILLSIDE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS jdiehard1@gmail.com		E-MAIL ADDRESS	

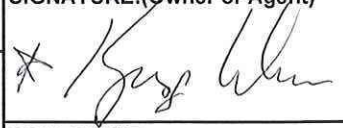
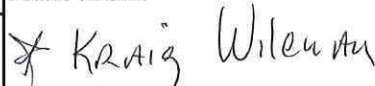
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
811 Hillside Rd.,		north of 811 Hillside Rd			
TOWNSHIP ALBION	SECTION 14	TOWNSHIP ALBION	SECTION 14	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-144-9195-0		0512-144-9080-8			

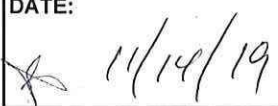
REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
---	--

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-2 (Rural Residential, 2 to 4 acres) District	RR-4 (Rural Residential, 4 to 8 acres) District	3		
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 

COMMENTS: COMMON OWNERSHIP INCREASING THE RURAL RESIDENTIAL TO ALLOW FOR COMPLIANCE OF NEW ACCESSORY BUILDING, EXISTING CUP WILL REMAIN ON NEW CSM

DATE:  11/14/19



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:

- o **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.
- o **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 CRAZY ACRES INC Agent's Name _____
 Address 781 HILLSIDE RD EDGEMONT Address _____
 Phone 608-295-6156 Phone _____
 Email Jdrehard@gmail.com Email _____

Town: ALBION Parcel numbers affected: 0512-144-91950 / 0512-144-90808
 Section: _____ Property address or location: 811 HILLSIDE RD
 Zoning District change: (To / From / # of acres) R22 - TO R24(3) FP35 TO R24(1)

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:

ADDING TO CURRENT R22 PARCEL FOR PROPOSED detached building for compliance of setbacks.
FURTHER TO ALLOW FOR CONDITIONAL USE PERMIT FOR LIMITED FAMILY BUSINESS

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

Date: 11/14/19


Parcel Number - 002/0512-144-9195-0 *3a*

144 9080 8 - 1a

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
PLSS (T,R,S,QQ,Q)	05N 12E 14 SW SE (Click link above to access images for Qtr-Qtr)	
Section	05N 12E 14 (Click link above to access images for Section)	
Plat Name	CSM 03498 (Click link above to access images for Plat) CSM 03498 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Plat Name	CSM 03498 (Click link above to access images for Plat)	
Parcel Description	LOT 1 CSM 3498 CS14/61 R1996/31-6/23/80 DESCR AS SEC 14-5-12 PRT SW1/4SE1/4 3 ACRES INCL RD R/W This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CRAZY ACRES INC	
Primary Address	811 HILLSIDE RD	
Billing Address	775 HILLSIDE RD EDGERTON WI 53534	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	3.000	
Land Value	\$57,000.00	
Improved Value	\$215,200.00	
Total Value	\$272,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

RR-2 DCPREZ-2019-00003

Zoning District Fact Sheets

District Information

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

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

«

< Newer

Older >

»

Tax Year 2018

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$57,000.00	\$215,200.00	\$272,200.00
Taxes:		\$4,602.98
Lottery Credit(-):		\$177.48
First Dollar Credit(-):		\$73.08
Specials(+):		\$154.67
Amount:		\$4,507.09
2018 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/13/2001	3373351		

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: 0512-144-9195-0

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.



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

CRAZY ACRES INC
775 HILLSIDE RD
EDGERTON, WI 53534

ROSALYN MARIE MARSDEN
788 HILLSIDE RD
EDGERTON, WI 53534

RUSCH REV TR, WALLACE E & ...
782 HILLSIDE RD
EDGERTON, WI 53534

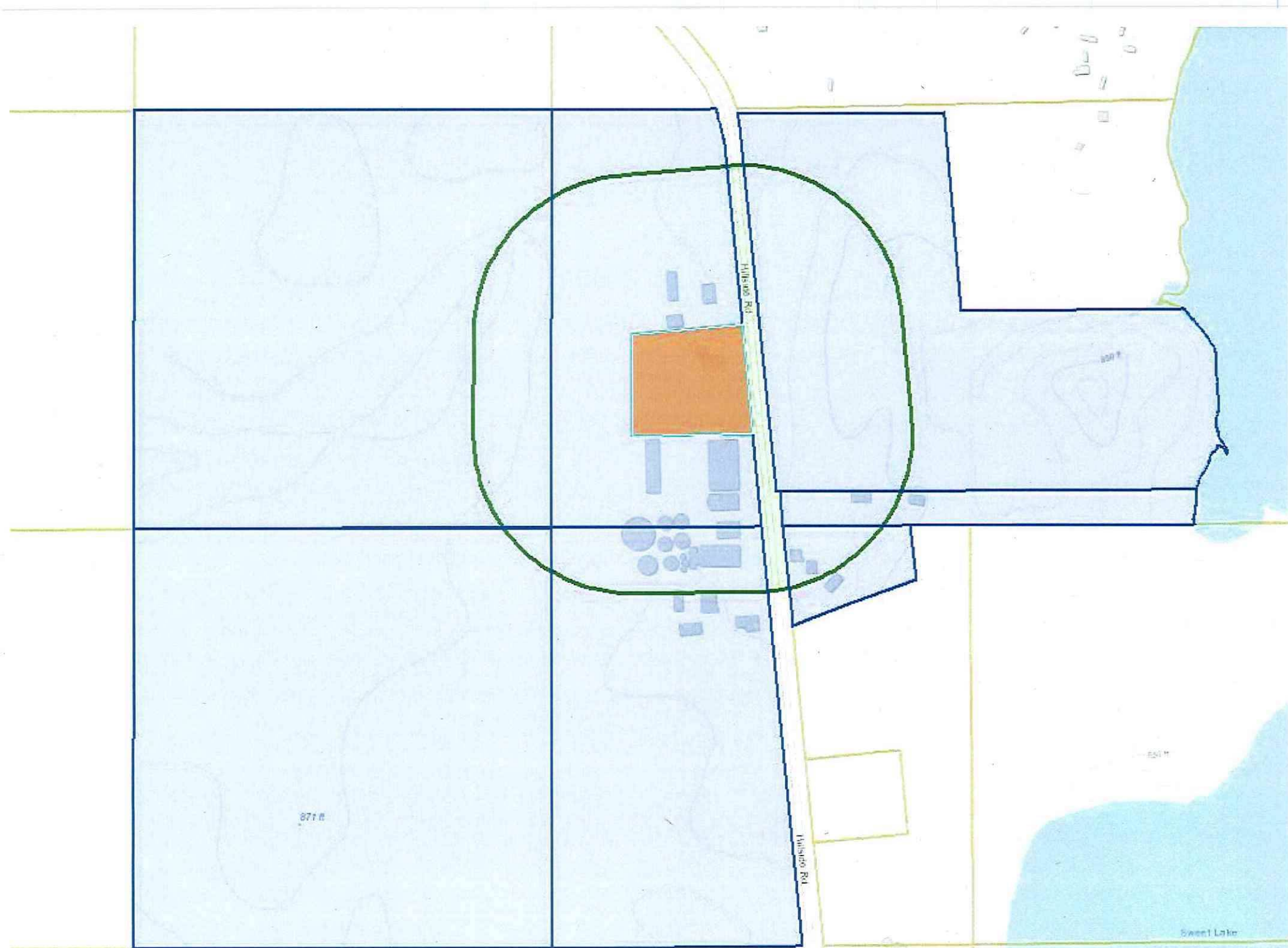
CRAZY ACRES INC
775 HILLSIDE RD
EDGERTON, WI 53534

CRAZY ACRES INC
775 HILLSIDE RD
EDGERTON, WI 53534

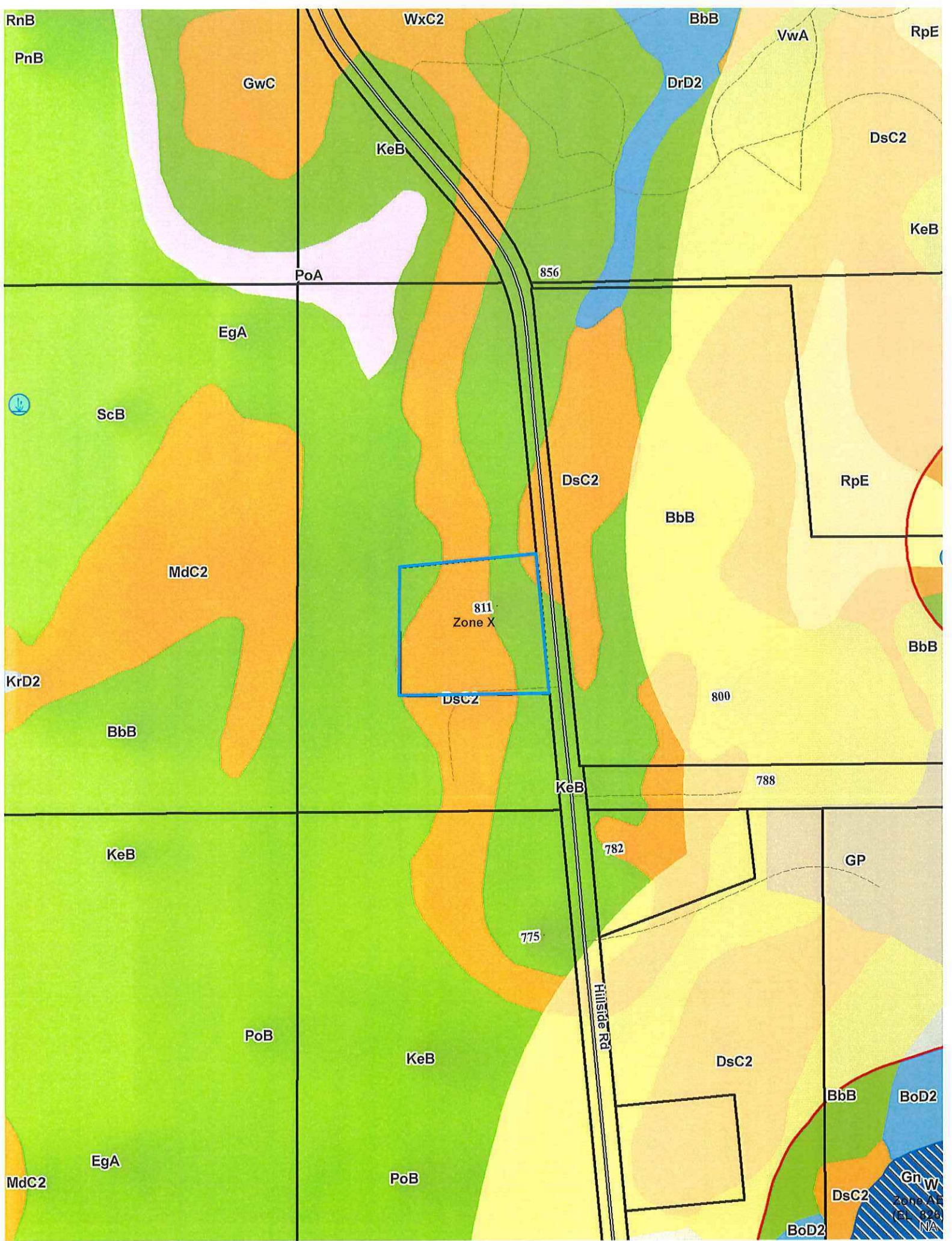
JEFFREY J SCHUETZ
BARBARA A B SCHUETZ
800 HILLSIDE RD
EDGERTON, WI 53534

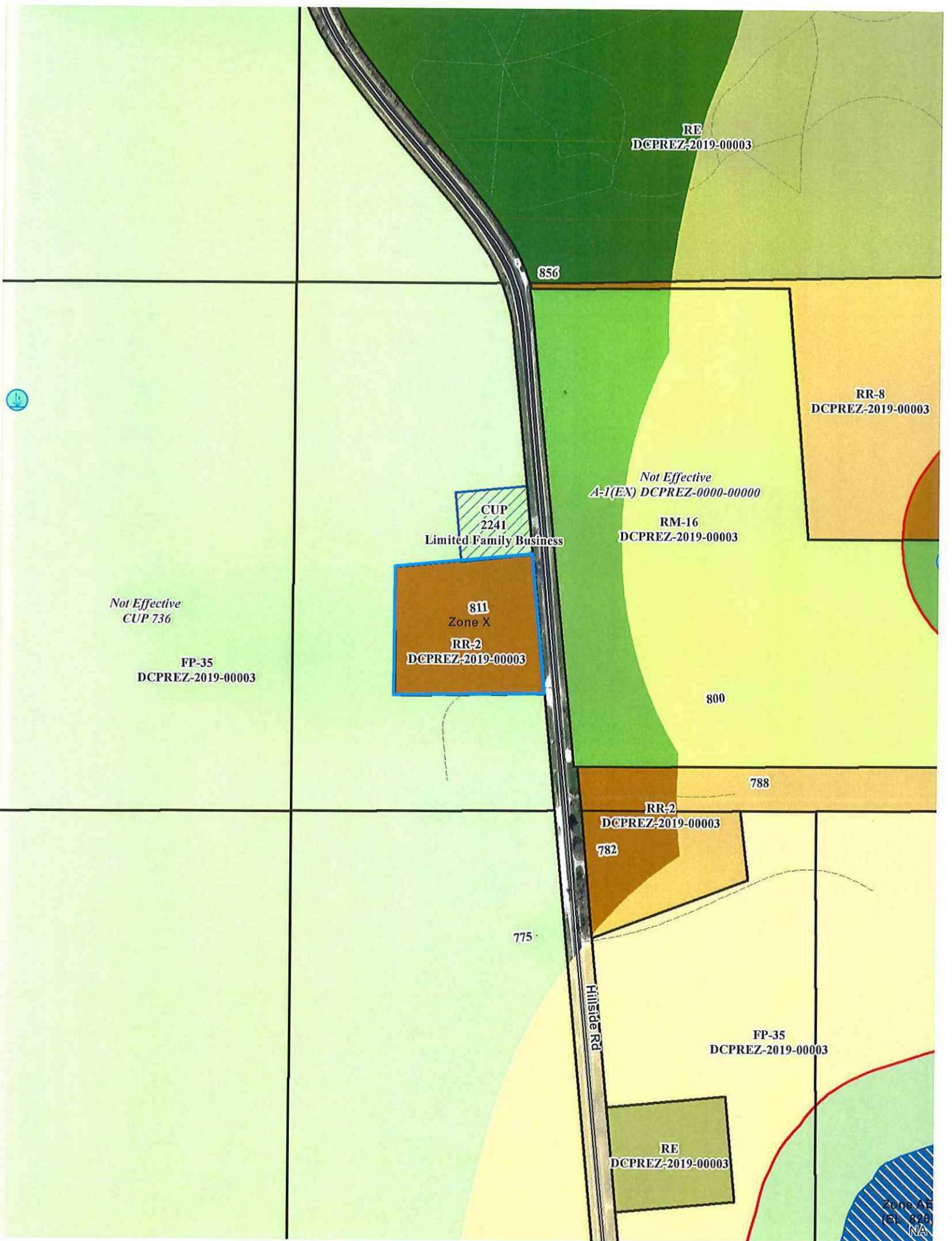
WILEMAN LIVING TR
775 HILLSIDE RD
EDGERTON, WI 53534

WILEMAN LIVING TR
775 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





RE
DCPREZ-2019-00003

856

RR-8
DCPREZ-2019-00003

Not Effective
A-1(EX) DCPREZ-0000-00000

RM-16
DCPREZ-2019-00003

Not Effective
CUP 736

FP-35
DCPREZ-2019-00003

CUP
2241
Limited Family Business

811
Zone X
RR-2
DCPREZ-2019-00003

800

788

RR-2
DCPREZ-2019-00003

782

775

Hillside Rd

FP-35
DCPREZ-2019-00003

RE
DCPREZ-2019-00003

Zone AE
(C) 0.30
NA



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2241

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2241 for a Limited Family Business pursuant to Dane County Code of Ordinance Section 10.192 and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: JULY 24, 2013

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **North of 811 Hillside Road, Town of Albion, Dane County, Wisconsin**

Parcel # 0512-144-9080-8

Boundary description: Part of the SW1/4 SE1/4 Section 14 lying west of Hillside Road, T5N, R12E, Town of Albion, Dane County, Wisconsin, more particularly described as follows: BEGINNING at the NE corner of Certified Survey Map No. 3498; thence S85°04'W, 180.75'; thence N05°00'W, 172.21'; thence N84°11'E, 180.19' to C/L Hillside Road; thence S05°12'E, 175.00' to the POINT OF BEGINNING, containing 31330 sq ft or 0.719 acre as described, subject to a right-of-way for Hillside Road over the easterly 33' thereof.

CONDITIONS:

1. The business shall be limited to an exercise studio.
2. The business shall be limited to the existing 36 x 56 accessory building.
3. Hours of operation shall be from 5am to 8pm.
4. Sanitary fixtures shall be allowed to be installed in the accessory building.
5. Adequate parking shall be provided on the property. Parking is prohibited along Hillside Road.
6. All employees working on the property, except one or one full-time equivalent, shall be a member of the family residing on the premises.
7. The conditional use permit shall automatically expire on the sale of the property.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING
AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE
FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.