

Dane County Rezone Petition

Application Date	Petition Number
10/22/2021	DCPREZ-2021-11778
Public Hearing Date	
12/28/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TIMOTHY AND CHERYL KRAUSSE	PHONE (with Area Code) (608) 290-5677	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 11747 DALLMAN RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS timkrausse@yahoo.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
117 County Hwy N					
TOWNSHIP ALBION	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-322-8500-5					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

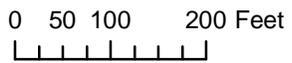
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0

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

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



Petition 11778
**TIMOTHY AND CHERYL
 KRAUSSE**



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

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	TIMOTHY J. & CHERYL A. KRAUSS	Agent Name:	Combs and Associates
Address (Number & Street):	11747 DALLMAN ROAD	Address (Number & Street):	109 W. Milwaukee St.
Address (City, State, Zip):	EDGERTON, WI 53534	Address (City, State, Zip):	Janesville, WI 53548
Email Address:	timkrausse@yahoo.com	Email Address:	rmcombs@combssurvey.com
Phone#:	608-290-5677	Phone#:	608 752-0575

PROPERTY INFORMATION

Township:	Albion	Parcel Number(s):	002/0512-322-8500-5
Section:	32	Property Address or Location:	117 COUNTY HIGHWAY N, EDGERTON, WI 53534

REZONE DESCRIPTION

<p>Reason for the request. 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>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Dividing lot at request of landowners for future sale of Lot 1. The existing and new zoning districts listed below.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.0 ACRES

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 (non-refundable), payable to the Dane County Treasurer
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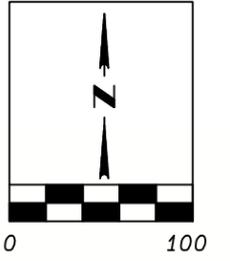
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 *TJ M Krauss*

Date 10-20-21

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T.5N., R.12E.
OF THE 4TH P.M. TOWN OF ALBION, DANE COUNTY, WISCONSIN.



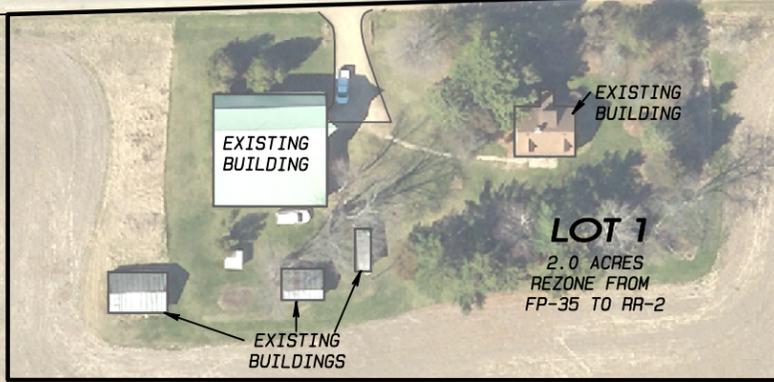
NW SECTION CORNER
SECTION 32-5-12

628' ±

COUNTY HIGHWAY "N"

420.2'

200.0'



212.6'

420.0'

TIMOTHY KRAUSSE
002/0512-322-8500-5
ZONED FP-35

NOTES:

THE BEARINGS AND DISTANCES SHOWN ARE TAKEN FROM PLAT DATA. A PLAT OF SURVEY WAS NOT PERFORMED.

Project No. 121-597A For: KRAUSSE October 19, 2021



- 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: October 21, 2021

TO: Timothy Krausse

RE: Description for rezoning purposes only

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 32, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the NW Corner of said Section; thence Easterly along the North Line of the NW 1/4 of said Section, 628 feet more or less to the place of beginning for the land to be herein described; thence Easterly continuing along said North Line, 420 feet more or less; thence Southerly 246 feet more or less; thence Westerly 420 feet more or less; thence Northerly 233 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. 121-597A For: Krausse