

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
01/23/2026	DCPREZ-2026-12254
<b>Public Hearing Date</b>	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CRAZY ACRES INC	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES, INC. (DAN HIGGS)	PHONE (with Area Code) (608) 572-3192
BILLING ADDRESS (Number & Street) 720 HILLSIDE RD		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West 282 State Highway 106					
TOWNSHIP ALBION	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-231-9501-2		0512-231-9000-8			

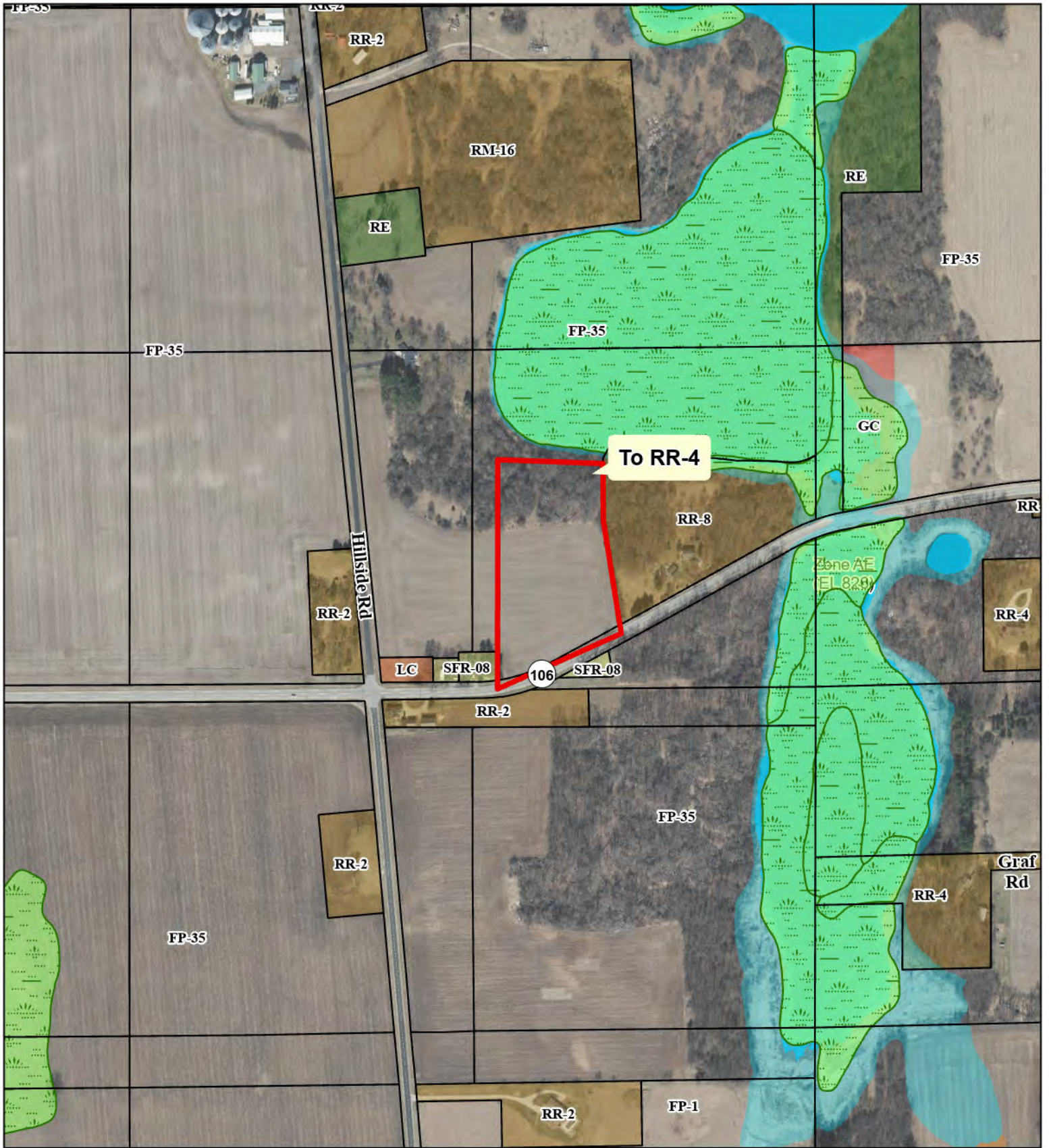
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT






FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.6

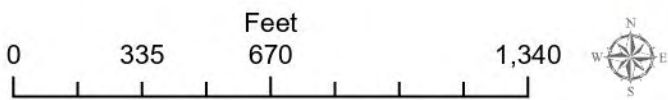
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: LOT IS SUBJECT TO SHORELAND ZONING REQUIREMENTS. REMAINING LAND CAN REMAIN IN FP-35 ZONING AS THERE IS MORE THAN 35 ACRES.



**PETITION 12254  
CRAZY ACRES INC**

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard





**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:	Dan Higgs, PLS
Address (Number & Street):	720 Hillside Road	Address (Number & Street):	109 W Milwaukee St
Address (City, State, Zip):	Edgerton, WI 53534	Address (City, State, Zip):	Janesville, WI 53548
Email Address:		Email Address:	
Phone#:		Phone#:	608.572.3192

### PROPERTY INFORMATION

Township:	Albion	Parcel Number(s):	002/0512-231-9501-2; 002/0512-231-9000-8
Section:	05-12-23	Property Address or Location:	North side of STH 106, just east of Hillside Road

### REZONE DESCRIPTION

**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.

**Is this application being submitted to correct a violation?**  
 Yes  No

Kraig Wileman wishes to create a 7.6-Acre +/- RR-4 lot on which to build a house. 002/0512-231-9501-2 is the parcel that the new RR-4 lot will be created in; Dane County Zoning indicated that the adjacent parcel to the west will be considered part of the remainder of this action (002/0512-231-9000-8).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 (Two parcels)		37.9
	RR-4	7.6
	FP-1	30.3

**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 |
|--|--|---|--|--|

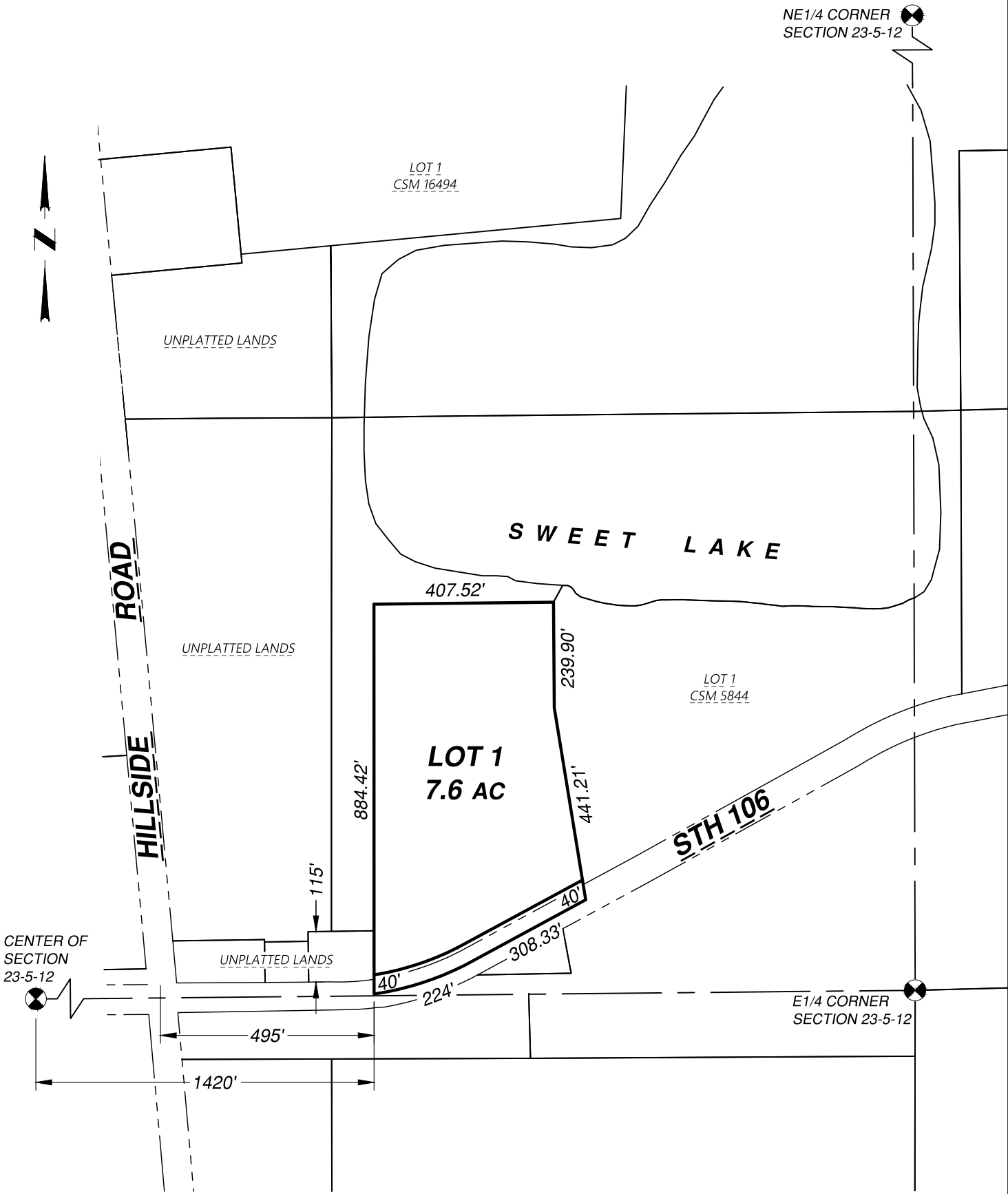
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

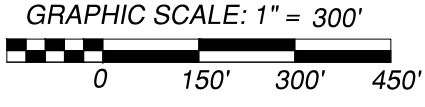
Date 1/19/2026

# PRELIMINARY CERTIFIED SURVEY MAP

OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.12E. OF THE 4TH PM, LYING NORTH OF STH 106, EXCEPTING THEREFROM CSM No. 5844, ALSO EXCEPTING THEREFROM PART OF THE SOUTHERLY 115.5 FEET LYING WITHIN 495 FEET EAST AND WEST PERPENDICULAR EAST OF HILLSIDE ROAD CENTERLINE, TOWN OF ALBION, DANE COUNTY, WISCONSIN.



Date:  
 Project No. 125-584  
 For: WILEMAN



**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

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

<b>Public Hearing Date</b>	11/28/2023	<b>Petition Number</b>	11984	<b>Applicant:</b>	Crazy Acres
<b>Town</b>	Albion	<b>A-1EX Adoption</b>	6/29/1979	<b>Orig Farm Owner</b>	James A. Wileman
<b>Section:</b>	23	<b>Density Number</b>	35	<b>Original Farm Acres</b>	152.62
<b>Density Study Date</b>	11/28/2023	<b>Original Splits</b>	4.36	<b>Available Density Unit(s)</b>	4



**Reasons/Notes:**

The original 1979 farm unit is eligible for 4 possible density units, or "splits". No prior splits taken. If petition 11984 is approved, 3 possible splits will remain available.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
051223185005	12.02	CRAZY ACRES INC	
051223180000	40.22	CRAZY ACRES INC	
051223285004	38.34	WILEMAN LIVING TR	
051223280009	39.99	WILEMAN LIVING TR	
051223185701	22.06	WILEMAN LIVING TR	



- Land Surveying
- Land Planning
- Civil Engineering

DATE: January 14, 2026

TO: Dane County Zoning

RE: Rezoning Description of

Part of the SE. 1/4 of the NE. 1/4 of Section 23, T.5.N., R.12.E., of the 4<sup>th</sup> P.M., Town of Albion, Dane County, Wisconsin.

**Lot 1: 7.6-acre RR-4 lot**

Commencing at the Center of said Section 23; thence Easterly along the South line of the NE. 1/4 of said Section, 1420 feet more or less to a point inside the right-of-way (R.O.W.) of STH 106 being the point of beginning for the land to be herein described; thence N.00°00'50"W. 884.42 feet more or less; thence N.89°22'30"E. 407.52 feet more or less; thence S.00°24'47"E. along the west line of Lot 1, CSM No. 5844 239.90 feet more or less; thence S.09°17'59"E. continuing along said west line 441.21 feet more or less to a point inside said R.O.W. of STH 106; thence S.61°34'26"W. along the centerline of STH 106 308.33 feet more or less; thence southwesterly along a curve to the right of said centerline 224 feet more or less to the point of beginning.

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

Project No. 125-584 For: WILEMAN