

Dane County Rezone Petition

Application Date	Petition Number
01/23/2026	DCPREZ-2026-12254
Public Hearing Date	
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 jdiehard1@gmail.com		E-MAIL ADDRESS dhiggs@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	
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

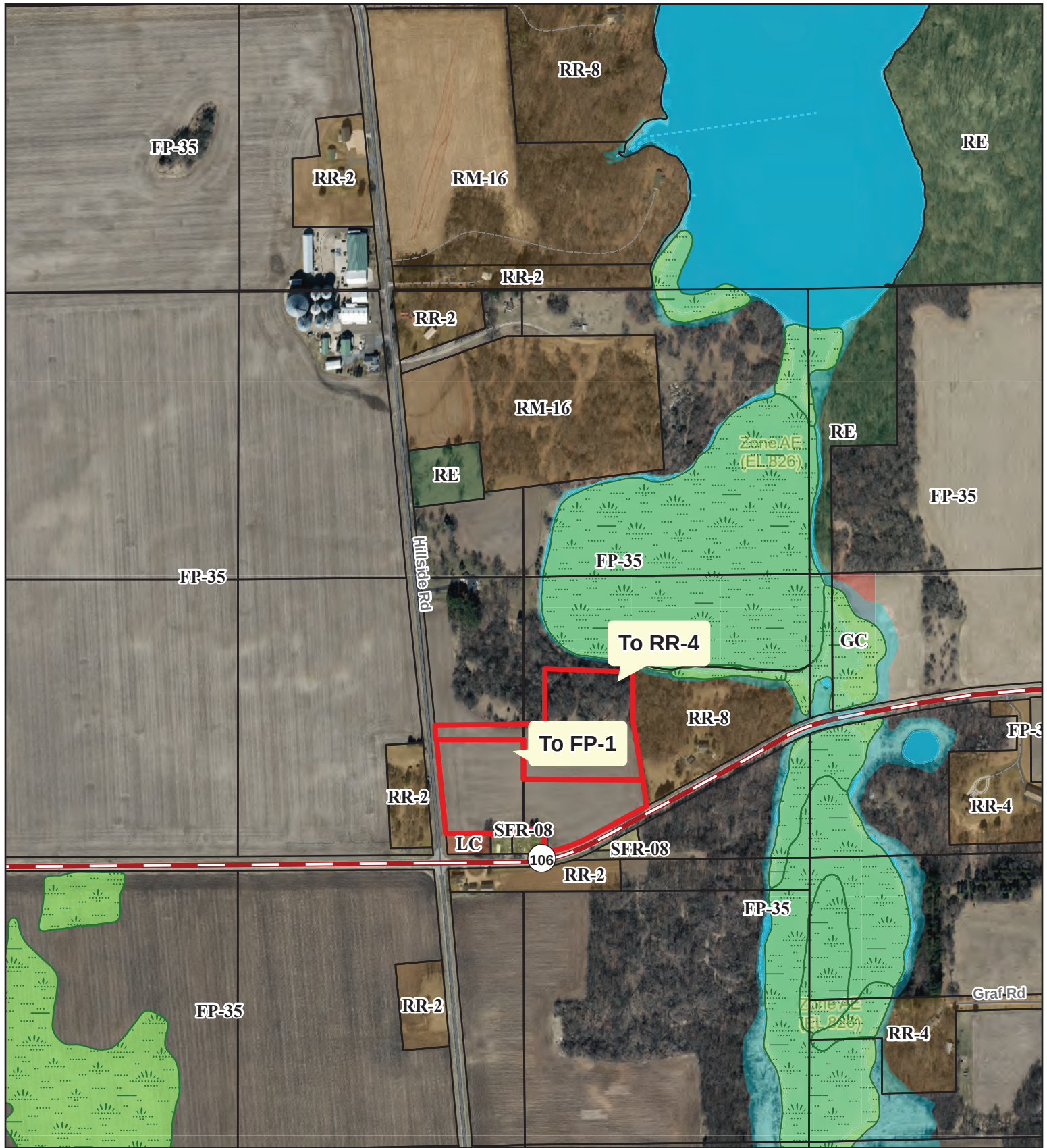
PETITION AMENDED 5/8/26 TO RECONFIGURE THE PROPOSED LOT. REVISIONS WOULD RESULT IN A SEPARATE AGRICULTURAL LOT WITH FP-1 ZONING, AND A 2-LOT CSM.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District FP-1 Farmland Preservation District	7.6 6.0 7.0

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
				PRINT NAME:

COMMENTS: LOT IS SUBJECT TO SHORELAND ZONING REQUIREMENTS. REMAINING LAND CAN REMAIN IN FP-35 ZONING AS THERE IS MORE THAN 35 ACRES.

DATE:

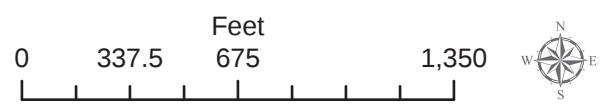


- Proposed Zoning
- Tax Parcels
- Wetland Class Areas
- Farmland Preservation
- Limited Commercial
- Commercial
- Residential

- Rural Residential and Rural Mixed Use
- Recreational

- Flood Hazard Zones**
- Zone Type**
- 1% Annual Chance Flood Hazard
 - Municipal Boundary
 - Lakes and Ponds

PETITION 12254
CRAZY ACRES INC





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:	Crazy Acres, Inc.	Agent Name:	Ryan M. Combs, 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:	jdiehard1@gmail.com	Email Address:	rmcombs@combssurvey.com
Phone#:		Phone#:	608-752-0575

PROPERTY INFORMATION

Township:	Albion	Parcel Number(s):	002/0542-231-9501-2; 002/0512-231-9000-8
Section:	23	Property Address or Location:	north side of STH 106, 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 two parcels; one 7.0 acre lot to be rezoned to FP1 and one 6.05 acre to be rezoned to RR4.

The land is currently used for crop farming and has some woodlands near Sweet Lake. Kraig intends to be build a home on the 6.05 acre lot and continue using the 7.0 acre lot as farmland.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP35 (two parcels)		37.9
	RR4	6.05
	FP1	7.00

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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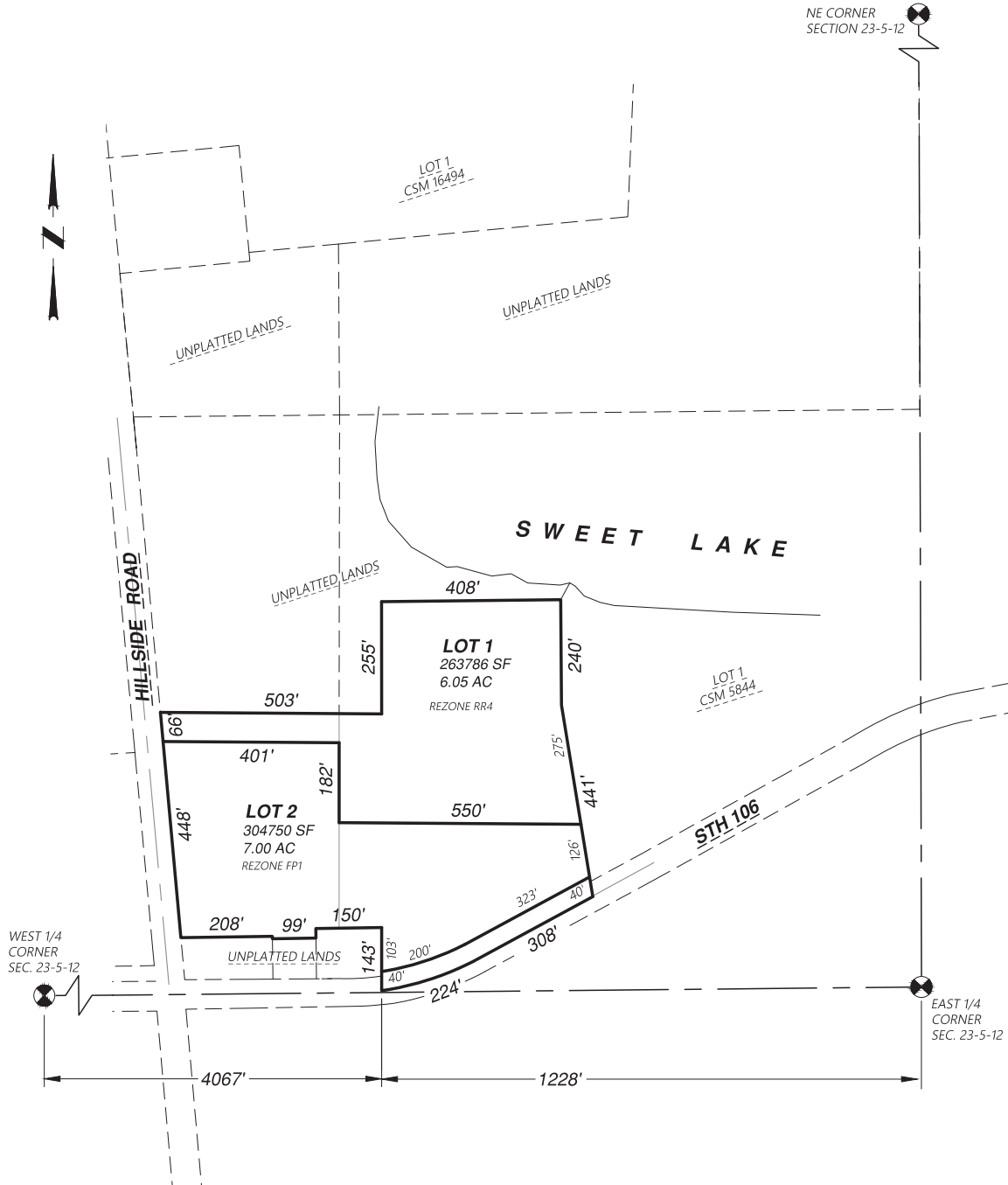
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Ryan M. Combs (Agent)

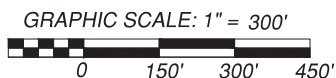
Date 5-7-26

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 23, T.5N., R.12E. OF THE 4TH PM, TOWN OF ALBION, DANE
COUNTY, WISCONSIN.



Date:
Project No. 125-584
For: WILEMAN



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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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



- Land Surveying
- Land Planning
- Civil Engineering

DATE: May 7, 2026

TO: Dane County Zoning

RE: Rezoning Description of

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

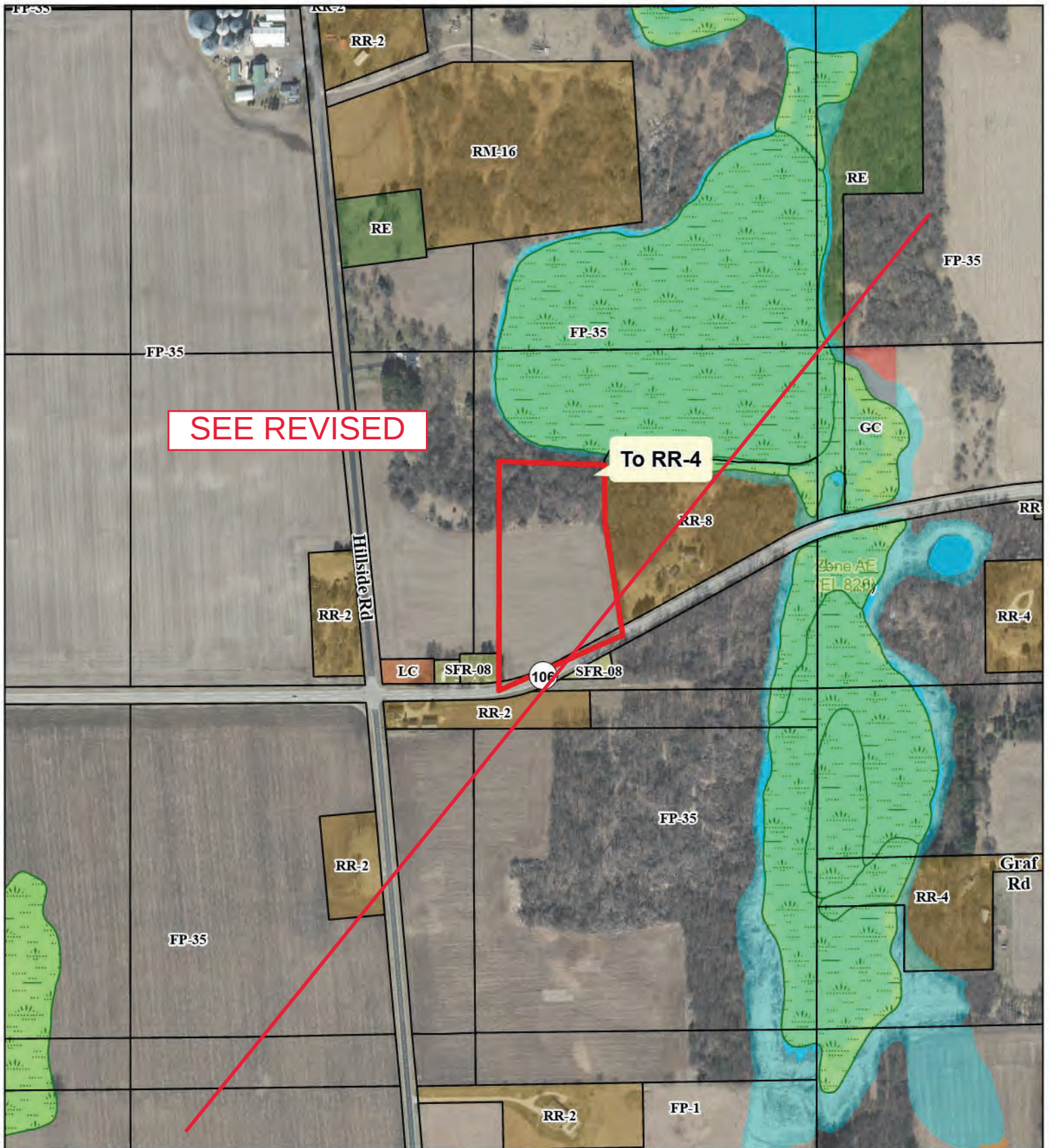
Lot 1: 6.05-acre RR-4 lot

Commencing at the East Quarter Corner of said Section 23; thence westerly along the South line of the NE. 1/4 of said Section, 1228 feet more or less to a point inside the right-of-way (R.O.W.) of STH 106; thence northerly a distance of 143 feet more or less; thence westerly a distance of 150 feet more or less; thence southerly a distance of 21 feet more or less; thence westerly a distance of 99 feet more or less; thence northerly a distance of 5 feet more or less; thence westerly a distance of 208 feet more or less to a point on the east line of Hillside Road; thence northerly along said east line a distance of 448 feet more or less to the point of beginning for the land to be herein described; thence continuing northerly along said east line a distance of 66 feet more or less; thence easterly a distance of 503 feet more or less; thence northerly a distance of 255 feet more or less; thence easterly a distance of 408 feet more or less to the west line of Lot 1 of CSM 5844; thence southerly along said west line a distance of 240 feet more or less; thence southeasterly continuing along said west line a distance of 275 feet more or less; thence westerly a distance of 550 feet more or less; thence northerly a distance of 182 feet more or less; thence westerly a distance of 401 feet to the point of beginning.

Lot 2: 7.00-acre FP-1 lot

Commencing at the East Quarter Corner of said Section 23; thence westerly along the South line of the NE. 1/4 of said Section, 1228 feet more or less to a point inside the right-of-way (R.O.W.) of STH 106; thence northerly a distance of 40 feet more or less to the point of beginning for the land to be herein described; thence continuing northerly a distance of 103 feet more or less; westerly a distance of 150 feet more or less; thence southerly a distance of 21 feet more or less; thence westerly a distance of 99 feet more or less; thence northerly a distance of 5 feet more or less; thence westerly a distance of 208 feet more or less to a point on the east line of Hillside Road; thence northerly along said east line a distance of 448 feet more or less; thence easterly a distance of 401 feet more or less; thence southerly a distance of 182 feet more or less; thence easterly a distance of 550 feet to a point on the west line of Lot 1 of CSM 5844; thence southeasterly along said west line a distance of 126 feet more or less; thence southwesterly along the northerly R.O.W. line of STH 106, a distance of 323 feet more or less; thence continuing along said northerly R.O.W. line, along a curve to the right a distance of 200 feet more or less to the point of beginning.

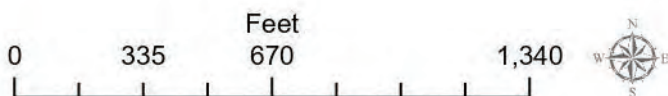
NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.



**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
• 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:	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:	jdiehard1@gmail.com	Email Address:	dhiggs@combssurvey.com
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, and any other relevant information. For more significant development

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

SEE REVISED

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.

- | | | | | |
|--|--|---|--|---|
| ☒ Scaled drawing of proposed property boundaries | ☒ Legal description of zoning boundaries | ☐ Information for commercial development (if applicable) | ☐ Pre-application consultation with town and department staff | ☒ 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

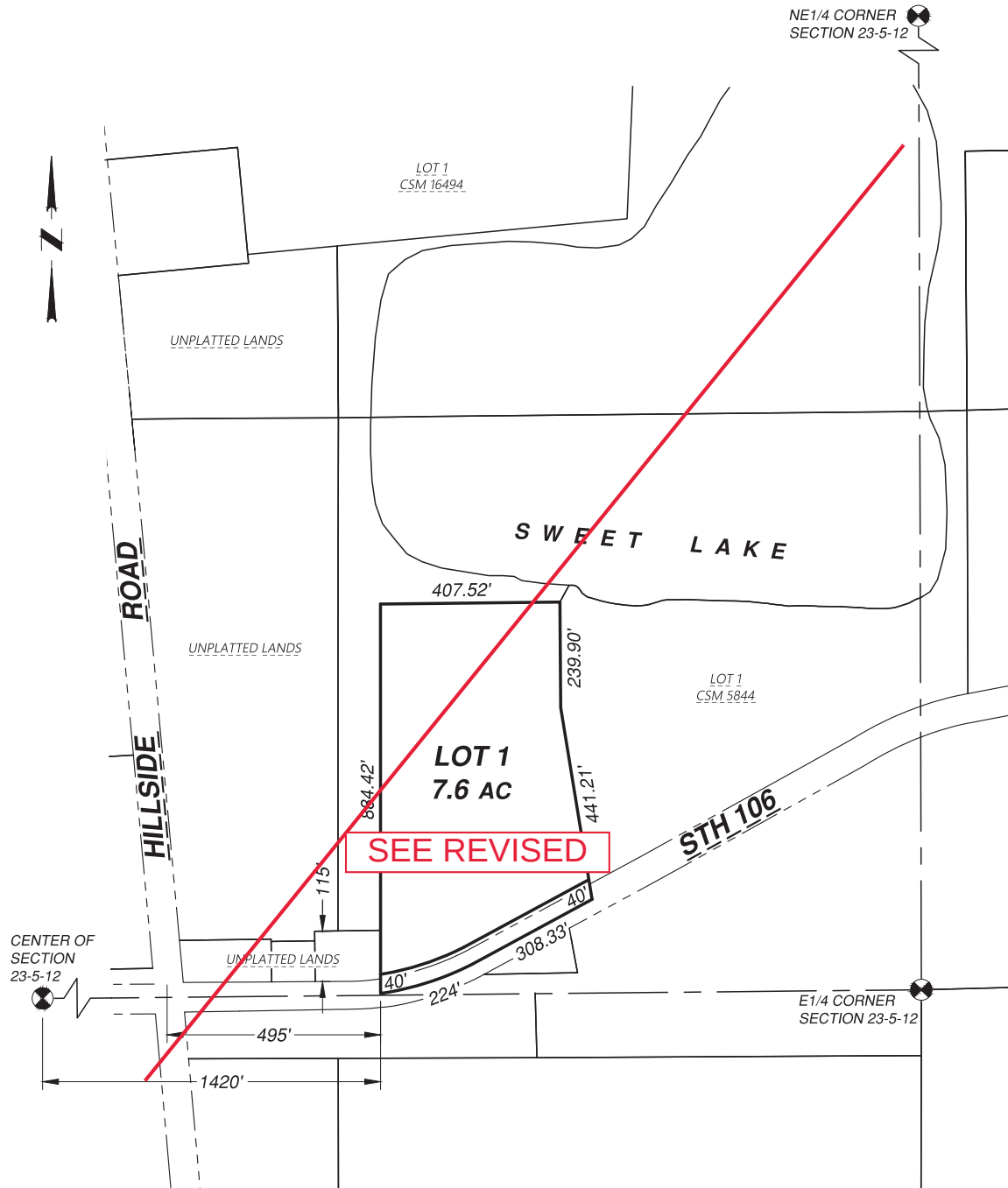
Dan R. Higgs

Date

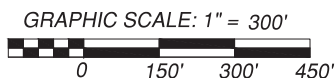
1/19/2026

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



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

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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



- 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 4th 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.

SEE REVISED

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

Project No. 125-584 For: WILEMAN

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.

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

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
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	