

Dane County Rezone Petition

Application Date	Petition Number
05/10/2024	DCPREZ-2024-12063
Public Hearing Date	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN AND VERA ZYCH	PHONE (with Area Code) (608) 921-8224	AGENT NAME COMBS & ASSOCIATES INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 75 COUNTY HIGHWAY N		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS kzych28@msn.com		E-MAIL ADDRESS 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	
East of 75 County Highway N					
TOWNSHIP ALBION	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-324-9000-6					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.0

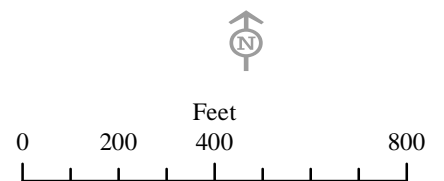
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: ACCESS PERMIT WILL BE REQUIRED FROM DANE COUNTY HIGHWAY DEPT PRIOR TO REZONE APPROVAL



REZONE 12063

-  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"> • 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:	STEVEN D AND VERA L ZYCH	Agent Name:	COMBS & ASSOCIATES, INC.
Address (Number & Street):	75 COUNTY HIGHWAY N	Address (Number & Street):	109 W MILWAUKEE ST
Address (City, State, Zip):	EDGERTON, WI 53534	Address (City, State, Zip):	JANESVILLE, WI 53548
Email Address:	kzych28@msn.com	Email Address:	rmcombs@combssurvey.com
Phone#:	608.921.8224	Phone#:	608.752.0575

PROPERTY INFORMATION	
Township: ALBION	Parcel Number(s): 0512-324-9000-6
Section: 32-5-12	Property Address or Location: 75 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>

The Zychs own 40.6-acres zoned FP-35. They wish to create a five-acre RR-4 parcel in the southeast corner of the property to convey to their daughter for the purpose of building a house. This will leave a remainder of 35.6-acres with existing improvements to remain FP-35.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35		40.6
	RR-4	5.0
	FP-35	35.6

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 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 *Janet R. Higgins PLS*

Date 4/26/2024



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 26, 2024

TO: Dane County Zoning

RE: Rezoning Description of

Part of the SW. 1/4 of the SE. 1/4 of Section 32, T.5.N., R.12.E., of the 4th P.M., Albion Township, Dane County, Wisconsin.

Lot 1: 5-acre RR-4 lot

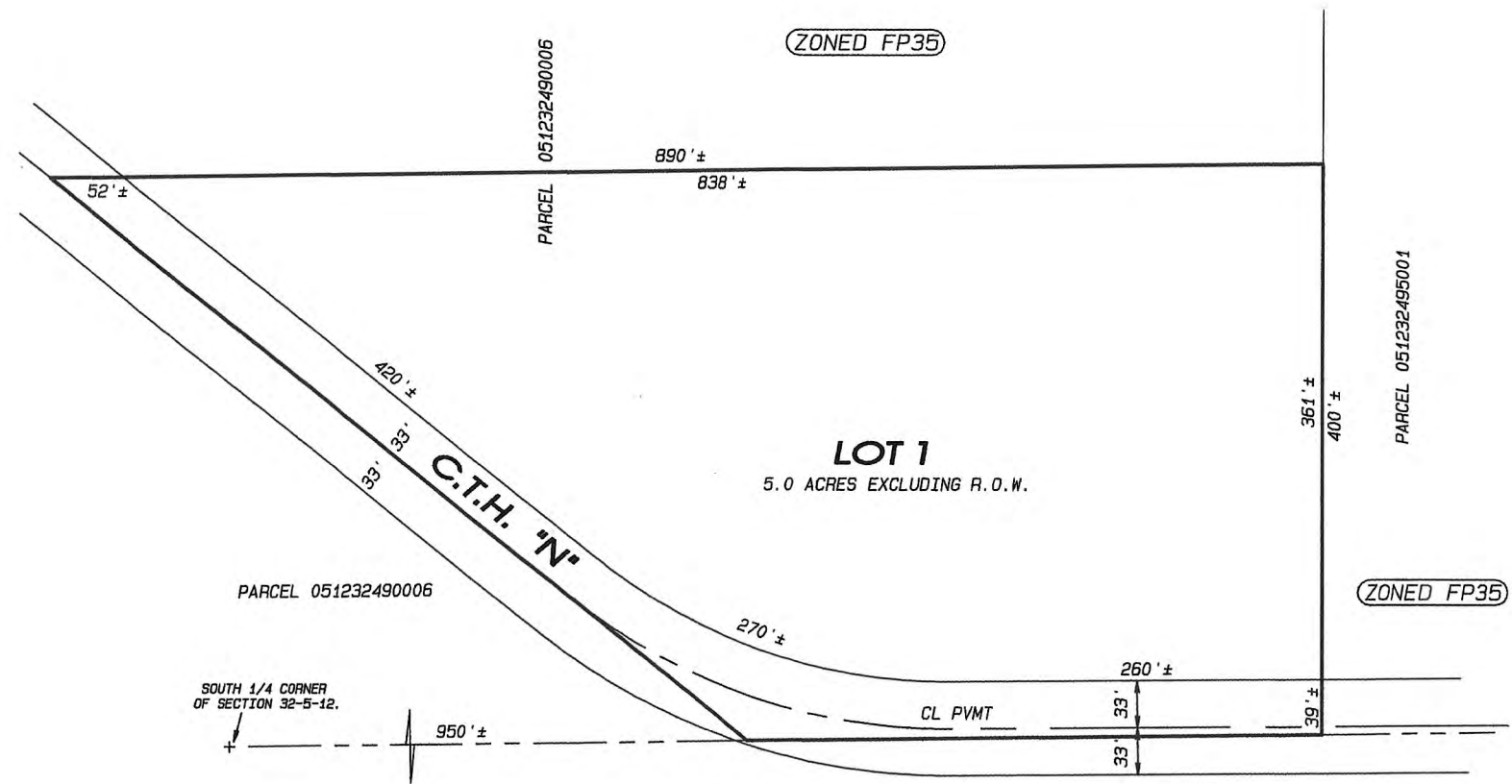
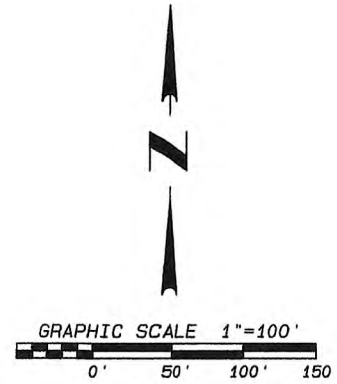
Commencing at the South quarter-corner of said Section 32; thence Easterly along the South line of the SE. 1/4 of said Section, 950 feet more or less to a point inside the right-of-way (R.O.W.) of CTH N being the point of beginning for the land to be herein described; thence N.51°06'57"W. 629 feet more or less to a point on the centerline of CTH N; thence N.89°16'24"E. 892 feet more or less to the East line of said SW. 1/4 of the SE. 1/4 of said Section 32; thence S.00°03'13"E along said East line to a point inside said R.O.W. of CTH N; thence S.89°16'24"W. 403 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. 124-115A For: ZYCH

PRELIMINARY CERTIFIED SURVEY MAP

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



NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 115 For: ZYCH

DATE: 4/12/2024

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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