

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/12/2024	DCPREZ-2024-12087
<b>Public Hearing Date</b>	
09/24/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT REYNOLDS	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES, INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 38 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 rproctor@axley.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	
38 County Highway N					
TOWNSHIP ALBION	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-333-9290-0		0512-333-9240-0			

## REASON FOR REZONE

REDUCE THE SIZE OF A RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	FP-35 Farmland Preservation District	5.3
RM-8 Rural Mixed-Use District	RR-2 Rural Residential District	3.7
RM-16 Rural Mixed-Use District	FP-35 Farmland Preservation District	31.9

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



**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:	ROBERT REYNOLDS	Agent Name:	Combs & Associates, Inc.
Address (Number & Street):	38 COUNTY HIGHWAY N	Address (Number & Street):	109 W. Milwaukee Street, Janesville, WI
Address (City, State, Zip):	EDGERTON WI 53534	Address (City, State, Zip):	(608) 752-0575
Email Address:		Email Address:	rmcombs@combssurvey.com
Phone#:		Phone#:	608-752-0575

PROPERTY INFORMATION			
Township:	ALBION	Parcel Number(s):	051233392900 & 051233392400
Section:	33	Property Address or Location:	38 COUNTY HIGHWAY N

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

SEPERATE BUILDINGS INTO OWN LOT AND REZONE TO CONFORM WITH THE ORDINANCE.  
 SELL REMAINDER TO ADJOINING OWNER SO THEY CAN COMBINE LOTS TO REZONE TO FP-35

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-8	FP-35	5.3
RM-8	RR-2	3.7
RM-16	FP-35	31.9

**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 checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 \_\_\_\_\_

Date \_\_\_\_\_



## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

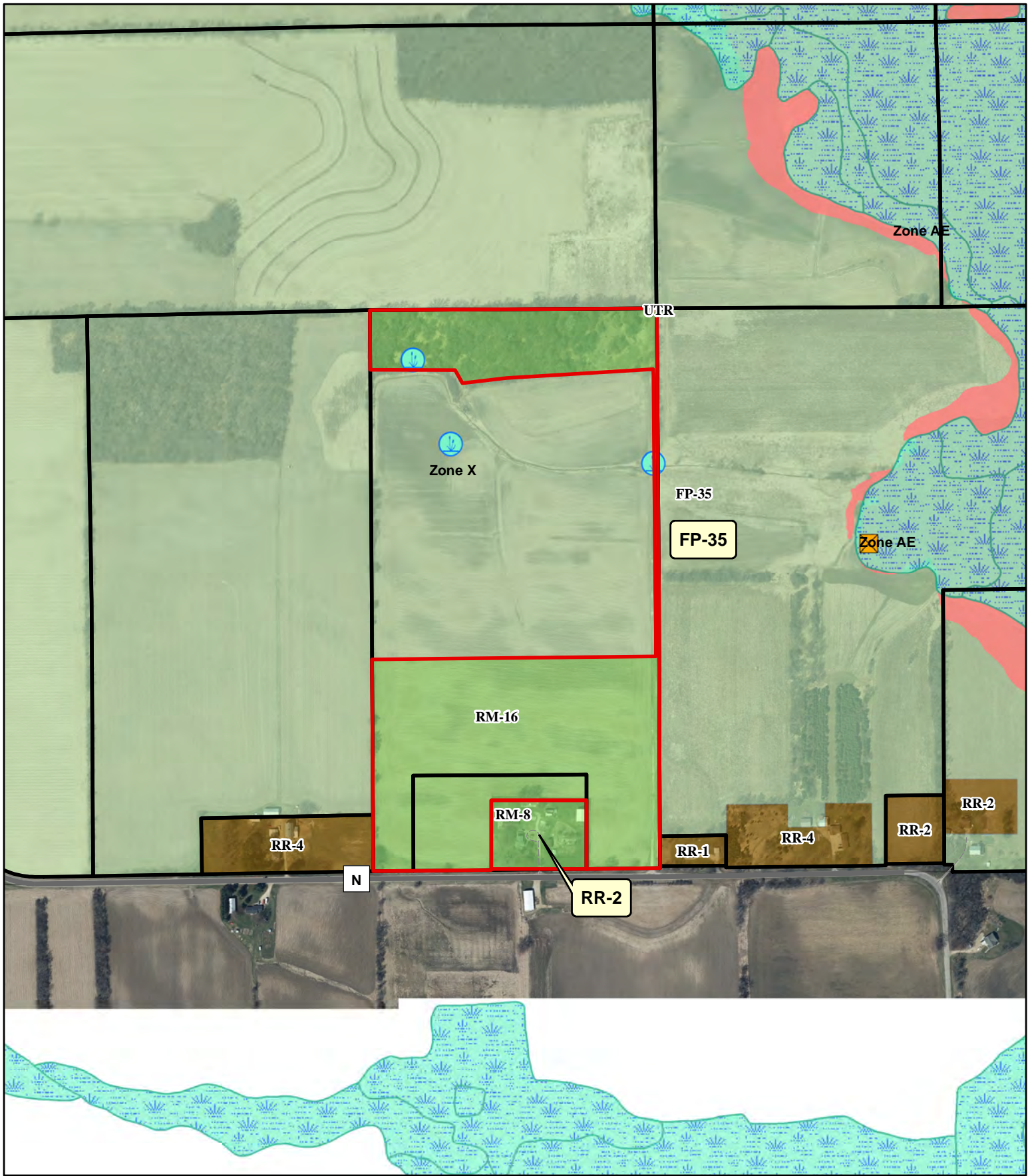
**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at anytime
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):	EVAN SAYRE
Address (Number & Street):	8203 N COUNTY ROAD N
Address (City, State, Zip):	EDGERTON, WI 53534
Email Address:	esayre@rockvalleylumbermill.com
Phone Number:	





Petition 12087  
 ROBERT REYNOLDS

**Legend**

-  Wetland
-  Floodplain



0 150 300 600 Feet

# PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 CSM 11361 VOL. 69 PG. 25, PART OF THE SW 1/4 OF THE OF THE SW 1/4 OF SECTION 33,  
T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

PARCEL 051232195004  
WILEMAN, HOWARD & FLOYD  
WILEMAN FARMS INC  
ZONING FP-35

PARCEL 051233290006  
WILEMAN, HOWARD & FLOYD  
WILEMAN FARMS INC  
ZONING FP-35

PARCEL 051233295001  
SAYRE FAMILY IRREV TR  
ZONING FP-35

WEST CORNER OF  
SECTION 33-5-12

PARCEL 051232480008  
WILEMAN FARMS INC  
ZONING FP-35

PARCEL 051233380007  
ZONING FP-35

PARCEL 051233386609  
SAYRE FAMILY IRREV TR  
ZONING FP-35

PARCEL 051232495001  
WILEMAN FARMS INC  
ZONING FP-35

PARCEL 051233392400  
SAYRE FAMILY IRREV TR  
ZONING RM-16

REZONE TO FP-35

PARCEL 051233395010  
ZONING FP-35

PARCEL 051232498008  
DEAN DEMROW  
ZONING RR-4

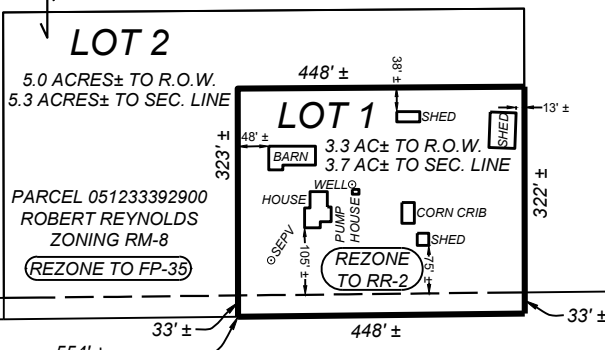
PARCEL 051233392900  
ROBERT REYNOLDS  
ZONING RM-8

REZONE TO FP-35

051233397450  
DEEGAN  
ZONING RR-1

051233397802  
ZONING RR-4

SOUTHWEST CORNER  
OF SECTION 33-5-12



COUNTY ROAD N

**NOTES:**

CREATE TWO PARCELS FROM LOT 2

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS  
AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED



Project No. 122-557A For: SAYRE, EVAN



- 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: January 4, 2023

TO: Evan Sayre

RE: Description for Rezone Purposes Only

*PART OF LOT 2 CSM 11361 VOL. 69 PG. 25-28, PART OF THE SW 1/4 OF THE OF THE SW 1/4 OF SECTION 33, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.*

DESCRIBED AS FOLLOWS: Commencing at the SW Corner of said Section; thence Easterly along the South Line of said Section, 554 feet, more or less to the place of beginning for the land to be herein described; thence Easterly 448 feet more or less; thence Northerly 33 feet more or less to the Right of Way line; thence continue northerly 322 feet more or less; thence Westerly 448 feet more or less; thence Southerly 323 feet more or less to the Right of Way line; thence continue Southerly 33 feet more or less to the place of beginning.

*LOT 1 AND PART OF LOT 2 OF CSM 11361 VOL. 69 PG. 25-28, PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE OF THE SW 1/4 OF SECTION 33, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.*

DESCRIBED AS FOLLOWS: Lot 1 and Lot 2 of said CSM, except that portion described as: commencing at the SW Corner of said Section; thence Easterly along the South Line of said Section, 554 feet, more or less to the place of beginning for the land to be herein described; thence Easterly 448 feet more or less; thence Northerly 33 feet more or less to the Right of Way line; thence continue northerly 322 feet more or less; thence Westerly 448 feet more or less; thence Southerly 323 feet more or less to the Right of Way line; thence continue Southerly 33 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. 122-557A For: Sayre

**RM-8 to RR-2**

PART OF LOT 2 CSM 11361 VOL. 69 PG. 25-28, PART OF THE SW 1/4 OF THE OF THE SW 1/4 OF SECTION 33, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

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**and**

**RM-8 and RM-16 to FP-35**

LOT 1 AND PART OF LOT 2 OF CSM 11361 VOL. 69 PG. 25-28, PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE OF THE SW 1/4 OF SECTION 33, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

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