

TOWN OF ALBION
PLANNING COMMISSION PUBLIC HEARING
TUESDAY, DECEMBER 5, 2017
6:30 P.M. ALBION TOWN HALL

Petition# DCPREZ-2017-11218 for Gary Thalacker, 501 County Highway X., Edgerton, WI for a 8.4 acre parcel m/l to be rezoned from A-1Ex (agricultural) to A-2(8) (agricultural) at 495 County Highway X, separating farm land from residence and farm accessory buildings.

Adjourn

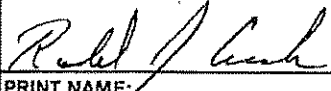
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/28/2017	DCPREZ-2017-11218
Public Hearing Date	C.U.P. Number
11/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY E THALACKER	PHONE (with Area Code) (608) 774-0344	AGENT NAME COMBS & ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 501 COUNTY HIGHWAY X		ADDRESS (Number & Street) 109 W MILWAUKEE ST.,	
(City, State, Zip) EDGERTON, WI 53634		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS		E-MAIL ADDRESS mcombs@combsuvey.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
495 County Highway X					
TOWNSHIP ALBION	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-292-8000-7					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING FARM LAND FROM RESIDENCE AND FARM ACCESSORY BUILDINGS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8.4		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: Ronald J. Combs

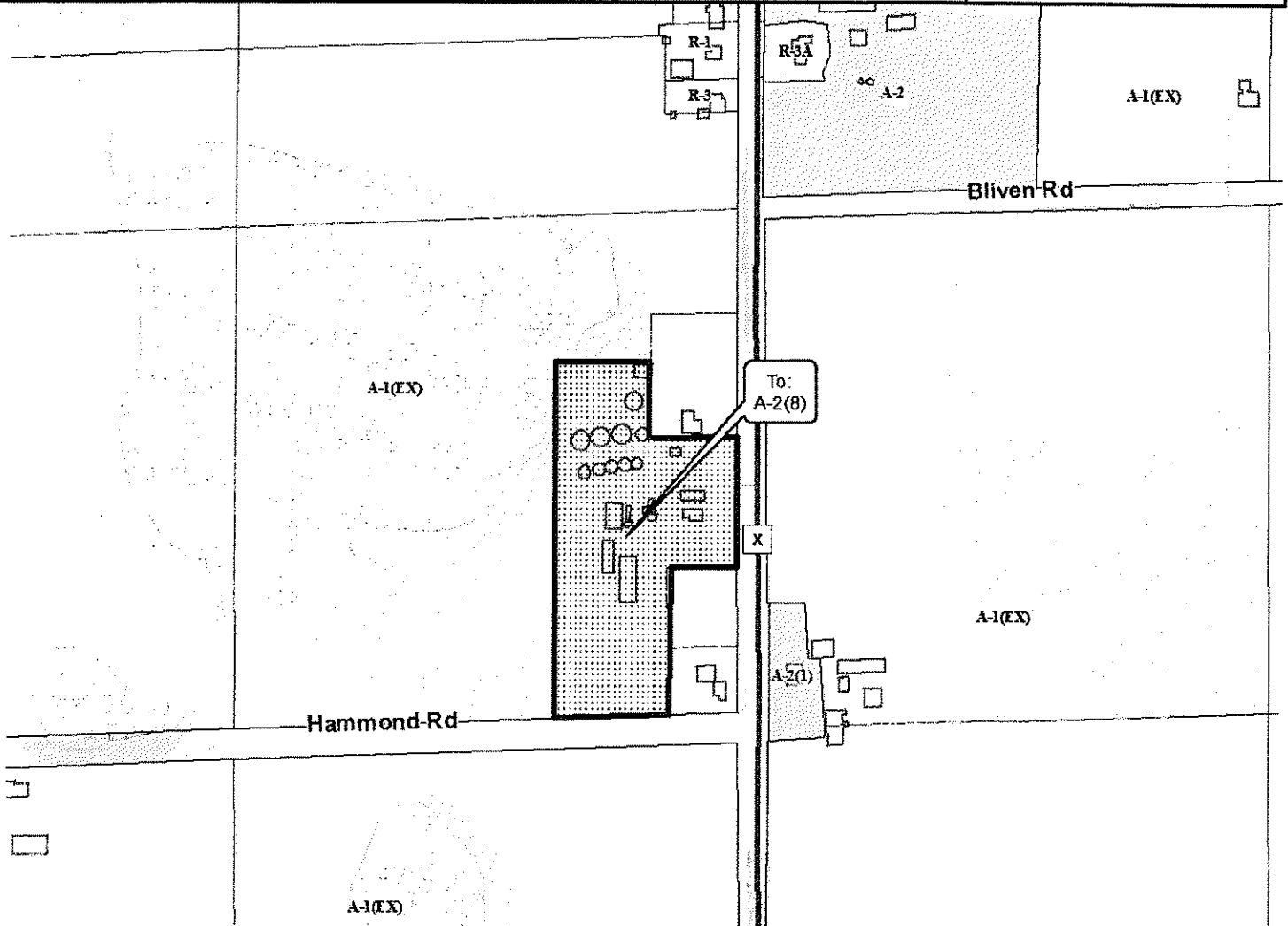
DATE: 9-28-17



Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> November 28, 2017	<i>Petition:</i> Petition 11218
<i>Zoning Amendment:</i> A-1EX Agriculture District TO A-2 (8) Agriculture District	<i>Town/sect:</i> ALBION, Section 29
<i>Acres:</i> 8.4 <i>Survey Req.</i> Yes	<i>Applicant</i> GARY E THALACKER
<i>Reason:</i> separating farm land from residence and farm accessory buildings	<i>Location:</i> 495 COUNTY HIGHWAY X



This notice is being sent to you to inform neighboring residents of a proposed zoning change or conditional use permit on a neighboring property. The Dane County Zoning and Land Regulation Committee will be holding a public hearing regarding the proposal on **November 28, 2017** at 6:30 P.M. in Room 354 of the City-County Building which is located at 210 Martin Luther King Jr. Boulevard, Madison WI. Testimony will be received from all persons interested in expressing their concerns on the proposal. The ZLR Committee will take testimony and review the proposal toward the policies of the adopted Town Comprehensive Plan and the Dane County Comprehensive Plan. This proposal is currently being reviewed by the Town. Interested persons may want to contact their Town regarding this matter.

Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday – Friday
PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS.



- Land Surveying
- Land Planning
- Civil Engineering

DATE: September 20, 2017

TO: Gary Thalacker

RE: Description of rezoning purpose only

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence Southerly along the North-South Centerline of said Section, 598.32 feet to the SE Corner of CSM No. 3809, also being at the place of beginning for the land to be herein described; thence Southerly continuing along said North-South Centerline, 317.83 feet to the NE Corner of CSM No. 1396; thence Westerly 208.80 feet to the NW Corner of CSM No. 1396; thence Southerly 417.42 feet to the SW Corner of said CSM No. 1396; thence Westerly 310 feet, more or less; thence Northerly 952 feet, more or less; thence Easterly 250 feet, more or less to the West Line of CSM No. 3809; thence Southerly 200 feet, more or less to the SW Corner of said CSM No. 3809; thence Easterly 256 feet, more or less to the place of beginning.

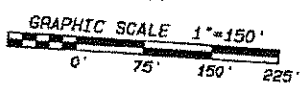
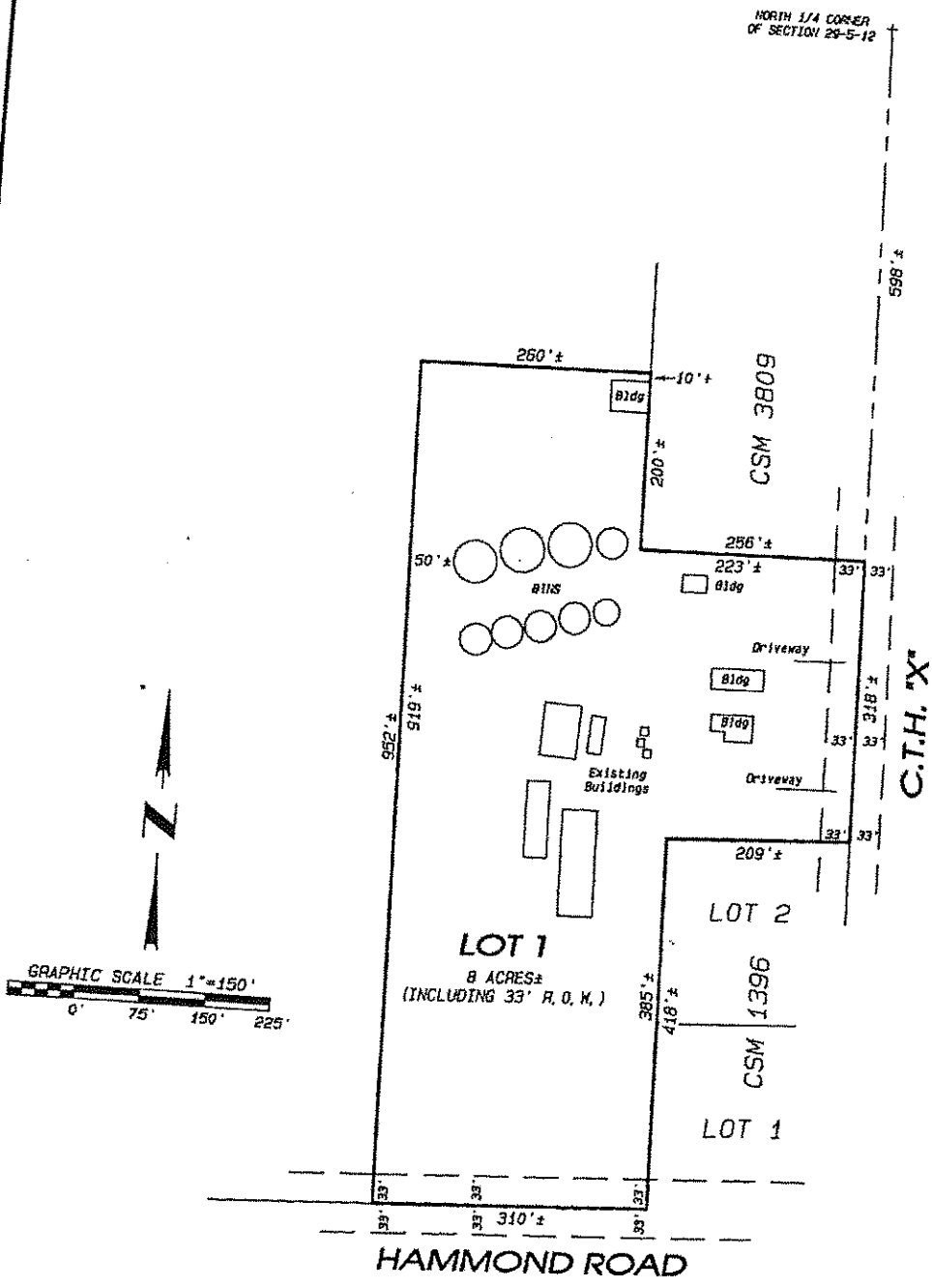
NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 117-394A For: Thalacker

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

NORTH 1/4 CORNER
OF SECTION 29-5-12



NOTES:
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
THE BASIS OF BEARINGS IS ASSUMED.

Project No. 117-394 For: THALACKER

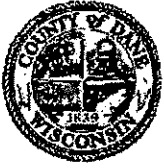
DATE: SEPTEMBER 18, 2017

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53540
www.combsurvey.com

tel: 608 752-0975
fax: 608 752-0334



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Gary E. Thalacker</u>	Agent's Name <u>Ryan M. Combs, Combs & Associates</u>
Address <u>501 Co. Hwy. "X", Edgerton WI 53534</u>	Address <u>109 W. Milwaukee St. Janesville, WI 53548</u>
Phone <u>(608) 774-0344</u>	Phone <u>(608) 752-0575</u>
Email _____	Email <u>rcombs@combssurvey.com</u>

Town: Albion Parcel numbers affected: 002/0512-292-8000-7, 0512-203-9710-3, 0512-203-9210-8, 0512-292-8500-2

Section: 29 Property address or location: 495 Co. Hwy. "X"

Zoning District change: (To / From / # of acres) A-2(8)/A-1(EX)/8.4 A approx.

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 57 % Other: 43 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Intended land use remains as is for grain storage. Entire farmland sale size is approx. 133 acres; contiguous land size is approx. 104 acres.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: _____

Date: _____