

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/13/2018	DCPREZ-2018-11270
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RUDISILL LLC	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES INC	PHONE (with Area Code) 608-752-0575
BILLING ADDRESS (Number & Street) 614 HEMPHILL AVE		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 RJCOMBS@COMBSSURVEY.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
		SOUTH OF 150 GRANDVIEW CT			
TOWNSHIP ALBION	SECTION 36	TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-361-9071-0		0512-362-9830-6		0512-364-1249-5	

REASON FOR REZONE	CUP DESCRIPTION
CREATING 2 RESIDENTIAL LOTS, THE REMAINDER TO BE ZONED A-1EX	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-3 Residence District	A-2 Agriculture District	22.48		
A-1Ex Exclusive Ag District	A-2 Agriculture District	0.38		
R-3 Residence District	A-1Ex Exclusive Ag District	2.88		
R-3 Residence District	A-2 (8) Agriculture District	13.94		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RC</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RC</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) <i>Rudisill</i>
--	---	---	----------------------------------	---

COMMENTS: ALSO INCLUDES VARIOUS PARCELS FROM INDIAN HEIGHTS SUBDIVISION

PRINT NAME:
Ronald J. Combs

DATE:
Feb 13, 2018



DANE COUNTY
PLANNING DEVELOPMENT

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

Zoning Change Application

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 Rudisill, LLC
 Address c/o Vickie Morris 614 Hemphill Ave.
Edgerton, WI 53534
 Phone _____
 Email _____

Agent's Name Combs & Associates, Inc
 Address 109 W. Milwaukee Street. Janesville,
WI 53548
 Phone _____
(608) 752-0575
 Email rjcombs@combsurvey.com

Town: Albion Parcel numbers affected: 051236190710, 051236298306, 051236298306

Section: 36 Property address or location: part of Indian Heights Subdivision

Zoning District change: (To / From / # of acres) A-2 from R-3 22.48 Acres, A-2 from A-1 Ex 0.38 Acres, A-1
Ex from R-3 2.88 Acres, A-4 from R-3 13.94 Acres
A-2(8)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 30 % Other: 70 %

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:

Streets and Walkways within the subdivision of Indian Heights Blocks 5, 7, 8, 9, 10
and Part of Block 6 has been vacated by the Town of Albion and this request is to
rezone this area from R-3 to A-4 and then combine the area into 1 lot with a CSM.
Also, this request includes property located in the NE 1/4 of Section 36 Owned by
Rudisill, LLC from R-3 to A-2 and build 1 Residence.

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

Date: _____

1
DATE: February 7, 2018

TO: Rudisill, LLC

RE: Description for rezoning purposes only (Rezone to A-2)

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36 AND PART OF GOVERNMENT LOT 2 OF FRACTIONAL SECTION 36, 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 36; thence $S0^{\circ}40'25''E$ along the North-South Centerline of said Section, 1342.33 feet to the South Line of Block 1, Highwood Estates First Addition., also being at the place of beginning for the land to be herein described; thence $S87^{\circ}41'12''E$ along said South Line, 128.76 feet to the West Line of CSM No. 11550; thence $S2^{\circ}18'35''W$ along said West Line, 15.0 feet to the SW Corner of said CSM; thence $S87^{\circ}41'12''E$ 140.08 feet to the SE Corner of said CSM; thence $N1^{\circ}45'45''E$ along the East Line of said CSM, 15.05 feet to said South Line of said Block 1; thence $S87^{\circ}36'18''E$ along said South Line, 404.11 feet; thence $S14^{\circ}18'40''E$ 1357.73 feet to the North Line of block 10, Indian Heights; thence $S88^{\circ}57'44''W$ 508.0 feet to the NW Corner of said Block; thence $N0^{\circ}58'01''W$ 318.14 feet; thence $S77^{\circ}53'16''W$ 492.14 feet to the North-South Centerline of said Section; thence $N0^{\circ}40'25''W$ along said North-South Centerline, 67.34 feet; thence $S77^{\circ}53'16''W$ 0.79 feet to the SE Corner of CSM No. 5531; thence $N0^{\circ}08'29''W$ 450.41 feet to the NE Corner of said CSM; thence $S87^{\circ}28'46''W$ along the North Line of said CSM, 3.41 feet to said North-South Centerline; thence $N0^{\circ}40'25''W$ along said North-South Centerline, 620.26 feet to the place of beginning.

2
DATE: February 7, 2018

TO: Rudisill, LLC

RE: Description for rezoning purposes only (Rezone to A-2)

PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, 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 $S0^{\circ}40'25''E$ along the North-South Centerline of said Section, 2412.72 feet to the place of beginning for the land to be herein described; thence $S0^{\circ}40'25''E$ continuing along said North-South Centerline 67.34 feet; thence $S77^{\circ}53'16''W$ 244.15 feet to the SE Corner of Lake Drive Road; thence $N12^{\circ}06'44''W$ 66.0 feet to the NE Corner of Lake Drive Road; thence $N77^{\circ}53'16''E$ 256.71 feet to the SE Corner of CSM No. 5531; thence $N77^{\circ}53'16''E$ 0.79 feet to the place of beginning.

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

Project No. 116-321C

TO: Rudisill, LLC

3

RE: Description for rezoning purposes only (Rezone to A-1 EX)

PART OF GOVERNMENT LOT 2 OF FRACTIONAL SECTION 36, 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 S0°40'25"E along the North-South Centerline of said Section, 2480.05 feet to the place of beginning for the land to be herein described; thence N77°53'16"E 492.14 feet; thence S0°58'01"E 318.14 feet to the NW Corner of Indian Heights; thence N88°20'45"W 484.39 feet to said North-South Centerline; thence N0°40'25"W along said North-South Centerline 200.87 feet to the place of beginning.

4

RE: Description for rezoning purposes only (Rezone to ~~A-4~~ A-2C8)

LOTS 9 THRU 15, BLOCK 5, LOTS 1 THRU 21, BLOCK 7, LOTS 3 THRU 18, BLOCK 8, LOTS 1 THRU 9, BLOCK 9, LOTS 1 THRU 19, BLOCK 10 AND LOT 13, BLOCK 6, "INDIAN HEIGHTS" AND LOTS 9 AND 10, BLOCK 6, "RE SUB-DIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", TOWN OF ALBION, ROCK COUNTY, WISCONSIN. EXCEPTING THEREFROM ALL LANDS CONVEYED TO THE TOWN OF ALBION FOR HIGHWAY ON DOCUMENT NO. 1145684

BUT INCLUDING ALL OR PARTS OF THE VACATED LANDS: WALK BETWEEN BLOCK 5 AND 6; POOL E AND POOL F, PARK AND WALKS, BLOCK 9; UN-NAMED ROAD BLOCK 10; NORTH LAGOON DRIVE; SOUTH LAGOON DRIVE; HILLSIDE ROAD; HICKORY DRIVE; ALL IN INDIAN HEIGHTS; ALLEY BETWEEN LOTS 10 AND 11. "RE SUBDIVISION OF BLOCK 3 AND BLOCK 6 EXCEPT LOT 13 OF BLOCK 6 INDIAN HEIGHTS", AND ALL BEING LOCATED IN GOVERNMENT LOT 3 OF FRACTIONAL SECTION 36, 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 S0°40'25"E along the North-South Centerline of said Section, 2680.92 feet; thence S88°20'45"E 484.39 feet to the NW Corner of "Indian Heights", also being at the place of beginning for the land to be herein described; thence N88°57'44"E along the North Line of "Indian Heights", 1165.0 feet to the NE Corner of Lot 19, Block 10 of "Indian Heights", thence S0°58'01"E 104.82 feet to the SE Corner of said lot 19; thence S51°55'26"W 33.20 feet to the NE Corner of Lot 13, Block 6, "Indian Heights", thence S12°42'04"E along the East Line of said Lot 13 and it's Southerly extension, 78.76 feet to the Centerline of vacated S. Lagoon Drive; thence S84°41'18"W along said Centerline, 72.94 feet; thence S7°12'36"W 92.47 feet to the North Line of Indian Trail; thence S71°48'06"W along said North Line, 11.07 feet; thence S73°21'20"W continuing along said North Line, 122.79 feet; thence S73°12'40"W continuing along said North Line 216.87 feet; thence S34°49'03"W continuing along said North Line, 80.57 feet; thence S59°39'13"W continuing along said North Line, 22.40 feet; thence S66°47'12"W continuing along said North Line, 246.07 feet; thence S73°17'50"W continuing along said North Line, 33.04 feet to the West Line of Mound Drive; thence S0°52'45"W along said West Line, 67.36 feet; thence S16°45'53"E continuing along said West Line, 5.48 feet to the centerline of the vacated street; thence S88°49'06"W along said Centerline, 79.60 feet; thence S0°37'50"E along the Northerly extension of the West Line of Lot 2, Block 7 and said West Line, "Indian Heights", a distance of 139.80 feet to the South Line of said Block 8; thence S88°49'06"W along said South Line, 323.93 feet to the SW Corner of said Block 8; thence N0°58'01"W along the West Line of said "Indian Heights", 785.55 feet to the place of beginning.

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


Project No. 116-321E




Legend

Significant Soils Class


-  Floodplain
-  Wetland

Class 1 

Class 2 



0 245 490 980 Feet



Petition 11270
RUDISILL LLC

Dane County Rezone & Conditional Use Permit

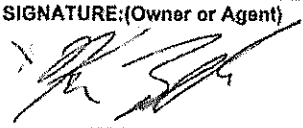
Application Date	Petition Number
02/13/2018	DCPREZ-2018-11273
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEVIN R ZUMKEHR	PHONE (with Area Code) (608) 206-0836	AGENT NAME []	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1194 COUNTY HIGHWAY A		ADDRESS (Number & Street) []	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS kzumkehr2000@yahoo.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1194 CTH A		west of 1194 CTH A		east of 1194 CTH A	
TOWNSHIP ALBION	SECTION 16	TOWNSHIP ALBION	SECTION 16	TOWNSHIP ALBION	SECTION 16
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-163-8235-0		0512-163-8200-1		0512-163-8255-6	

REASON FOR REZONE	CUP DESCRIPTION
COMPLIANCE FOR EXISTING STRUCTURES AND LAND USES	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	RH-1 Rural Homes District	.564		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	.1		
R-1A Residence District	RH-1 Rural Homes District	1.18		

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 SCW1	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

PRINT NAME:
Kevin Zumkehr

DATE:
2-13-18

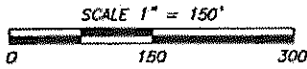


**BIRRENKOTT
SURVEYING, INC.**

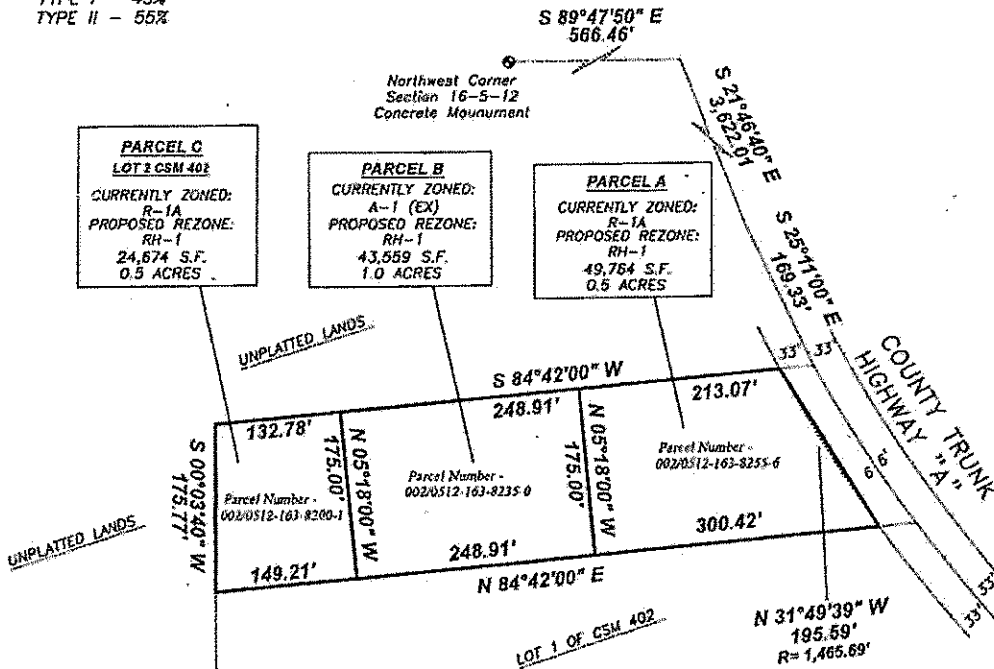
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

Prepared For:
Kevin and Lisa Zurnkehr
1194 County Highway A
Edgerton, WI 53534



SOIL TYPES
TYPE I - 45%
TYPE II - 55%



Zoning Description:

Parcel A: A part of the Northeast ¼ of the Southwest ¼ of Section 16, T5N, R12E, Town of Albion, Dane County, Wisconsin. More fully described as follows: Commencing at the Northwest Corner of said Section 16; thence S 89°47'50" E along the North line of said Section 16, 566.46 feet; thence S 21°46'40" E along the centerline of County Highway A, 3,622.01 feet; thence along the arc of a curve to the left of said County Highway A centerline having a radius of 1,432.69' and a long chord bearing and distance of S 25°11'00" E, 169.33 feet; thence S 84°42'00" W, 213.07 feet to the point of beginning; thence S 84°42'00" W, 213.07; thence S 05°18'00" E, 175.00 feet; thence N 84°42'00" E, 300.42 feet along the north line of Lot 1 of CSM 402; thence along the arc of a curve to the right of said County Highway right-of-way having a radius of 1,465.69' and a long chord bearing and distance of N 31°49'39" W, 195.59 feet along the west right-of-way of County Highway A, to the point of beginning; Containing 44,603 square feet, 1.02 acres.

Parcel B: A part of the Northeast ¼ of the Southwest ¼ of Section 16, T5N, R12E, Town of Albion, Dane County, Wisconsin. More fully described as follows: Commencing at the Northwest Corner of said Section 16; thence S 89°47'50" E along the North line of said Section 16, 566.46 feet; thence S 21°46'40" E, 3,622.01 feet along the centerline of County Highway A; thence along the arc of a curve to the left of said County Highway A centerline having a radius of 1,432.69' and a long chord bearing and distance of S 25°11'00" E, 169.33 feet; thence S 84°42'00" W, 248.91 feet to the point of beginning; thence S 84°42'00" W, 248.91; thence S 05°18'00" E, 175.00 feet; thence N 84°42'00" E, 248.91 feet along the north line of Lot 1 of CSM 402; thence N 05°18'00" W, 175.00 feet to the point of beginning; Containing 43,559 square feet, 1.00 acres.

Parcel C - Lot 2 of Certified Survey Map 402: A part of the Northeast ¼ of the Southwest ¼ of Section 16, T5N, R12E, Town of Albion, Dane County, Wisconsin. More fully described as follows: Commencing at the Northwest Corner of said Section 16 along the North line of said Section 16; thence S 89°47'50" E, 566.46 feet along the centerline of County Highway A; thence S 21°46'40" E, 3,622.01 feet; thence along the arc of a curve to the left of said County Highway A centerline having a radius of 1,432.69' and a long chord bearing and distance of S 25°11'00" E, 169.33 feet; thence S 84°42'00" W, 497.82 feet to the point of beginning; thence S 84°42'00" W, along the North line of Lot 2 of CSM 402, 132.78 feet; thence S 00°03'40" W along the West line of Lot 2 of CSM 402, 175.77 feet; thence N 84°42'00" E along the South line of Lot 2 of CSM 402, 149.21; thence N 05°18'00" W along the East line of Lot 2 of CSM 402, 175.00' feet to the point of beginning; Containing 24,674 square feet, 0.56 acres.

Dated: February 13, 2018
Surveyed:
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book:
Comp. File: J:\2018\CARLSON
Office Map No. 180095

ZONING DESCRIPTION:

Parcel A:

A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, T5N, R12E, Town of Albion, Dane County, Wisconsin. More fully described as follows: Commencing at the Northwest Corner of said Section 16; thence S 89°47'50" E along the North line of said Section 16, 566.46 feet; thence S 21°46'40" E along the centerline of County Highway A, 3,622.01 feet; thence along the arc of a curve to the left of said County Highway A centerline having a radius of 1,432.69' and a long chord bearing and distance of S 25°11'00" E, 169.33 feet; thence S 84°42'00" W, 35.84 feet to the point of beginning; thence S 84°42'00" W, 213.07; thence S 05°18'00" E, 175.00 feet; thence N 84°42'00" E, 300.42 feet along the north line of Lot 1 of CSM 402; thence along the arc of a curve to the right of said County Highway right-a-way having a radius of 1,465.69' and a long chord bearing and distance of N 31°49'39" W, 195.59 feet along the west right-of-way of County Highway A to the point of beginning; Containing 44,503 square feet, 1.02 acres.

Parcel B:

A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, T5N, R12E, Town of Albion, Dane County, Wisconsin. More fully described as follows: Commencing at the Northwest Corner of said Section 16; thence S 89°47'50" E along the North line of said Section 16, 566.46 feet; thence S 21°46'40" E along the centerline of County Highway A, 3,622.01 feet; thence along the arc of a curve to the left of said County Highway A centerline having a radius of 1,432.69' and a long chord bearing and distance of S 25°11'00" E, 169.33 feet; thence S 84°42'00" W, 248.91 feet to the point of beginning; thence S 84°42'00" W, 248.91; thence S 05°18'00" E, 175.00 feet; thence N 84°42'00" E, 248.91 feet along the north line of Lot 1 of CSM 402; thence N 05°18'00" W, 175.00 feet to the point of beginning; Containing 43,559 square feet, 1.00 acres.

Parcel C- Lot 2 of Certified Survey Map 402:

A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, T5N, R12E, Town of Albion, Dane County, Wisconsin. More fully described as follows: Commencing at the Northwest Corner of said Section 16; thence S 89°47'50" E along the North line of said Section 16, 566.46 feet; thence S 21°46'40" E along the centerline of County Highway A, 3,622.01 feet; thence along the arc of a curve to the left of said County Highway A centerline having a radius of 1,432.69' and a long chord bearing and distance of S 25°11'00" E, 169.33 feet; thence S 84°42'00" W, 497.82 feet to the point of beginning; thence S 84°42'02" W, along the North line of Lot 2 of CSM 402, 132.78 feet; thence S 00°03'40" W along the West line of Lot 2 of CSM 402, 175.77 feet; thence N 84°42'00" E along the South line of Lot 2 of CSM 402, 149.21; thence N 05°18'00" W along the East line of Lot 2 of CSM 402, 175.00' feet to the point of beginning; Containing 24,674 square feet, 0.56 acres.

A-1(EX)
DCPREZ-0000-00000

1181

A

A-1(EX)
DCPREZ-0000-00000

0564

R-1
DCPREZ-0000-06070

1070

1191

1.18

R-1A
DCPREZ-0000-06070

RH-1
DCPREZ-0000-06070

RH-2
DCPREZ-0000-06070

Elevation