

Dane County Rezone Petition

Petition revised 1/24/22

Application Date	Petition Number
11/18/2021	DCPREZ-2021-11795
Public Hearing Date	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS C MIDTHUN	PHONE (with Area Code) (608) 444-4797	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 13845 W BULLARD RD		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) EVANSVILLE, WI 53536		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS midthun@hotmail.com		E-MAIL ADDRESS mpynnonen@birrenkottsurveying.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	
2292 Cty Highway J					
TOWNSHIP SPRINGDALE	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-234-8000-6		0607-243-8500-0			

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT AND ONE RESIDENTIAL ZONING BOUNDARY

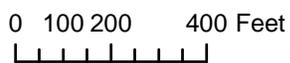
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District	2.55
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	1.55

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

COMMENTS: PROVIDE PROOF OF ACCESS ONTO COUNTY HIGHWAY J FOR PROPOSED DEVELOPMENT.



Petition 11795
DENNIS C MIDTHUN



Legend



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:	Dennis Midthun	Agent Name:	Birrenkott Surveying
Address (Number & Street):	13845 W. Bullard Rd.	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Evansville, WI 53536	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	midthun@hotmail.com	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-444-4797	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	0607-243-8500-0, 0607-234-8000-6
Section:	23 / 24	Property Address or Location:	2292 County Highway J

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>
---	--

Spot zone -- To create an area for a single-family residence for land owner. (Section 24)

Regular zoning -- To create a residential lot for possible sale. (Section 23)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-2	2.551
AT-35	SFR-1	1.552

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input 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
---	---	---	--	--

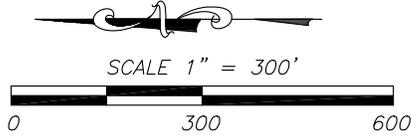
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Mark A. Fynnman FOR BIRRENKOTT SURVEYING Date 11/18/21



BIRRENKOTT SURVEYING

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



ZONING MAP PRELIMINARY CERTIFIED SURVEY MAP

SECTION 2 4

SECTION 2 3

West 1/4 Corner
Section 24-6-7
Found Aluminum
Monument

East 1/4 Corner
Section 23-6-7
Found Aluminum
Monument

N89°15'32"W
1306.57'

S43°05'33"E
599.85'
N W 1/4 - S W 1/4

N E 1/4 - S E 1/4

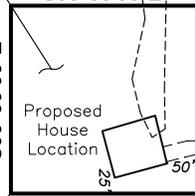
260.00'
S00°55'17"W
Lot 1
AT-35 to SFR-1
67,600 Sq.Ft.
(1.552 Acres)

S00°55'17"W
208.07'

N00°55'17"E
260.00'

N89°04'43"W
260.00'

295.17'
S90°00'00"E



N90°00'00"W
295.17'

Tree Line (Approx)

LOT 1 CSM NO. 6756

LOT 2 CSM NO. 6756

Spot Zone Description (AT-35 to RR-2):

Part of the Northwest 1/4 of the Southwest 1/4, Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:
Commencing at the West 1/4 Corner of said Section 24; thence S43°05'33"E, 599.85 feet to the point of beginning; thence S90°00'00"E, 295.17 feet; thence S00°00'00"E, 295.17 feet; thence N90°00'00"W, 295.17 feet; thence N00°00'00"W, 295.17 feet to the point of beginning; Containing 87,125 square feet, or 2.000 acres.

Parcel No. 0607-243-8500-0

Parcel No. 0607-234-8000-6

Proposed
30' wide
gravel driveway

Zoning Description (AT-35 to SFR-1):

Part of the Northeast 1/4 of the Southeast 1/4, Section 23, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:
Commencing at the East 1/4 Corner of said Section 23; thence N89°15'32"W, 1306.57 feet along the North line of said Southeast 1/4 to the East right-of-way line of County Highway J; thence S00°55'17"W, 208.07 feet along said right-of-way line to the point of beginning; thence S89°04'43"E, 260.00 feet; thence S00°55'17"W, 260.00 feet; thence N89°04'43"W, 260.00 feet to said right-of-way line; thence N00°55'17"E, 260.00 feet along said right-of-way line to the point of beginning; Containing 67,600 square feet, or 1.552 acres.

APPROVED
ACCESS
POINT

COUNTY HIGHWAY J

Spot Zone Description (AT-35 to RR-2):

Part of the Northwest ¼ of the Southwest ¼, Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:

SEE REVISED

Commencing at the West ¼ Corner of said Section 24; thence S49°43'50"E, 520.63 feet to the point of beginning; thence N66°43'18"E, 235.07 feet; thence S35°10'28"E, 153.94 feet; thence S19°03'41"E, 280.85 feet; thence N90°00'00"W, 365.41 feet; thence N05°54'59"W, 299.98 feet to the point of beginning; Containing 111,142 square feet, or 2.551 acres.

Zoning Description (AT-35 to SFR-1):

Part of the Northeast ¼ of the Southeast ¼, Section 23, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ Corner of said Section 23; thence N89°15'32"W, 1306.57 feet along the North line of said Southeast ¼ to the East right-of-way line of County Highway J; thence S00°55'17"W, 208.07 feet along said right-of-way line to the point of beginning; thence S89°04'43"E, 260.00 feet; thence S00°55'17"W, 260.00 feet; thence N89°04'43"W, 260.00 feet to said right-of-way line; thence N00°55'17"E, 260.00 feet along said right-of-way line to the point of beginning; Containing 67,600 square feet, or 1.552 acres.

Spot Zone Description REVISED

AT-35 to RR-2

Part of the Northwest ¼ of the Southwest ¼, Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 24; thence S43°05'33"E, 599.85 feet to the point of beginning; thence S90°00'00"E, 295.17 feet; thence S00°00'00"E, 295.17 feet; thence N90°00'00"W, 295.17 feet; thence N00°00'00"W, 295.17 feet to the point of beginning; Containing 87,125 square feet, or 2.000 acres.

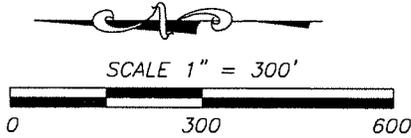


BIRRENKOTT SURVEYING

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

ZONING MAP

SEE REVISED



SECTION 24

West 1/4 Corner
Section 24-6-7
Found Aluminum
Monument

East 1/4 Corner
Section 23-6-7
Found Aluminum
Monument

SECTION 23

NE 1/4 - SE 1/4

N89°15'32"W 1306.57'

S00°55'17"W 208.07'

260.00'
S00°55'17"W

Lot 1
AT-35 to SFR-1
67,600 Sq.Ft.
(1.552 Acres)

260.00'
S89°04'43"E

260.00'
N89°04'43"W

N00°55'17"E 260.00'

APPROVED
ACCESS
POINT

LOT 1 CSM NO. 6756

LOT 2 CSM NO. 6756

N90°00'00"W Tree Line (Approx)
365.41'

Spot Zone
AT-35 to RR-2
111,142 Sq. Ft.
(2.551 Acres)

153.94'
S35°10'28"E
235.07'
N66°43'18"E
280.85'
S19°03'41"E
N05°54'59"W 299.98'

Spot Zone Description (AT-35 to RR-2):

Part of the Northwest 1/4 of the Southwest 1/4, Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:
Commencing at the West 1/4 Corner of said Section 24; thence S49°43'50"E, 520.63 feet to the point of beginning; thence N66°43'18"E, 235.07 feet; thence S35°10'28"E, 153.94 feet; thence S19°03'41"E, 280.85 feet; thence N90°00'00"W, 365.41 feet; thence N05°54'59"W, 299.98 feet to the point of beginning; Containing 111,142 square feet, or 2.551 acres.

Parcel No. 0607-243-8500-0

Parcel No. 0607-234-8000-6

Proposed
30' wide
gravel driveway

Zoning Description (AT-35 to SFR-1):

Part of the Northeast 1/4 of the Southeast 1/4, Section 23, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:
Commencing at the East 1/4 Corner of said Section 23; thence N89°15'32"W, 1306.57 feet along the North line of said Southeast 1/4 to the East right-of-way line of County Highway J; thence S00°55'17"W, 208.07 feet along said right-of-way line to the point of beginning; thence S89°04'43"E, 260.00 feet; thence S00°55'17"W, 260.00 feet; thence N89°04'43"W, 260.00 feet to said right-of-way line; thence N00°55'17"E, 260.00 feet along said right-of-way line to the point of beginning; Containing 67,600 square feet, or 1.552 acres.

COUNTY HIGHWAY J