

Dane County Rezone Petition

Application Date	Petition Number
09/24/2021	DCPREZ-2021-11766
Public Hearing Date	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HOTTMANN INVESTMENTS INC	PHONE (with Area Code)	AGENT NAME DAVID HOTTMANN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 9818 SANDHILL RD		ADDRESS (Number & Street) 9818 SANDHILL ROAD	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Middleton, WI 53562	
E-MAIL ADDRESS dave.hottmann@gmail.com		E-MAIL ADDRESS dave.hottmann@gmail.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	
9860 Blackhawk Road					
TOWNSHIP MIDDLETON	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-162-9240-7		0708-162-9220-1		0708-162-9190-8	

REASON FOR REZONE

RECONFIGURING 3 EXISTING RESIDENTIAL LOTS

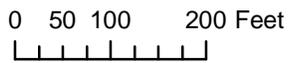
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-5 Agriculture Transition District	SFR-08 Single Family Residential District	4.58

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11766
HOTTMANN
INVESTMENTS INC



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:	Hottmann Investments Inc	Agent Name:	David Hottmann
Address (Number & Street):	9818 Sandhill Road	Address (Number & Street):	9818 Sandhill Road
Address (City, State, Zip):	Middleton, WI 53562	Address (City, State, Zip):	Middleton, WI 53562
Email Address:	dave.hottmann@gmail.com	Email Address:	dave.hottmann@gmail.com
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Middleton	Parcel Number(s):	070816292407, 070816292201, 070816291908
Section:	16	Property Address or Location:	9820/9860 Blackhawk Road, 4183 Rose Court

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

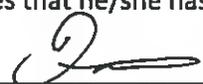
The parcels owned by the Applicant are designated in two separate zoning districts (AT-5 and SFR-08). A Certified Survey Map is proposed that will change the zoning boundaries, so a rezoning request is being made to adjust boundaries and reassign districts to match.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-5	SFR-08	4.58

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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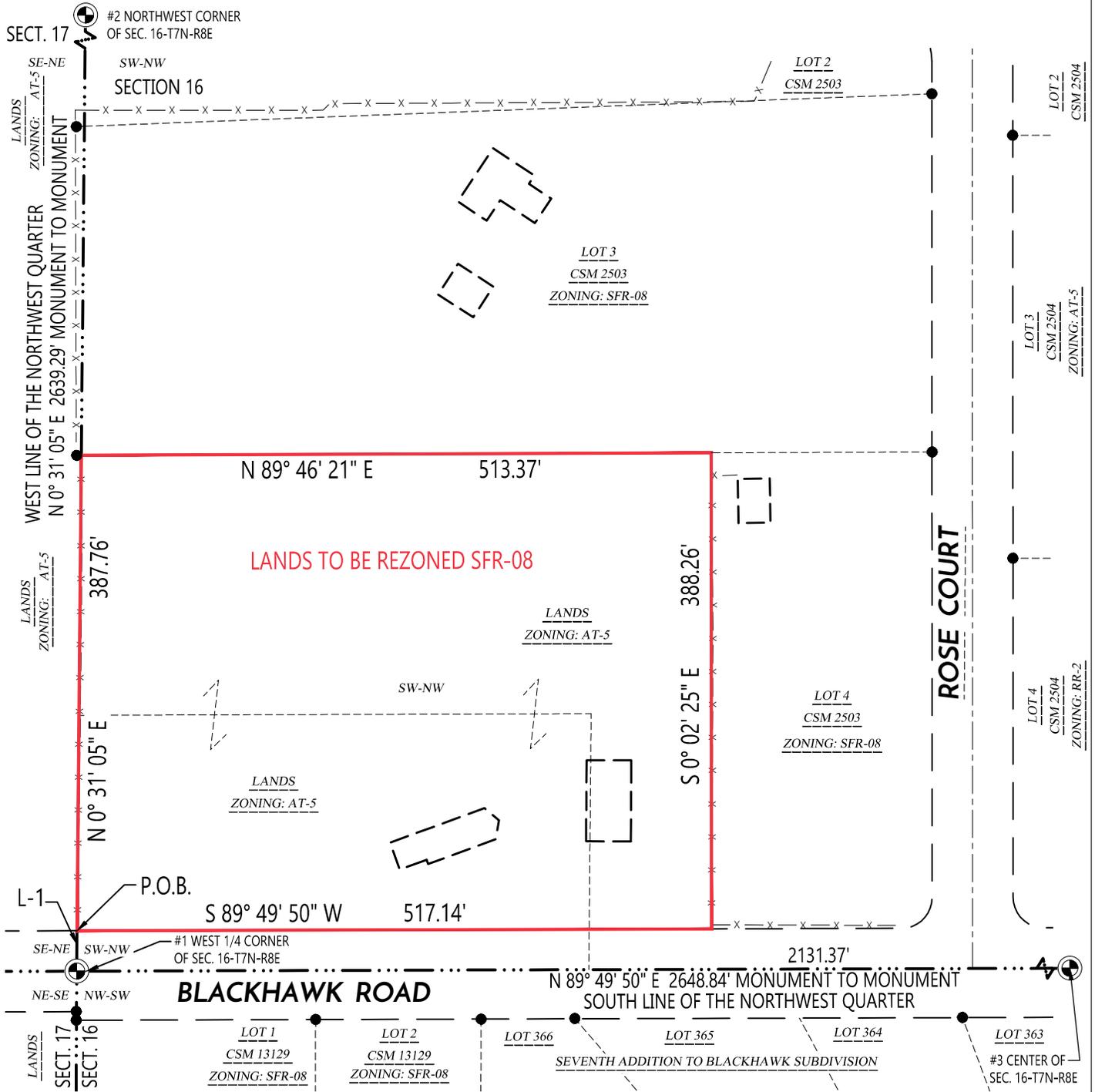
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 

Date 9/2/21

HOTTMANN REZONING EXHIBIT

PART OF UNPLATTED LANDS AS DESCRIBED IN A TRUSTEES DEED RECORDED AS DOCUMENT NO. 5484472 BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



LINE TABLE

LINE #	BEARING	DISTANCE
L-1	N 0° 31' 05" E	33.00'

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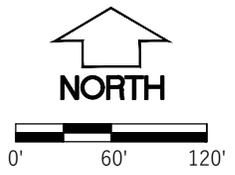


PREPARED BY:
 312 EAST MAIN STREET
 MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
 HOTTMANN INVESTMENTS, INC.
 9818 SANDHILL ROAD
 MIDDLETON, WI 53562-5050

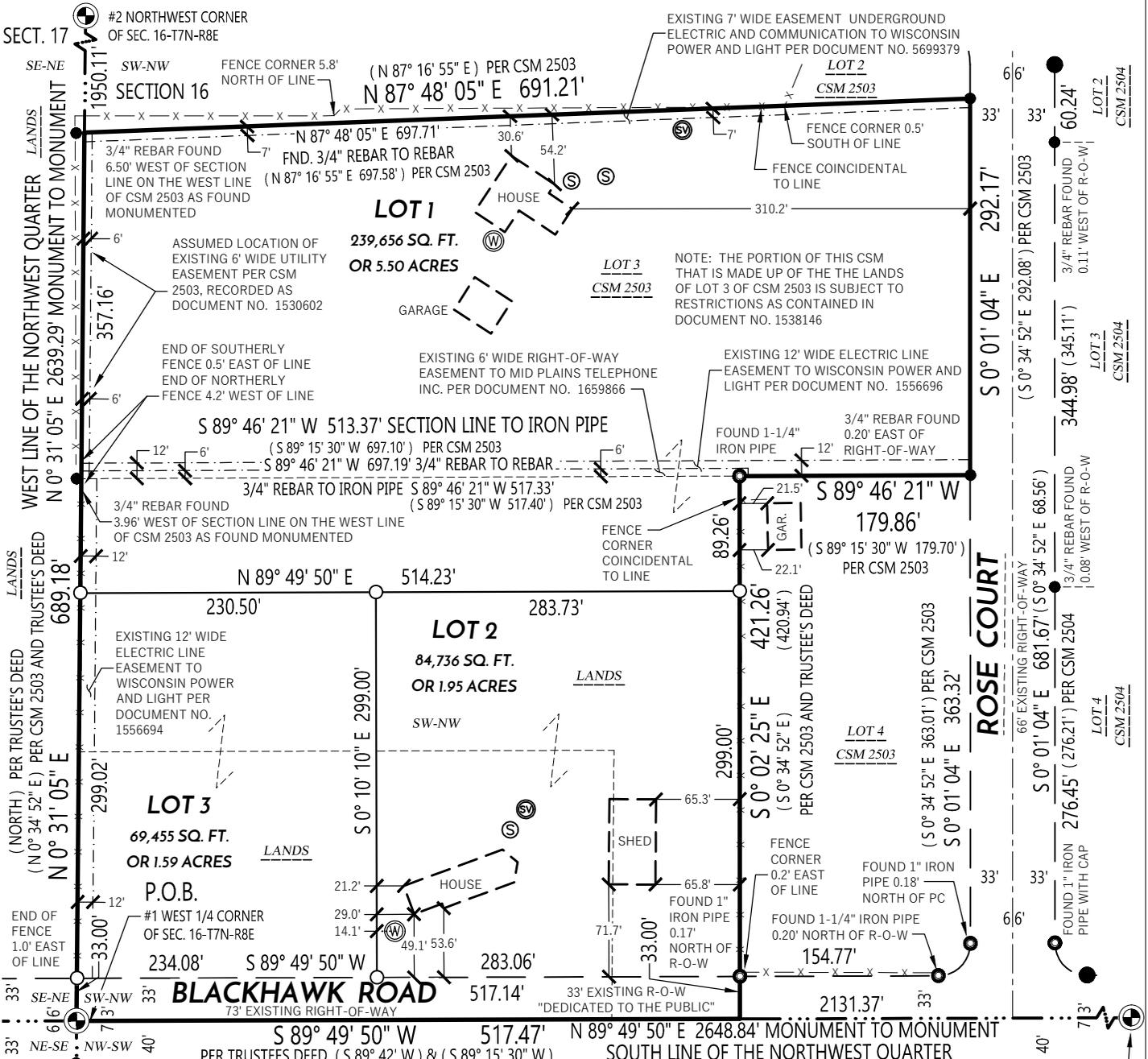
SURVEYED BY: ZMR/MAL
 DRAWN BY: AJW
 APPROVED BY: ZMR

PROJECT NO: 210819
 SHEET NO: 1 of 1



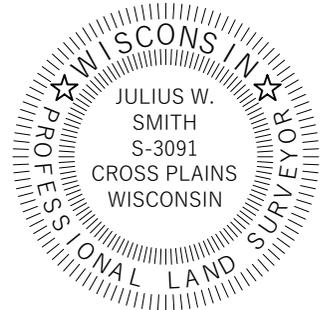
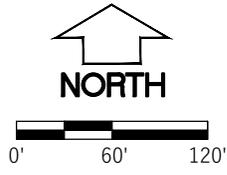
CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION LOT 3 OF CERTIFIED SURVEY MAP NO. 2503 RECORDED ON AUGUST 1, 1977 IN VOLUME 10 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 41 & 42, AS DOCUMENT NO. 1530602 TOGETHER WITH OTHER UNPLATTED LANDS AS DESCRIBED IN A TRUSTEES DEED RECORDED AS DOCUMENT NO. 5484472 BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



LEGEND

- PLSS SECTION CORNER FOUND
- 3/4" REBAR FOUND
- IRON PIPE FOUND AS NOTED
- 1-1/4" REBAR FOUND
- 3/4" REBAR SET 1.55 LB/FT
- SEPTIC MANHOLE
- SEPTIC VENT
- WELL
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- EXISTING BUILDING
- RECORDED INFORMATION



File: C:\Users\jule\Desktop\210819_Hottmann Investments - Town of Middleton.dwg Layout: CSM 1 of 3 User: jule Plotted: Sep 21, 2021 - 12:16pm

 PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: HOTTMANN INVESTMENTS, INC. 9818 SANDHILL ROAD MIDDLETON, WI 535692-5050	SURVEYED BY: ZMR/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 210819 SHEET NO: 1 of 3
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	WISCRS DANE COORDINATES NAD 83 (2011)
1	FOUND 1-1/4" REBAR, WEST 1/4	N: 485,529.30 E: 773,852.67
()	CORNER OF SECTION 16 - T7N - R8E	(N: 485,529.32 E: 773,852.64)*
2	FOUND DANE COUNTY MON. CAP	N: 488,168.48 E: 773,876.53
()	NW CORNER SECTION 16 - T7N - R18E	(N: 488,168.42 E: 773,876.55)*
3	FOUND CITY OF MADISON MON. CAP	N: 485,537.13 E: 776,501.50
()	CENTER OF SECTION 16 - T7N - R18E	(N: 485,537.61 E: 776,501.38)**

* PER ADAMS 2017 TIE SHEET WCCS DANE NAD 83 (2012)?
 ** PER MOORE 2010 TIE SHEET WCCS DANE NAD 83 (91)

LEGAL DESCRIPTION

A CONSOLIDATION AND REDIVISION LOT 3 OF CERTIFIED SURVEY MAP NO. 2503 RECORDED ON AUGUST 1, 1977 IN VOLUME 10 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 41 & 42, AS DOCUMENT NO. 1530602 TOGETHER WITH OTHER UNPLATTED LANDS AS DESCRIBED IN A TRUSTEES DEED RECORDED AS DOCUMENT NO. 5484472 BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

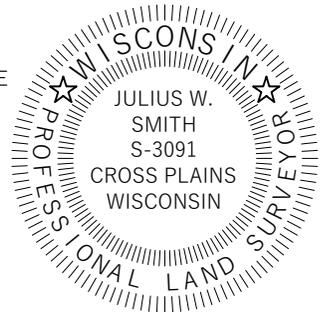
COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 16, LOCATED AT THE CENTERLINE OF THE BLACKHAWK ROAD RIGHT-OF-WAY, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER SAID SECTION 16 NORTH 00 DEGREES 31 MINUTES 05 SECONDS EAST, 689.18 FEET TO THE NORTH LINE OF AFORESAID LOT 3 OF CERTIFIED SURVEY MAP NO. 2503 (CSM 2503); THENCE ALONG THE NORTH LINE OF SAID LOT 3 OF CSM 2503 NORTH 87 DEGREES 48 MINUTES 05 SECONDS EAST, 691.21 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ROSE COURT, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF ROSE COURT SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, 292.17 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID CSM 2503; THENCE ALONG THE NORTH LINE OF SAID LOT 4 OF CSM 2503 SOUTH 89 DEGREES 46 MINUTES 21 SECONDS WEST, 179.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST LINE OF SAID LOT 4 AND CONTINUING SOUTH 00 DEGREES 02 MINUTES 25 SECONDS EAST, 421.26 FEET TO THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER OF SECTION 16 ALSO BEING THE AFORESAID CENTERLINE OF BLACKHAWK ROAD; THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER AND CENTERLINE SOUTH 89 DEGREES 49 MINUTES 50 SECONDS WEST, 517.47 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 410,918 SQUARE FEET OR 9.43 ACRES INCLUDING THE RIGHT-OF-WAY OF BLACKHAWK ROAD AND 393,847 SQUARE FEET OR 9.04 ACRES EXCLUDING SAID RIGHT-OF-WAY .

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF HOTTMANN INVESTMENTS, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MIDDLETON AND DANE COUNTY, WISCONSIN.



 JULIUS W. SMITH, S-3091
 WISCONSIN PROFESSIONAL LAND SURVEYOR

 DATE

CONSENT OF MORTGAGEE

XXXX BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
 AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
 DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE

NAMED BANKING ASSOCIATION, XXXXX BANK AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

 NOTARY PUBLIC, STATE OF WISCONSIN

 MY COMMISSION EXPIRES

File: C:\Users\Julie\Desktop\210819_Hottmann Investments - Town of Middleton\dwg\210819_CSM.dwg Layout: CSM 2 OF 3 User: Julie Plotted: Sep 21, 2021 - 12:17pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: ZMR/MAL	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	HOTTMANN INVESTMENTS, INC. 9818 SANDHILL ROAD MIDDLETON, WI 535692-5050	DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 210819 SHEET NO: 2 of 3
				DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION LOT 3 OF CERTIFIED SURVEY MAP NO. 2503 RECORDED ON AUGUST 1, 1977 IN VOLUME 10 OF CERTIFIED SURVEYS OF DANE COUNTY ON PAGES 41 & 42, AS DOCUMENT NO. 1530602 TOGETHER WITH OTHER UNPLATTED LANDS AS DESCRIBED IN A TRUSTEES DEED RECORDED AS DOCUMENT NO. 5484472 BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

HOTTMANN INVESTMENTS, INC., A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. HOTTMANN INVESTMENTS, INC., A WISCONSIN CORPORATION DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE TOWN OF MIDDLETON AND DANE COUNTY FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID HOTTMANN INVESTMENTS, INC., A WISCONSIN CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID S. HOTTMANN, ITS TREASURER,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON

THIS _____, DAY OF _____, 2021

IN THE PRESENCE OF:

SIGNOR: DAVID S. HOTTMANN,
TREASURER OF HOTTMANN INVESTMENTS, INC., A WISCONSIN CORPORATION

STATE OF WISCONSIN) SS
_____) COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021,

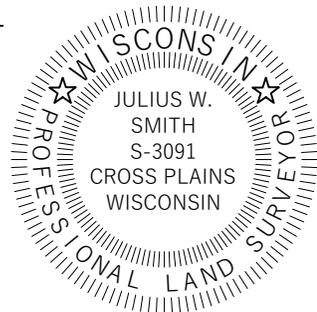
TREASURER OF HOTTMANN INVESTMENTS, INC., A WISCONSIN CORPORATION DAVID S. HOTTMANN OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH TREASURER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FORGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

TOWN BOARD RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP AND THE HIGHWAY RIGHT-OF-WAY DEDICATION IN THE TOWN OF MIDDLETON IS HEREBY ACCEPTED AND APPROVED BY THE TOWN OF MIDDLETON.

BARBARA ROESSLEIN DATE _____
TOWN CLERK, TOWN OF MIDDLETON



OFFICE OF THE REGISTER OF DEEDS
_____) COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
HOTTMANN INVESTMENTS, INC.
9818 SANDHILL ROAD
MIDDLETON, WI 535692-5050

SURVEYED BY: ZMR/MAL
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 210819
SHEET NO: 3 of 3

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Rezoning Description

Lands to be Zoned SFR-08

Unplatted lands as described in a Trustees Deed recorded as Document No. 5484472, being a part of the Southwest Quarter of the Northwest Quarter of Section 16, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter corner of aforesaid Section 16, located at the centerline of the Blackhawk Road right-of-way;

Thence along the West line of the Northwest Quarter of said Section 16, North 00 degrees 31 minutes 05 seconds East, 33.00 feet to a point on the North right-of-way of Blackhawk Road, also being the Point of Beginning;

thence, continuing along said West line of the Northwest Quarter of Section 16, North 00 degrees 31 minutes 05 seconds East, 387.76 feet to the Southwest Corner of Lot 3 of Certified Survey Map No. 2503, recorded in Volume 10 of Certified Surveys of Dane County on pages 41-42 as Document No. 1530602 (CSM 2503);

thence along the South line of said Lot 3 of CSM 2503, North 89 degrees 46 minutes 21 seconds East, 513.37 feet to the Northwest Corner of Lot 4 of said CSM 2503;

thence along the West line of said Lot 4 of CSM 2503, South 00 degrees 02 minutes 25 seconds East, 388.26 feet to the Southwest Corner of said Lot 4 of CSM 2503, also being a point on the North right-of-way of Blackhawk Road;

thence along said North right-of-way of Blackhawk Road, South 89 degrees 49 minutes 50 seconds West, 517.14 feet back to the Point of Beginning.

Area described above contains 199,919 square feet or 4.59 acres more or less.