

Dane County Rezone Petition

Application Date	Petition Number
11/15/2023	DCPREZ-2023-12002
Public Hearing Date	
01/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HALCYON TR (RON & SHEILA ENDRES)	PHONE (with Area Code) (608) 695-7054	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3269 MOUND VIEW RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS noa@williamsonsurveying.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	
3269 Mound View Rd					
TOWNSHIP MIDDLETON	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-314-9551-0					

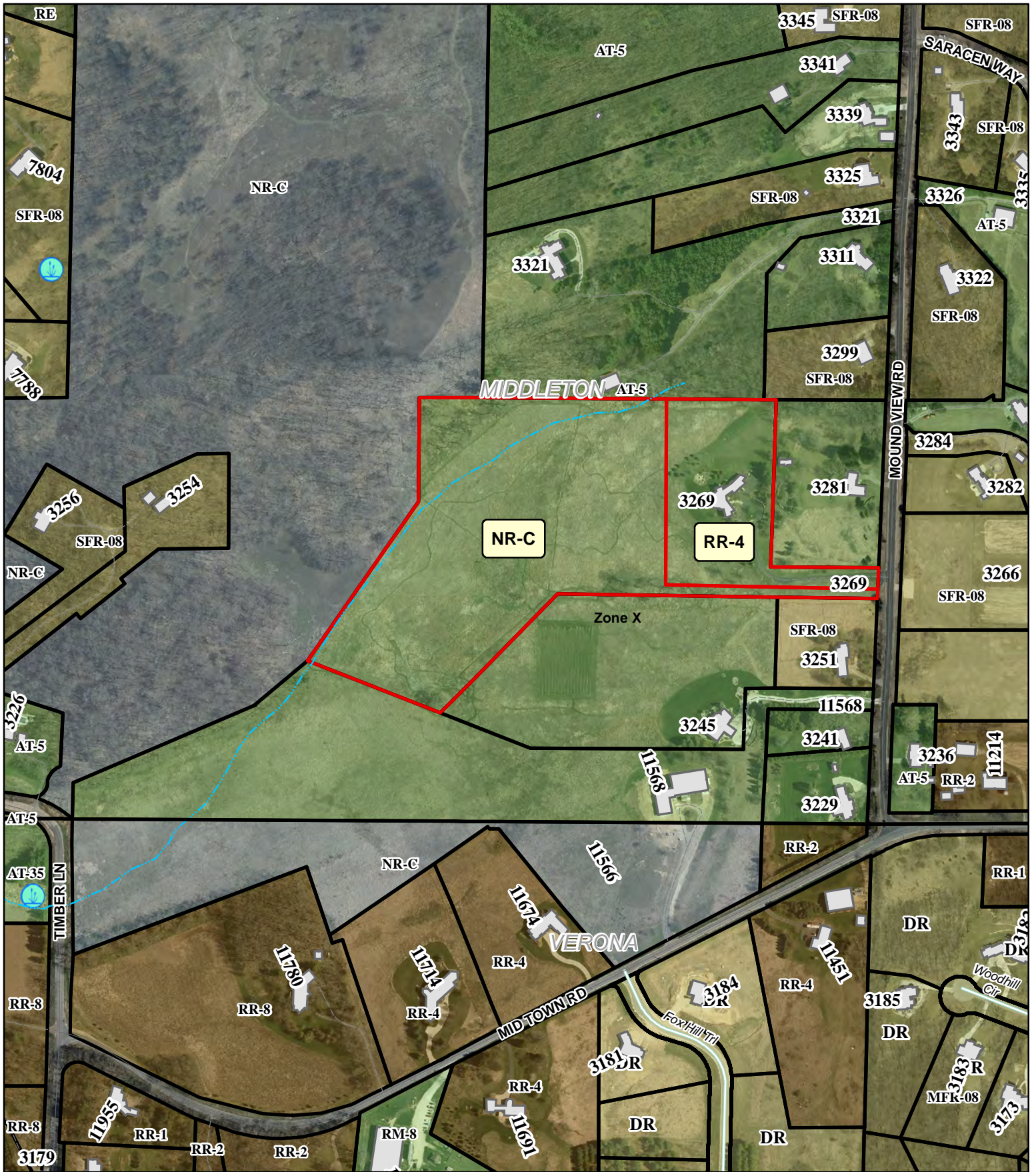
REASON FOR REZONE

SHIFT PROPERTY LINE BETWEEN ADJACENT LANDOWNERS TO EXPAND CONSERVANCY LAND



FROM DISTRICT:	TO DISTRICT:	ACRES
AT-5 Agriculture Transition District	RR-4 Rural Residential District	5.0
AT-5 Agriculture Transition District	NR-C Natural Resource Conservation District	15.5

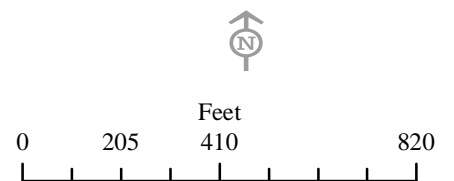
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: LAND DIVISION WAIVER NEEDED FOR LESS THAN 66' OF FRONTAGE ONTO MOUND VIEW RD (LOT 2)



REZONE 12002

-  Floodway Areas in Zone AE
-  Floodplain





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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 <input type="checkbox"/> No <input type="checkbox"/>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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
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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 Noa Prieve

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 any time
- 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):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

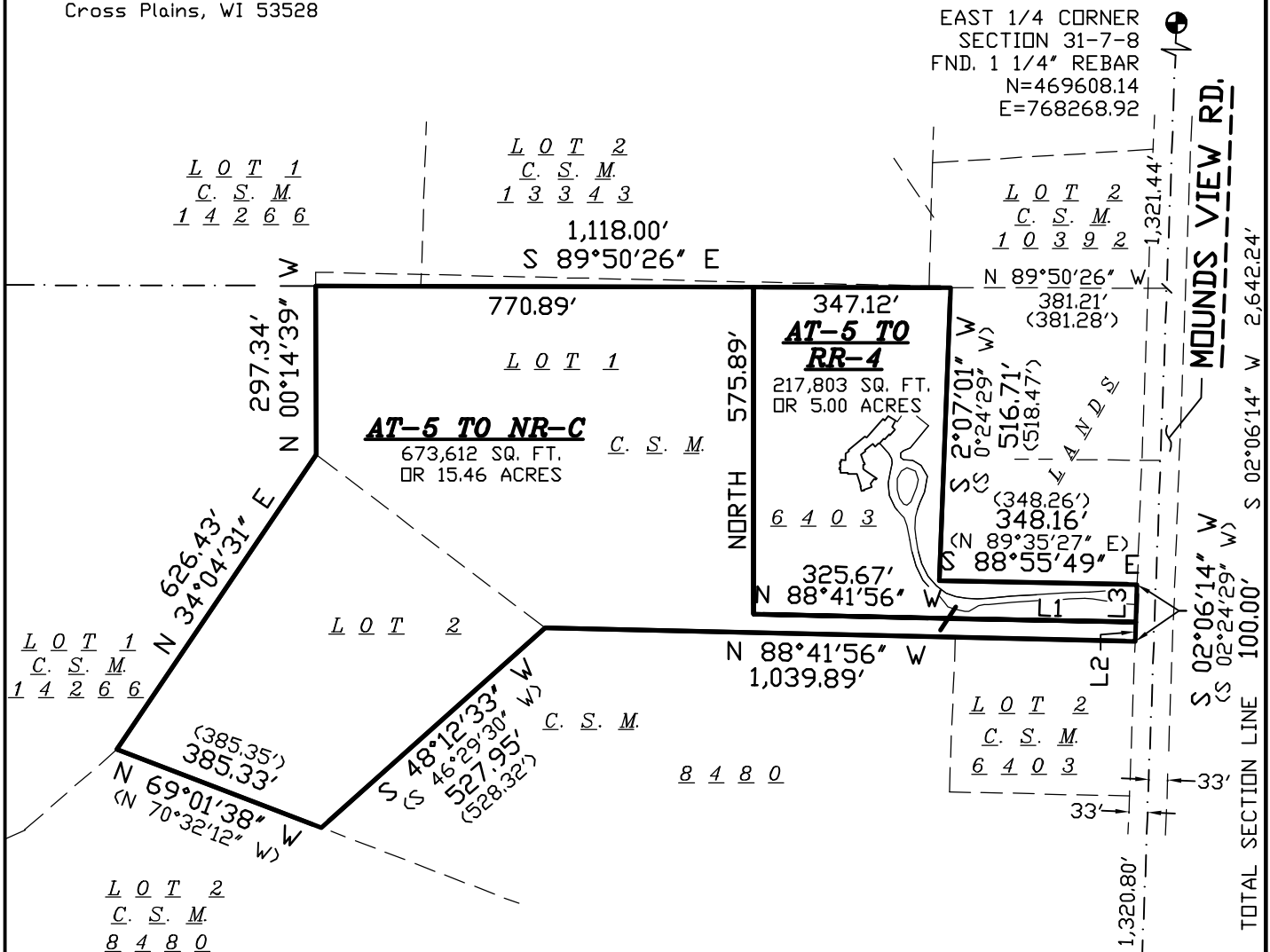
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Part of Lot 1, Certified Survey Map No. 6403 and part of Lot 2, Certified Survey Map No. 8480. Located in the Southwest and Southeast 1/4's of the Southeast 1/4 of Section 31, T7N, R8E, Town of Middleton, Dane County, Wisconsin.

PREPARED FOR:

ICE AGE TRAIL ALLIANCE
ATTN: KEVIN THUSIUS
2110 Main St.
Cross Plains, WI 53528

EAST 1/4 CORNER
SECTION 31-7-8
FND. 1 1/4" REBAR
N=469608.14
E=768268.92



LEGEND

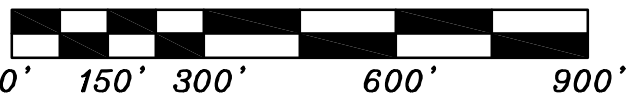
- ⊕ = FOUND SECTION CORNER
- <##> = RECORDED AS

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION 31,
T7N, R8E WHICH BEARS S 02°06'14" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°55'49" W	348.18'
L2	S 02°06'14" W	34.00'
L3	S 02°06'14" W	66.00'

SCALE 1" = 300'





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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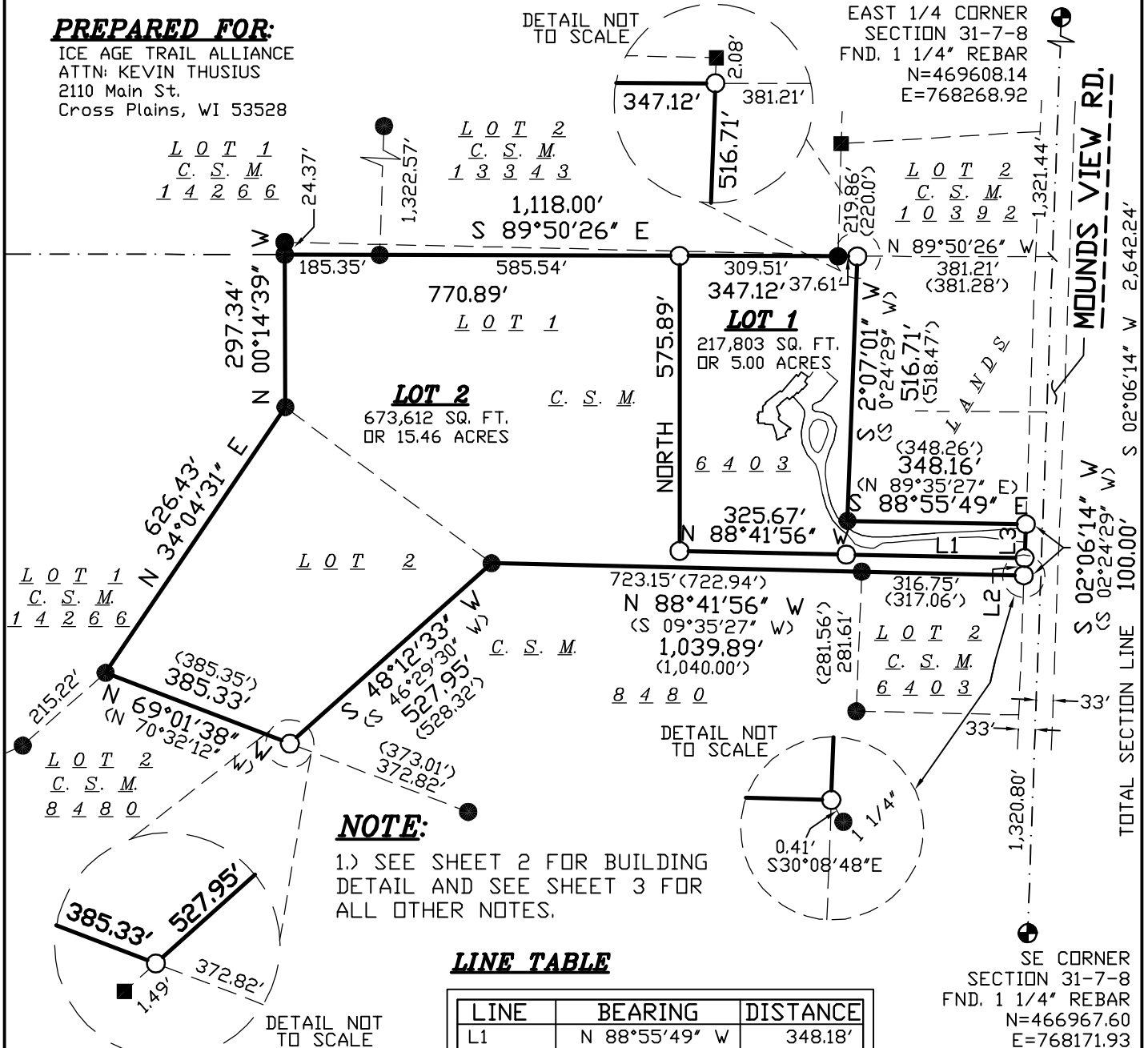
DETAIL NOT TO SCALE

EAST 1/4 CORNER SECTION 31-7-8
FND. 1 1/4" REBAR
N=469608.14
E=768268.92

LOT 1
C.S.M.
14266

LOT 2
C.S.M.
13343

LOT 2
C.S.M.
10392



NOTE:

1.) SEE SHEET 2 FOR BUILDING DETAIL AND SEE SHEET 3 FOR ALL OTHER NOTES.

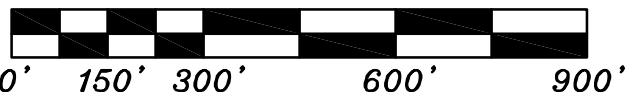
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L3	S 02°06'14" W	66.00'

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

SCALE 1" = 300'



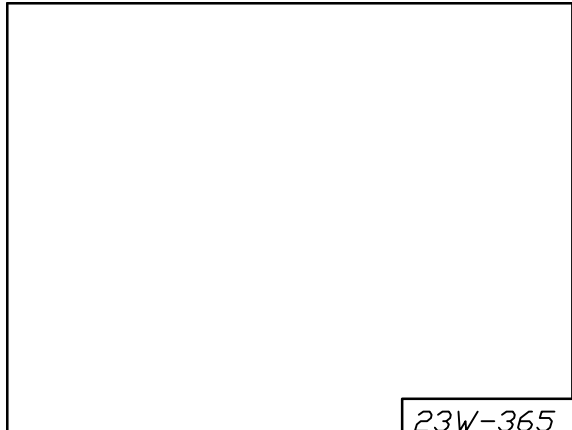
DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 31, T7N, R8E WHICH BEARS S 02°06'14" W

SURVEYORS SEAL



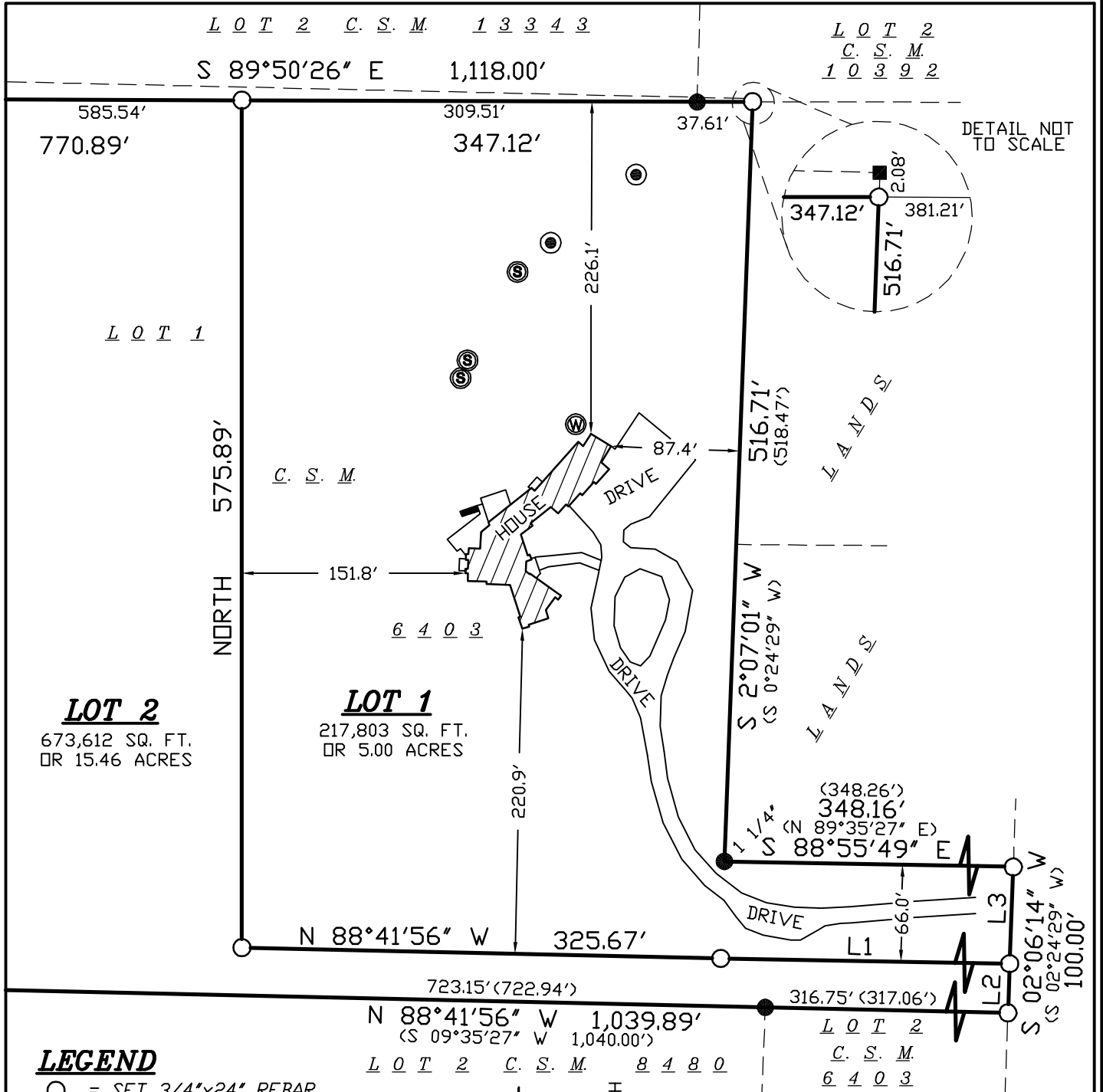


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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of Lot 1, Certified Survey Map No. 6403, recorded in the Dane County Register of Deeds Office in Volume 31 of Certified Surveys on Pages 109 and 110, as Document No. 2262926 and part of Lot 2, Certified Survey Map No. 8480, recorded in the Dane County Register of Deeds Office in Volume 46 of Certified Surveys, Pages 163 and 164, as Document No. 2831920. All located in the Southwest and Southeast 1/4's of the Southeast 1/4 of Section 31, T7N, R8E, Town of Middleton, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 31; thence S 02°06'14" W along the east line of the Southeast 1/4 of said Section 31, 1,321.44 feet; thence N 89°50'26" W, 381.21 feet to the point of beginning.

Thence S 02°07'01" W, 516.71 feet; thence S 88°55'49" E, 348.16 feet to the west right of way line of Mound View Road; thence S 02°06'14" W along said west right of way line, 100.00 feet; thence N 88°41'56" W, 1,039.89 feet; thence S 48°12'33" W, 527.95 feet; thence N 69°01'38" W, 385.33 feet; thence N 34°04'31" E, 626.43 feet; thence N 00°14'39" W, 297.34 feet; thence S 89°50'26" E, 1,118.00 feet to the point of beginning. The above described parcel contains 891,415 square feet or 20.46 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

NOTES CONTINUED:

2.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

3.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

4.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

5.) ALL SECTION CORNER TIES FOR THE EAST 1/4 CORNER AND THE SE CORNER OF SECTION 31, T7N, R8E, ARE CHECKED AND VERIFIED TO THE MOST RECENT PUBLISHED SECTION CORNER TIE SHEET.

SURVEYORS SEAL



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OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.
Halcyon Trust

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Middleton on this _____ day of _____, 20____.

Barbara Roesslein
Town Clerk

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20____ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

AT-5 TO NR-C

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Thence South, 575.89 feet; thence S 88°41'56" E, 325.67 feet; thence S 88°55'49" E, 348.18 feet to the west right of way of Mounds View Road; thence S 02°06'14" W along said west right of way, 34.00 feet; thence N 88°41'56" W, 1,039.89 feet; thence S 48°12'33" W, 527.95 feet; thence N 69°01'38" W, 385.33 feet; thence N 34°04'31" E, 626.43 feet; thence N 00°14'39" W, 297.34 feet; thence S 89°50'26" E, 770.89 feet to the point of beginning. This parcel contains 673,612 sq. ft. or 15.46 acres.

AT-5 TO RR-4

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Commencing at the East 1/4 Corner of said Section 31; thence S 02°06'14" W along the east line of the Southeast 1/4 of said Section 31, 1,321.44 feet; thence N 89°50'26" W, 381.21 feet to the point of beginning.

Thence S 02°07'01" W, 516.71 feet; thence S 88°55'49" E, 348.16 feet to the west right of way of Mounds View Road; thence S 02°06'14" W along said west right of way, 66.00 feet; thence N 88°55'49" W, 348.18 feet; thence N 88°41'56" W, 325.67 feet; thence North, 575.89 feet; thence S 89°50'26" E, 347.12 feet to the point of beginning. This parcel contains 217,803 sq. ft. or 5.00 acres.