

Dane County Rezone Petition

Application Date	Petition Number
05/10/2022	DCPREZ-2022-11856
Public Hearing Date	
07/26/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHAN STOKSTAD	PHONE (with Area Code) (608) 345-6197	AGENT NAME COMBS & ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 3819 MALLARD LN		ADDRESS (Number & Street) 109 W MILWAUKEE STREET	
(City, State, Zip) JANESVILLE, WI 53546		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS jqstokstad@gmail.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

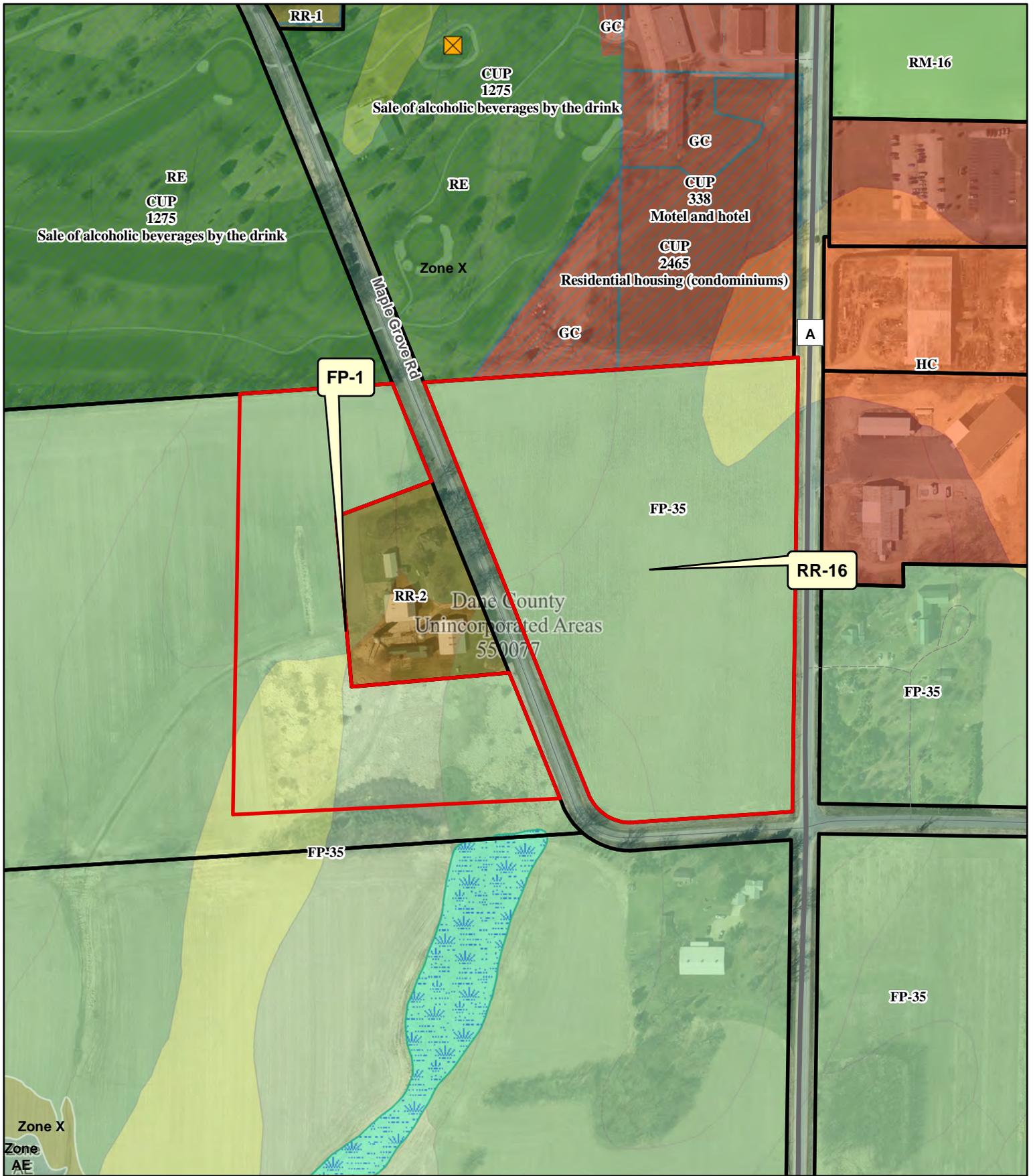
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East and West of 1111 Maple Grove Road					
TOWNSHIP ALBION	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-081-9651-3					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

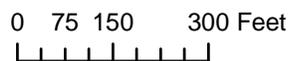
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	9.92
FP-35 Farmland Preservation District	RR-16 Rural Residential District	16.19

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 11856
JOHAN STOKSTAD



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:	JOHAN STOKSTAD	Agent Name:	COMBS & ASSOCIATES LLC
Address (Number & Street):	3819 MALLARD LN	Address (Number & Street):	109 W MILWAUKEE ST
Address (City, State, Zip):	JANESVILLE WI 53546	Address (City, State, Zip):	JANESVILLE WI 53548
Email Address:	JQSTOKSTAD@GMAIL.COM	Email Address:	RMCOMBS@COMBSURVEY.COM
Phone#:	608-345-6197	Phone#:	608-752-0575

PROPERTY INFORMATION

Township:	5	Parcel Number(s):	051208196513 051208197003 051208191509 051208296601
Section:	8	Property Address or Location:	1111 MAPLE GROVE RD, TOWN OF ALBION

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 WEST 60 ACRES AND OUTLOT WILL BE SOLD TO AN ADJOINING OWNER. THE HOUSE AND THE FP-1 LAND WILL BE LISTED TOGETHER. THE RM-16 LAND WILL BE SOLD AS A BUILDABLE LOT.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	9.92
FP-35	FP-35	1.45
FP-35	RR-16	16.19

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 checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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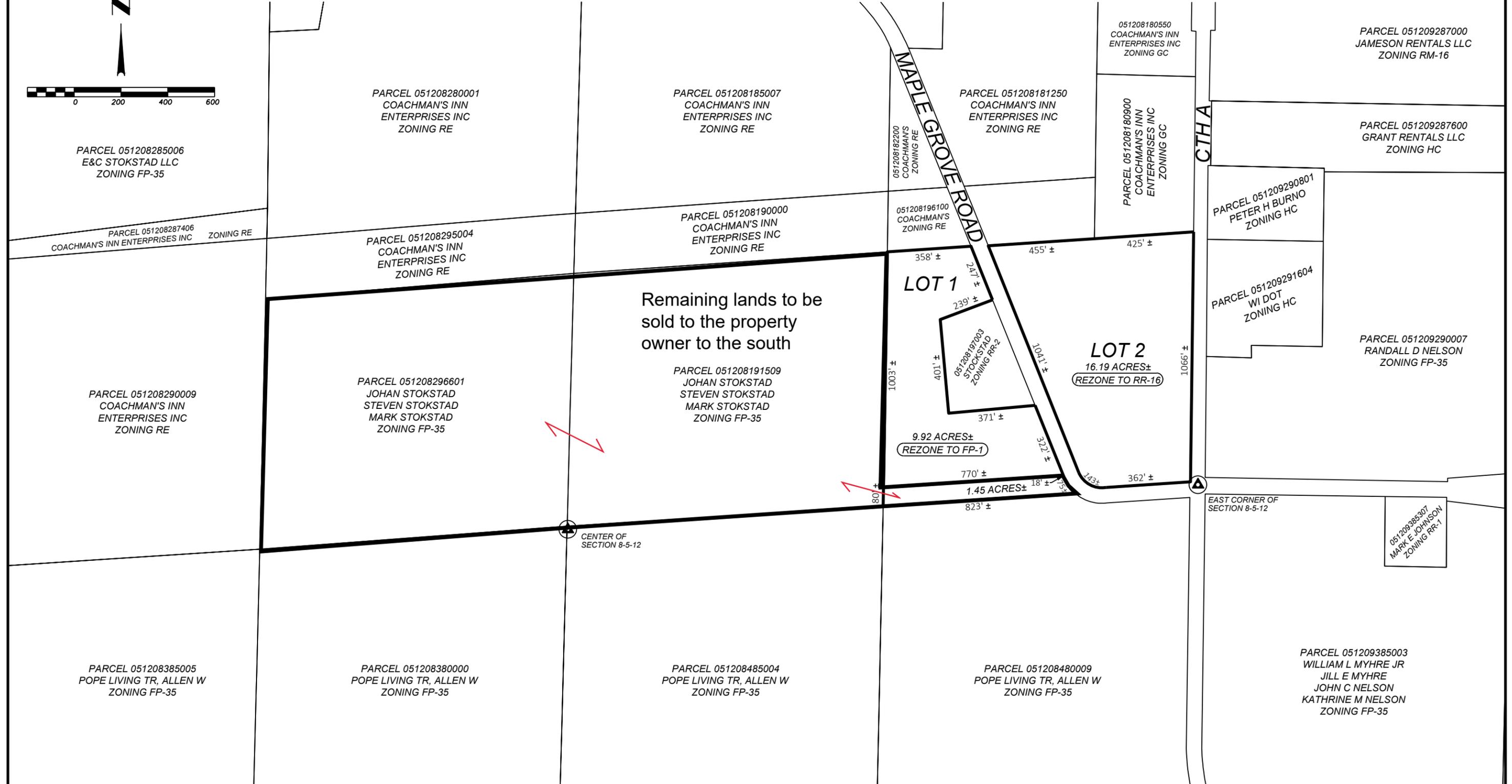
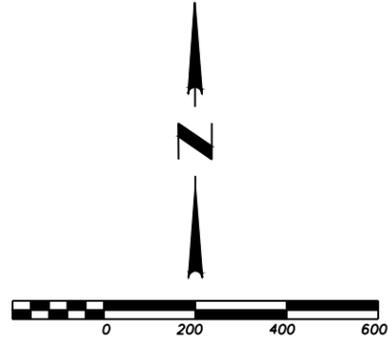
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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  AGENT

Date 5/10/22

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTH HALF OF SECTION 8, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



NOTES: THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED

<p>109 W. MILWAUKEE ST JANESVILLE, WI 53548 www.combsurvey.com</p>	<ul style="list-style-type: none"> LAND SURVEYING LAND PLANNING CIVIL ENGINEERING 	DATE 04/08/22
		BY KMK
		PROJECT NO. 122-151A
		CLIENT STOKSTAD



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 29, 2022

TO: Johan Stokstad

RE: Description of Zoning Lot 1

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the East quarter corner of said section 8; thence westerly, along the quarter section line, 526 feet more or less; thence north-westerly along the Maple Grove Road right of way, 93 feet more or less, to the place of beginning; thence westerly on a line parallel to the quarter line of said section, 770 feet more or less; thence, northerly on the quarter-quarter line of said section, 1,003 feet more or less; thence easterly on a line parallel to the quarter-quarter line of said section, 358 feet more or less; thence south-easterly along the Maple Grove Road right of way, 247 feet more or less; thence south-westerly 239 ft more or less; thence southerly 401 feet; thence easterly 371 feet to said right of way line; thence 322 feet southeasterly along said right of way line to the place of beginning.

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

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

Project No. 122-151 For: Stokstad



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 29, 2022

TO: Johan Stokstad

RE: Description of Zoning Lot 2

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, T.5N., R.12E., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the East quarter corner of said section 8; thence, north-westerly, 34 feet more or less, to the northwest right of way point of the intersection of Maple Grove Road and County Trunk Highway A; thence, west along the Maple Grove Road right of way, 362 feet more or less; thence north-westerly, along the Maple Grove Road right of way, 1,184 feet more or less; thence, east on a line parallel to the quarter-quarter line of said section, 880 feet; thence, south along the County Trunk Highway A right of way, 1,066 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.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.

Project No. 122-151 For: Stokstad