

Dane County Rezone Petition

Application Date	Petition Number
02/21/2022	DCPREZ-2022-11819
Public Hearing Date	
05/10/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JOHN T JOHNSON	PHONE (with Area Code) (608) 215-4629	AGENT NAME GILE LAND SURVEYING, LLC	PHONE (with Area Code) (608) 338-6850
BILLING ADDRESS (Number & Street) 7857 COBBLESTONE CT		ADDRESS (Number & Street) 1870 PADDOCK PLACE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Fitchburg, WI 53575	
E-MAIL ADDRESS jjblackcorvette@gmail.com		E-MAIL ADDRESS gilelandsurveying@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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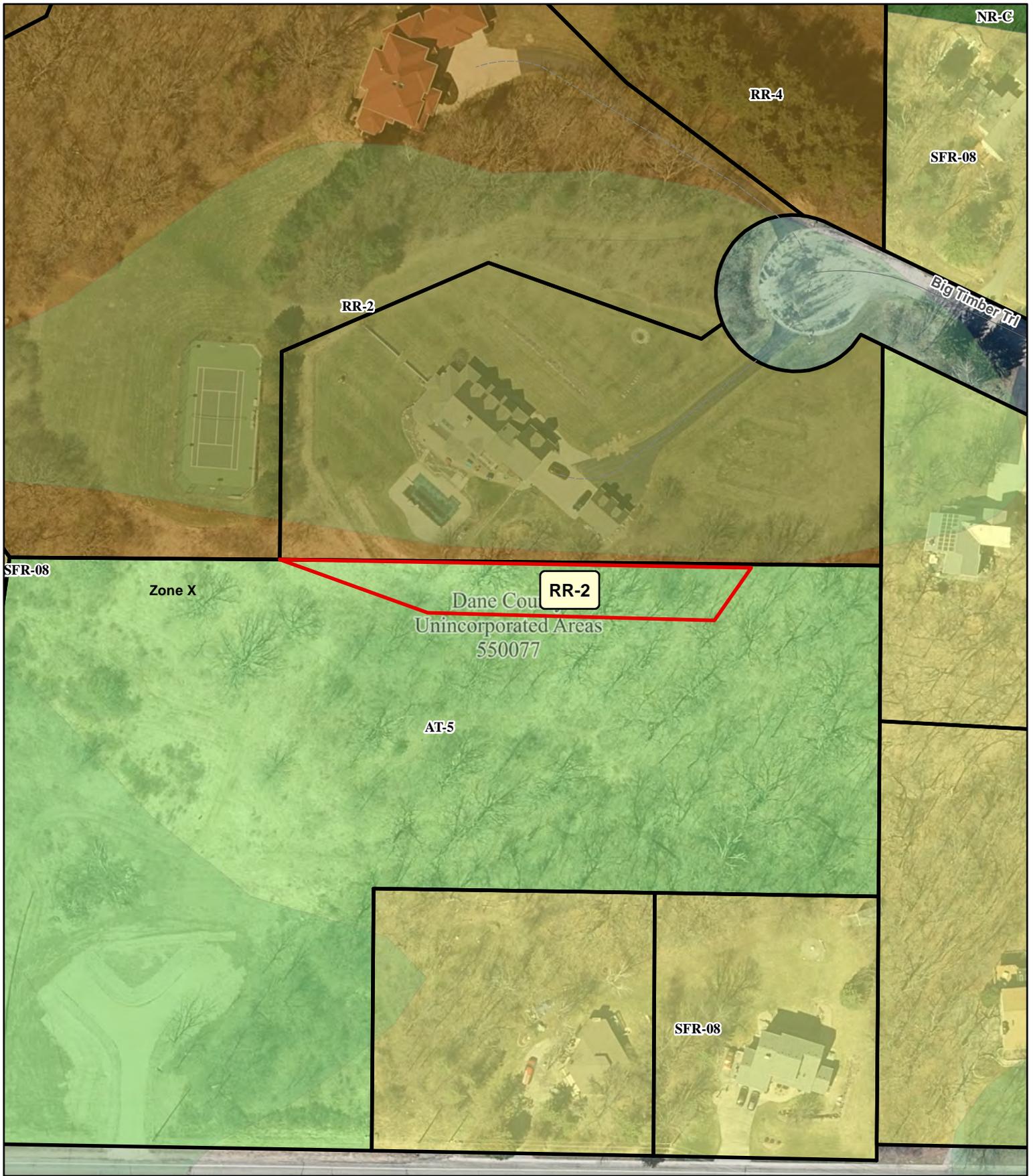
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 7843 Big Timber Trail					
TOWNSHIP MIDDLETON	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-062-9300-5		0708-062-9070-4			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

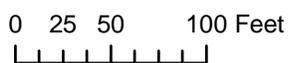
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-5 Agriculture Transition District	RR-2 Rural Residential District	0.245

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 type="checkbox"/> Yes <input 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 11819
JOHN T JOHNSON



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:	John Johnson	Agent Name:	Gile Land Surveying, LLC
Address (Number & Street):	7857 Cobblestone Court	Address (Number & Street):	1870 Paddock Place
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Fitchburg, WI 53575
Email Address:	jjblackcorvette@gmail.com	Email Address:	gilelandsurveying@gmail.com
Phone#:	608-215-4629	Phone#:	608-338-6850

PROPERTY INFORMATION

Township:	07N-08E T of Middleton	Parcel Number(s):	0708-062-9300-5
Section:	06	Property Address or Location:	Airport Road SW1/4 - NW1/4

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

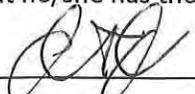
There is a CSM intended to reconfigure a shared property line between Lot 6 Thunder Valley and lot 2 - CSM 4459. The two parcels having different zoning currently so the proposed increased area added to Lot 6 from Lot 2 is requested to be rezoned to match current lot 6 zoning of RR2

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-5	RR-2	.245

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 

Date 2-17-22

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 4459, AND ALL OF LOT 6, THUNDER VALLEY, LOCATED IN PART OF THE SW1/4 OF THE NW1/4 OF SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) DATE OF FIELD WORK: 2-19-2022
- 2) Zoning at the time of this instrument is RR-2 ON Lot 2, and AT-5 on the parent Lot 1, a Re-Zoning petition has been filed and scheduled for the next agenda meeting, this CSM is required per the Town of Middleton Rezoning.
- 3) Buildings measured to facade.
- 4) This Certified Survey has been prepared without the benefit of a title report.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges, and ground cover on the site are not necessarily shown hereon.
- 7) Found no evidence of Wetlands. If present, wetlands have not been delineated.
- 8) This survey is subject to any and all easements and agreements both recorded and unrecorded.
- 9) Ownership per original deeds only extends to 1/16th section line. A proper breakdown of a fractional section determined the East line of these parcels to be farther West than called for by CSM 4459 and Plat of Thunder Valley.
- 10) The disturbance of a survey monument by anyone is in violation of Section 236.32 of Wisconsin State Statutes.
- 11) All ties to PLSS corners were found and verified
- 12) Parcel closure of 1:84,064

LEGEND

<ul style="list-style-type: none"> ⊕ PLSS MONUMENT ○ SET 0.75"x18" IRON BAR WEIGHING 1.50 LBS PER FT ● FOUND SURVEY MONUMENT ¾"REBAR OR AS NOTED () "RECORDED AS" DATA 	<ul style="list-style-type: none"> _____ CSM BOUNDARY ----- ADJACENT LOT LINES ----- SECTION LINE ////// BUILDING -----*----- FENCE ----- UTILITY EASEMENT ----- ROAD RIGHT OF WAY 	
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TOWN BOARD RESOLUTION

Resolved that this Certified Survey Map in the Town of Middleton is hereby acknowledged and approved by the Town of Middleton on this _____ day of _____, 2022.

Barbara Roesslein
Town Clerk of Middleton

VILLAGE OF CROSS PLAINS APPROVAL

Resolved that this Certified Survey Map in the Town of Middleton is hereby acknowledged and approved by the Village of Cross Plains on this _____ day of _____, 2022.

Village Clerk, Village of Cross Plains

NOTE

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY

DANE COUNTY ZONING AND LAND REGULATION APPROVAL

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

Authorized County Representative

Print Name

SHEET 2 OF 4



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 4459, AND ALL OF LOT 6, THUNDER VALLEY, LOCATED IN PART OF THE SW1/4 OF THE NW1/4 OF SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. We 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 and seal of said owners this _____ day of _____, 2022.

John T Johnson
Owner

Deborah D Johnson
Owner

STATE OF WISCONSIN >
DANE COUNTY >

Personally came before me this _____ day of _____, 2022 the above named John T Johnson and Deborah D Johnson to me know or satisfactorily proven to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin
My commission expires _____

Notary Public

Print Name

OWNERS CERTIFICATE

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. We 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 and seal of said owners this _____ day of _____, 2022.

June H Brown
Owner

Nolan Brown
Owner

STATE OF WISCONSIN >
DANE COUNTY >

Personally came before me this _____ day of _____, 2022 the above named June H Brown and Nolan Brown to me know or satisfactorily proven to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin
My commission expires _____

Notary Public

Print Name



CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 4459, AND ALL OF LOT 6, THUNDER VALLEY, LOCATED IN PART OF THE SW1/4 OF THE NW1/4 OF SECTION 6, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE:

Summit Credit Union, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of a portion of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be signed by its corporate officer listed below at _____, WI and its corporate seal hereunto affixed on this ____ day of _____, 2021

Summit Credit Union

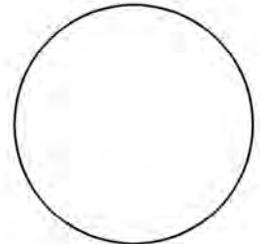
Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this ____ day of _____, 2021, the above named _____, the authorized representative of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said bank, and acknowledge that they executed the foregoing instrument as such officer as the deed of said bank, by its authority.

County, Wisconsin
My commission expires _____

Print Name
Notary Public



CONSENT OF MORTGAGEE:

Freedom Mortgage Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of a portion of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate

IN WITNESS WHEREOF, the said Freedom Mortgage Corporation, has caused these presents to be signed by its corporate officer listed below at _____, WI and its corporate seal hereunto affixed on this ____ day of _____, 2021

Freedom Mortgage Corporation

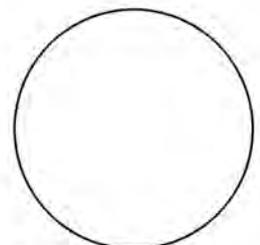
Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this ____ day of _____, 2021, the above named _____, the authorized representative of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

County, Wisconsin
My commission expires _____

Print Name
Notary Public



SHEET 4 OF 4



Received for recording this ____ day of _____,
2022 at ____ AM/PM and recorded in Volume _____
of Dane County Certified Surveys on Pages _____



608-338-6850

Legal Description for rezone.

A parcel of land being part of Lot 2 of Certified Survey Map No 4459, Document No. 1848600, Volume 19, Pages 154 and 155 as recorded with the Dane County Register of Deeds Office, lying in the SW¼ of the NW¼ of Section 6, T7N, R8E, Town of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the northwest corner of said Lot 2; thence along the North line of said Lot 2 S89°00'04"E, 220.03 feet to the southwest corner of Lot 6 of Thunder Valley also being the Point of Beginning; thence continuing along said North line S89°00'04"E, 368.50 feet; thence S35°00'56"W, 50.16 feet; thence N88°28'25"W, 224.08 feet; thence N70°14'42"W, 122.90 feet to the Point of Beginning.

Containing 11,968.09 ft² or 0.275 acres more or less