

Dane County Rezone Petition

Application Date	Petition Number
02/05/2025	DCPREZ-2025-12149
Public Hearing Date	
04/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME G&G BROTHERS PROPERTIES LLC	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) (CHAD GEORGESON) 155 GRAFF ROAD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS		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	
2655 and 2659 Highland Rd					
TOWNSHIP CHRISTIANA	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-114-9500-3					

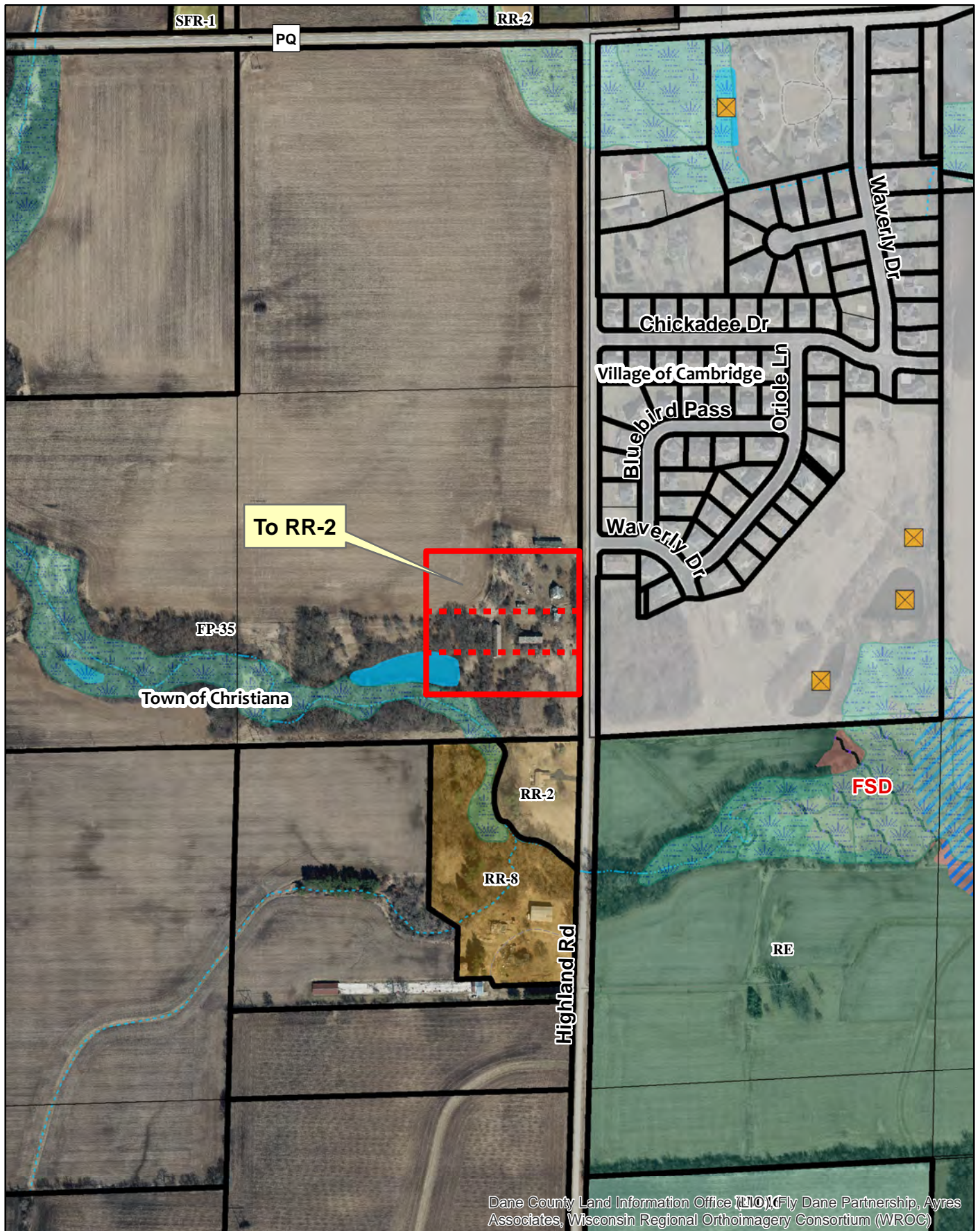
REASON FOR REZONE

CREATE THREE RESIDENTIAL LOTS INCLUDING TWO FOR EXISTING RESIDENCES

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	7.09

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 type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PORTIONS OF THE LOTS ARE SUBJECT TO SHORELAND AND WETLAND ZONING REGULATIONS FOR FUTURE DEVELOPMENT



Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

Legend

-  Wetland
-  Floodplain



0 250 500 1,000 Feet

Petition 12149
G&G Brothers



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
• 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:	Chad Georgeson (G&G Brothers Properties, LLC)	Agent Name:	Ryan Combs (Combs & Associates)
Address (Number & Street):	155 Graf Road	Address (Number & Street):	109 W. Milwaukee St.
Address (City, State, Zip):	Edgerton, WI, 53534	Address (City, State, Zip):	Janesville, WI, 53548
Email Address:		Email Address:	rmcombs@combsurvey.com
Phone#:		Phone#:	608-752-0575

PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	016/0612-114-9500-3
Section:	11	Property Address or Location:	2659 Highland Road

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 ☒

Land division will create lots that do not meet existing zoning requirements

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2 (created lots)	7.09
FP-35	FP-1 (parent parcel)	30.81

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 |
|--|--|---|---|---|

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

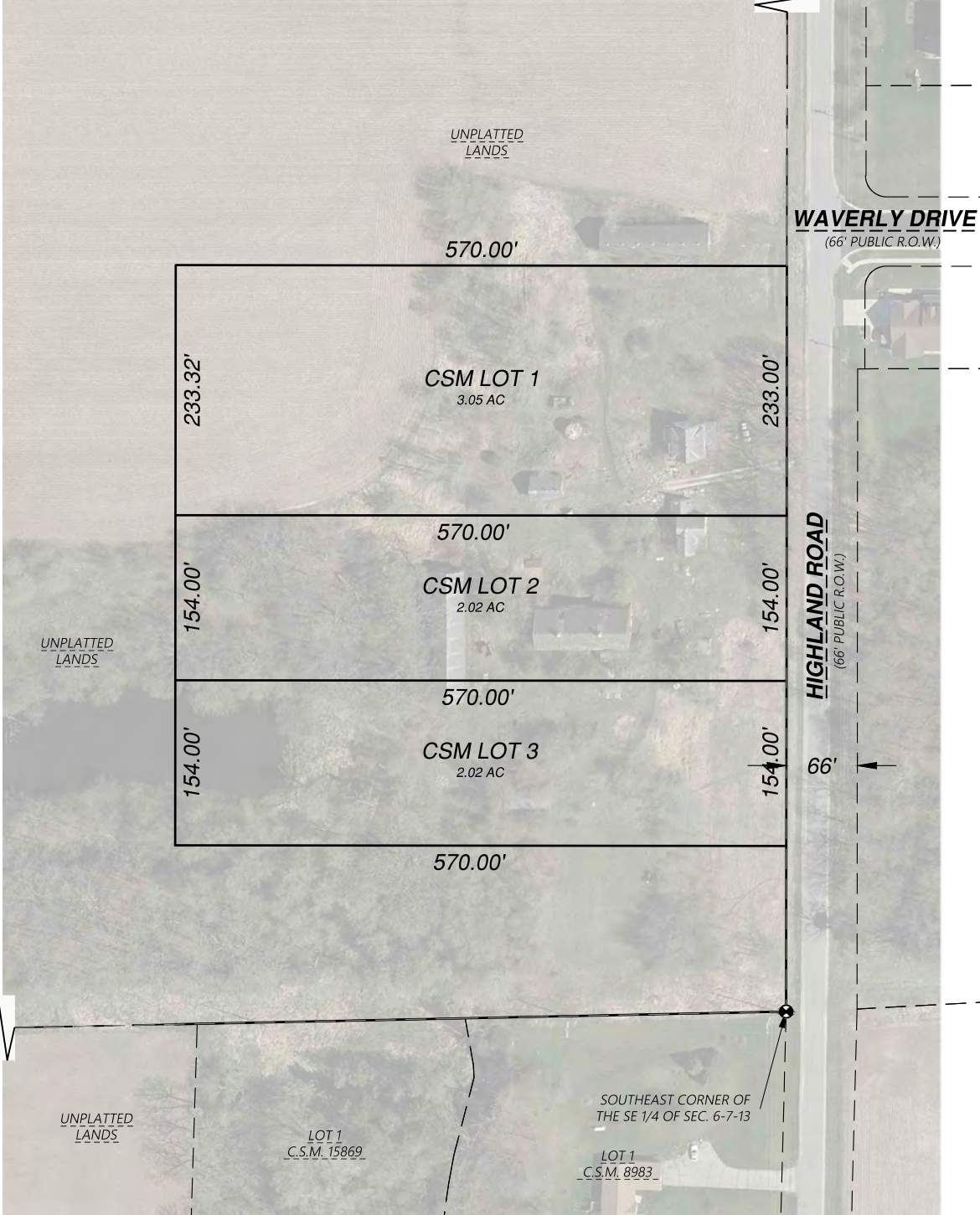
Date

1-27-25

PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 11, T.6N., R.12E., OF THE 4TH PM,
TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

NORTHEAST CORNER OF
THE SE 1/4 OF SEC. 6-7-13



SOUTHWEST CORNER OF
THE SE 1/4 OF SEC. 6-7-13

SOUTHEAST CORNER OF
THE SE 1/4 OF SEC. 6-7-13

NOTES:
CREATE 3 LOTS FROM PARENT PARCEL

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

THE BASIS OF BEARINGS IS ASSUMED

Project No. 125-016A For: GEORGESON



109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combssurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575
fax: 608-752-0534



- Land Surveying
- Land Planning
- Civil Engineering

DATE: February 3, 2025

TO: Dane County Zoning

RE: Rezoning Description of

Part of the SE. 1/4 of the SE. 1/4 of Section 11, T.6.N., R.12.E., of the 4th P.M., Town of Christiana, Dane County, Wisconsin.

Proposed three-lot CSM; 7.1-acres +/- total; RR-2 lots

Commencing at the Southeast corner of said Section 11; thence N00°03'13"E. 154.6 feet more or less along the East line of said SE. 1/4 of said Section, also being the Westerly right-of-way of Highland Road, to the point of beginning for the land to be herein described; thence N89°56'47"W. 570 feet more or less; thence N00°03'13"E. 541.3 feet more or less; thence S89°54'53"E. 570 feet more or less to said Westerly right-of-way; thence N00°03'13"E. 541.3 feet more or less along said Westerly right-of-way to the point of beginning.

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

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