

Dane County Rezone Petition

Application Date	Petition Number
03/21/2025	DCPREZ-2025-12166
Public Hearing Date	
05/27/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MULTIPLE OWNERS (C/O TOWN OF MIDDLETON)	PHONE (with Area Code) (608) 833-5887	AGENT NAME DANE COUNTY PLANNING & DEVELOPMENT (CURT KODL)	PHONE (with Area Code) (608) 266-4183
BILLING ADDRESS (Number & Street) 7775 W OLD SAUK RD		ADDRESS (Number & Street) 210 MLK JR. BLVD. RM 116	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS broesslein@town.middleton.wi.us		E-MAIL ADDRESS kodl@danecounty.gov	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Timber Lane					
TOWNSHIP MIDDLETON	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-313-6001-0					

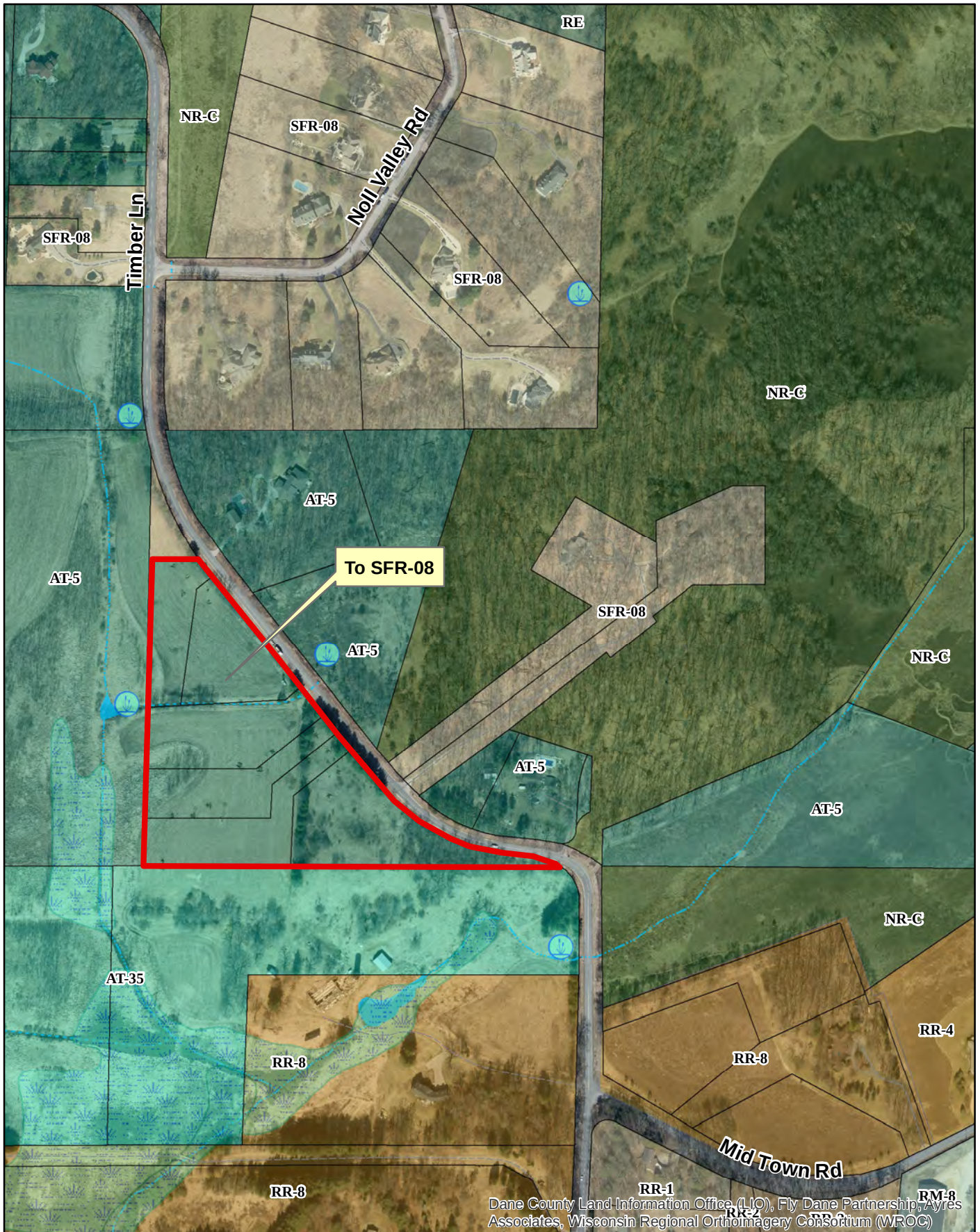
REASON FOR REZONE

BLANKET REZONE FOR VARIOUS PARCELS BASED ON TOWN ZONING POLICY

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-5 Agriculture Transition District	SFR-08 Single Family Residential District	12.2

C.S.M REQUIRED? ☐ Yes ☒ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PETITION FOR CONSISTENCY WITH TOWN COMPREHENSIVE PLAN POLICY



Legend

-  Wetland
-  Floodplain



0 200 400 800 Feet

Petition 12166
Middleton



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:	Town of Middleton	Agent Name:	Curt Kodl
Address (Number & Street):	7555 W. Old Sauk Road	Address (Number & Street):	210 Martin Luther King Jr. Blvd.
Address (City, State, Zip):	Verona, WI, 53593	Address (City, State, Zip):	Madison, WI, 53703
Email Address:	BRoesslein@town.middleton.wi.us	Email Address:	Kodl@countyofdane.com
Phone#:	608-833-2706	Phone#:	608-266-4183

PROPERTY INFORMATION

Township:	T7N	Parcel Number(s):	Varies; see Exhibit A (List of Parcels)
Section:	31; SE1/4 SW1/4	Property Address or Location:	Varies; see Exhibit A (List of Parcels) & Exhibit B (Map)

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 ☒

Per the Town's Comprehensive Plan adopted in 2018, residential lots less than 5.0 acres are to be rezoned to SFR-08, with private outlots rezoned to NR-C. This, the 2025 blanket rezone, will be the final blanket rezone performed by the Town, as the policy was changed and the comprehensive plan was amended to reflect the change in 2024. Previously, Applicant(s) may have rezoned at their own expense, or the Town performed the blanket rezone action from time to time (in 2018 & 2024). The Comprehensive Plan Amendment resulted in the new requirement that rezones necessitated by a land division submitted after August 7, 2024 would be the sole responsibility of the Applicant(s) and the associated costs be borne by the Applicant(s). The Timber Lane Preserve Plat was being reviewed while the former rule was in effect; its six (6) lots represent the only land division covered by this blanket rezone request, with parcel list in Exhibit A, and Map in Exhibit B.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Please see Exhibit A		

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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 Cynthia Rulison

Date 3/17/25

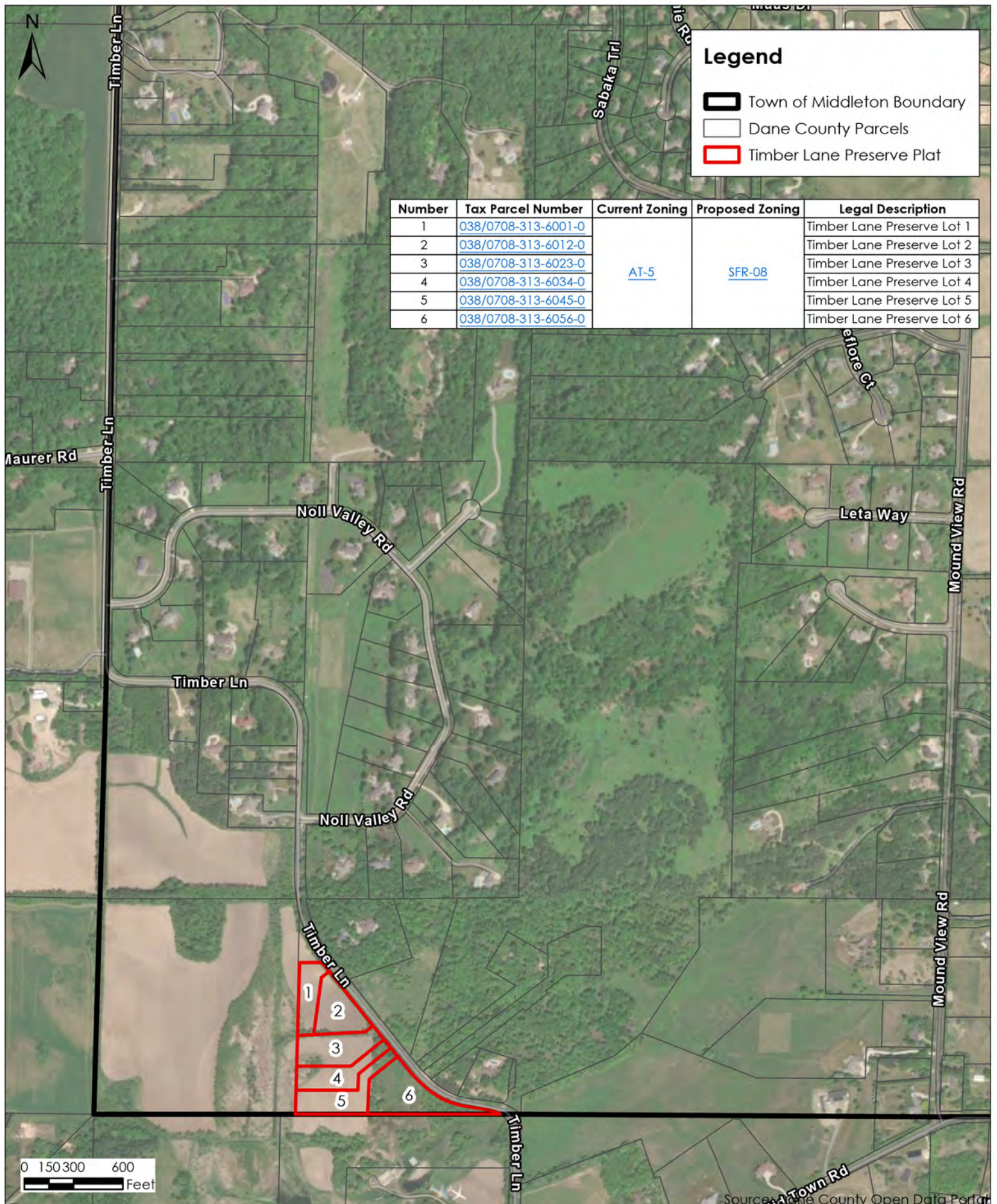


Exhibit B - 2025 Town of Middleton Blanket Rezone Map

Town of Middleton, Dane County, WI

02/26/2025

vierbicher
planners | engineers | advisors



EXHIBIT A - PARCEL LIST

Number	Tax Parcel Number	Current Zoning	Proposed Zoning	Legal Description	Acres
1	038/0708-313-6001-0	AT-5	SFR-08	Timber Lane Preserve Lot 1	1.6
2	038/0708-313-6012-0			Timber Lane Preserve Lot 2	1.8
3	038/0708-313-6023-0			Timber Lane Preserve Lot 3	2.2
4	038/0708-313-6034-0			Timber Lane Preserve Lot 4	1.7
5	038/0708-313-6045-0			Timber Lane Preserve Lot 5	2.1
6	038/0708-313-6056-0			Timber Lane Preserve Lot 6	2.8

Total:

12.2
