

# CHARTER TOWNSHIP OF MADISON

Gary Griewahn  
*Supervisor*  
Janet Moden  
*Clerk*  
Harold Gregg  
*Treasurer*

3804 S. ADRIAN HIGHWAY  
ADRIAN, MI 49221  
517-263-9313 Fax: 517-263-4569

## TRUSTEES

Howard Bales  
Matt Carpenter  
Ralph Benschoter  
Chad Rodgers

February 13, 2024

(Witt Family Living Trust) Gary Witt located at 3824 W Carleton Rd has requested a land split, Tax ID MD0 – 117-1650-00 currently zoned AC-1 the proposed split will create two parcels the area of 2.00 Acres will be split off the original 100.98 Acres. All parcels would meet the road frontage requirements. It would be my recommendation for the approval of the land split.



David Rincon

Madison Township  
Building Official  
Zoning Official  
Fire Inspector 1



BRING OR MAIL TO:  
 Madison Charter Township  
 3804 S. Adrian Hwy  
 Adrian, MI 49221

## Land Division Application

\*Up to 45 DAY processing time from when completed Land Division Paperwork is returned to township office.

**You MUST answer all questions and include all attachments or this will be returned to you.**

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property lot line adjustment. (Sec. 102 e & f)

**Where you want this form sent when review is completed:**

Name: GARY WITT  
 Address: 3785 W. Cadmus Rd  
 City/State/Zip: Adrian, MI. 49221

This form is designed to comply with applicable local zoning land division ordinances and 109 of the Michigan Land Division Act (formerly the subdivision control act (Particularly by PA 591 of 1996. M.C.L. 560.101 et seq.) PA. 288 of 1967 as amended)

1. Location of parent parcel to be split:  
 Address: 3824 W. Canlerton Rd  
 Township/City: Madison, Adrian Parent Parcel: M00-117-1650-00

2. Property owner information:  
 Name: Witt Family Living Trust Phone: 517-265-6997  
 Address: (517) 403-1104 cell phone  
 Contact Name if applicant is not a person: \_\_\_\_\_

3. Applicant Information (if not parcel owner)  
 Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact Name if applicant is not a person: \_\_\_\_\_

4. PROPOSAL: Describe Division(s) being proposed:  
 A. Number of new parcels 1  
 B. Intended Use (residential, commercial, etc.) \_\_\_\_\_  
 C. The division of the parcel provides access to an existing public roadway by: (check one)  
 Each new division has frontage on an existing road: \_\_\_\_\_  
 A new public road, proposed road name: \_\_\_\_\_  
 A new private road or easement, proposed road name: \_\_\_\_\_  
 A recorded casement (driveway). (Cannot service more than one potential site)  
 Attach legal description of the proposed new road, easement or shared driveway  
 Attach legal description of each proposed new parcel

5. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.  
 Indicate number of transferred \_\_\_\_\_  
 (See section 109(2) of the statute. Make sure your deed includes both statements required in Section 109(3 & 4) of the statute.)

6. DEVELOPMENT SITE LIMITS Check each that represents a condition which exists of the parent parcel

- Lake or riverfront parcel
- Includes wetlands
- Includes beach
- Within a floodplain
- Includes slopes more than 25% (a 1:4 or 14 degree angle) or steeper
- Is on muck soils or soils known to have severe limitations for on site sewage systems
- Is known or suspected to have an abandoned well, underground storage tank or contaminated soils

7. ATTACHMENTS

A. Survey, sealed by professional surveyor of proposed division(s) of **PARENT PARCEL** or a scale map drawing of proposed division(s) of parent parcel which must show:

1. Current boundaries (as of March 31, 1997)
2. All previous divisions made after March 31, 1997 (Indicate when made or none)
3. Proposed division(s)
4. Dimensions of the proposed divisions
5. Existing and proposed road/easement right-of-way
6. Easements for public utilities from each parcel to existing public utility facilities
7. Any existing improvements (building, wells, septic system, driveways, etc.)
8. Any of the features checked in question number 6

- B. If under 1 acre: A septic system permit or soil evaluation prepared by the Health Department that a permit will issue for each proposed parcel or in the alternative evidence that each proposed parcel is serviced by a public sewer system
- C. If under 1 acre: A well permit or an evaluation/indication prepared by the Health Department that approval will occur for potable water for each proposed parcel or in the alternative, evidence that each proposed parcel is serviced by a Public Water System.
- D. Indication of approval of permit form the Lenawee County Road Commission, MDOT or respective municipal street administrator for each proposed new road, easement or shared driveway.
- E. A copy of any transferred division rights (109(4) of the Act) in the parent parcel.
- F. A fee of \$ \_\_\_\_\_
- G. Other: \_\_\_\_\_

8. IMPROVEMENTS Describe an existing improvements (buildings, wells, septic, etc.) Which are on te parent parcel or indicate none: \_\_\_\_\_

9. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements made above are true and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the Subdivision Control Act, PA288 of 1967, as amended (particularly by PA 591 of 1996), M.C.L. 560.101 et seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time and if changed, the division(s) made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved division(s) are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made.

Property Owner's Signature: Gay L. Witt

**For Official Use Only:**

Reviewer's Action: Total: \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Approved: Conditions, if any: \_\_\_\_\_

Denied: Reasons (cite): \_\_\_\_\_

Signature & Date: \_\_\_\_\_

**LEGAL DESCRIPTION OF PARCEL TO BE REMOVED (Attach sheet if necessary):**

\*A survey is required for justification if more than 2 acres is needed to encompass the buildings.

Signature: Gay Witt Date: 2-12-24  
Landowner/Representative

*If this is signed by a Representative, please attach legal document granting authority.*

**Return completed request to the Farmland Preservation Office:**

EMAIL: [MDARD-PA116@Michigan.gov](mailto:MDARD-PA116@Michigan.gov)

Fax: 517-335-3131

MAIL: MDARD – Farmland, PO Box 30449, Lansing MI 48909



# Farmland Development Rights

## Partial Termination Checklist

Find the type of release that best fits your situation, gather the documentation required and submit all documents along with the completed Partial Termination Request form to the Farmland Preservation Program Office.

### Request for Release of PART OF AN AGREEMENT Prior to Expiration

- Releasing a parcel up to two acres with at least one structure that was present prior to the original execution date of the Agreement.**
  - Include items 1, 4, 7, 9 from the list below. Also include item 8 if request is for more than 2 acres. (Cannot exceed 5 acres.)
- Releasing a parcel up to two acres with Existing Buildings - Due to Death of a Named Person on the Agreement**
  - Include items 1, 2, 7, 9, 10 from the list below. Also include item 8 if request is for more than 2 acres. (Cannot exceed 5 acres.)
- Releasing a parcel up to two acres with Existing Buildings - Due to Disability of a Named Person on the Agreement**
  - Include items 1, 3, 7, 9, 10 from the list below. Also include item 8 if request is for more than 2 acres. (Cannot exceed 5 acres.)
- Releasing a parcel up to two acres for Someone Essential to the Farm**
  - Include items 1, 5, 7, 9 from the list below.
- Releasing a parcel - public interest is served by the release**
  - Include items 1, 6, 7, 9 from the list below.

### LIST OF ITEMS THAT MAY BE REQUIRED WITH REQUEST

1. The Farmland Development Rights Agreement number or a copy of the Agreement.
2. Copy of the death certificate. Request must be within 3 years of date of death.
3. Signed statement from a physician stating the type and severity of the disability and the condition represents a total and permanent disability.
4. A resolution of approval from the zoning authority (usually the township board) indicating at least one structure on the parcel to be removed predates the original execution date of the Farmland Agreement.
5. A resolution of approval from the zoning authority (usually the township board) indicating the release is for someone essential to the farm according to the definition in the law governing the program.
6. A resolution of approval from the zoning authority (usually the township board) indicating the release is for Public Interest and meets one or more conditions of 36111a.(1)(b) of Part 361 of the Natural Resources and Environmental Protection Act. [Sample resolutions may be found here.](#)
7. Legal description of the parcel to be released.
8. Documentation for need in excess of 2 acres.
9. A listing of the taxable value of the parcel to be released, including all buildings, for the past seven years on official letterhead, signed by the tax assessor.
10. Signed statement from the tax assessor indicating at least one structure on the parcel to be removed predates the original execution date of the Farmland Agreement.
11. Documentation of public interest.

**Return completed request to the Farmland Preservation Office:**

EMAIL: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

MAIL: MDARD – Farmland, PO Box 30449, Lansing MI 48909



**Lenawee County G.I.S**

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522  
 ADRIAN, MI. 49221 FAX: (517)264-4529

**MD0-117-1650-00**



1 inch = 450 feet

\*NOTE: THIS MAP IS INTENDED FOR ILLUSTRATION/ REFERENCE ONLY. LENAWEE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND IT IS NOT INTENDED AS A REPLACEMENT FOR A SURVEY.



**FARMLAND DEVELOPMENT RIGHTS  
PARTIAL TERMINATION REQUEST**

**Please complete and return with all required documentation to:**

EMAIL: [MDARD-PA116@Michigan.gov](mailto:MDARD-PA116@Michigan.gov) Fax: 517-335-3131  
 MAIL: MDARD-FARMLAND, PO BOX 30449, LANSING, MI 48909  
 More info: [Michigan.gov/Farmland](http://Michigan.gov/Farmland)  
 Office: 517-284-5663

**All items must be completed and submitted with the REQUIRED DOCUMENTATION.**

NAME OF PERSON MAKING REQUEST: <i>GARY WITT</i>		
MAILING ADDRESS: <i>3785 W. Cadmus Rd</i>		
CITY: <i>Adrian</i>	STATE: <i>MI.</i>	ZIP CODE: <i>49221</i>
E-MAIL ADDRESS:		PHONE: <i>517-403-1104</i>

**REQUIRED DOCUMENTATION:**

- 1) The **Agreement number** or a copy of the Agreement.
- 2) **Legal description** of 2 acres (maximum) to be terminated.
- 3) **Survey** of parcel for justification if more than 2 acres is requested to be terminated.
- 4) **A Resolution** of approval from the local government based upon the reason for termination; indicating that at least one structure predates the original enrollment date of the Agreement; Employee Essential to the Farm; Public Interest.
- 5) **Taxable Values** for the past seven years for the 2-acre parcel to be terminated from the local Tax Assessor on official letterhead.
- 6) A request for someone **Essential to the Farm** – submit documents (W-2, Schedule F, or payroll records) showing the person to whom the lot is being terminated for meets the requirements for someone essential to the farm.
- 7) For **Death or Disability**, a copy of the death certificate or a signed statement from a physician stating the type and severity of the disability and the condition represents a total and permanent disability.

**Agreement Number:** *46 - 6284C - 123137*

You may obtain a copy of the Agreement from the register of deeds office of the county the land is located. It is a three-part number on the bottom corner.

**Name(s) as appears on current Agreement:** *Witt Family Living Trust*

List all Names.

1. <i>GARY S. Witt Trustee</i>	2. <i>Cynthia J. Witt Trustee</i>
3.	4.

**Entity Name (Partnership, LLC, Corp, Trust):**

List all Partners/Members/Officers/Trustees. Indicate title after name.

1.	2.
3.	4.



**Lenawee County G.I.S**

301 N. MAIN ST  
 OLD COURTHOUSE 1ST FLOOR PHONE: (517)264-4522  
 ADRIAN, MI. 49221 FAX: (517)264-4529

**MD0-117-1650-00**



1 inch = 400 feet

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# CERTIFICATE OF SURVEY

Part of the Southwest 1/4 of Section 17, Town 7 South, Range 3 East,  
Madison Township, Lenawee County, Michigan

## 2.00 ACRE DESCRIPTION

All that part of the Southwest 1/4 of Section 17, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan described as beginning on the South line of Section 17 aforesaid, 634.50 feet South 90°00'00" East from the Southwest corner of said Section 17; thence North 00°00'00" East 265.00 feet; thence North 90°00'00" East 142.00 feet; thence South 00°00'00" East 61.34 feet; thence North 90°00'00" East 243.00 feet; thence South 00°00'00" West 203.66 feet to the South line of said Section 17; thence South 90°00'00" West 385.00 feet along said South line of Section 17 to the point of beginning.

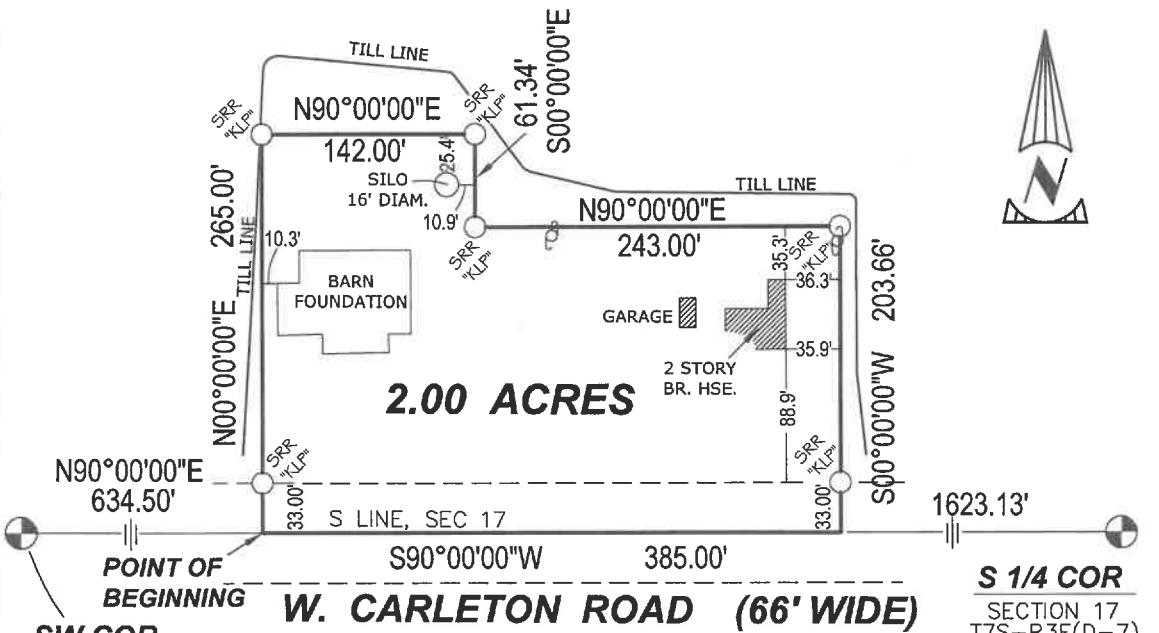
Containing 2.00 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

The bearings are referenced to the South line of Section 17 being an assumed bearing of North 90°00'00" East.

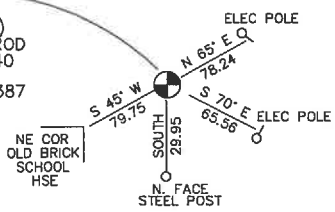
## (Tax Parcel MD0-117-1650-00) REMAINDER

The West 1/2 of the West 1/2 of Section 17, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan except that part described as beginning at the Northwest Corner of said Section 17; thence North 89°44'25" East 1322.2 feet; thence South 00°20'05" West 1976.88 feet; thence South 89°44'25" West 1322.01 feet; thence North 00°19'35" East to the point of beginning, also except that part of the Southwest 1/4 of Section 17, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan described as beginning on the South Line of Section 17 aforesaid, 634.50 feet South 90°00'00" East from the Southwest corner of said Section 17; thence North 00°00'00" East 265.00 feet; thence North 90°00'00" East 142.00 feet; thence South 00°00'00" East 61.34 feet; thence North 90°00'00" East 243.00 feet; thence South 00°00'00" West 203.66 feet to the South line of said Section 17; thence South 90°00'00" West 385.00 feet along said South line of Section 17 to the point of beginning.



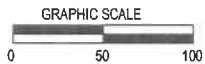
### SW COR

SECTION 17  
T7S-R3E(C-7)  
5/8" X 36" RE-ROD  
CAPPED PS 13040  
IN MON BOX  
RE-MON L.1, P. 387



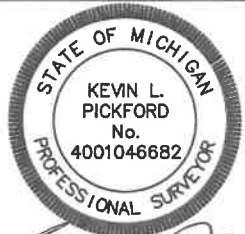
### LEGEND

- F.I.P. = Found Iron Pipe
- S.R.R. = Set Re-Rod
- F.R.R. = Found Re-Rod
- R. = Record
- M. = Measured
- ⊕ = UTILITY POLE



Drawn By	Checked By
sy	kp

I hereby certify that I have surveyed the parcel of land described and delineated herein; that the relative positional precision of each corner is within the accepted standards of professional surveying; that all the requirements of P.A. 132, 1970, as amended, have been complied with. This certificate of survey is for the exclusive use of the person (s) or entity named on this certificate and this certification does not extend to any unnamed third party.



*Kevin L. Pickford*  
Kevin L. Pickford  
Professional Surveyor No. 4001046682

FOR: WITT FAMILY TRUST	JOB No.: 401.2300917.000
SCALE: 1 inch = 100	DATE: November 30, 2023



237 NORTH MAIN STREET  
ADRIAN, MI 49221  
TEL: 517.283.4515  
FAX: 517.283.4535

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