

Dane County Rezone Petition

Application Date	Petition Number
10/20/2022	DCPREZ-2022-11910
Public Hearing Date	
12/13/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CEDAR CREEK VALLEY LLC (JULIETTE SCHICK)	PHONE (with Area Code) (608) 239-4721	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2631 COUNTY HIGHWAY J		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS juliette.schick@gmail.com		E-MAIL ADDRESS neil@williamsonsurveying.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	
2631 County Highway J					
TOWNSHIP SPRINGDALE	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-142-9501-9					

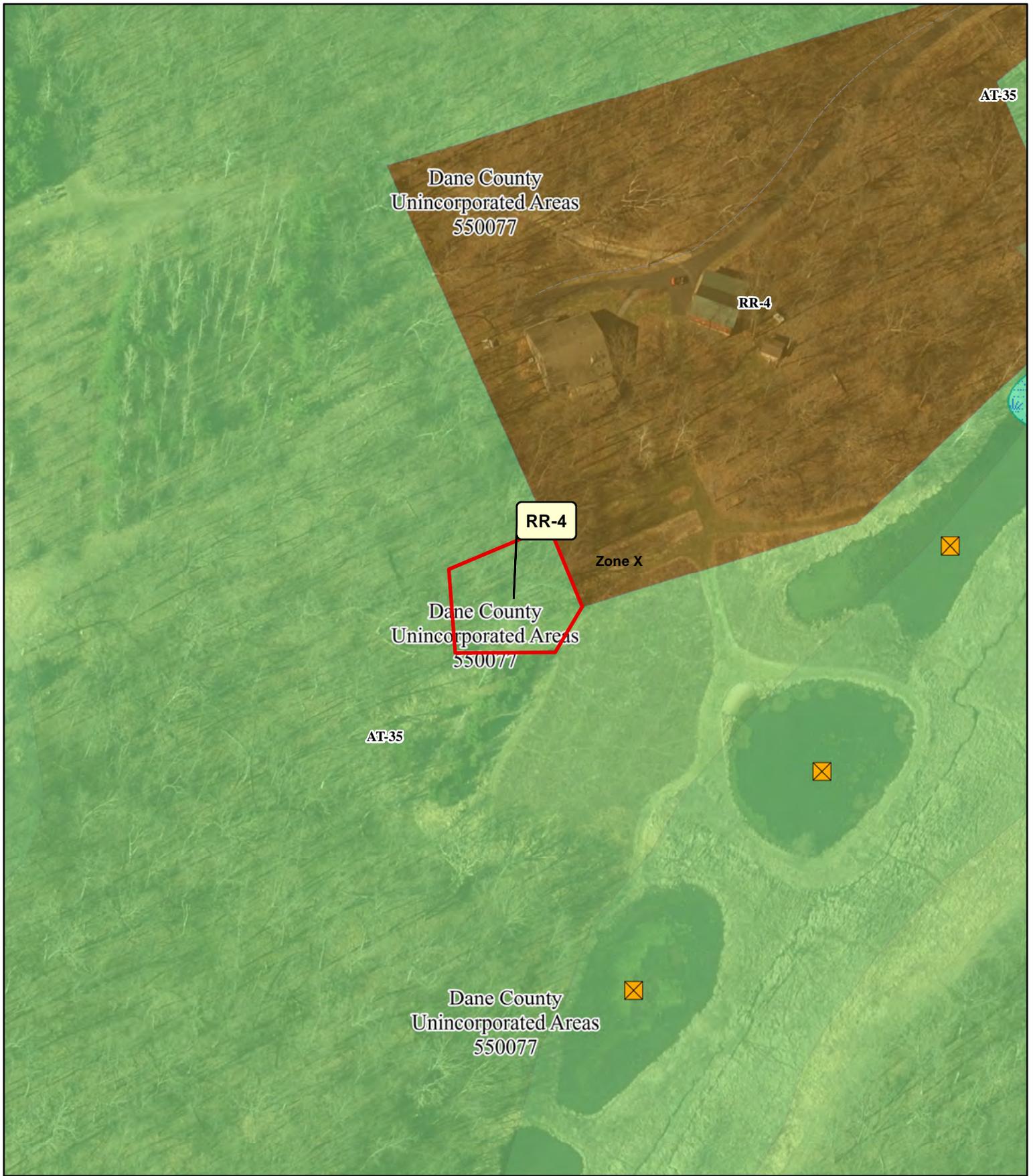
REASON FOR REZONE

EXPANDING RESIDENTIAL LOT BOUNDARY

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	0.16 Revised to 0.58 ac

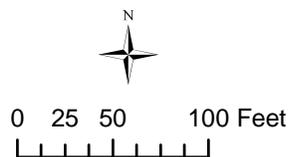
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PROPERTY IS SUBJECT TO SHORELAND ZONING



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11910
**CEDAR CREEK VALLEY
 LLC (JULIETTE SCHICK)**



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:	Juliette Schick (Cedar Creek Valley)	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	2631 County Highway "J"	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	juliette.schick@gmail.com	Email Address:	neil@williamsonsurveying.com
Phone#:	608-239-4721	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Springdale	Parcel Number(s):	054/0607-142-9501-9
Section:	14	Property Address or Location:	SE 1/4 of the NW 1/4 Section 14, T6N, R7E

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Juliette Schick and her husband Karl plan on putting a solar panel array on their property and want the array to be on their residential lot (Lot 1 C.S.M. No. 5792). The best place for the array is located off the southwest corner of Lot 1 C.S.M. No. 5792 and need to complete this rezone to add this land to their residential lot

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-4	0.16

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 10-19-22



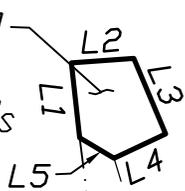
REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southeast 1/4 of the Northwest 1/4 of Section 14, T6N, R7E,
Town of Springdale, Dane County, Wisconsin.

AT-35 TO
RR-4
7,190 SQ. FT.
OR 0.16 ACRES



LANDS
(ZONED AT-35)

LOT 1
C.S.M. No. 5792
(ZONED RR-4)

SE 1/4
OF THE
NW 1/4

NE 1/4
OF THE
NW 1/4

**SEE REVISED
MAP**

684.56'
CENTER OF SECTION
SECTION 14-6-7
FD. 1" IRON PIPE

TOTAL SECTION LINE
S 00°40'35" W 2,641.25'

1,956.69'

NORTH 1/4 CORNER
SECTION 14-6-7
FD. 1" IRON PIPE

LANDS
(ZONED AT-35)

SW 1/4
OF THE
NE 1/4

NW 1/4
OF THE
NE 1/4

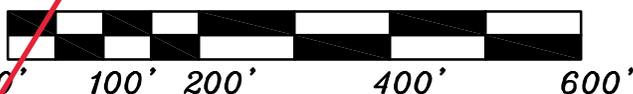
LINE TABLE:

L#	BEARING	DISTANCE
L1	S 83°37'29" W	78.21'
L2	N 04°22'55" W	65.61'
L3	N 67°03'24" E	85.23'
L4	(S 25°27'19" E) S 25°03'48" E	59.81'
L5	S 30°31'11" W	41.53'



V.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NW 1/4 OF SECTION 14-6-7
LINE TO BEAR = S 00°40'35" W

SCALE 1" = 200'



33.0

33.0

C O U N T Y H I G H W A Y " J "

22W-411

AT-35 TO RR-4

A parcel of land located in part of the Southeast 1/4 of the Northwest 1/4 of Section 14, T6N, R7E, Town of Springdale, Dane County, Wisconsin, being more particularly described as follows: Commencing at the North 1/4 Corner of said Section 14; thence S 00°40'35" W along the east line of the Northwest 1/4, 1,816.21 feet; thence S 66°36'10" W, 218.66 feet to the southernmost point of Lot 1 Certified Survey Map No. 5792 and to the point of beginning. Thence continue S 66°36'10" W, 338.42 feet; thence N 08°34'35" W, 405.45 feet to the northwest corner of said Lot 1; thence along said Lot 1 for the next two course S 25°03'48" E, 367.66 feet; thence N 72°50'04" E, 225.35 feet to the point of beginning. This parcel contains 25,292 sq. ft. or 0.58 acres thereof.