

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/15/2020	DCPREZ-2020-11624
Public Hearing Date	C.U.P. Number
12/22/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TWIN ROCK LLC (Bret Saalsaa)	PHONE (with Area Code) (608) 576-6136	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) 608-255-5705
BILLING ADDRESS (Number & Street) 7935 ALMOR DR		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS bretsaalsaa@aol.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2528 Spring Rose Road					
TOWNSHIP VERONA	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-183-8680-4					

REASON FOR REZONE	CUP DESCRIPTION
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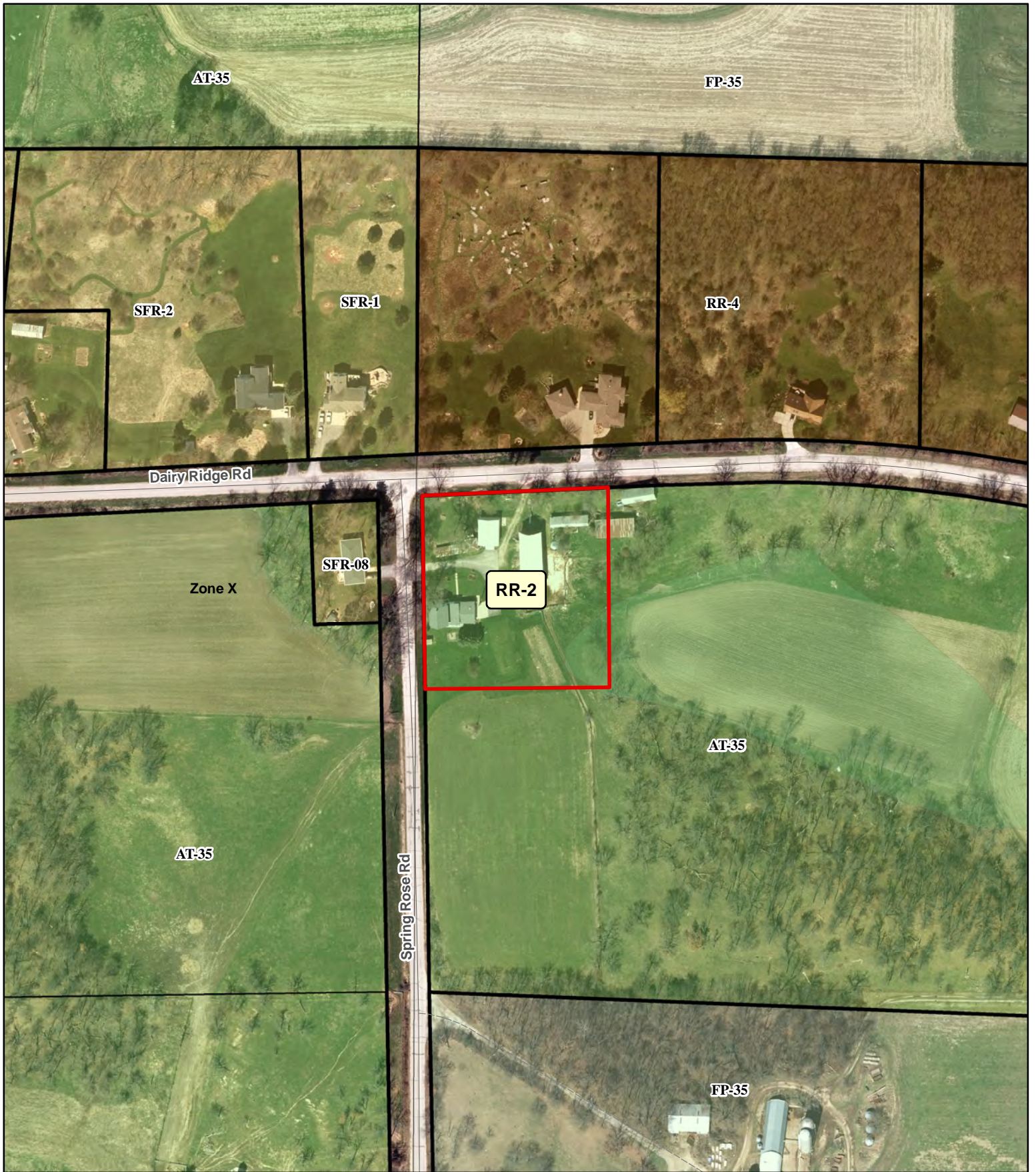
SEPARATING EXISTING RESIDENCE FROM FARMLAND	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District	2.52		



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 RWL1	SIGNATURE:(Owner or Agent)
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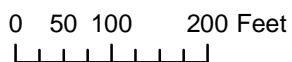
PRINT NAME:

DATE:



Legend

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



Petition 11624
TWIN ROCK LLC



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:	Twin Rock LLC (Bret Saalsaa)	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7935 Almor Dr	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	bretsaalsaa@aol.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-576-6136	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	verona	Parcel Number(s):	0608-183-8680-4
Section:	18	Property Address or Location:	2528 Spring Rose Rd

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>

Bret is trying to separate the existing house and buildings from the remaining farm land so that he can sell this proposed parcel and keep the remaining farm land.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-2	2.52

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 10-15-2020



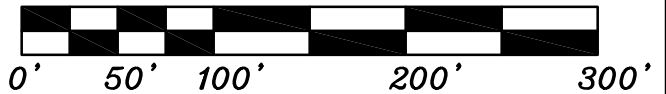
REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

A PARCEL OF LAND LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

SCALE 1" = 100'

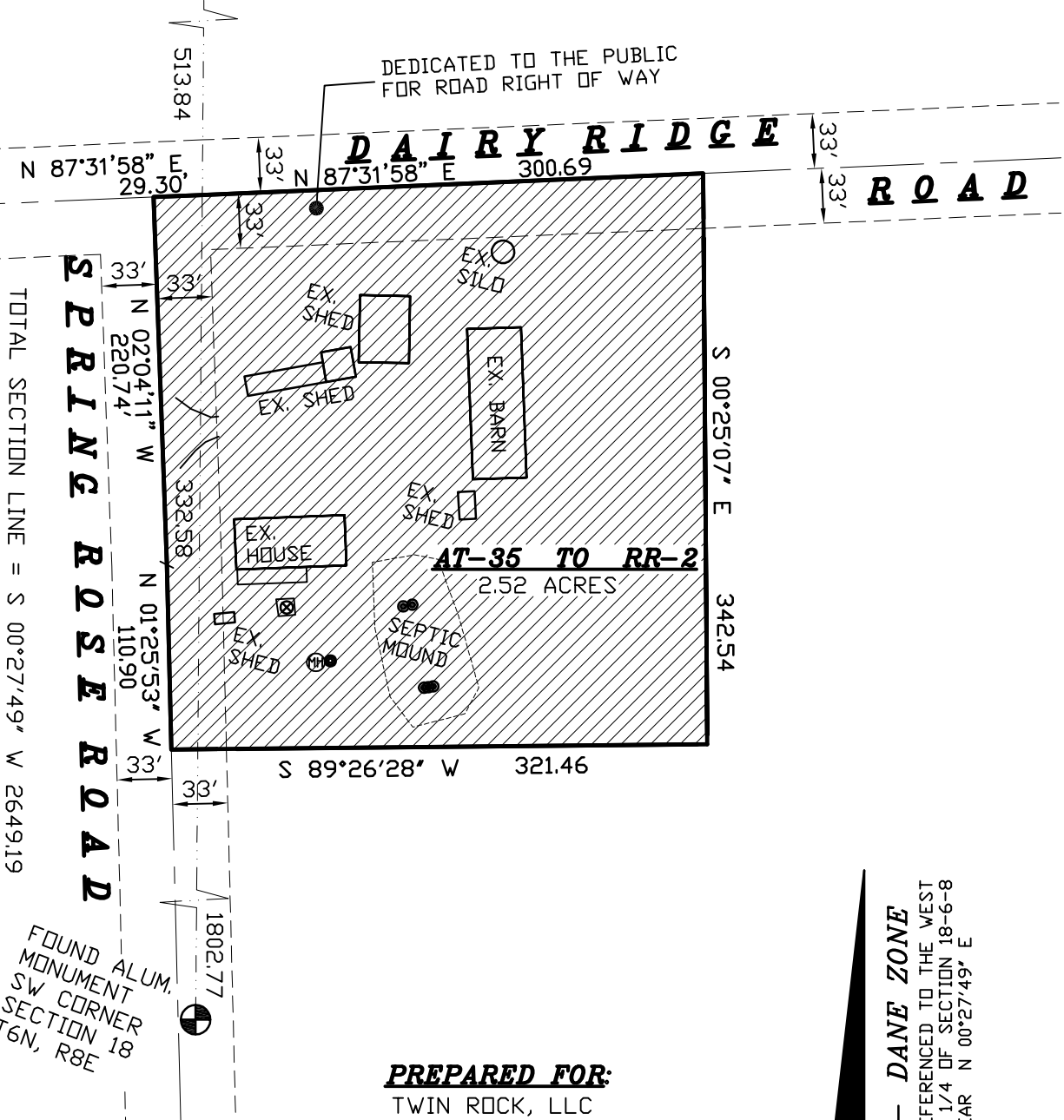


FOUND ALUM. MON.
WEST 1/4 CORNER
SECTION 18
T6N, R8E

DEDICATED TO THE PUBLIC
FOR ROAD RIGHT OF WAY

DAIRY RIDGE

ROAD



TOTAL SECTION LINE = S 00°27'49" W 2649.19

FOUND ALUM.
MONUMENT
SW CORNER
SECTION 18
T6N, R8E

PREPARED FOR:

TWIN ROCK, LLC
C/O: BRET SAALSAA
7935 ALMOR DR
VERONA, WI 53593

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW 1/4 OF SECTION 18
LINE TO BEAR N 00°27'49" E

AT-35 TO RR-2

A parcel of land located in part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T6N, R8E in the Town of Verona, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 18; thence S 00°27'49" W, 513.84 feet to the centerline of Dairy Ridge Road and the point of beginning.

thence N 87°31'58" E along said centerline, 300.69 feet; thence S 00°25'07" E, 342.54 feet; thence S 89°26'28" W, 321.46 feet to the centerline of Spring Rose Road; thence N 01°25'53" W along said centerline, 110.90 feet; thence N 02°04'11" W along said centerline, 220.74 feet to the centerline of Dairy Ridge Road; thence N 87°31'58" E along said centerline, 29.30 feet to the point of beginning. This parcel contains 2.52 acres and is subject to a road right of way over the northerly and westerly part as thereof.