

Dane County Rezone Petition

Application Date	Petition Number
02/27/2026	DCPREZ-2026-12268
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ADAM & EMILY CHILDS	PHONE (with Area Code)	AGENT NAME VIERBICHER ASSOCIATES	PHONE (with Area Code) (608) 821-3962
BILLING ADDRESS (Number & Street) W14073 CRESTVIEW DR		ADDRESS (Number & Street) 525 JUNCTION ROAD - SUITE 7000	
(City, State, Zip) PRAIRIE DU SAC, WI 53578		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS		E-MAIL ADDRESS	

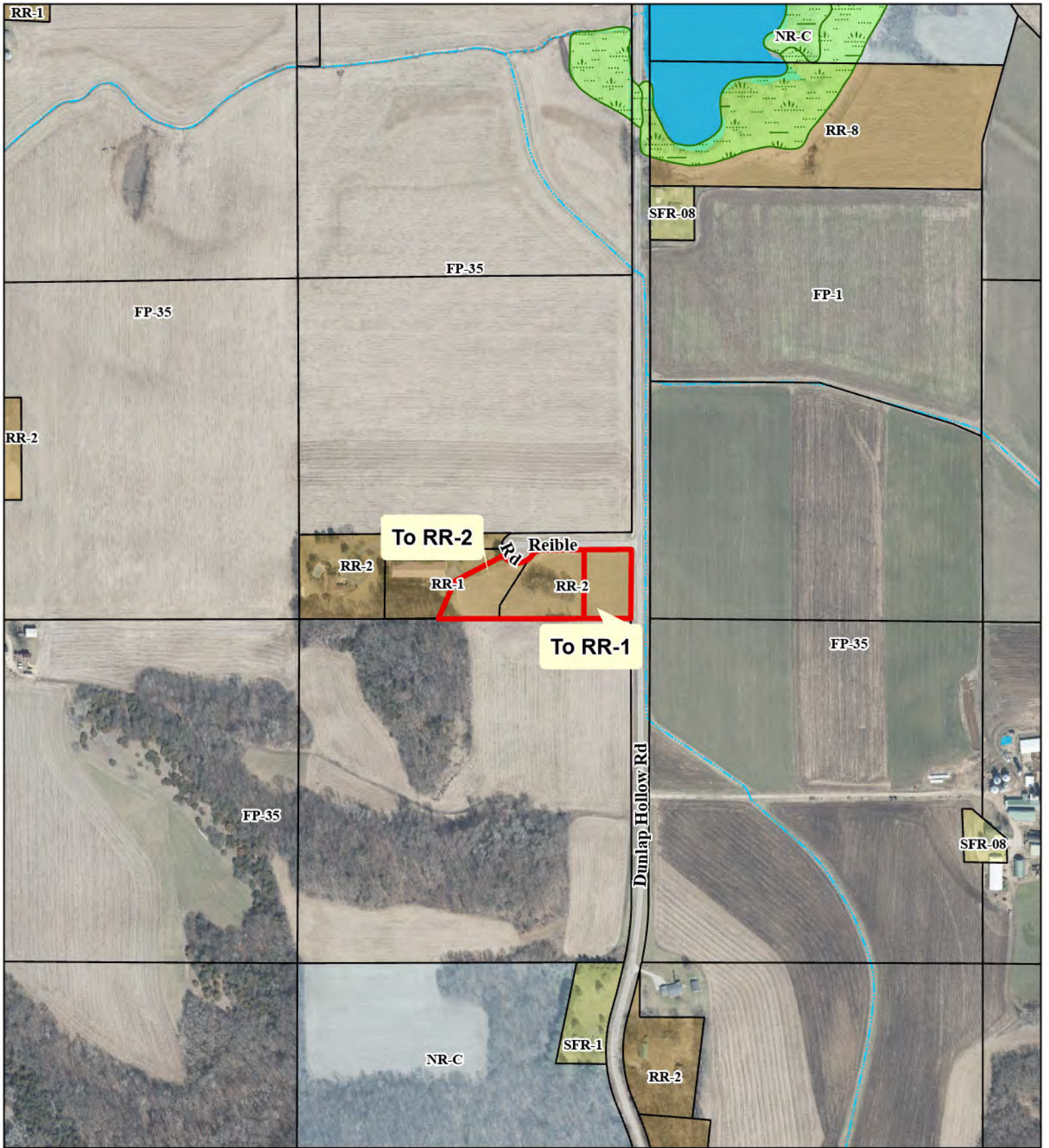
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
east of 9265 Reible Road					
TOWNSHIP ROXBURY	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-194-9800-9		0907-194-9830-3			

REASON FOR REZONE

SHIFTING PROPERTY LINES BETWEEN EXISTING RESIDENTIAL LOTS

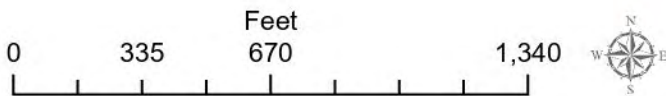
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-1 Rural Residential District	RR-2 Rural Residential District	2.53
RR-2 Rural Residential District	RR-1 Rural Residential District	1.10

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) PRINT NAME: DATE:
<p>COMMENTS: A NAVIGABILITY DETERMINATION WILL NEED TO BE OBTAINED ON THE INTERMITTENT WATERWAY ALONG THE EAST SIDE OF DUNLAP HOLLOW ROAD TO DETERMINE SHORELAND REQUIREMENTS OF PROPERTIES.</p>				



**PETITION 12268
ADAM & EMILY CHILDS**

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas





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:	Adam & Emily Childs	Agent Name:	Vierbicher Associates
Address (Number & Street):	W14073 Crestview Drive	Address (Number & Street):	525 Junction Road - Suite 7000
Address (City, State, Zip):	Prairie du Sac, WI 53578	Address (City, State, Zip):	Madison, WI 5717
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Roxbury	Parcel Number(s):	0907-194-9800-9 & 0907-194-9830-3
Section:	19-09-07 SE1/4-SE 1/4	Property Address or Location:	Reible Road

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>
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The Childs currently own both vacant parcels and want to adjust the lot line on current CSM 3364 and modify the zoning on each parcel to match the new CSM lines. Each parcel currently has RR-1 & RR-2 but the would like to swap lot sizes and zoning by way of new rezone request and CSM. I have spoken with the Town of Roxbury and they have no issues with this proposal.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-1	RR-2	2.53
RR-2	RR-1	1.10

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 Michael D. Zil Date 2/18/26

M:\Ganser\260027 - 2026 General Services\Childs Residence-Reible Road\260027_Zoning Map.dwg by: mzie 16 Feb 2026 - 1:27p

LEGAL DESCRIPTION:

RR-1 and RR-2 Zoning to RR-2 and RR-1 Zoning:

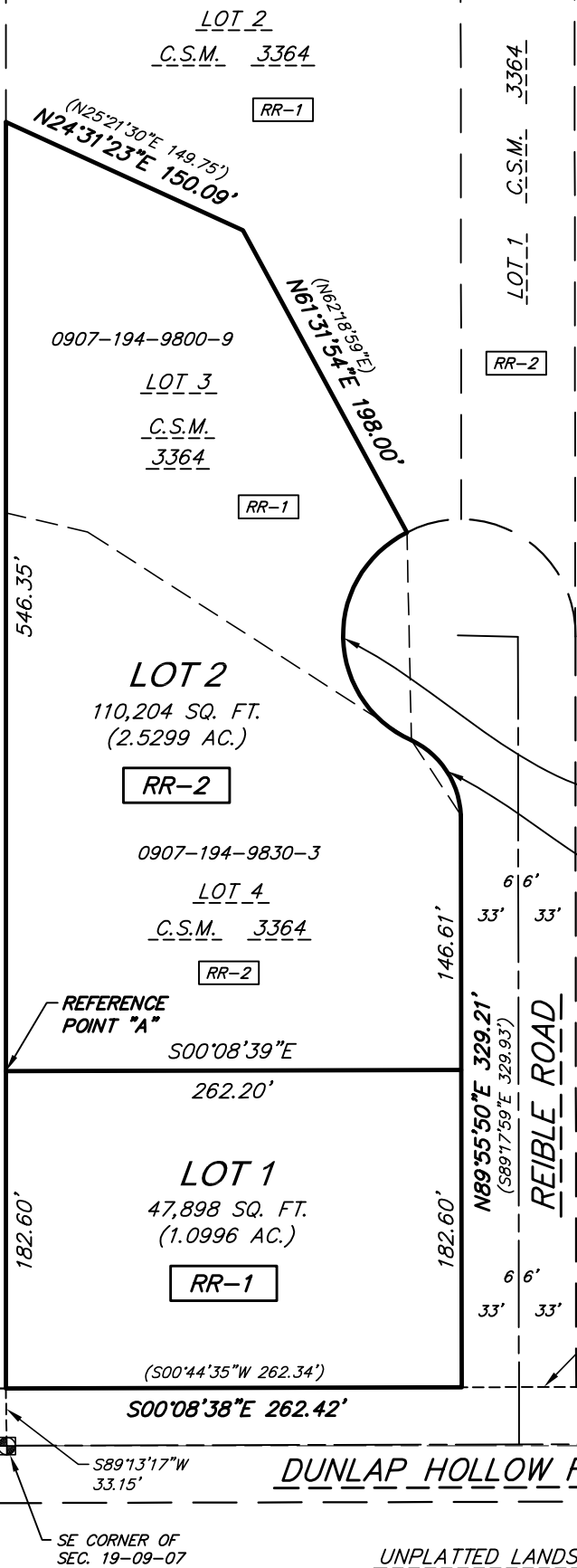
Being Lots 3 and 4, Certified Survey Map Number 3364 as recorded in Volume 13 of Certified Survey Maps, on pages 150-151, as Document Number 1648514, Dane County Register of Deeds and part of the SE 1/4 of the SE 1/4 of Section 19, Township 09 North, Range 07 East, Town of Roxbury, Dane County, Wisconsin, more fully described as follows:

RR-1 Zoning Description:

Commencing at the Southeast corner of said Section 19; thence S89°13'17"W, 33.15 feet to the southeast corner of said Lot 4 and the point of beginning of this description; thence S89°59'56"W, along the south line of said Lot 4, a distance of 182.60 feet to Reference Point "A"; thence N00°08'39"W, 262.20 feet to the northerly line of said Lot 4; thence N89°55'50"E, along said northerly line, 182.60 feet to the northeast corner of said Lot 4; thence S00°08'38"E, along the east line of said Lot 4, a distance of 262.42 feet to the point of beginning. Said description contains approximately 47,898 square feet or 1.0996 acres.

RR-2 Zoning Description:

Beginning at said Reference Point "A"; thence S89°59'56"W, along the south line of said C.S.M., 546.35 feet to the southwest corner of said Lot 3; thence N24°31'23"E, along the westerly line of said Lot 3, a distance of 150.09 feet; thence N61°31'54"E, along the northwesterly line of said Lot 3, a distance of 198.00 feet to a point of curvature on the westerly right-of-way line of Reible Road; thence 149.52 feet along the arc of a curve to the left having a radius of 66.00 feet and a chord bearing N88°45'11"E, 119.53 feet to a point of reverse curvature; thence 54.42 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing N56°35'44"E, 51.77 feet; thence N89°55'50"E, along the north line of said Lot 4, a distance of 146.61 feet; thence S00°08'39"E, 262.20 feet to the point of beginning. Said description contains approximately 110,204 square feet or 2.5299 acres.



L=149.52', R=66.00'
I=129°47'52"
LC=N88°45'11"E 119.53'

L=54.42', R=50.00'
I=62°21'18"
LC=N56°35'44"E 51.77'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE SE 1/4 OF SEC. 19-09-07 MEASURED AS BEARING S00°01'13"E

SCALE: 1" = 100'



**EXHIBIT A
ZONING MAP**

SCALE	1"=100'	SHEET 1 OF 1
CHECKED	MZIE	
DRAFTER	MZIE	
DATE	02/11/2026	
JOB NO.	260027	

LEGAL DESCRIPTION:

RR-1 and RR-2 Zoning to RR-2 and RR-1 Zoning:

Being Lots 3 and 4, Certified Survey Map Number 3364 as recorded in Volume 13 of Certified Survey Maps, on pages 150-151, as Document Number 1648514, Dane County Register of Deeds and part of the SE 1/4 of the SE 1/4 of Section 19, Township 09 North, Range 07 East, Town of Roxbury, Dane County, Wisconsin, more fully described as follows:

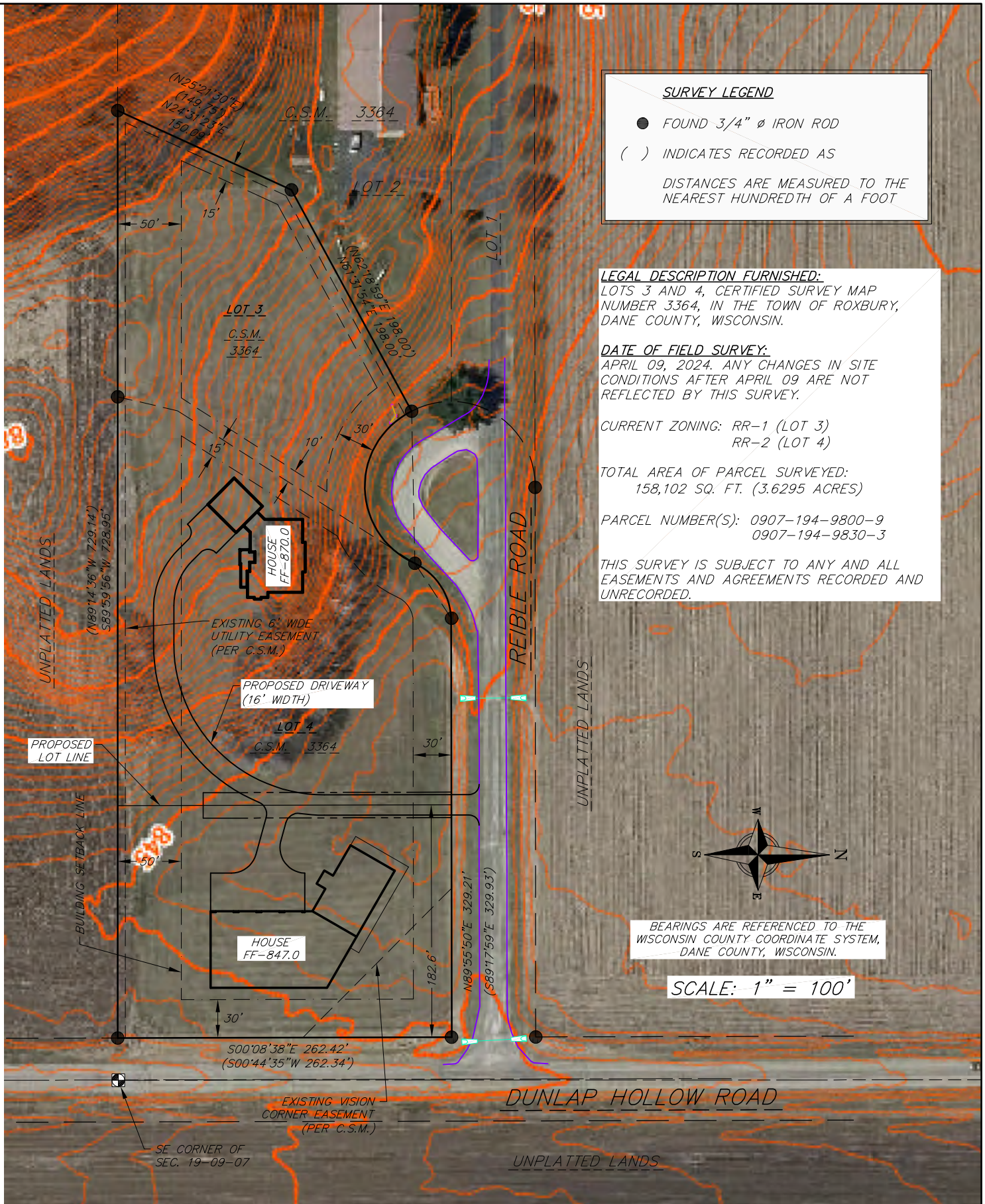
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M:\Ganser\260027 - 2026 General Services\Childs Residence-Reible Road\260027_Site Plan.dwg by: mzie 11 Feb 2026 - 9:44a



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

LEGAL DESCRIPTION FURNISHED:
 LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 3364, IN THE TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

DATE OF FIELD SURVEY:
 APRIL 09, 2024. ANY CHANGES IN SITE CONDITIONS AFTER APRIL 09 ARE NOT REFLECTED BY THIS SURVEY.

CURRENT ZONING: RR-1 (LOT 3)
 RR-2 (LOT 4)

TOTAL AREA OF PARCEL SURVEYED:
 158,102 SQ. FT. (3.6295 ACRES)

PARCEL NUMBER(S): 0907-194-9800-9
 0907-194-9830-3

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



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN.

SCALE: 1" = 100'



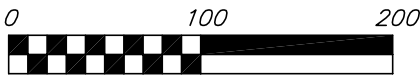
SITE PLAN EXHIBIT
CHILDS RESIDENCE
TOWN OF ROXBURY,
DANE COUNTY, WI.

SCALE	1"=100'	SHEET 1 OF 1
CHECKED	MZIE	
DRAFTER	MZIE	
DATE	02/10/2026	
JOB NO.	260027	

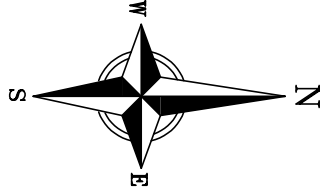
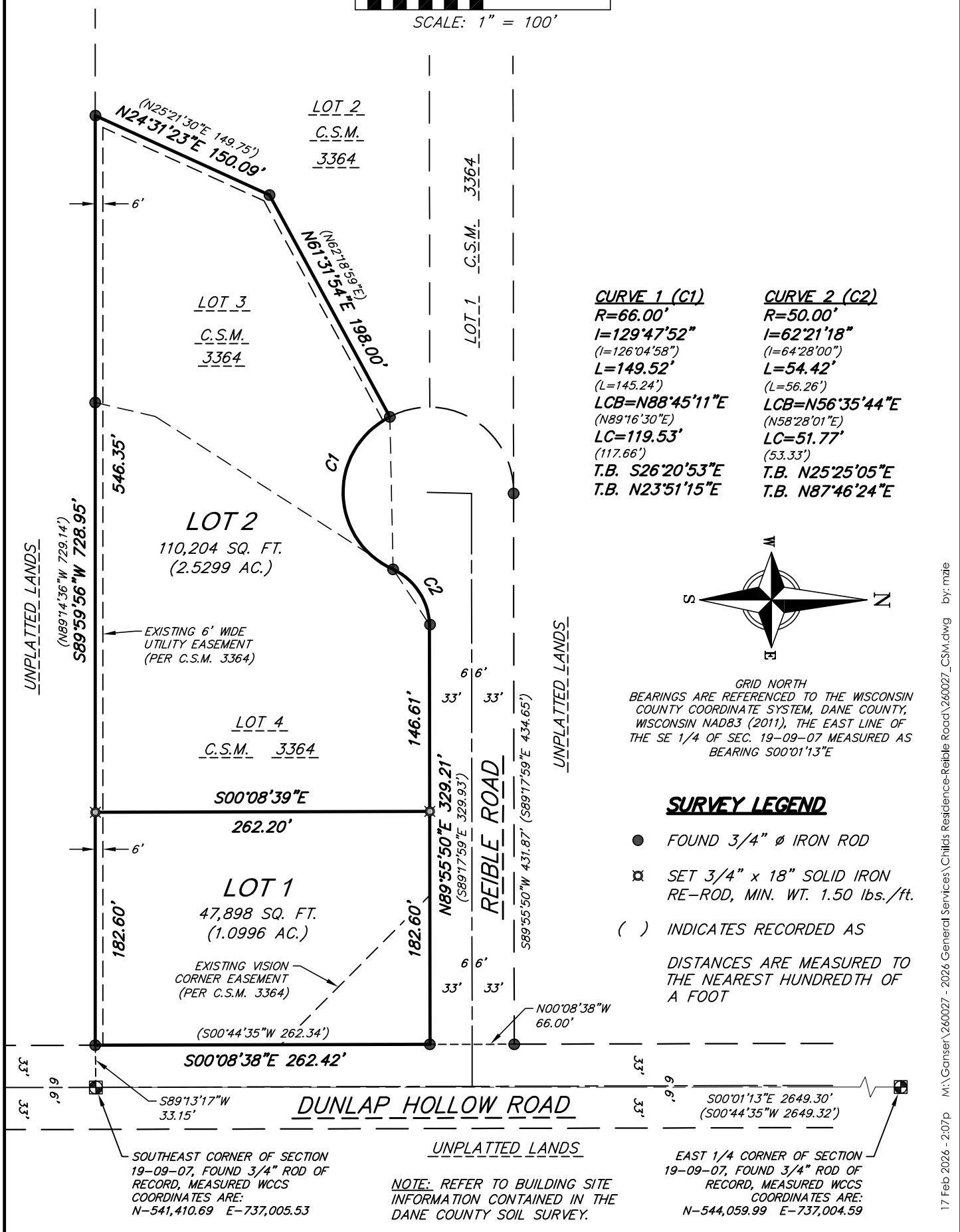
PRELIMINARY

CERTIFIED SURVEY MAP No.

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 3364 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, ON PAGES 150-151, AS DOCUMENT NUMBER 1648514, DANE COUNTY REGISTER OF DEEDS AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 09 NORTH, RANGE 07 EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



SCALE: 1" = 100'



GRID NORTH
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN NAD83 (2011), THE EAST LINE OF THE SE 1/4 OF SEC. 19-09-07 MEASURED AS BEARING S00°01'13"E

SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
 - ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



FN: 260027
DATE: 02/19/2026
REV:
Drafted By: MZIE
Checked By: GBLA

SURVEYED FOR:
Ganser Construction, Inc.
1900 Prairie Street
Prairie du Sac, WI 53578

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET 1 OF 3

17 Feb 2026 - 2:07p M:\Ganser\260027 - 2026 General Services\Childs Residence-Reible Road\260027_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 3364 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, ON PAGES 150-151, AS DOCUMENT NUMBER 1648514, DANE COUNTY REGISTER OF DEEDS AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 09 NORTH, RANGE 07 EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN

TOWN OF ROXBURY APPROVAL

Resolved that this Certified Survey Map shown hereon is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Roxbury this _____ day of _____, 2026.

Town Clerk, Town of Roxbury

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 20____.

Daniel Everson, Authorized Representative

Date

LEGAL DESCRIPTION

All of Lots 3 and 4, Certified Survey Map Number 3364 as recorded in Volume 13 of Certified Survey Maps, on pages 150-151, as Document Number 1648514, Dane County Register of Deeds and part of the SE 1/4 of the SE 1/4 of Section 19, Township 09 North, Range 07 East, Town of Roxbury, Dane County, Wisconsin.

Said description contains approximately 158,102 square feet or 3.6295 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of the owners of said land and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinances of the Town of Roxbury in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: FEBRUARY 19, 2026

Signed: Michael J. Ziehr
Michael J. Ziehr, P.L.S. S-2401



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds



FN: 260027
DATE: 02/19/2026
REV:
Drafted By: MZIE
Checked By: GBLA

SURVEYED FOR:
Ganser Construction, Inc.
1900 Prairie Street
Prairie du Sac, WI 53578

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

**SHEET
3 OF 3**