

Dane County Rezone & Conditional Use Permit

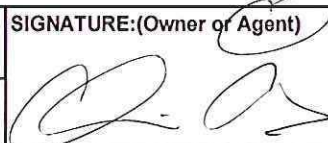
Application Date	Petition Number
02/15/2017	DCPREZ-2017-11117
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIMOTHY P SWEENEY	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2778 PRAIRIE CIR		ADDRESS (Number & Street) 104 A WEST MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS LAS@SWEENEYCONST.COM		E-MAIL ADDRESS NOA@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2778 PRAIRIE CIR					
TOWNSHIP VERONA	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-074-8093-0					

REASON FOR REZONE	CUP DESCRIPTION
CREATION OF 4 LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	RH-1 Rural Homes District	2.47		
A-3 Agriculture District	RH-2 Rural Homes District	6.03		
A-3 Agriculture District	RH-3 Rural Homes District	9.3		
A-3 Agriculture District	RH-4 Rural Homes District	21.53		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Chris Adams</u>
DATE: <u>2-15-2017</u>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Tim and Linda Sweeney</u>	Agent's Name	<u>Williamson Surveying and Associates LLC</u>
Address	<u>2778 Prairie Circle</u> <u>Verona, WI</u>	Address	<u>104A West Main Street</u> <u>Waunakee, WI 53597</u>
Phone	<u>206-6630</u>	Phone	<u>(608) 255-5705</u>
Email	<u>las@sweeneyconst.com</u>	Email	<u>noa@williamsonsurveying.com</u>

Town: Verona Parcel numbers affected: 0608 074 8093 0

Section: 07 Property address or location: 2778 Prairie Circle Verona, WI

Zoning District change: (To / From / # of acres) Lot 1 = A-3 to RH-1(2.47 AC) Lot 2 = A-3 to RH-2 (6.03 AC)
Lot 3 = A-3 to RH-3 (9.30 AC) Lot 4 = A-3 to RH-4 (21.53 AC)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 48 % Other: 52 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

See Attachment

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 2-14-2017

Widish, Shawn

From: Amanda Arnold <AArnold@town.verona.wi.us>
Sent: Wednesday, December 14, 2016 10:55 AM
To: Lane, Roger
Cc: Widish, Shawn; Klinkner, Patrick; John Wright; Douglas Maxwell (douglas.maxwell08@gmail.com)
Subject: RE: 2778 Prairie Circle

Thanks, Roger.

I don't know if the Sweeneys currently have living space in their barn or not. They didn't discuss that with me. I flipped through our building permit file for their property and I don't see any permits related to the interior of the barn.

I thought they were just talking about living space in a new barn (and yesterday was the first time they mentioned that concept to me). It sounds like the question about zoning district options is a moot point and they just can't do it unless they come up with a different preliminary CSM and plan for two house on two separate lots.

Please keep me posted of any conversations you have with them. They'd like to come back to our Plan Commission on the 29th of December to discuss A2, but it sounds like that's a bit premature.

Amanda

Amanda Arnold, AICP
Planner/Administrator



335 N. Nine Mound Rd
Verona, WI 53593
(608) 845-7187

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From: Lane, Roger [mailto:lane.roger@countyofdane.com]
Sent: Wednesday, December 14, 2016 9:37 AM
To: Amanda Arnold
Cc: Widish, Shawn; Klinkner, Patrick; John Wright
Subject: RE: 2778 Prairie Circle

We are still in the process of accepting the application for the Sweeney's. The still have not paid for the rezoning application or for the waiver to no road frontage.

Concerning Lot 1,

If the barn has a living space in it, it would be considered an illegal land use and may interfere with the rezoning application. The zoning code only allow for one living unit on one property. It appears that there were major improvements to the structure in 2008 without any zoning permits issued. Also the sanitary reports note that there are

no documentation of plumbing to be allowed in the building. All public needs to be recorded with the Department of Health.

If they would like to keep the building as a secondary residence, they will need to be separate the building off as another residential lot. Current ordinances state one principal building per lot. There are no provisions for a secondary residential structure (guest house). This issue should be addressed prior to rezoning.

For there new design for Lot 4, The A-2 Zoning District allows for agricultural accessory buildings to have plumbing fixtures in them as part of agricultural uses (horse boarding facility, limited family business). It is not intended to have second residences on the property. I think it sets a bad precedence for having any accessory building having the ability to be used as a second residence. The area could be rented out very easily. This has caused numerous complaints through out the county in the past when discovered. People have the understanding that there is one residence per lot and that's it.

Roger Lane
Dane County Zoning Administrator

From: Amanda Arnold [<mailto:AArnold@town.verona.wi.us>]
Sent: Wednesday, December 14, 2016 8:04 AM
To: Lane, Roger
Subject: FW: 2778 Prairie Circle

Hi Roger,

The Sweeneys, who own 2778 Prairie Circle, submitted an application with the County a few days ago. The Town already took action on their rezoning because we did it along with DiMaggio's application last week. However, I didn't know what they wanted to do with their barn (having living space in it), so the Plan Commission suggested RH4. Now the Sweeneys would like A2, but I don't think the Town PC and Board will go for that. Are there any other zoning options?

Thanks,
Amanda

Amanda Arnold, AICP
Planner/Administrator



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(608) 845-7187

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From: Linda Sweeney [<mailto:las@sweeneyconst.com>]
Sent: Tuesday, December 13, 2016 4:58 PM
To: Amanda Arnold
Cc: Tim Sweeney
Subject: 2778 Prairie Circle

Hi Amanda,

Thank you for talking with us earlier today. After our conversation with Shawn Widish at the Dane County Planning & Dev we are questioning the district classification in which the board is recommending and gave approval last week. Per our conversation with you, you asked us to provide a summary of our direction/intentions regarding the overall plans for this lot/parcel.

Our preliminary architectural design plans for this new parcel (lot 4) include the following buildings and time frame;

1. Residential home to be used for us personally - to begin construction after our existing home is sold.
2. Approx 14 X 22 separate building for use as a woodworking shop - constructed during the construction of the stable.
3. Stable which will include stalls for 2 horses, horse trailer, hay, tack & carriage storage and studio which will include a bathroom, kitchenette and living space. The studio will be used by us during the construction of our home so that we can live on the premises for the care of our horses and cats. Once our home is completed the studio will be used by our horse & cat sitter while we are away.
4. Lots 2 and 3 will be converted into crop land and will be cropped with the land on Lot 4 that does not have a stable, pasture and home on it (approx. 30 acres).

It is our understanding that the RH-4 zoning district will not allow any sanitary fixtures in accessory building unless a principal residential exists or is under construction. The A zoning districts do not have these restrictions. It also dictates where the buildings are located (must be located in the rear yard), not the location we have in our preliminary architectural plans.

Thank you, Linda

Linda Sweeney
Architectural Designer & Business Manager
Direct 608-661-1011
Cell 608-206-6635



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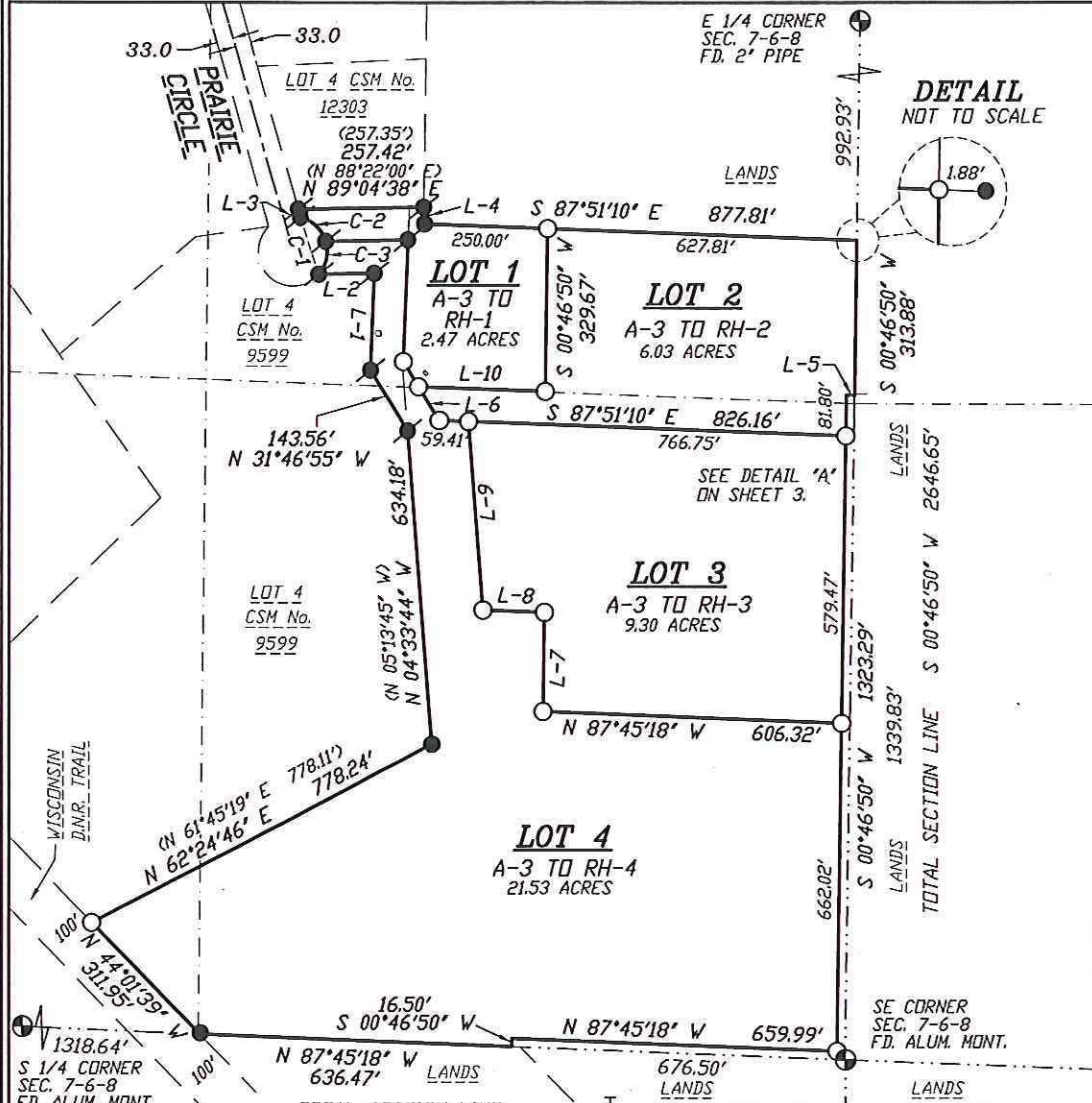


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

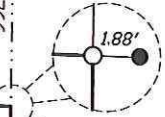
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4, SW 1/4, and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E,
Town of Verona, Dane County, Wisconsin. Including part of Lot 4 C.S.M. No. 9599.



DETAIL
NOT TO SCALE

E 1/4 CORNER
SEC. 7-6-8
FD. 2' PIPE



SEE DETAIL 'A'
ON SHEET 3.

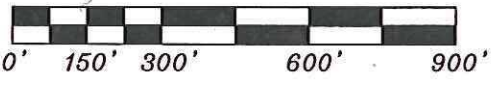
SE CORNER
SEC. 7-6-8
FD. ALUM. MONT.

S 1/4 CORNER
SEC. 7-6-8
FD. ALUM. MONT.

SURVEYORS SEAL

PRELIMINARY
FOR REVIEW

SCALE 1" = 300'



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 7-6-8
LINE TO BEAR N 87°45'18" W