

Dane County Rezone Petition

Application Date	Petition Number
01/22/2021	DCPREZ-2021-11669
Public Hearing Date	
03/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT M DILLIS	PHONE (with Area Code) (608) 220-0756	AGENT NAME DIANA EISENBERG	PHONE (with Area Code) (608) 257-2281
BILLING ADDRESS (Number & Street) 1710 SPRING ROSE RD		ADDRESS (Number & Street) 33 E. MAIN STREET, STE. 610	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS bdillis@gmail.com		E-MAIL ADDRESS deisenberg@stroudlaw.com	

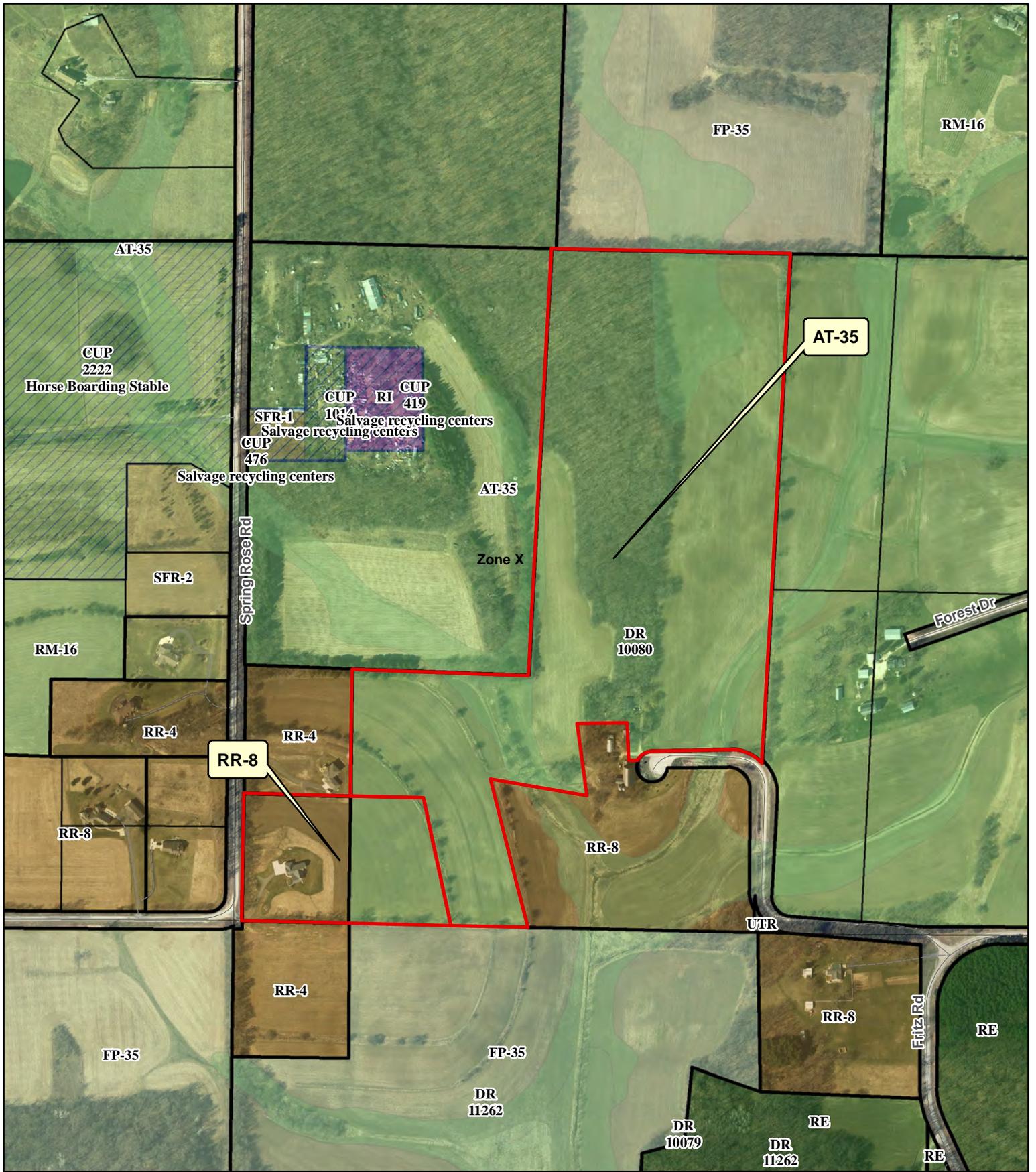
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1710 Spring Rose Road					
TOWNSHIP VERONA	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-313-9210-0		0608-313-8055-0			

REASON FOR REZONE

INCREASE THE SIZE OF AN EXISTING RESIDENTIAL LOT

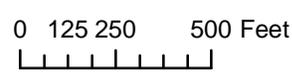
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-8 Rural Residential District	5.02
AT-35 Agriculture Transition District	RR-8 Rural Residential District	3.78

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:
---	--	--	---	---



Legend

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



Petition 11669
 ROBERT M DILLIS



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:	Robert Dillis	Agent Name:	Diana Eisenberg
Address (Number & Street):	1710 Spring Rose Rd	Address (Number & Street):	33 E. Main St, Ste. 610
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53703
Email Address:	bdillis@gmail.com	Email Address:	deisenberg@stroudlaw.com
Phone#:	608-220-0756	Phone#:	608-257-2281

PROPERTY INFORMATION

Township:	Verona	Parcel Number(s):	0608-313-9210-0 & 0608-313-8055-0
Section:	31	Property Address or Location:	1710 Spring Rose Rd & 1645 Fritz Rd, Verona, WI 53593

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>
---	--

Lot line adjustment between Lot 2 and Lot 3 CSM 12831. No new lots will be created. The current zoning for Lot 2 is RR-4 at 5.02 acres, and Lot 3 is zoned AT-35 at 56.24 acres. The proposed adjustment would add 3.78 acres to Lot 2. The intent of this adjustment is to extend Lot 2 to encompass the rest of the field, to the natural border of the fence/tree line. As this would put the enlarged lots size at slightly over the 8 acre threshold of its current RR-4 zoning, we're proposing the zoning be changed to RR-8 to correspond. Lot 3 would remain AT-35.

In conjunction with this application, the owners request that the deed restrictions recorded as Dane County Document No. 4623776 be terminated or amended, as necessary, to permit the proposed lot line adjustment.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-8	8.80 (incl. ROW)
AT-35	AT-35	52.56

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
--	--	---	---	---

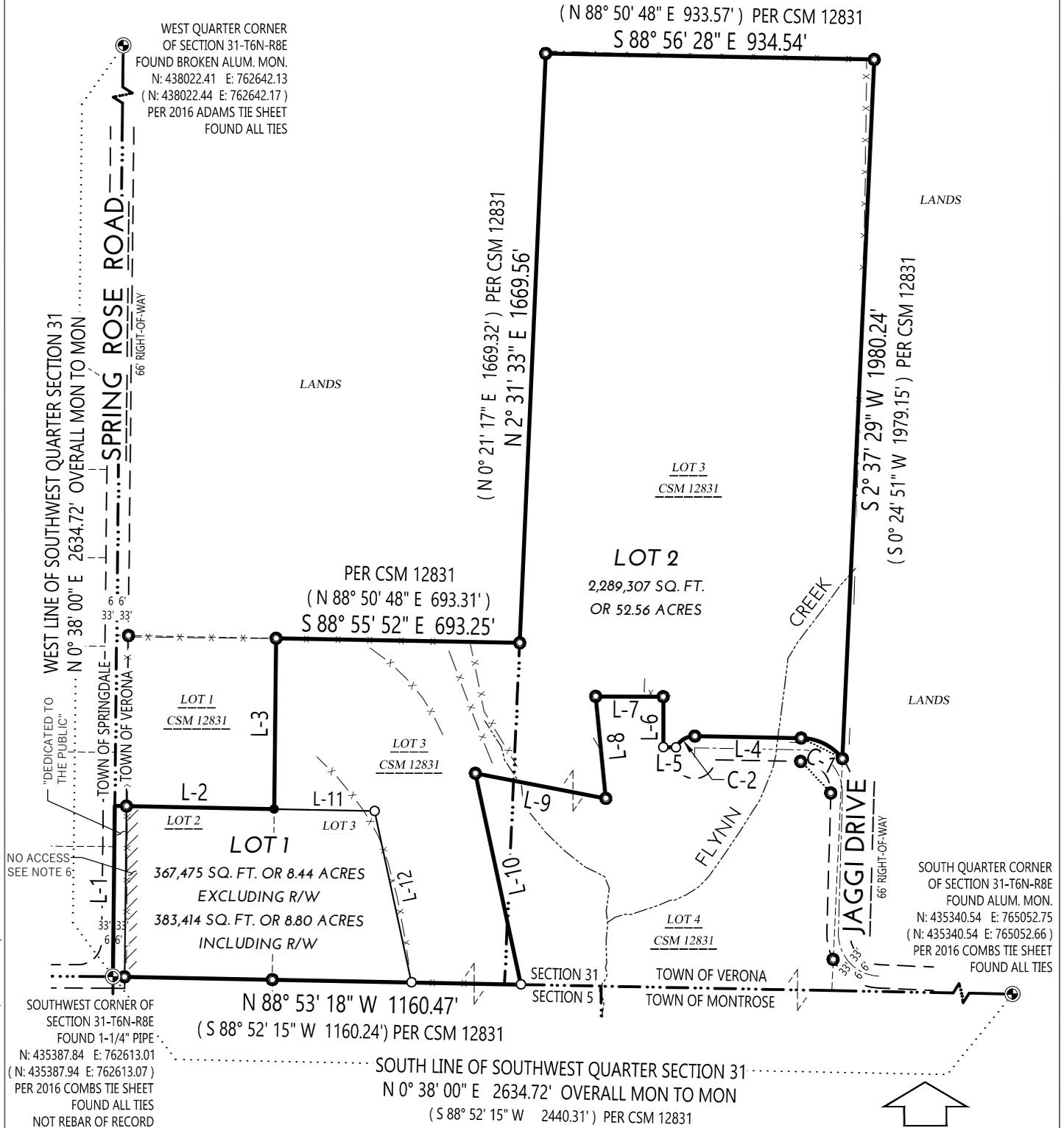
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 1/21/21

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 12831, RECORDED IN VOLUME 81 OF CERTIFIED SURVEYS ON PAGES 184-186 AS DOCUMENT NO. 4623775, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

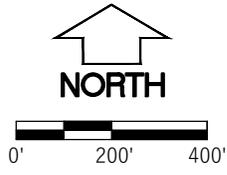


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED/RECORD LINE
- STREAM/DITCH CENTERLINE
- FENCE LINE
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 11TH, AND 18TH 2021.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, T6N, R8E, BEARS N 0°38' 00" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES.
5. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
6. PER CSM 12831, LOT 2 OF CSM 12831, ONLY HAS ACCESS TO SPRING ROSE ROAD ALONG THE SOUTH 22.87' OF THE WEST LOT LINE.



File: C:\Projects\160320_Dillis Driveway\DWG\160320-CSM.dwg Layout: CSM 1 OF 4 User: Zach Plotted: Jan 20, 2021 - 4:06pm



PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ROBERT AND REBECCA DILLIS 1710 SPRING ROSE ROAD VERONA, WI 53593	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 160320 SHEET NO: 1 of 5
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

REZONE DESCRIPTION

All of Lot 2, and Part of Lot 3 of Certified Survey Map No. 12831, recorded on January 5, 2010 in Volume 81 of Certified Survey Maps of Dane County on Pages 184-186 as Document No. 4623775, all located in the Southwest Quarter of the Southwest Quarter of Section 31, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Southwest Corner of aforesaid Section 31, also being the Southwest Corner of aforesaid Lot 2 of Certified Survey Map No. 12831, recorded on January 5, 2010 in Volume 81 of Certified Survey Maps of Dane County on Pages 184-186 as Document No. 4623775 (CSM 12831); thence along the West line of the said Lot 2 of CSM 12831, North 00 degrees 38 minutes 00 seconds East, 483.01 feet to the Northwest corner of said Lot 2; thence along the North line of said Lot 2, South 88 degrees 53 minutes 25 seconds East, 453.12 feet to the Northeast corner of said Lot 2; thence continuing South 88 degrees 53 minutes 25 seconds East, 285.47 feet; thence South 12 degrees 13 minutes 17 seconds East, 496.39 feet to a point on the South line of Lot 3 of CSM 12831, also being a point on the South line of the Southwest Quarter of aforesaid Section 31; thence along the South line of said Lot 3 and said Southwest Quarter of Section 31, North 88 degrees 53 minutes 18 seconds West, 395.96 feet to the Southeast corner of aforesaid Lot 2; thence continuing along the said South line of the Southwest Quarter of Section 31, also being the South line of said Lot 2, North 88 degrees 53 minutes 18 seconds West, 453.07 feet to the Point of Beginning.

Above described area to be rezoned contains 383,414 square feet or 8.80 acres.