

Dane County Rezone Petition

Application Date	Petition Number
02/18/2021	DCPREZ-2021-11682
Public Hearing Date	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TWIN ROCK LLC	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) 104 A WEST MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS BRETSALSAA@AOL.COM		E-MAIL ADDRESS NOA@WILLIAMSONSURVEYING.COM	

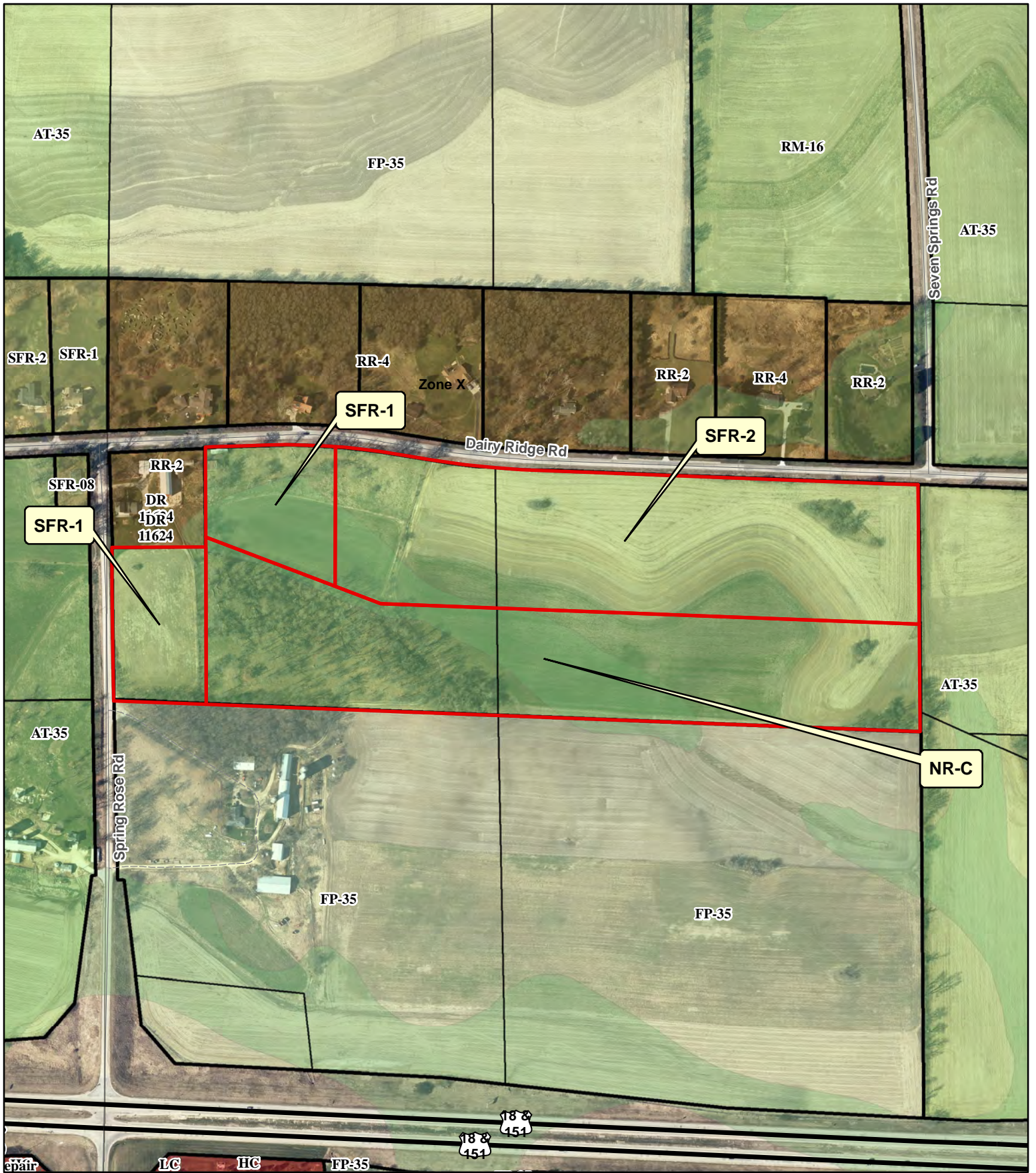
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
SOUTH OF DAIRY RIDGE ROAD AND EAST OF SPRING ROSE ROAD		SOUTH OF DAIRY RIDGE ROAD AND EAST OF SPRING ROSE ROAD			
TOWNSHIP VERONA	SECTION 18	TOWNSHIP VERONA	SECTION 18	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-183-8180-9		0608-183-8681-0			

REASON FOR REZONE


NEW SUBDIVISION PLAT-13 RESIDENTIAL LOTS AND 1 OUTLOT.

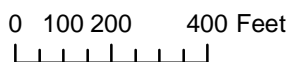
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	7.15
AT-35 Agriculture Transition District	SFR-2 Single Family Residential District	19.78
AT-35 Agriculture Transition District	NR-C Natural Resource Conservation District	18.42

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
COMMENTS: NEW SUBDIVISION PLAT-13 RESIDENTIAL LOTS AND 1 OUTLOT.				DATE:



Legend

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



Petition 11682
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 - Brett Saalsaa	Agent Name:	Williamson Surveying And Associates
Address (Number & Street):	7935 Almor Drive	Address (Number & Street):	104 A West Main Street
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	bretsaalsaa@aol.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-576-6136	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Verona	Parcel Number(s):	0608-183-8681-0 & 0608-183-8180-9
Section:	18	Property Address or Location:	NE 1/4 and NW 1/4 of the SW 1/4

REZONE DESCRIPTION

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.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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This request is being made for a proposed subdivision plat with 13 new residential lots and 1 Outlot for storm-water management. The existing lands are zoned AT-35 and we are requesting to rezone the residential lots to SFR-1, SFR2 and the Outlot to NR-C.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	SFR-1	7.15
AT-35	SFR-2	19.78
AT-35	NR-C	18.42

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 Noa Prieve Digitally signed by Noa Prieve
Date: 2021.02.17 10:11:36 -06'00'

Date 2/17/21



REZONE

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

NW 1/4
 OF T1H E
 NE 1/4

CENTER OF SECTION
 SEC. 18-6-8
 FD. 1" IRON PIPE

LEGEND
 = FOUND SECTION
 CORNER (AS NOTED)

SW 1/4
 OF T1H E
 NE 1/4

S. 1/4 CORNER
 SEC. 18-6-8
 FD. ALUM. MONT.

NE 1/4
 OF T1H E
 SW 1/4

SE 1/4
 OF T1H E
 SW 1/4

AT-35 TO NR-C
 802,228 SQ. FT. OR 18.42 ACRES

AT-35 TO SFR-2
 861,669 SQ. FT. OR 19.78 ACRES

NW 1/4
 OF T1H E
 SW 1/4

SW 1/4
 OF T1H E
 SW 1/4

AT-35 TO SFR-1
 311,287 SQ. FT. OR 7.15 ACRES

W. 1/4 CORNER
 SEC. 18-6-8
 FD. ALUM. MONT.

SW CORNER
 SEC. 18-6-8
 FD. ALUM. MONT.

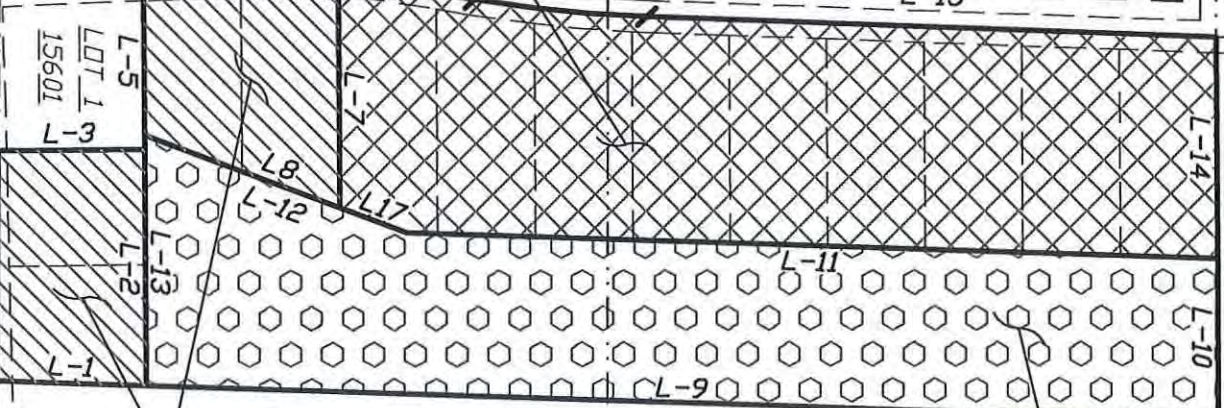
NE 1/4
 OF T1H E
 SE 1/4

SE 1/4
 OF T1H E
 SE 1/4

S E C T I O N 1 8 T 6 N R 8 E

**S P R I N G
 R O S E R O A D**

TOTAL SECTION LINE = N 00°27'49" E 2,649.19'



TOTAL SECTION LINE = S 00°25'07" E 2647.51'

1,323.76'

LINE TABLE:

L-#	BEARING	DIST.
L-1	S 88°05'08" E	313.25'
L-2	N 00°25'07" W	492.28'
L-3	S 89°26'28" W	305.62'
L-4	S 00°27'49" W	478.84'
L-5	N 00°25'07" W	312.54'
L-6	N 87°31'58" E	244.19'
L-7	S 00°25'07" E	473.40'
L-8	N 69°31'56" W	435.14'
L-9	S 88°05'08" E	2,237.85'
L-10	N 00°25'07" W	336.02'
L-11	N 88°05'08" W	1,690.93'
L-12	N 69°31'56" W	584.90'
L-13	S 00°25'07" E	522.28'
L-14	N 00°25'07" W	461.83'
L-15	N 87°52'35" W	1,189.65'
L-16	N 80°30'31" W	152.52'
L-17	S 69°31'56" E	149.76'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	1,432.72'	S 89°21'30" E 162.54'	162.63'	06°30'13"
C-2	2,863.90'	N 84°16'28" W 360.53'	360.76'	07°13'03"
C-3	1,432.72'	N 83°26'28" W 133.26'	133.31'	05°19'53"

SCALE 1" = 400'



BEARINGS ARE REFERENCED TO THE WEST
 LINE OF THE SW 1/4 OF SECTION 18-6-8
 LINE TO BEAR N 00°27'49" E

PRELIMINARY PLAT OF DAIRY RIDGE HEIGHTS

A parcel of land located in part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.

DESCRIPTION:

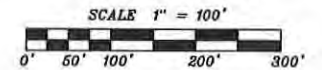
Part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 18; thence S 00°25'07" E along the east line of the Southwest 1/4, 525.90 Feet to the point of beginning.

Thence continue S 0°25'07" E, 797.85 Feet to the Southeast Corner of the said Northeast 1/4 of Southwest 1/4; thence N 89°05'08" W along the south line of the said Northeast 1/4 and Northwest 1/4 of the Southwest 1/4, 2,551.11 Feet to the Southwest Corner of the said Northeast 1/4 of the Southwest 1/4; thence N 00°27'49" E along the west line of the said Northeast 1/4 of the Southwest 1/4, 478.84 Feet to the south line of Lot 1 Certified Survey Map No. 15601; thence along said Lot 1 for the next 2 courses N 89°26'28" E, 305.62 Feet; thence N 00°25'07" W, 342.54 Feet to the centerline of Dairy Ridge Road; thence along said centerline for the next 3 courses N 87°31'58" E, 244.19 Feet; thence along an arc of a curve concave southerly having a radius of 1,432.72 Feet and a long chord bearing and distance of S 86°41'34" E, 295.42 Feet; thence S 80°30'31" E, 152.52 Feet; thence along an arc of a curve concave northeasterly having a radius of 2,863.91 Feet and a long chord bearing and distance of S 84°16'28" E, 360.53 Feet; thence S 87°52'35" E, 1,189.65 Feet to the point of beginning. This parcel contains 1,975,184 sq. Ft. or 45.34 acres.



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SW 1/4 OF SECTION 18, T6N, R8E WHICH BEARS S 00°25'07" E



PREPARED FOR:
BRET SAALGAA
7925 ALMOR DRIVE
VERONA, WI 53593
PHONE: No. 1-608-576-6136

LEGEND

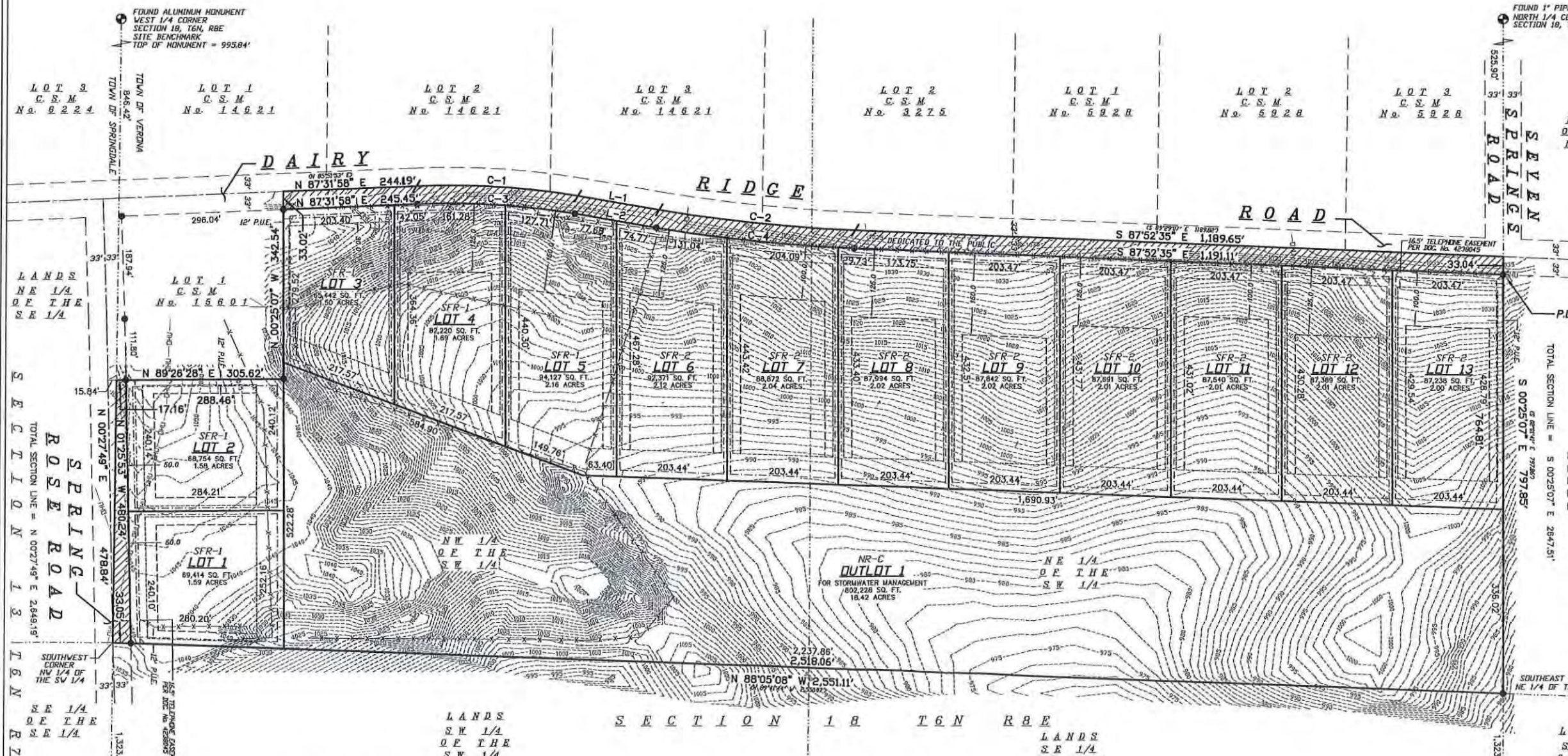
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- ⊙ = SECTION CORNER (AS NOTED)
- (H) = RECORDED AS
- X = FENCE
- DHU = DIVER HEAD UTILITIES
- = PUBLIC UTILITY EASEMENT (P.U.E.) (UNLESS NOTED)
- ▨ = DEDICATED TO THE PUBLIC

NOTES:

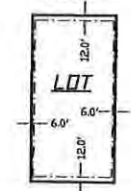
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN SHOWN.
- 4.) ALL ELEVATIONS ARE REFERENCED TO THE NAVD 88 (2012) DATUM. THE SITE BENCHMARK IS THE ALUMINUM MONUMENT LOCATED AT THE WEST 1/4 CORNER OF SECTION 18, T6N, R8E. ELEVATION = 995.84' NAVD 88 (2012) DATUM.
- 5.) TOTAL AREA 1,975,184 SQ. FT. OR 45.34 ACRES

LINE	BEARING	DISTANCE
L-1	S 80°30'31" E	152.52'
L-2	S 80°30'31" E	152.46'

CURVE	RADIUS	CHORD BEARING	CHORD ARC	DELTA
C-1	1432.72'	S 86°41'34" E	295.42'	115°00'08"
C-2	2863.91'	S 84°16'28" E	360.53'	71°31'03"
C-3	1399.72'	S 86°41'34" E	288.61'	115°00'08"
C-4	2863.91'	S 84°16'28" E	364.68'	171°31'03"



TYPICAL PUBLIC UTILITY EASEMENT
(UNLESS NOTED)
STREET



ZONING
CURRENT ZONING IS AT-35
PROPOSED ZONING:
SFR-1 = LOTS 1 THROUGH 4
SFR-1 = LOTS 5 THROUGH 13
NR-C = OUTLOTS 1

PROPOSED BUILDING SETBACKS FOR SFR-1 AND SFR-2
ROAD = 30 FEET
SIDE = 10 FEET MINIMUM EACH SIDE
REAR = 50 FEET WITH 30 FEET FOR UNCOVERED DECKS / PORCHES.
ACCESSORY STRUCTURES IN REAR
YARD = 4 FEET SIDE 4 FEET REAR

PROPOSED PRIMARY BUILDING ENVELOPE
ROAD = VARIES (SEE MAP)
SIDE = 25 FEET MINIMUM EACH SIDE
REAR = 50 FEET MINIMUM
NOTE:
LOT 3 HAS STANDARD SFR-1 SETBACKS.
ROAD = 30 FEET, SIDE = 10 FEET, REAR = 50 FEET

OBJECTING AUTHORITIES
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 W. MAIN STREET, WAUKESHA, WISCONSIN, 53597
NDA T. PRIEVE & CHRIS V. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF DAIRY RIDGE HEIGHTS
A parcel of land located in part of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.

DATE	CHECK BY	DATE	CHECK BY
FEBRUARY 15TH, 2021	NTA		
SCALE: 1" = 100'		DRAWING NO.	20V-369
DRAWN BY: NEIL BORJE		SHEET	1 OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

AT-35 TO SFR-1

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

Commencing at the Southwest Corner of said Section 18; thence N $00^{\circ}27'49''$ E along the west line of the Southwest $\frac{1}{4}$, 1,323.93 feet to the Southwest Corner of the said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and to the point of beginning.

Thence S $88^{\circ}05'08''$ E, 313.25 feet; thence N $00^{\circ}25'07''$ W, 492.28 feet; thence S $89^{\circ}26'28''$ W, 305.62 feet to the west line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S $00^{\circ}27'49''$ W along said west line, 478.84 feet to the point of beginning. This parcel contains 150,200 sq. ft. or 3.45 acres and is subject to a road right of way over the westerly side thereof.

AND

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

Commencing at the Southwest Corner of said Section 18; thence N $00^{\circ}27'49''$ E along the west line of the Southwest $\frac{1}{4}$, 1,323.93 feet; thence S $88^{\circ}05'08''$ E, 313.25 feet; thence N $00^{\circ}25'07''$ W, 522.28 feet to the point of beginning.

Thence continue N $00^{\circ}25'07''$ W, 312.54 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next two courses N $87^{\circ}31'58''$ E, 244.19 feet; thence along an arc of a curve concaved southerly having a radius of 1,432.72 feet and a long chord bearing and distance of S $89^{\circ}21'30''$ E, 162.54 feet; thence S $00^{\circ}25'07''$ E, 473.40 feet; thence N $69^{\circ}31'56''$ W, 435.14 feet to the point of beginning. This parcel contains 161,086 sq. ft. or 3.70 acres and is subject to a road right of way over the northerly side thereof.

TOTAL AT-35 TO SFR-1 = 311,287 SQ. FT. OR 7.15 ACRES

AT-35 TO SFR-2

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

Commencing at the Southwest Corner of said Section 18; thence N $00^{\circ}27'49''$ E along the west line of the Southwest $\frac{1}{4}$, 1,323.93 feet; thence S $88^{\circ}05'08''$ E, 313.25 feet; thence N $00^{\circ}25'07''$ W, 522.28 feet; thence S $69^{\circ}31'56''$ E, 435.14 feet to the point of beginning.

Thence continue S $69^{\circ}31'56''$ E, 149.76 feet; thence S $88^{\circ}05'08''$ E, 1,690.93 feet to the east line of the said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N $00^{\circ}25'07''$ W along the said east line, 461.83 feet to the centerline of Dairy Ridge Road; thence along said centerline for the next 4 courses N $87^{\circ}52'35''$ W, 1,189.65 feet; thence along an arc of a curve concaved northeasterly having a radius of 2,863.90 feet and a long chord bearing of N $84^{\circ}16'28''$ W, 360.53 feet; thence N $80^{\circ}30'31''$ W, 152.52 feet; thence along an arc of a curve concaved southerly having a radius of 1,432.72 feet and a long chord bearing and distance of N $83^{\circ}26'28''$ W, 133.26 feet; thence S $00^{\circ}25'07''$ E, 473.40 feet to the point of beginning. This parcel contains 861,669 sq. ft. or 19.78 acres and is subject to a road right of way over the northerly side thereof.

AT-35 TO NR-C

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

Commencing at the Southwest Corner of said Section 18; thence N $00^{\circ}27'49''$ E along the west line of the Southwest $\frac{1}{4}$, 1323.93 feet; thence S $88^{\circ}05'08''$ E, 313.25 feet to the point of beginning.

Thence continue S $88^{\circ}05'08''$ E, 2,237.85 feet to southeast corner of the said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N $00^{\circ}25'07''$ W along the east line of the said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 336.02 feet; thence N $88^{\circ}05'08''$ W, 1,690.93 feet; thence N $69^{\circ}31'56''$ W, 584.90 feet; thence S $00^{\circ}25'07''$ E, 522.28 feet to the point of beginning. This parcel contains 802,228 sq. ft. or 18.42 acres thereof.



Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

July 3, 2020

Twin Rock, LLC
Bret Saalsaa
7935 Almor Dr
Verona WI 53593

RE: Navigability Determination – 2528 Spring Rose Rd, Section 18, Town of Verona

The Dane County Zoning Division has processed your request for a navigability and wetland determination for two intermittent streams and NRCS low spots that are located east of Spring Rose Road, south of Dairy Ridge Road, and north of US Highway 151 in the Town of Verona.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the categorization of these intermittent streams. The map shows a waterway flowing southeast through parcels 060818386804, 060818381809, 060818395018, and 060818491100, and converging with a waterway flowing east through parcels 060818390013 and 060818395018. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on July 2, 2020. The entirety of both waterways was inspected within the area of interest. It was observed that through the entire course of both waterways any water flow can be described as sheet flow over land due to topography with no defined bed or bank, and no presence of water.

In addition there was no evidence of wetland characteristics at any of the NRCS defined low spots and soil mapping do not suggest the presence of wetlands. There were isolated upland areas containing puddles of standing water but these appeared to be the result of human manipulation and soil compaction.

After further review of the waterways, it has been determined that these intermittent streams are NOT navigable to a point downstream at least to the south side of the US Highway 151 right-of-way, and the area of interest does not contain wetlands.

This letter serves as notice that the future development that will occur on the above-described lots is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

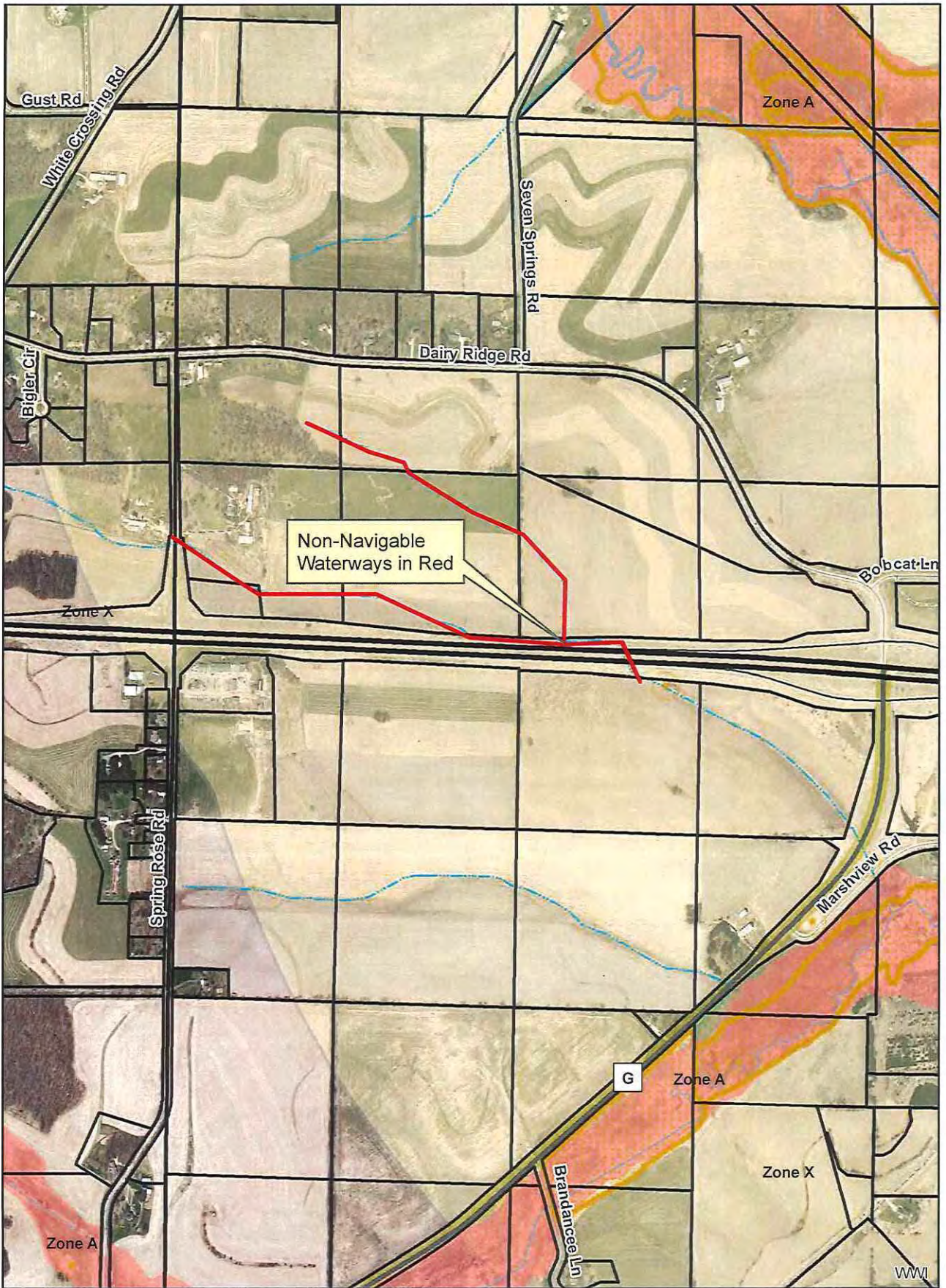
I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Page 1 of 2

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources
Adam Carrico





Seven Springs Rd

Dairy Ridge Rd

Spring Rose Rd

Zone X

NAVIGABILITY DETERMINATION

NAVIGABILITY DETERMINATION

W

W

7912

7932

7910

7890

7866

7848

7822

7812

7800

2529

2528

2506

2459

2416

WWI

19 & 1

19 & 1