

Dane County Rezone Petition

Application Date	Petition Number
02/26/2021	DCPREZ-2021-11687
Public Hearing Date	
05/25/2021	

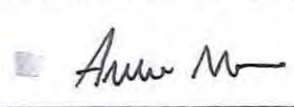
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TJM RES LLC	PHONE (with Area Code) (608) 358-2269	AGENT NAME MOORE SURVEYING, LLC	PHONE (with Area Code) (608) 577-1232
BILLING ADDRESS (Number & Street) 9618 WATTS RD UNIT 302		ADDRESS (Number & Street) N3131 ROBIN ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) POYNETTE, WI 53955	
E-MAIL ADDRESS MADISON.CAMPUS.RENTALS@GMAIL.COM		E-MAIL ADDRESS AMOORE@MOORESURVEYINGLLC.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	
2459 SPRING ROSE ROAD				2459 SPRING ROSE ROAD	
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP SPRINGDALE	SECTION 13
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-134-9501-9				0607-134-8310-2	

REASON FOR REZONE

CREATING THREE NEW RESIDENTIAL LOTS.

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-1 Rural Residential District	1.51
AT-35 Agriculture Transition District	RR-4 Rural Residential District	4
AT-35 Agriculture Transition District	RR-8 Rural Residential District	9.27

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

COMMENTS: CREATING THREE NEW RESIDENTIAL LOTS.

PRINT NAME:
ANDREW MOORE

DATE:
2/26/2021



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:	TODD MEINHOLZ	Agent Name:	ANDREW MOORE
Address (Number & Street):	9618 WATTS RD. #302	Address (Number & Street):	N3131 ROBIN RD.
Address (City, State, Zip):	VERONA, WI 53593	Address (City, State, Zip):	POYNETTE, WI 53955
Email Address:	madison.campus.rentals@gmail.com	Email Address:	amoore@mooresurveyingllc.com
Phone#:	608-358-2269	Phone#:	608-577-1232

PROPERTY INFORMATION

Township:	T6N R7E	Parcel Number(s):	54/0607-134-9001-4, 134-9501-9, 134-8310-2
Section:	13	Property Address or Location:	2549 SPRING. ROSE RD. VERONA, WI 53593

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 No

The property is an old dairy farm with a house and several agricultural buildings. The land is a mix of woods, pasture and crop land.

The owner wants to create 4 single family residential lots as shown on the attached CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-1	1.51
AT-35	RR-4	4.00
AT-35	RR-8	9.27
AT-35	AT-35	60.09

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 type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 Andrew Moore

Date 2/24/2021

REZONE MAP

PART OF THE SW 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

LEGEND

ALUM. MON.
N 1/4 CORNER
SECTION 13, T6N, R7E

- 3/4" BAR FOUND OR AS NOTED
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/L.F.
- ⊙ SECTION CORNER MONUMENT AS NOTED
- (40') RECORDED DATA

- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- DRIVEWAY
- SECTION LINE
- RESTRICTED ACCESS
- PROPERTY LINE

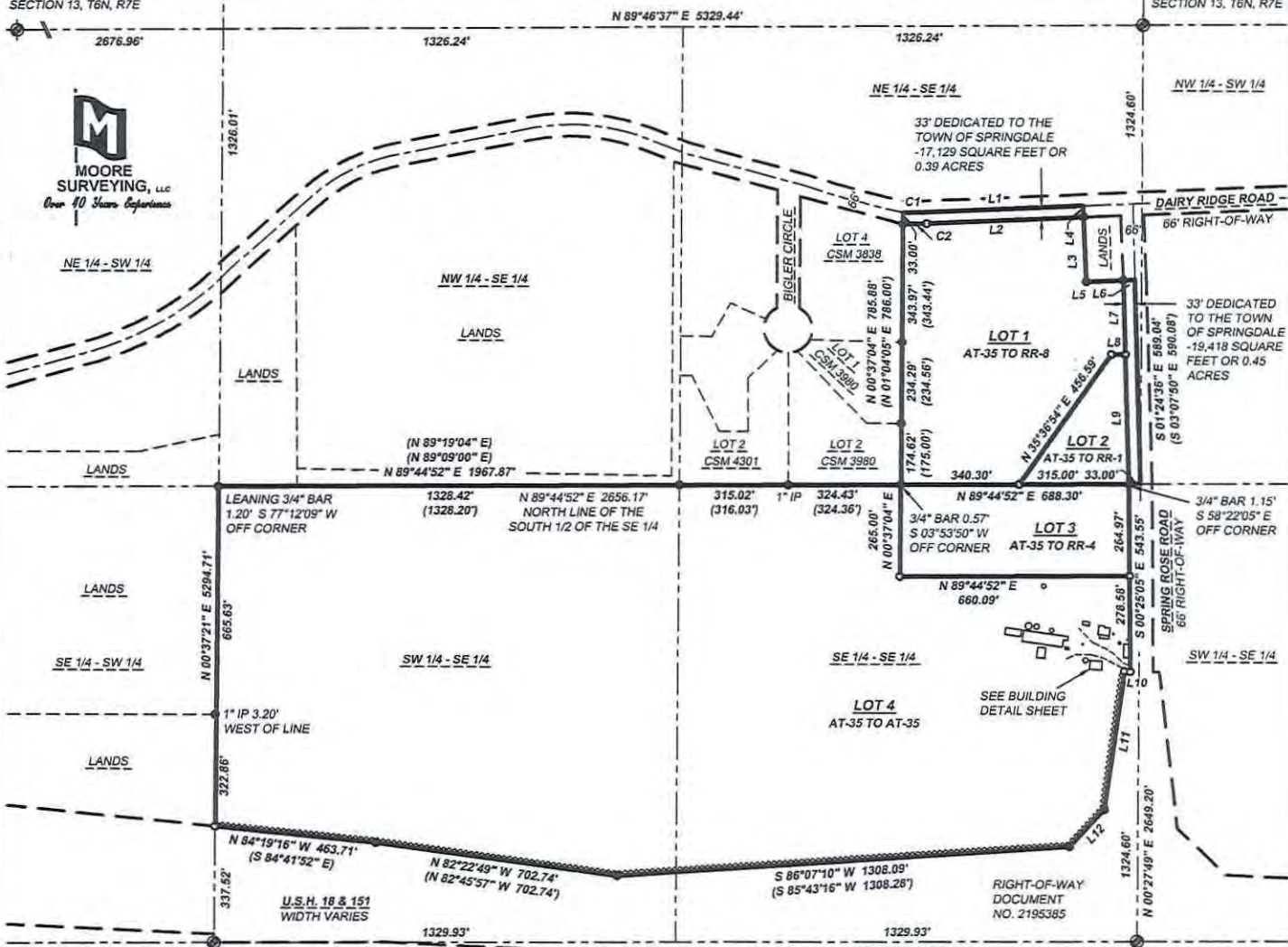
LOT AREAS

- LOT 1 - 403,884 SQ. FT OR 9.27 ACRES
- LOT 2 - 65,676 SQ. FT OR 1.51 ACRES
- LOT 3 - 174,270 SQ. FT OR 4.00 ACRES
- LOT 4 - 2,617,675 SQ. FT OR 60.09 ACRES

1" IRON PIPE
W 1/4 CORNER
SECTION 13, T6N, R7E



MOORE SURVEYING, LLC
Over 40 Years Experience



SURVEYED BY:
MOORE SURVEYING, LLC
N3131 ROBIN ROAD
POYNETTE, WI 53955
(608) 288-1860

DATE OF SURVEY:
FEBRUARY 17-18, 2021

PROJECT: 2563

PROPERTY SURVEYED:
2549 SPRING ROSE RD.
VERONA, WI 53593

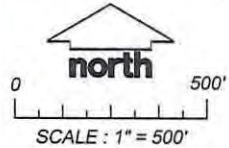
OWNERS:
TJM REAL ESTATE, LLC
9618 WATTS RD. #302
VERONA, WI 53593

SURVEYED FOR:
TODD MEINHOLZ
9618 WATTS RD. #302
VERONA, WI 53593

- LINE DATA**
- LINE 1 - N 87°34'04" E 451.22' (N 85°51'53" E 451.08')
 - LINE 2 - N 87°34'06" E 451.17' (N 85°51'53" E 450.83')
 - LINE 3 - S 02°23'52" E 186.47' (N 03°42'07" W 187.00')
 - LINE 4 - S 02°23'52" E 33.00' (N 03°42'07" W 33.00')
 - LINE 5 - N 87°53'26" E 106.20' (N 85°51'53" E 107.00')
 - LINE 6 - N 87°53'26" E 33.00' (N 85°51'53" E 33.00')
 - LINE 7 - N 01°24'36" W 217.89' (N 03°07'50" W)
 - LINE 8 - N 89°44'52" E 40.00'
 - LINE 9 - N 01°24'36" W 370.08' (N 03°07'50" W)
 - LINE 10 - N 88°54'07" W 17.00' (S 89°17'41" E 17.00')
 - LINE 11 - S 08°12'25" W 403.06' (N 07°49'49" E 403.11')
 - LINE 12 - S 04°46'18" W 147.64' (N 42°16'34" E 147.47')

- CURVE 1 DATA**
- RADIUS - 955.08'
 - LENGTH - 66.25'
 - CHORD - N 89°04'56" E 66.23' (N 87°52'20" E 66.91')
 - DELTA - 03°58'27"
 - TANGENT BEARINGS - S 88°55'50" E N 87°05'43" E

- CURVE 2 DATA**
- RADIUS - 988.08'
 - LENGTH - 68.04'
 - CHORD - N 89°04'42" E 68.02' (N 87°51'23" E 68.69')
 - DELTA - 03°56'42"
 - TANGENT BEARINGS - S 88°56'45" E N 87°06'33" E



NOTES

1. BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, WHICH BEARS N 00°27'49" E WHEN REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD 83 (2012).
2. ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED
3. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7, CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT. I ALSO CERTIFY THAT BY THE DIRECTION OF TODD MEINHOLZ, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

Andrew R. Moore 2/26/2021
ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028



REZONE MAP

PART OF THE SW 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION REZONE LOT 1 (AT-35 - RR-8)

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 13;
THENCE S 00°27'49" W, 1324.60 FEET ALONG THE EAST LINE OF THE SE 1/4;
THENCE S 89°44'52" W, 348.00 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°44'52" W, 340.30 FEET;
THENCE N 00°37'4" E, 752.88 FEET TO A POINT ON A CURVE;
THENCE NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 988.08 FEET AND A CHORD WHICH BEARS N 89°04'42" E, 68.02 FEET;
THENCE N 87°34'06" E, 451.17 FEET;
THENCE S 02°23'52" E, 186.47 FEET;
THENCE N 87°53'26" E, 106.20 FEET;
THENCE S 01°24'36" E, 217.89 FEET;
THENCE S 89°44'52" W, 40.00 FEET;
THENCE S 35°36'54" W, 456.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 403,884 SQUARE FEET OR 9.27 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

LEGAL DESCRIPTION REZONE LOT 2 (AT-35 - RR-1)

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 13;
THENCE S 00°27'49" W, 1324.60 FEET ALONG THE EAST LINE OF THE SE 1/4;
THENCE S 89°44'52" W, 33.00 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°44'52" W, 315.00 FEET;
THENCE N 35°36'54" E, 456.59 FEET;
THENCE N 89°44'52" E, 40.00 FEET;
THENCE S 01°24'36" E, 370.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 65,676 SQUARE FEET OR 1.51 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

LEGAL DESCRIPTION REZONE LOT 3 (AT-35 - RR-4)

PART OF THE SE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 13;
THENCE S 00°27'49" W, 1324.60 FEET ALONG THE EAST LINE OF THE SE 1/4;
THENCE S 89°44'52" W, 33.00 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°44'52" W, 655.30 FEET;
THENCE S 00°37'04" W, 265.00 FEET;
THENCE N 89°44'52" E, 660.09 FEET;
THENCE N 00°25'05" W, 264.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 174,270 SQUARE FEET OR 4.00 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

LEGAL DESCRIPTION REZONE LOT 4 (AT-35 - AT-35)

PART OF THE SE 1/4 OF THE SE 1/4, AND PART OF THE SW 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 13;
THENCE S 00°27'49" W, 1324.60 FEET ALONG THE EAST LINE OF THE SE 1/4;
THENCE S 89°44'52" W, 688.30 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°44'52" W, 1967.87 FEET;
THENCE S 00°37'21" W, 988.49 FEET;
THENCE S 84°19'16" E, 463.71 FEET;
THENCE S 82°22'49" E, 702.74 FEET;
THENCE N 86°07'10" E, 1308.09 FEET;
THENCE N 04°46'18" E, 147.64 FEET;
THENCE N 08°12'25" E, 403.06 FEET;
THENCE S 88°54'07" E, 17.00 FEET;
THENCE N 00°25'05" W, 278.58 FEET;
THENCE S 89°44'52" W, 660.09 FEET;
THENCE N 00°37'04" E, 265.00 FEET TO THE POINT OF BEGINNING.

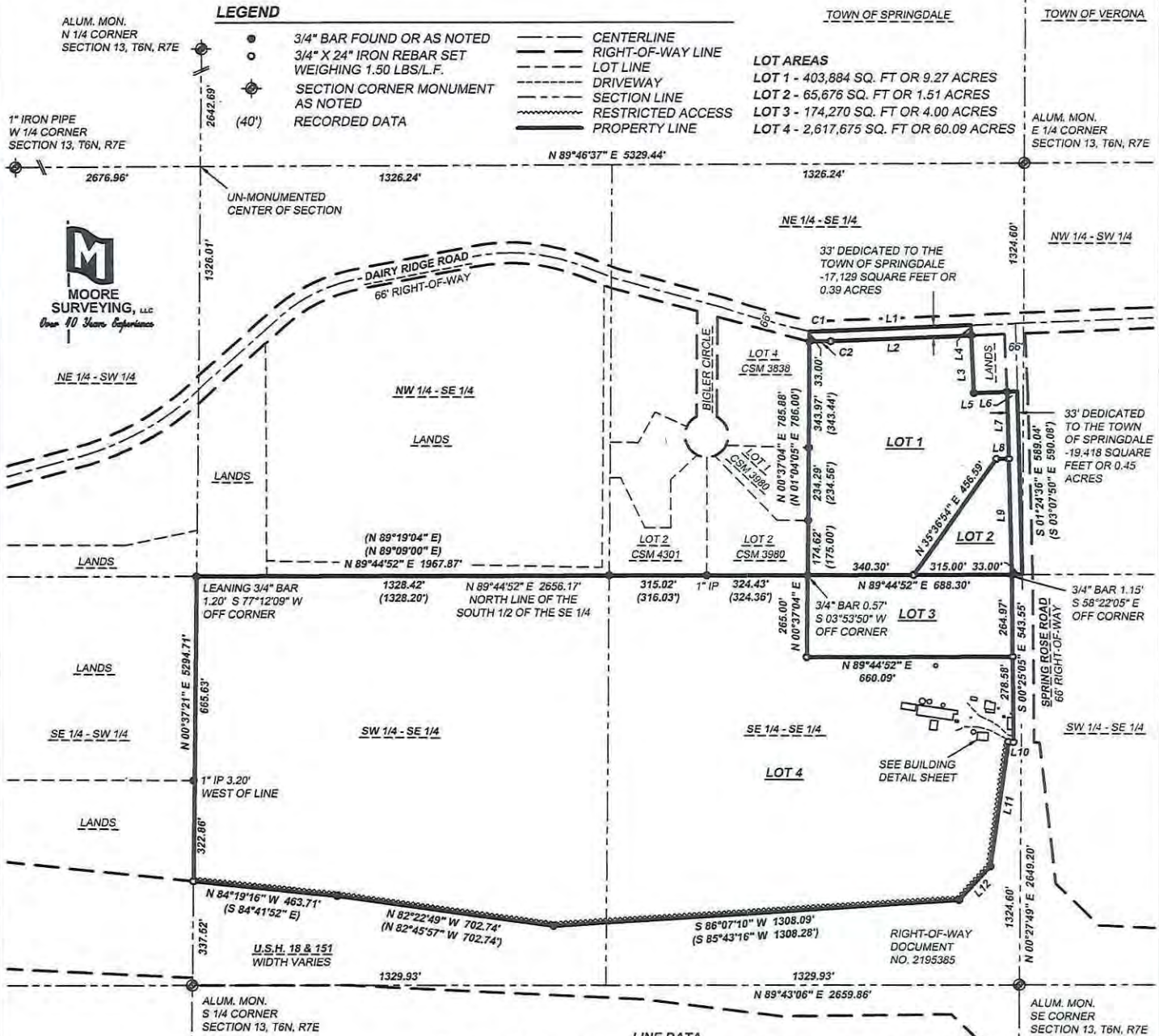
SAID PARCEL CONTAINS 2,617,675 SQUARE FEET OR 60.09 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.



DANE COUNTY CERTIFIED SURVEY MAP NO.

PART OF THE SW 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



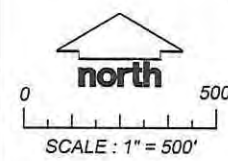
LEGEND

- 3/4" BAR FOUND OR AS NOTED
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/L.F.
- ⊙ SECTION CORNER MONUMENT AS NOTED
- (40') RECORDED DATA
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- DRIVEWAY
- SECTION LINE
- RESTRICTED ACCESS
- PROPERTY LINE

LOT AREAS
 LOT 1 - 403,884 SQ. FT OR 9.27 ACRES
 LOT 2 - 65,676 SQ. FT OR 1.51 ACRES
 LOT 3 - 174,270 SQ. FT OR 4.00 ACRES
 LOT 4 - 2,617,675 SQ. FT OR 60.09 ACRES

ALUM. MON. N 1/4 CORNER SECTION 13, T6N, R7E
 1" IRON PIPE W 1/4 CORNER SECTION 13, T6N, R7E

TOWN OF SPRINGDALE
 TOWN OF VERONA
 ALUM. MON. E 1/4 CORNER SECTION 13, T6N, R7E



SURVEYED BY:
 MOORE SURVEYING, LLC
 N3131 ROBIN ROAD
 POYNETTE, WI 53955
 (608) 288-1860

DATE OF SURVEY:
 FEBRUARY 17-18, 2021

PROJECT: 2563

PROPERTY SURVEYED:
 2549 SPRING ROSE RD.
 VERONA, WI 53593

OWNERS:
 TJM REAL ESTATE, LLC
 9618 WATTS RD. #302
 VERONA, WI 53593

SURVEYED FOR:
 TODD MEINHOLZ
 9618 WATTS RD. #302
 VERONA, WI 53593

- LINE DATA**
- LINE 1 - N 87°34'04" E 451.22' (N 85°51'53" E 451.08')
 - LINE 2 - N 87°34'06" E 451.17' (N 85°51'53" E 450.83')
 - LINE 3 - S 02°23'52" E 186.47' (N 03°42'07" W 187.00')
 - LINE 4 - S 02°23'52" E 33.00' (N 03°42'07" W 33.00')
 - LINE 5 - N 87°53'26" E 106.20' (N 85°51'53" E 107.00')
 - LINE 6 - N 87°53'26" E 33.00' (N 85°51'53" E 33.00')
 - LINE 7 - N 01°24'36" W 217.89' (N 03°07'50" W 217.89')
 - LINE 8 - N 89°44'52" E 40.00'
 - LINE 9 - N 01°24'36" W 370.08' (N 03°07'50" W 370.08')
 - LINE 10 - N 88°54'07" W 17.00' (S 89°17'41" E 17.00')
 - LINE 11 - S 08°12'25" W 403.06' (N 07°49'49" E 403.11')
 - LINE 12 - S 04°46'18" W 147.64' (N 42°16'34" E 147.47')

CURVE 1 DATA
 RADIUS - 955.08'
 LENGTH - 66.25'
 CHORD - N 89°04'56" E 66.23'
 (N 87°52'20" E 66.91')
 DELTA - 03°58'27"
 TANGENT BEARINGS - S 88°55'50" E
 N 87°05'43" E

CURVE 2 DATA
 RADIUS - 988.08'
 LENGTH - 68.04'
 CHORD - N 89°04'42" E 68.02'
 (N 87°51'23" E 68.69')
 DELTA - 03°56'42"
 TANGENT BEARINGS - S 88°56'45" E
 N 87°06'33" E

- NOTES**
1. BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, WHICH BEARS N 00°27'49" E WHEN REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD 83 (2012).
 2. ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED
 3. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

SURVEYORS CERTIFICATE
 I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7, CHAPTER 236.34 OF THE WISCONSIN STATUTES AND IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS BOTH OF CHAPTER 75, DANE COUNTY CODE AND TOWN OF SPRINGDALE LAND DIVISION AND SUBDIVISION CODE. I ALSO CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT. I ALSO CERTIFY THAT BY THE DIRECTION OF TODD MEINHOLZ, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

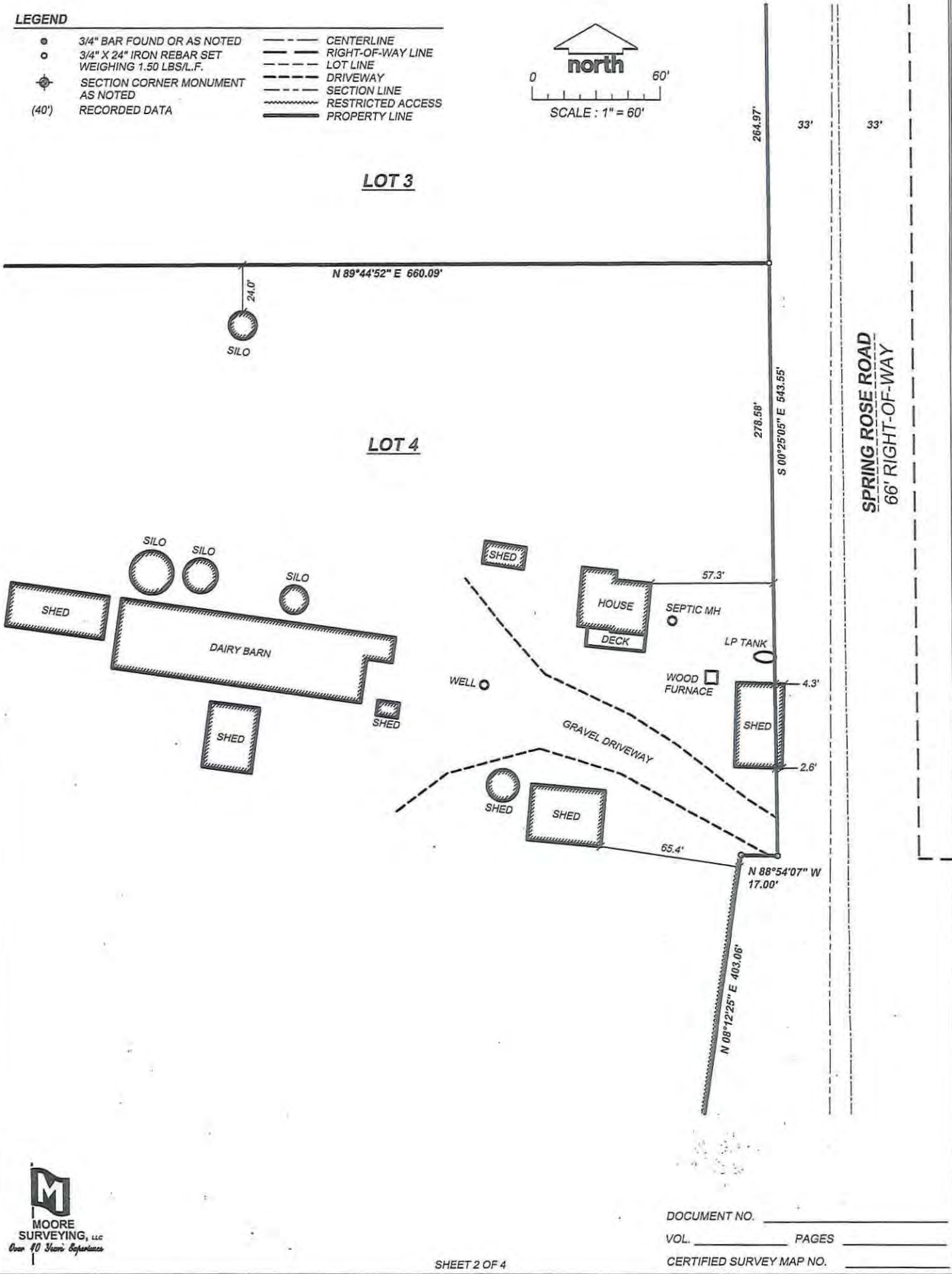
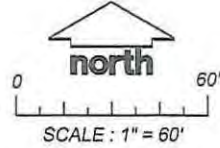
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, SECTION 13, TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

BUILDING DETAIL SHEET

LEGEND

- | | | | |
|------|--|-----|-------------------|
| ○ | 3/4" BAR FOUND OR AS NOTED | --- | CENTERLINE |
| ○ | 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/L.F. | --- | RIGHT-OF-WAY LINE |
| ⊙ | SECTION CORNER MONUMENT AS NOTED | --- | LOT LINE |
| (40) | RECORDED DATA | --- | DRIVEWAY |
| | | --- | SECTION LINE |
| | | --- | RESTRICTED ACCESS |
| | | --- | PROPERTY LINE |



SPRING ROSE ROAD
 66' RIGHT-OF-WAY



