

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 03/12/2021                 | DCPREZ-2021-11691      |
| <b>Public Hearing Date</b> |                        |
| 05/25/2021                 |                        |

| OWNER INFORMATION                                      |  | AGENT INFORMATION                                 |  |
|--|--|---|--|
| OWNER NAME<br>ADAM LEE CARRICO                         | PHONE (with Area Code)<br>(608) 213-9718 | AGENT NAME<br>WILLIAMSON SURVEYING AND ASSOCIATES | PHONE (with Area Code)<br>(608) 255-5705 |
| BILLING ADDRESS (Number & Street)<br>1926 N KOLLATH RD |  | ADDRESS (Number & Street)<br>104A W MAIN ST       |  |
| (City, State, Zip)<br>VERONA, WI 53593                 |  | (City, State, Zip)<br>WAUNAKEE, WI 53597          |  |
| E-MAIL ADDRESS<br>adam@carricoengineering.com          |  | E-MAIL ADDRESS<br>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 |         |
| East of 8191 County Hwy G     |               |                                  |         |                               |         |
| TOWNSHIP<br>SPRINGDALE        | SECTION<br>25 | TOWNSHIP                         | SECTION | TOWNSHIP                      | SECTION |
| PARCEL NUMBERS INVOLVED       |               | PARCEL NUMBERS INVOLVED          |         | PARCEL NUMBERS INVOLVED       |         |
| 0607-253-8500-8               |               | 0607-252-9360-7, 0607-253-9000-1 |         |                               |         |

## REASON FOR REZONE

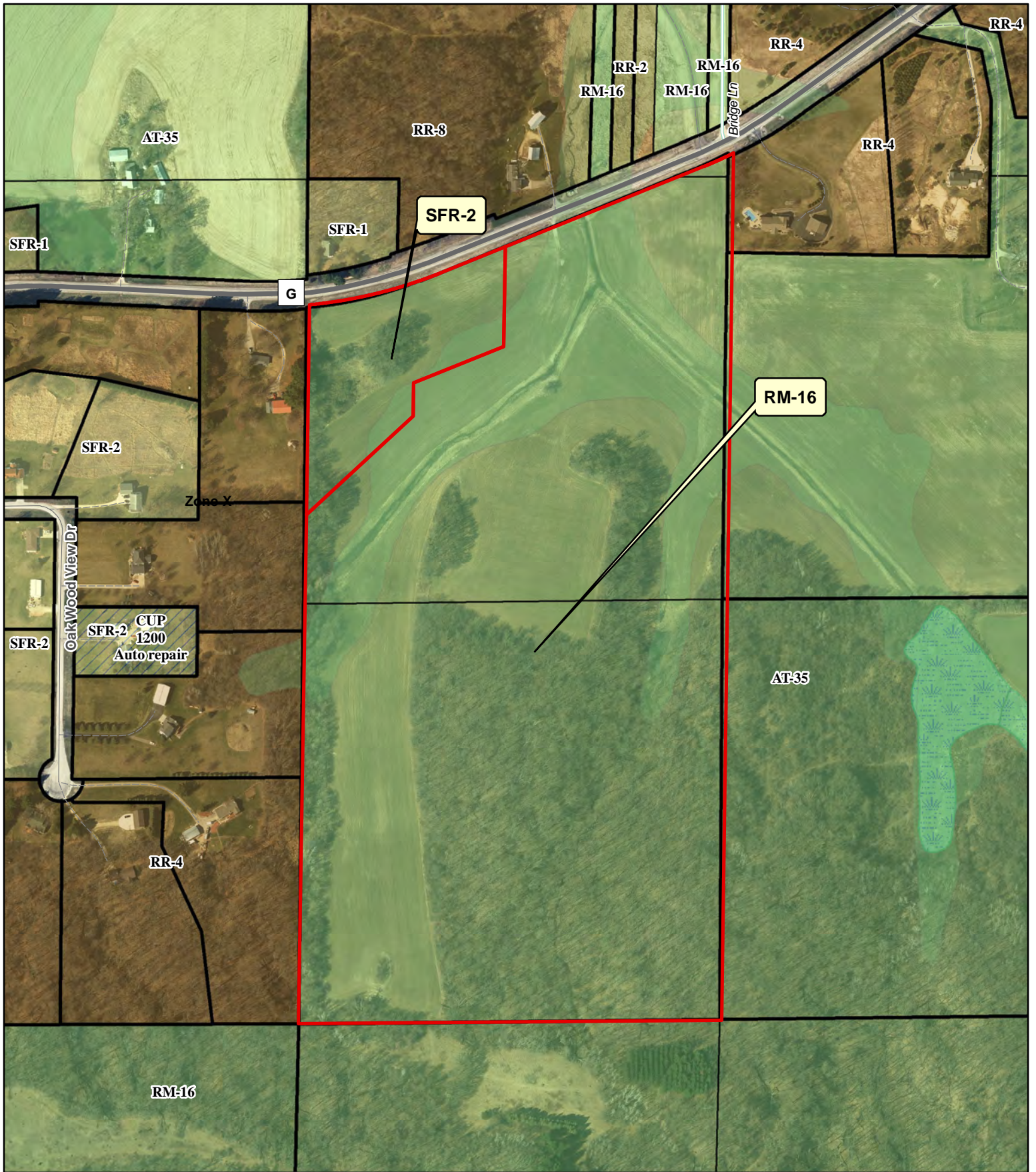
CREATING THREE RESIDENTIAL LOTS

| FROM DISTRICT:                        | TO DISTRICT:                             | ACRES |
|---------------------------------------|--|-------|
| AT-35 Agriculture Transition District | SFR-2 Single Family Residential District | 6     |
| AT-35 Agriculture Transition District | RM-16 Rural Mixed-Use District           | 68.23 |





|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>RWL1 | <b>SIGNATURE:(Owner or Agent)</b><br><br><br><br><b>PRINT NAME:</b><br><br><br><br><b>DATE:</b> |
|---|--|--|---|---|

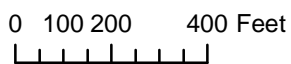
COMMENTS:

- AREAS OF THE PROPERTY MAY BE WITHIN THE SHORELAND DISTRICT DUE TO POSSIBLE INTERMITTENT STREAMS ON PROPERTY. NAVIGABILITY DETERMINATION ADVISED.
- THE DEVELOPMENT FRONTS ON COUNTY HWY G. PROOF OF HIGHWAY ACCESS REQUIRED.
- LOW AREAS OF PROPERTY HAVE A HIGH WATER TABLE.



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11691  
 ADAM LEE CARRICO



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul> |       |

## REZONE APPLICATION

### APPLICANT INFORMATION

|                             |  |                             |  |
|-----------------------------|--|-----------------------------|--|
| Property Owner Name:        |  | Agent Name:                 |  |
| Address (Number & Street):  |  | Address (Number & Street):  |  |
| Address (City, State, Zip): |  | Address (City, State, Zip): |  |
| Email Address:              |  | Email Address:              |  |
| Phone#:                     |  | Phone#:                     |  |

### PROPERTY INFORMATION

|           |  |                               |  |
|-----------|--|-------------------------------|--|
| Township: |  | Parcel Number(s):             |  |
| Section:  |  | Property Address or Location: |  |

### REZONE DESCRIPTION

|   |   |
|---|---|
| <p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b><br/>         Yes <input type="checkbox"/> No <input type="checkbox"/></p> |
|---|---|

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
|                             |                             |       |
|                             |                             |       |
|                             |                             |       |

**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 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 ( <b>non-refundable</b> ), 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 \_\_\_\_\_

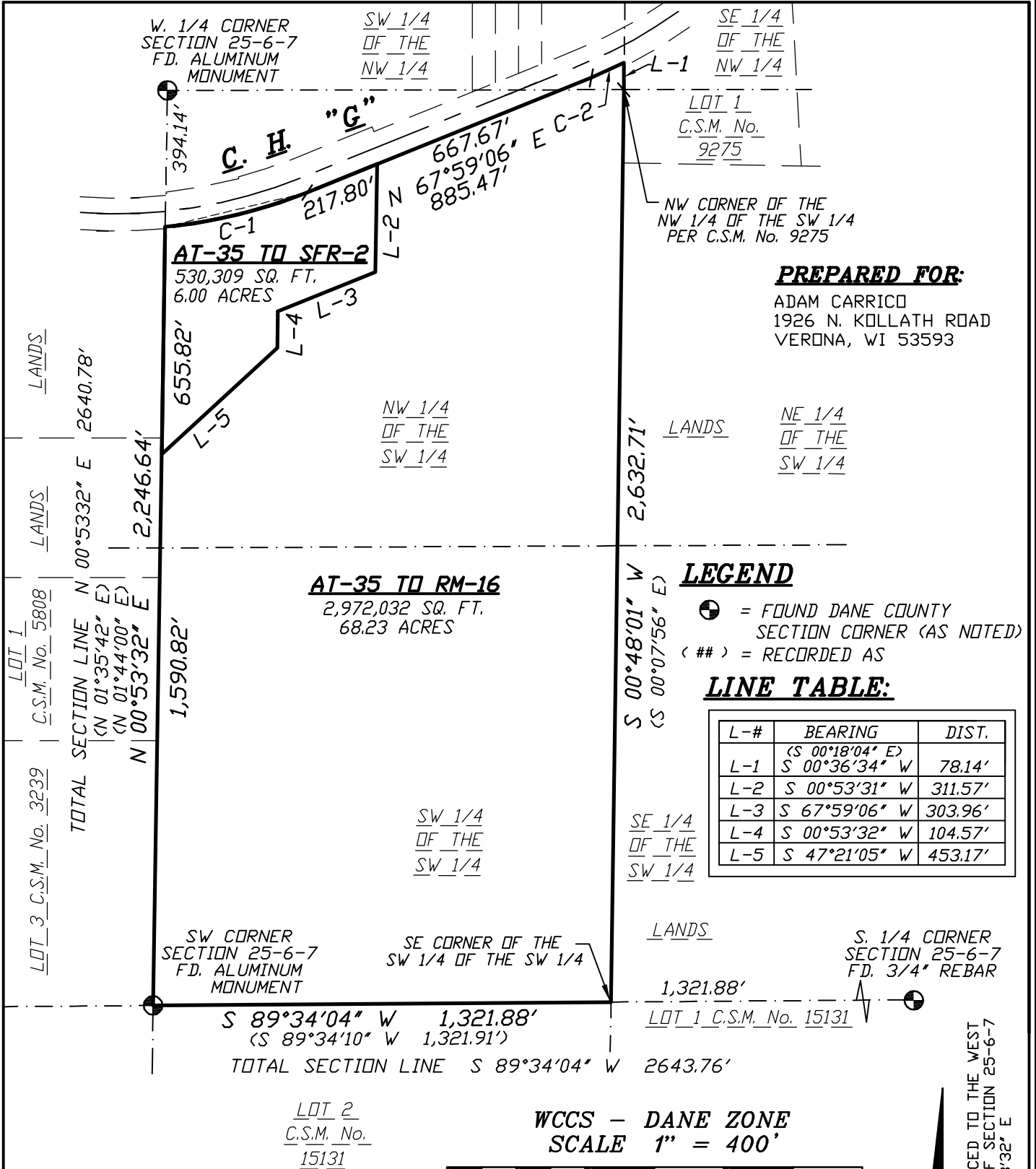


# REZONE

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

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

Located in all of the SW 1/4 of the SW 1/4 and part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the NW 1/4 all in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



**PREPARED FOR:**

ADAM CARRICO  
 1926 N. KOLLATH ROAD  
 VERONA, WI 53593

**LEGEND**

- ⊙ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

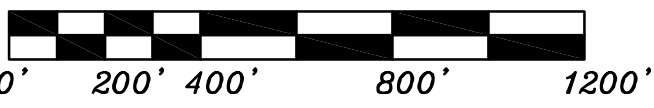
**LINE TABLE:**

| L-# | BEARING       | DIST.   |
|-----|---------------|---------|
| L-1 | S 00°18'04" E | 78.14'  |
| L-2 | S 00°36'34" W | 311.57' |
| L-3 | S 67°59'06" W | 303.96' |
| L-4 | S 00°53'32" W | 104.57' |
| L-5 | S 47°21'05" W | 453.17' |

| C-# | RADIUS    | CHORD BEARING AND DISTANCE | ARC     | DELTA     |
|-----|-----------|----------------------------|---------|-----------|
| C-1 | 1,477.50' | N 76°19'08" E 421.41'      | 422.86' | 16°23'52" |
| C-2 | 1,318.30' | N 65°38'34" E 103.30'      | 103.33' | 04°29'27" |

**CURVE TABLE:**

| C-# | RADIUS    | CHORD BEARING AND DISTANCE | ARC     | DELTA     |
|-----|-----------|----------------------------|---------|-----------|
| C-1 | 1,477.50' | N 76°19'08" E 421.41'      | 422.86' | 16°23'52" |
| C-2 | 1,318.30' | N 65°38'34" E 103.30'      | 103.33' | 04°29'27" |



WCCS - DANE ZONE  
 SCALE 1" = 400'





# 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 RM-16

A parcel of land located in all of the SW 1/4 of the SW 1/4, part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the NW 1/4 all in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin., more particularly described as follows:

Beginning at the Southwest Corner of said Section 25; thence N 00°53'32" E along the west line of the said Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 and the east line of Lot 3, Certified Survey Map No. 3239 and Lot 1, Certified Survey Map No. 5808, 1,590.82 feet; thence N 47°21'05" E, 453.17 feet; thence N 00°53'32" E, 104.57 feet; thence N 67°59'06" E, 303.96 feet; thence N 00°53'31" E, 311.57 feet to the south right-of-way of County Highway "G" per Highway Conveyance in Volume 233, Page 172; thence along said south right-of-way for the next 2 courses N 67°59'06" E, 667.67 feet; thence along an arc of a curve concaved northwesterly having a radius of 1,318.30 feet and a long chord bearing and distance of N 65°38'34" E, 103.30 feet to extension of the west line of Lot 1, Certified Survey Map No. 9275; thence along said west line for the next two course S 00°36'34" W, 78.15 feet to the Northeast Corner of the said Northwest 1/4 of the Southwest 1/4; thence S 00°48'01" W along the east line of the said Northwest 1/4 and Southwest 1/4 of the Southwest 1/4, 2,632.71 feet to the Southeast Corner of the said Southwest 1/4 of the Southwest 1/4 and the Northeast Corner of Lot 2, Certified Survey Map No. 15131; thence S 89°34'04" W along the south line of the said Southwest 1/4 of the Southwest 1/4 and the north line of said Lot 2, 1,321.88 feet to the point of beginning. This parcel contains 2,972,032 sq. ft. or 68.23 acres thereof.

## AT-35 TO SFR-2

A parcel of land located part of the NW 1/4 of the SW 1/4 of Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin., more particularly described as follows:

Commencing at the Southwest Corner of said Section 25; thence N 00°53'32" E along the west line of the said Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 and the east line of Lot 3, Certified Survey Map No. 3239 and Lot 1, Certified Survey Map No. 5808, 1,590.82 feet to the point of beginning.

Thence continue N 00°53'32" E along said west line, 655.82 feet to south right-of-way of County Highway "G" per Highway Conveyance in Volume 233, Page 172; thence along said south right-of-way for the next 2 courses along an arc of a curve concaved northwesterly having a radius of 1,477.50 feet and a long chord bearing and distance of N 76°19'08" E, 421.41 feet; thence N 67°59'06" E, 217.80 feet; thence S 00°53'31" W, 311.57 feet; thence S 67°59'06" W, 303.96 feet; thence S 00°53'32" W, 104.57 feet; thence S 47°21'05" W, 453.17 feet to the point of beginning. This parcel contains 530,309 sq. ft. or 6.00 acres thereof.

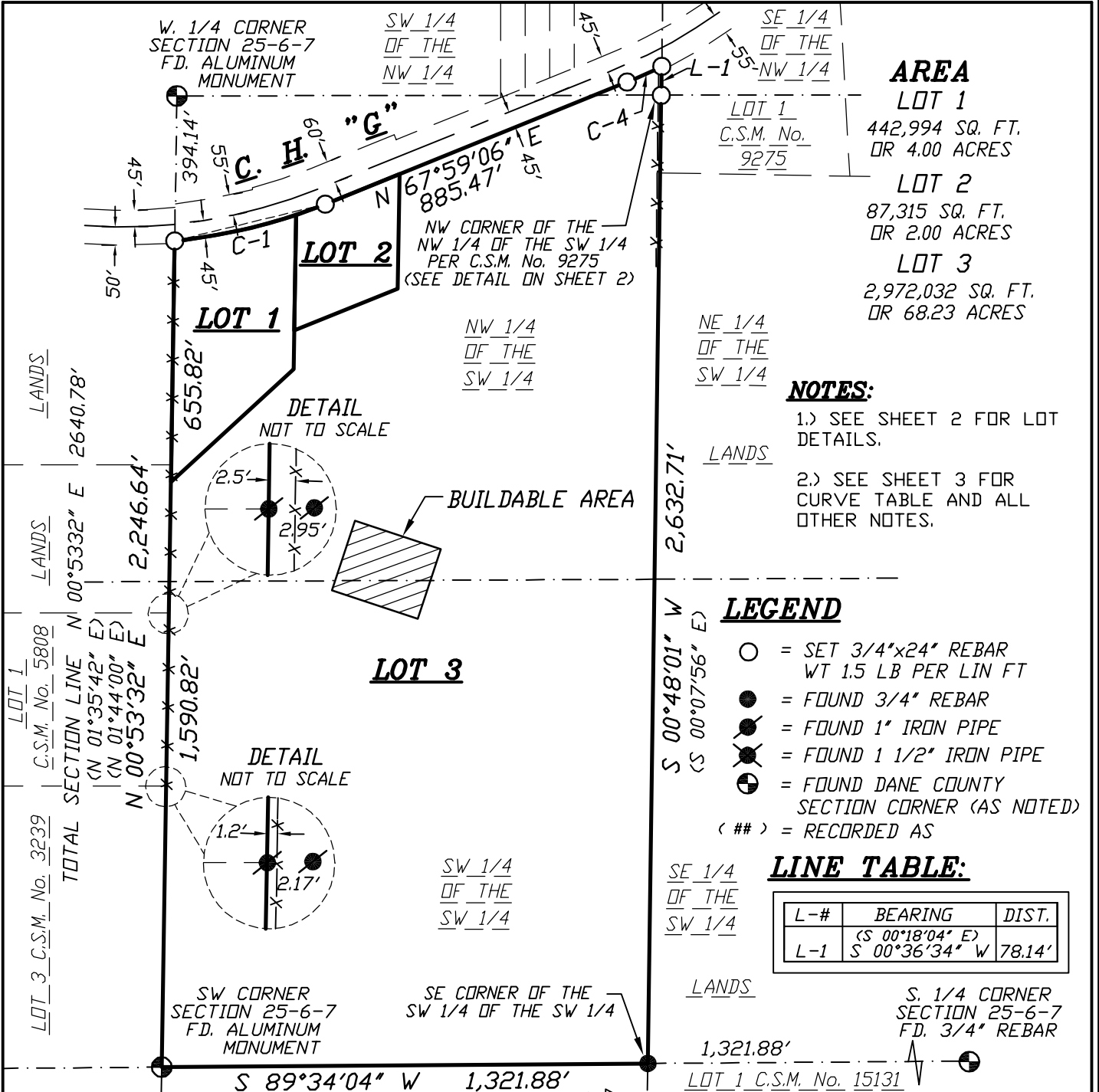


# CERTIFIED SURVEY MAP

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 all of the SW 1/4 of the SW 1/4, part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the NW 1/4 all in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



### AREA

- LOT 1: 442,994 SQ. FT. OR 4.00 ACRES
- LOT 2: 87,315 SQ. FT. OR 2.00 ACRES
- LOT 3: 2,972,032 SQ. FT. OR 68.23 ACRES

### NOTES:

- SEE SHEET 2 FOR LOT DETAILS.
- SEE SHEET 3 FOR CURVE TABLE AND ALL OTHER NOTES.

### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊗ = FOUND 1 1/2" IRON PIPE
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

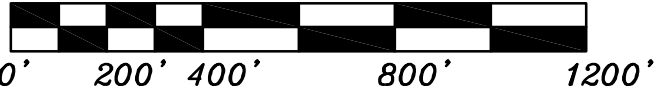
### LINE TABLE:

| L-# | BEARING                          | DIST.  |
|-----|----------------------------------|--------|
| L-1 | (S 00°18'04" E)<br>S 00°36'34" W | 78.14' |

### PREPARED FOR:

ADAM CARRICO  
1926 N. KOLLATH ROAD  
VERONA, WI 53593

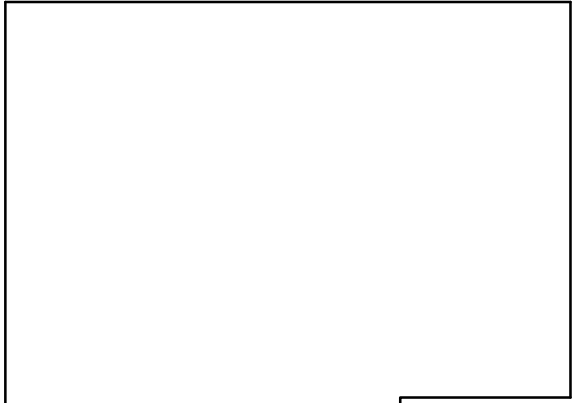
WCCS - DANE ZONE  
SCALE 1" = 400'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### SURVEYORS SEAL



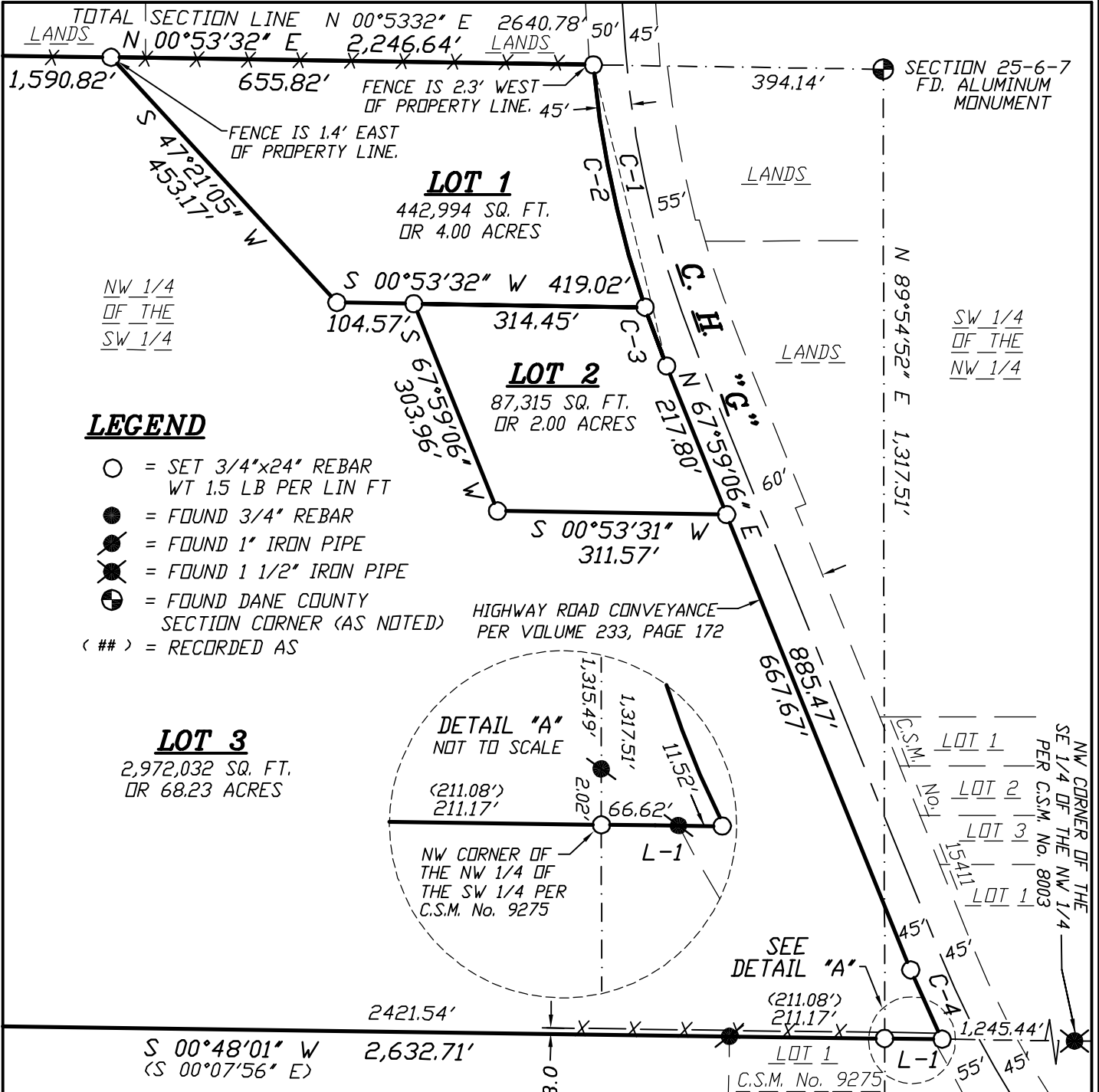


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

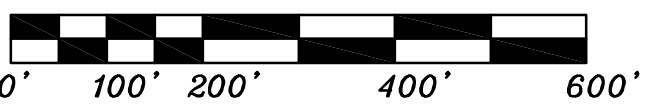
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in all of the SW 1/4 of the SW 1/4, part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the NW 1/4 all in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 25-6-7 LINE TO BEAR N 00°53'32" E

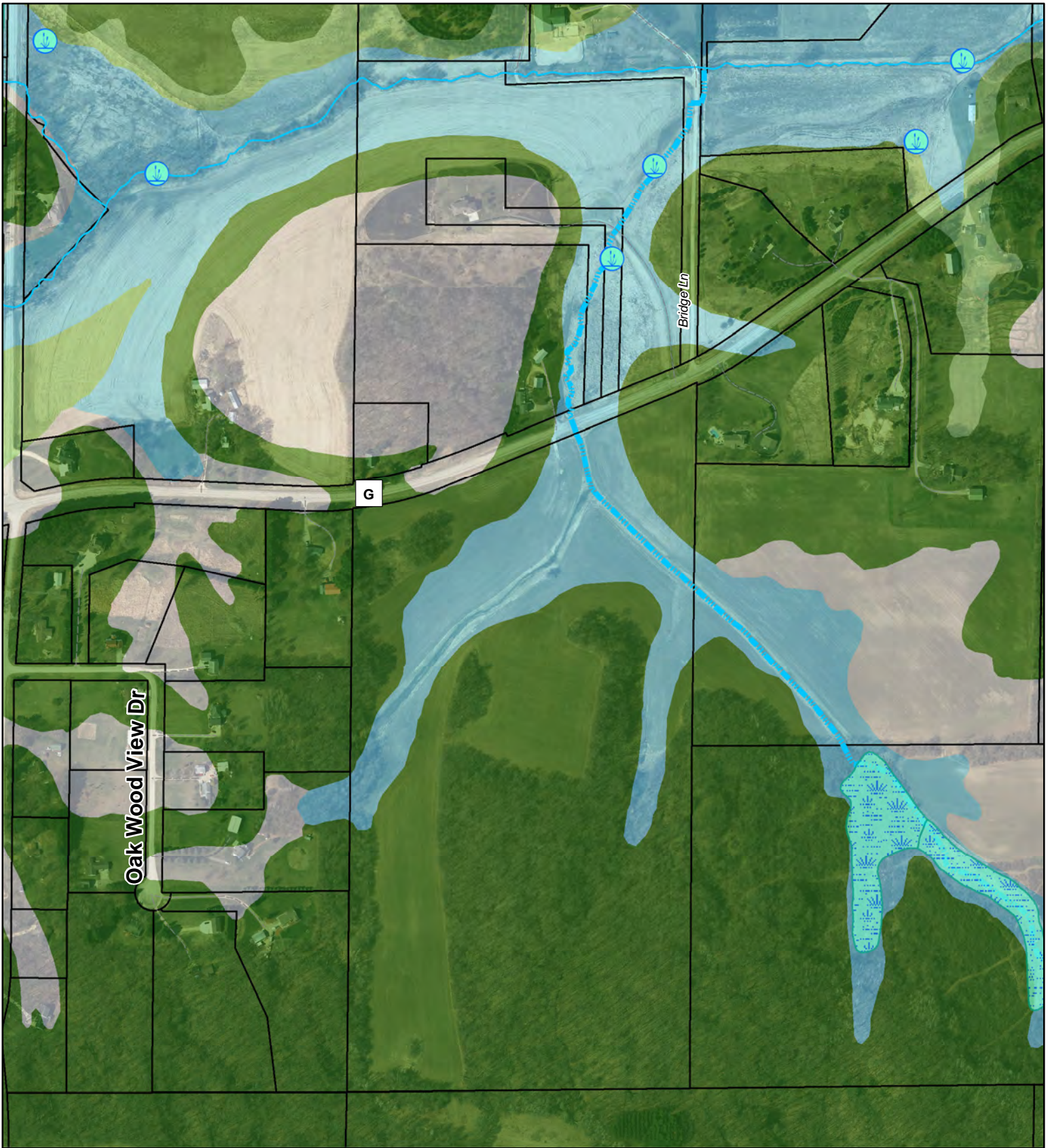
WCCS - DANE ZONE  
SCALE 1" = 200'



**SURVEYORS SEAL**

Sheet 2 of 5

20W-439



**Legend**

**Depth to Water Table**

- 0-3 feet
- >3-6 feet
- >6 feet
- No Value Reported

