

Dane County Rezone Petition

Application Date	Petition Number
12/21/2023	DCPREZ-2023-12015
Public Hearing Date	
02/27/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME COONS CONSTRUCTION OF VERONA LLC	PHONE (with Area Code) (608) 444-4407	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 1827 LOCUST DR		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS jcoonsconstruction@gmail.com		E-MAIL ADDRESS neil@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 7906 Riverside Road					
TOWNSHIP VERONA	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-303-9000-8					

REASON FOR REZONE

CREATE A 17-LOT RESIDENTIAL SUBDIVISION WITH ONE OUTLOT.

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-1 Single Family Residential District	25.61
AT-35 Agriculture Transition District	NR-C Natural Resource Conservation District	12.32



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 RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:

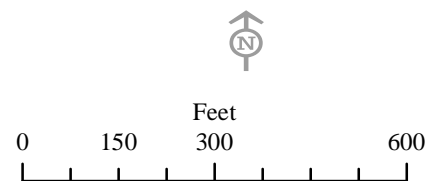
COMMENT: The width of any lot or outlot shall be no narrower than 66 feet.

DATE:



REZONE 12015

-  Floodway Areas in Zone AE
-  Floodplain





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:		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>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 type="checkbox"/></p>
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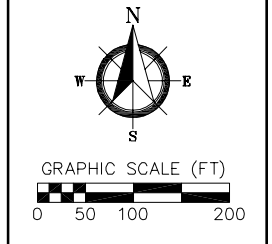
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 (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 _____ Date _____



1,591,613 SQ. FT. (36.54 ACRES) IN TOTAL AREA FOR PLAT

- ROAD RIGHT-OF-WAY AREA: 72,706 SQ. FT.
- REMAINDER AREA: 1,518,907 SQ. FT. (34.87 ACRES)

CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE

OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 531,618 SQ. FT. (12.20 ACRES)

- OPEN SPACE PROVIDED: 532,056 SQ. FT. (12.21 ACRES) OR 35.03%

IF 100% INFILTRATION IS ACHIEVED, ALLOWED AVERAGE LOT SIZE OF 1.3 ACRES WITH A MINIMUM LOT SIZE OF 1.2 ACRES

- TOTAL LOTS OF PLAT CONCEPT: 17
- TOTAL AREA OF LOTS: 986,851 SQ. FT.
- AVERAGE LOT SIZE OF CONCEPT: 58,050 SQ. FT. (1.33 ACRES)
- MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES

TOTAL ROAD LENGTH TO PERMANENT CUL-DE-SAC BULB: 984 FT

Concept Site Plan
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

Scale: AS SHOWN

Date: 12/14/2023

Drawn By: ALC

Project No: 230019

Sheet No: 1 of 1

AT-35 TO SFR-1

A parcel of located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.77 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said west line N 00°27'37" E, 637.19 feet; S 89°32'23" E, 293.01 feet; thence S 00°41'35" W, 599.61 feet; thence S 89°31'03" E, 677.70 feet; thence along an arc of a curve concaved southeasterly having a radius of 117.00 feet and a long chord bearing of N 10°28'52" E, 15.23 feet; thence N 89°31'03" W, 256.30 feet; thence N 00°28'57" E, 203.40 feet; thence N 08°43'53" W, 383.62 feet; thence N 75°06'06" E, 208.15 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing and distance of N 00°06'06" E, 31.06 feet; thence S 75°06'06" W, 212.94 feet; thence N 08°38'20" W, 173.68 feet; thence N 16°25'55" E, 243.90 feet to the north line of said Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E along said north line, 596.83 feet to the Northeast Corner of said Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning This parcel contains 1,115,740 sq. ft. or 25.61 acres and is subject to a road right of way over the southerly and westerly side.

AT-35 TO NR-C

A parcel of located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 875.96 feet to the point of beginning.

Thence S 89°32'23" E, 293.01 feet; thence S 00°41'35" W, 599.61 feet; thence S 89°31'03" E, 677.70 feet; thence along an arc of a curve concaved southeasterly having a radius of 117.00 feet and a long chord bearing of N 10°28'52" E, 15.23 feet; thence N 89°31'03" W, 256.30 feet; thence N 00°28'57" E, 203.40 feet; thence N 08°43'53" W, 383.62 feet; thence N 75°06'06" E, 208.15 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing and distance of N 00°06'06" E, 31.06 feet; thence S 75°06'06" W, 212.94 feet; thence N 08°38'20" W, 173.68 feet; thence N 16°25'55" E, 243.90 feet to the north line of said Southwest 1/4 of the Southwest 1/4; thence N 88°24'55" W along said north line, 688.38 feet to the Northwest Corner of said Southwest 1/4 of the Southwest 1/4; thence S 00°27'37" W along the west line of said Southwest 1/4 of the Southwest 1/4, 446.60 feet to the point of beginning. This parcel contains 536,625 sq. ft. or 12.32 acres and is subject to a road right of way over part of the westerly side.