

Dane County Rezone & Conditional Use Permit

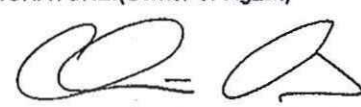
Application Date	Petition Number
03/13/2019	DCPREZ-2019-11415
Public Hearing Date	C.U.P. Number
05/28/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRET A SAALSAA	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7891 RIVERSIDE RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS bretsaalsaa@aol.com		E-MAIL ADDRESS noa@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
7891 RIVERSIDE ROAD					
TOWNSHIP VERONA	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-312-8500-4					

REASON FOR REZONE	CUP DESCRIPTION
CREATING FOUR RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-4 Rural Homes District	21.13		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	7.92		
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	8.00		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
PRINT NAME: Chris Adams				
DATE: 3-12-19				



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Bret Saalsaa</u>	Agent's Name <u>Williamson Surveying and Assoc. LLC</u>
Address <u>7935 Almor Drive Verona, WI 53593</u>	Address <u>104A W. Main Street Waunakee WI 53597</u>
Phone <u>576-6136</u>	Phone <u>(608) 255-5705</u>
Email <u>bretsaalsaa@aol.com</u>	Email <u>noa@williamsonsurveying.com</u>

Town: Verona Parcel numbers affected: 062/0608-312-8500-4

Section: 31 Property address or location: 7891 Riversode Road Verona, WI (NW 1/4-NW 1/4)

Zoning District change: (To / From / # of acres) RH-3/A1-EX/30.61 AC RH-1/A1-EX/8.41 AC

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 18 % Other: 82 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

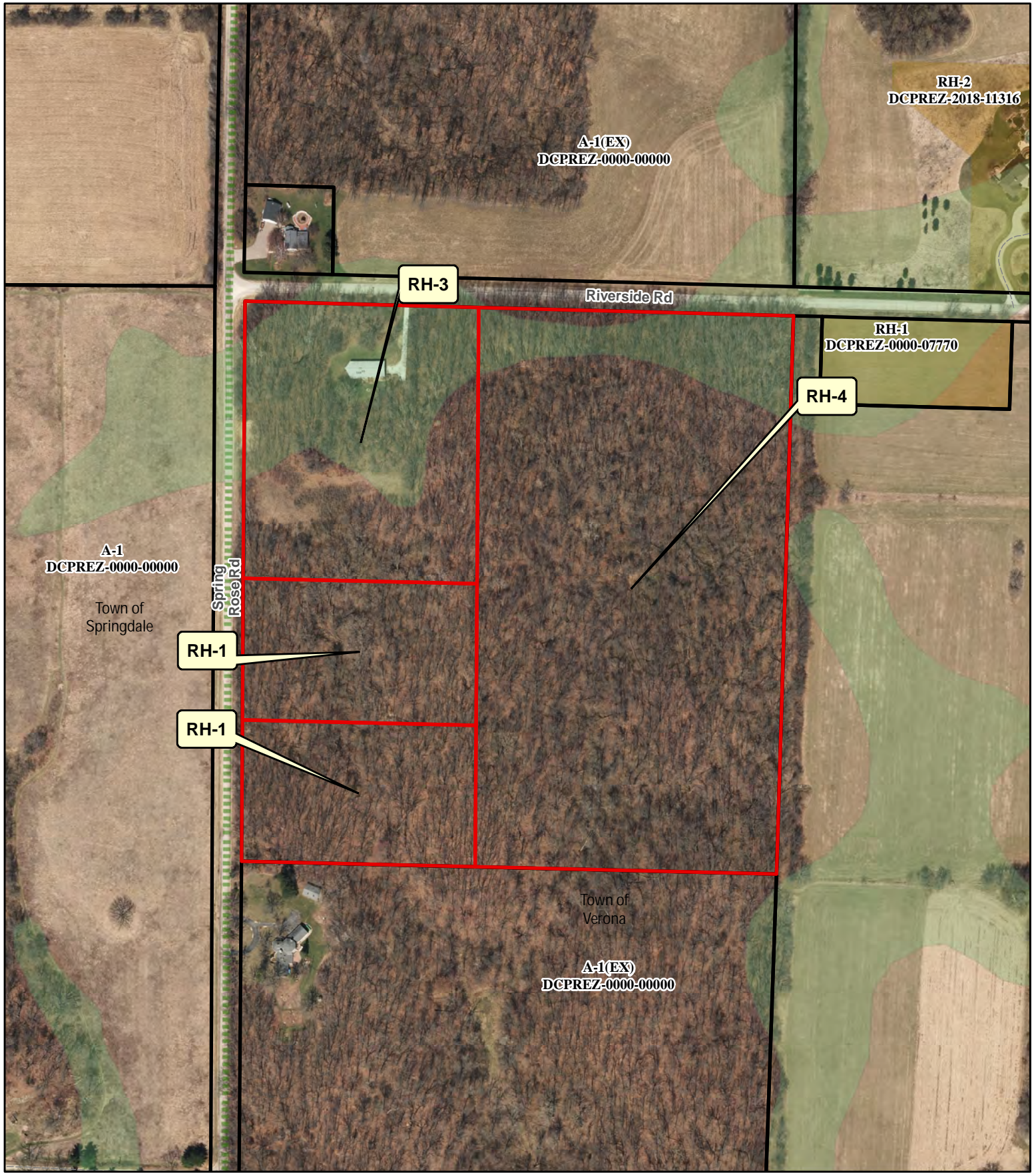
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Bret Saalsaa is creating 4 lots. One lot will have the existing house located on it and the other 3 will be for new residential lots. Two lots will be zoned from A1-EX to RH-1 and two lots will be zoned from A1-EX to RH-3.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.





Submitted By:

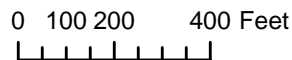
Date: 3-11-19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Class 1
-  Floodplain
-  Class 2



Petition 11415
BRET A SAALSAA

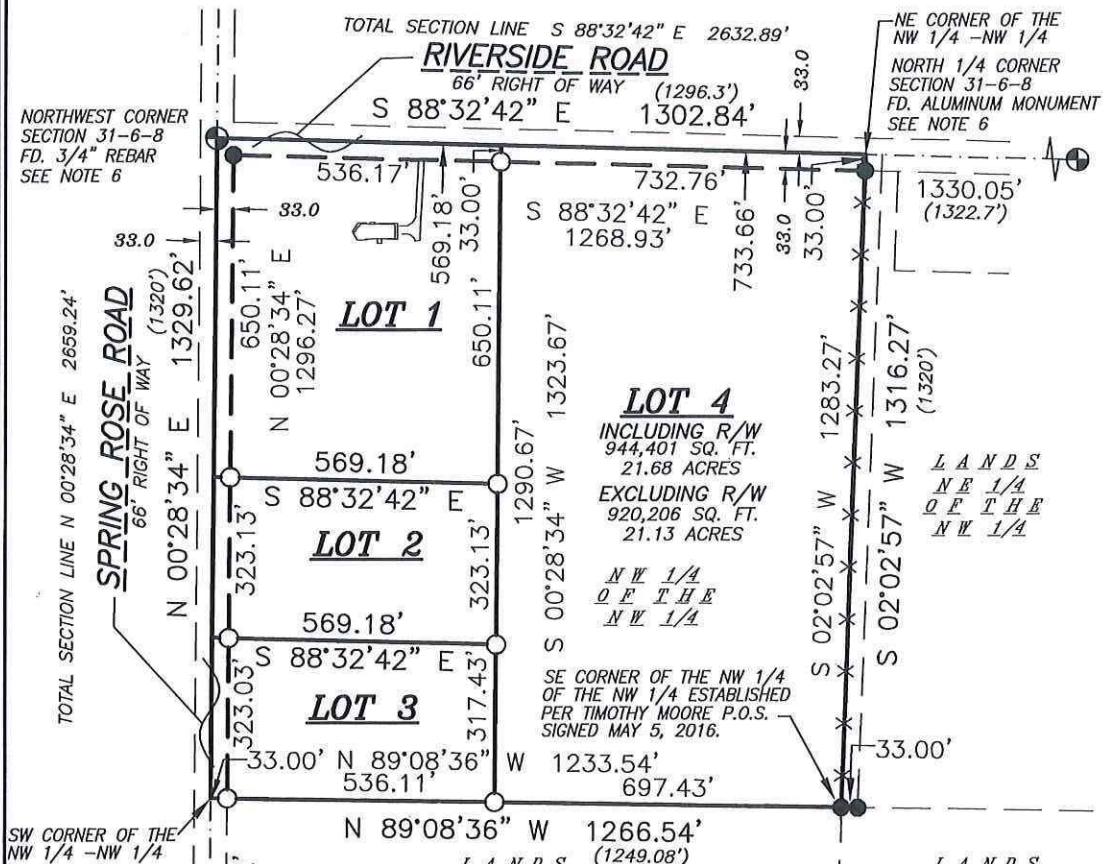


CERTIFIED SURVEY MAP

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 the Fractional Northwest 1/4 of the Northwest 1/4 of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin.



LANDS
S W 1/4
O F T H E
N W 1/4

LANDS
N E 1/4
O F T H E
N W 1/4

LANDS
S E 1/4
O F T H E
N W 1/4

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS PER ORIGINAL FIELD NOTES

PREPARED FOR:
BRET SAALSAA
7935 ALMOR DRIVE
VERONA, WI 53593

NOTES:

- 1.) SEE SHEET 2 FOR LOTS 1-3 DETAIL.
- 2.) SEE SHEET 4 FOR ALL NOTES.

SCALE 1" = 300'

0' 150' 300' 600' 900'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 31-6-8 LINE TO BEAR S 88°32'42" E

SURVEYORS SEAL

19W-18



CERTIFIED SURVEY MAP

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 the Fractional Northwest 1/4 of the Northwest 1/4 of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin.

NORTHWEST CORNER
SECTION 31-6-8
FD. 3/4" REBAR
SEE NOTE 6

SPRING ROSE ROAD
66' RIGHT OF WAY



BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SECTION 31-6-8
LINE TO BEAR S 88°32'42" E

N 00°28'34" E 1329.62'

N 00°28'34" E 1329.62'

S 88°32'42" E 1302.84'

S 88°32'42" E
1268.93'

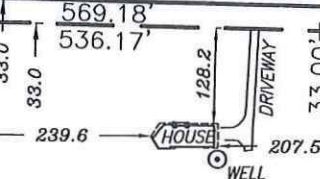
S 00°28'34" W 1323.67'

S 88°32'42" E 569.18'

S 88°32'42" E 569.18'

N 89°08'36" W 1233.54'

N 89°08'36" W 1266.54'



LOT 1
INCLUDING R/W
388,754 SQ. FT.
8.92 ACRES
EXCLUDING R/W
348,518 SQ. FT.
8.00 ACRES

LOT 4
INCLUDING R/W
944,401 SQ. FT.
21.68 ACRES
EXCLUDING R/W
920,206 SQ. FT.
21.13 ACRES

LOT 2
INCLUDING R/W
183,893 SQ. FT.
4.22 ACRES
EXCLUDING R/W
173,229 SQ. FT.
3.98 ACRES

LOT 3
INCLUDING R/W
182,343 SQ. FT.
4.19 ACRES
EXCLUDING R/W
171,677 SQ. FT.
3.94 ACRES

SW CORNER OF THE
NW 1/4 -NW 1/4

REBAR IS
N 41°54'41" E 3.00'
FROM SET REBAR.

LEGEND

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

SCALE 1" = 200'



SURVEYORS SEAL



CERTIFIED SURVEY MAP

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 the Fractional Northwest 1/4 of the Northwest 1/4 of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being fractional Northwest 1/4 of the Northwest 1/4 of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Northwest Corner of said Section 31 and the intersection of Riverside Road and Spring Rose Road; thence S 88°32'42" E along the North line of the Northwest 1/4 and the centerline of said Riverside Road, 1302.84 feet to the Northeast Corner of the Northwest 1/4 of the Northwest 1/4; thence S 02°02'57" W along the East line of the Northwest 1/4 of the Northwest 1/4, 1316.27 feet to the Southeast Corner of the Northwest 1/4 of the Northwest 1/4; thence N 89°08'36" W along the South line of the Northwest 1/4 of the Northwest 1/4, 1266.54 feet to the Southwest Corner of the Northwest 1/4 of the Northwest 1/4 and to the centerline of said Spring Rose Road; thence N 00°28'34" E along the West line of the Northwest 1/4 of the Northwest 1/4 and the centerline of said Spring Rose Road, 1329.62 feet to the point of beginning. This parcel contains 1,699,391 sq. ft. or 39.01 acres and is subject to a road right of way of 33 feet over the westerly and northerly sides thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Bret A. Saalsaa

Personally came before me this _____ day of _____, 20____ the above named Bret A. Saalsaa to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

19W-18



CERTIFIED SURVEY MAP

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 the Fractional Northwest 1/4 of the Northwest 1/4 of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin.

NOTES:

3.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

6.) ALL SECTION TIES FOR THE WEST 1/4 CORNER, NORTH 1/4 CORNER, AND NORTHWEST CORNER OF SECTION 31, T6N, R8E ARE IN PER THE LATEST TIE SHEET ON RECORDED AT THE DANE COUNTY REGISTER OF DEEDS OFFICE.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this _____ day of _____, 20____.

John Wright
Town Clerk

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



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

A1-EX TO RH-4

A parcel of land located in the Fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, being particularly described as follows:

Commencing at the Northwest Corner of said Section 31 and the intersection of Spring Rose Road and Riverside Road, thence S $88^{\circ}32'42''$ E along the north line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of said Riverside Road, 569.18 feet to the point of beginning.

Thence continue S $88^{\circ}32'42''$ E along north line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of said Riverside Road, 733.66 feet to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S $02^{\circ}02'57''$ W along the east line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1316.27 feet to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence N $89^{\circ}08'36''$ W along the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 697.43 feet; thence N $00^{\circ}28'34''$ E, 1323.67 feet to a point on the north line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and to the point of beginning. This parcel contains 944,401 sq. ft. or 21.68 acres and is subject to a road right-of-way of 33 feet over the northerly sides thereof.

A1-EX TO RH-3

A parcel of land located in the Fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, being particularly described as follows:

Beginning at the Northwest Corner of said Section 31 and the intersection of Spring Rose Road and Riverside Road, thence S $88^{\circ}32'42''$ E along the north line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of said Riverside Road, 569.18 feet; thence S $00^{\circ}28'34''$ W, 683.11 feet; thence N $88^{\circ}32'42''$ W, 569.18 feet to a point on the West line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of Spring Rose Road; thence N $00^{\circ}28'34''$ E along said West line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and centerline of Spring Rose Road, 683.11 feet to the Northwest Corner of said Section 31 and to the point of beginning. This parcel contains 388,754 sq. ft. or 8.92 acres and is subject to a road right-of-way of 33 feet over the westerly and northerly sides thereof.

A1-EX TO RH-1

A parcel of land located in the Fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 31, T6N, R8E, Town of Verona, Dane County, Wisconsin, being particularly described as follows:

Commencing at the Northwest Corner of said Section 31 and the intersection of Spring Rose Road and Riverside Road, thence S $00^{\circ}28'34''$ W along the west line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of Spring Rose Road, 683.11 feet to the point of beginning.

Thence continue S $00^{\circ}28'34''$ W along the west line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the centerline of Spring Rose Road, 646.51 feet to the Southwest Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S $89^{\circ}08'36''$ E along the south line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 569.11 feet; thence N $00^{\circ}28'34''$ E, 640.57 feet; thence N $88^{\circ}32'42''$ W, 569.18 feet to a point on the west line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and to the point of beginning. This parcel contains 366,235 sq. ft. or 8.41 acres and is subject to a road right-of-way of 33 feet over the westerly side thereof.

JOHN F BARNES
1811 SPRING ROSE RD
VERONA, WI 53593

LEROY JOHN HEFTY
7790 RIVERSIDE RD
VERONA, WI 53593

JOHN F BARNES
1811 SPRING ROSE RD
VERONA, WI 53593

LEROY JOHN HEFTY
7790 RIVERSIDE RD
VERONA, WI 53593

R & J ACRES LLC
8982 COUNTY HIGHWAY G
MT HOREB, WI 53572

Current Owner
7830 RIVERSIDE RD
VERONA, WI 53593

SCOTT T BRADACH
7906 RIVERSIDE RD
VERONA, WI 53593

SANBORN REV TR, EDWIN A & VIRGINIA S
7771 RIVERSIDE RD
VERONA, WI 53593

KOHL LIVING TR, WILLIAM F
724 FOREST VIEW DR
VERONA, WI 53593

PETER G JANSSEN
1820 SPRING ROSE RD
VERONA, WI 53593

BRET A SAALSAA
7891 RIVERSIDE RD
VERONA, WI 53593

SANBORN REV TR, EDWIN A & VIRGINIA S
7771 RIVERSIDE RD
VERONA, WI 53593

SANBORN REV TR, EDWIN A & VIRGINIA S
7771 RIVERSIDE RD
VERONA, WI 53593

Current Owner
1877 SAND RIDGE CT
VERONA, WI 53593

JOHN F BARNES
1811 SPRING ROSE RD
VERONA, WI 53593

LEROY JOHN HEFTY
7790 RIVERSIDE RD
VERONA, WI 53593

