

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
12/01/2021	DCPREZ-2021-11799
<b>Public Hearing Date</b>	
02/22/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEE STILWELL	PHONE (with Area Code) (608) 576-0231	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 1730 BEACH RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS landbstilwell@tds.net		E-MAIL ADDRESS noa@williamsonsurveying.com	

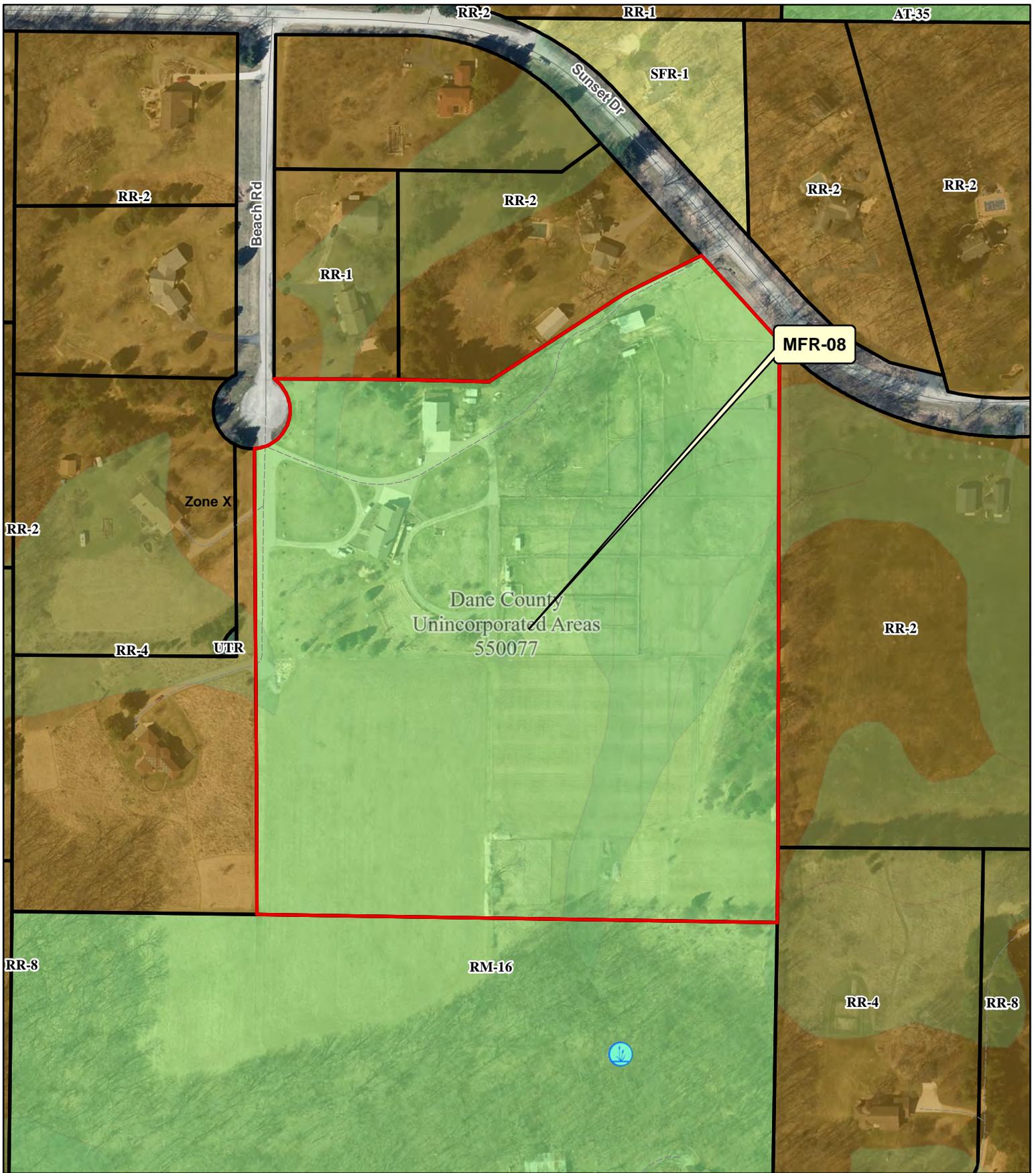
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1730 Beach Road					
TOWNSHIP VERONA	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-364-8790-2					

## REASON FOR REZONE

CREATING A CONDOMINIUM PLAT FOR 4 SINGLE-FAMILY HOUSES ON ONE LOT

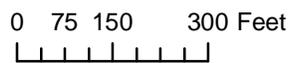
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	MFR-08 Multi-Family Residential District	19.94

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

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



Petition 11799  
LEE STILWELL



**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:	Lee Stilwell	Agent Name:	Williamson Surveying
Address (Number & Street):	1730 Beach Road	Address (Number & Street):	104 a West Main Street
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:	landbstilwell@tds.net	Email Address:	neil@williamsonsurveying.com
Phone#:	1-608-579-0231	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Verona	Parcel Number(s):	062/0608-364-8790-2
Section:	36	Property Address or Location:	1730 Beach Road (Lot 4 CSM No. 5396)

### 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

Lee Stilwell is splitting up is property into 4 condominium units. One unit will have the existing home on it and the other 3 units will be for new residential house.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	MFR-08	19.94 ac.

**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 type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 11-29-21

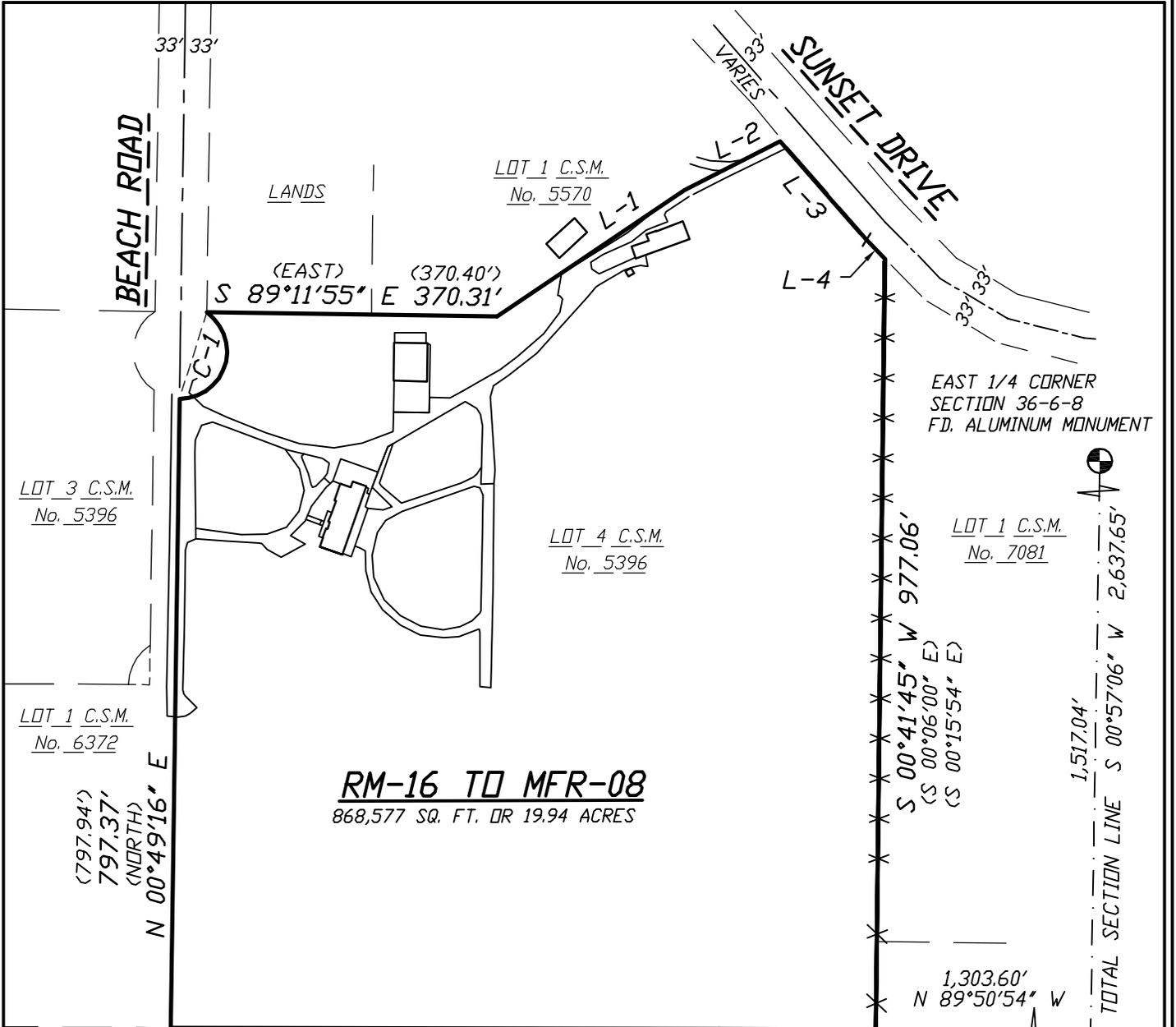


# REZONE

**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

Lot 4, Certified Survey Map No. 5396, located in part of the Northwest and Southwest 1/4's of the Southeast 1/4 of Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin.



**LINE TABLE:**

LANDS

L-#	BEARING	DIST.
L-1	(N 55°15'57" E)	287.60'
	(N 55°14'00" E)	
L-2	(S 62°06'15" E)	137.10'
	(N 62°14' E)	
L-3	S 41°16'58" E	166.73'
L-4	S 44°22'08" E	33.76'

**PREPARED FOR:**

STILWELL LIVING TRUST  
 1730 BEACH ROAD  
 VERONA, WI 53593

SCALE 1" = 200'



**CURVE TABLE:**

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	60.00'	N 17°31'20" E 114.83'	153.15'	146°14'37"



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 36-6-8 LINE TO BEAR S 00°57'06" W

**LEGEND**

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
  - △ = SET SURVEY SPIKE
  - ▲ = FOUND PKNAIL
  - = FOUND 3/4" REBAR
  - ⊙ = FOUND 1" IRON PIPE  
(UNLESS NOTED)
  - ⊕ = FOUND ALUMINUM  
MONUMENT (UNLESS NOTED)
  - (##) = RECORDED AS
  - ⊕ = SEPTIC VENT
  - ⊙ = SEPTIC TANK
  - ⊙ = WELL
- L.C.E. = LIMITED COMMON ELEMENT

**PREPARED FOR:**  
STILWELL LIVING TRUST  
1730 BEACH ROAD  
VERONA, WI 53593

SCALE 1" = 200'



(WCCS - DANE ZONE)  
BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE SE 1/4 OF SECTION 36-6-8  
LINE TO BEAR S 00°57'06" W



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

# SUNSET LLAMAS CONDOMINIUM PLAT DANE COUNTY, WISCONSIN

WILLIAMSON SURVEYING & ASSOCIATES, LLC

**SURVEYOR'S CERTIFICATE:**

I, Noa T. Prieve, Professional Land Surveyor, hereby certify that this plat is a correct representation of the condominium described and identification and location of the units and the common and limited common elements can be determined from the plat.

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

DATE: \_\_\_\_\_

Noa T Prieve S-2499  
Professional Land Surveyor

**DESCRIPTION:**

Part of Lot 4, Certified Survey Map No. 5396, recorded in the Dane County Register of Deeds Office in Volume 24 of Certified Survey Maps, Pages 307 through 309, as Document No. 2054106. Located in part of the Northwest and Southwest 1/4's of the Southeast 1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 36; thence S 00°57'06" W along the east line of the Southeast 1/4, 1,517.04 feet; thence N 89°50'54" W, 1,303.60 feet to the southeast corner of said Lot 4 and to the point of beginning.

Thence continue along said Lot 4, N 89°50'54" W, 899.03 feet; thence N 00°49'16" E, 797.37 feet to the right-of-way of Beach Road; thence along said right-of-way along an arc of a curve concaved northwesterly having a radius of 60.00 feet and a long chord bearing and distance of N 17°31'20" E, 114.83 feet to the northwest corner of said Lot 4; thence continue along said Lot 4 for the next 3 courses S 89°11'55" E, 370.31 feet; thence N 56°08'41" E, 287.60 feet; thence N 63°01'19" E, 137.10 feet to the Southwest right-of-way of Sunset Drive; thence along said right-of-way for the next two courses S 41°16'58" E, 166.73 feet; thence S 44°22'08" E, 33.76 feet to the east line of said Lot 4; thence along said Lot 4, S 00°41'45" W, 977.06 feet to the point of beginning. This parcel contains 868,577 sq. ft. or 19.94 acres thereof.

**NOTES:**

- 1.) 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.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES FOR THE EAST 1/4 CORNER AND SOUTHWEST CORNER OF SECTION 36, T6N, R8E HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD.
- 4.) ALL UNITS OF THIS CONDOMINIUM HAVE ACCESS TO PUBLIC UTILITIES IN PUBLIC RIGHT OF WAY, EXISTING ROADWAY EASEMENT (DOC# 2285923) AND THE LIMITED COMMON ELEMENT ALONG THE WESTERN SIDE OF UNITS 4 AND 2 FOR THE BENEFIT OF UNITS 1, 2 AND 4.
- 5.) ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE DECLARATION.
- 6.) DRIVEWAY CONNECTION IN THE AREA HATCHED ON THE CONDOMINIUM PLAT SHALL BE REMOVED OR BLOCKED UPON ANY SALE OR TRANSFER OF UNIT NUMBER 3 OF THIS PLAT.
- 7.) THE PORTION OF UNIT 3 LOCATED IN SUNSET DRIVE RIGHT OF WAY IS PUBLIC RIGHT OF WAY.

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_,

OF CONDOMINIUM PLATS, PAGE \_\_\_\_\_, AS DOCUMENT No. \_\_\_\_\_,

REGISTER OF DEEDS

There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Dane County Planning and Development

**SURVEYORS SEAL**

REV. 11-29-21

DRAWN BY NEIL BORTZ

DRAWING NO. 20W-349

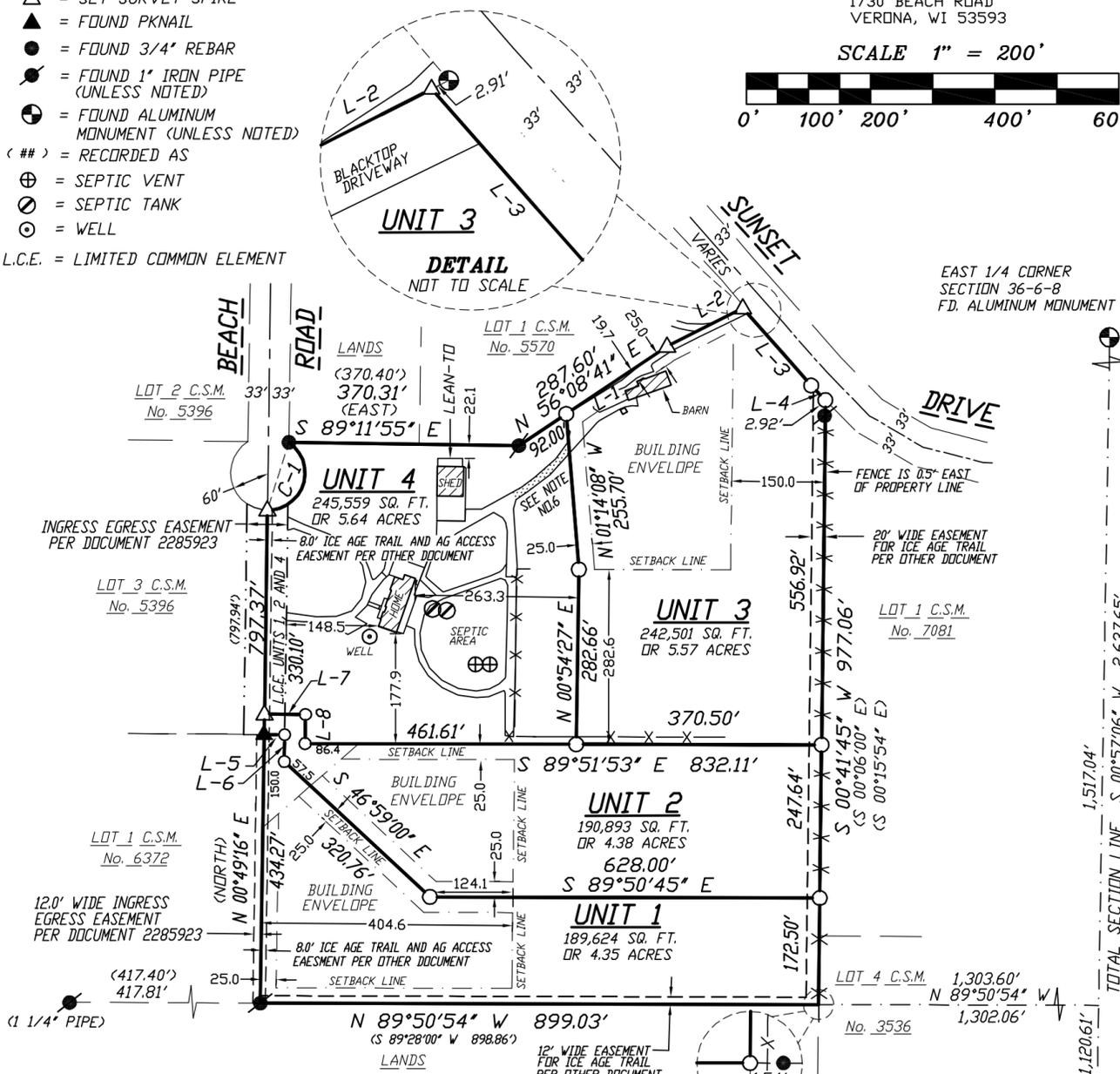
SHEET 1 OF 1

**LINE TABLE:**

L-#	BEARING	DIST.
L-1	(N 55°15'57" E) (N 55°14'00" E)	195.60'
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**CURVE TABLE:**

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
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SOUTHWEST CORNER  
SECTION 36-6-8  
F.D. BRASS MONUMENT

TOTAL SECTION LINE S 00°57'06" W 2,637.65'  
1,517.04'  
1,120.61'



# 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

## RM-16 TO MFR-08

A parcel of land located in part of the Northwest  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin. Being part of Lot 4, Certified Survey Map No. 5396, recorded in the Dane County Register of Deeds Office in Volume 24 of Certified Survey Maps, Pages 307 through 309, as Document No. 2054106, being more particularly described as follows:

Commencing at the East  $\frac{1}{4}$  Corner of said Section 26; thence S  $00^{\circ}57'06''$  W east line of the said Southeast  $\frac{1}{4}$ , 1,517.04 feet; thence N  $89^{\circ}50'54''$  W, 1,303.60 feet to the southeast corner of said Lot 4 and the point of beginning.

Thence continue along said Lot 4, N  $89^{\circ}50'54''$  W, 899.03 feet; thence N  $00^{\circ}49'16''$  E, 797.37 feet to the right-of-way of Beach Road; thence along said right-of-way along an arc of a curve concaved northwesterly having a radius of 60.00 feet and a long chord bearing and distance of N  $17^{\circ}31'20''$  E, 114.83 feet to the northwest corner of said Lot 4; thence continue along said Lot 4 for the next 3 courses S  $89^{\circ}11'55''$  E, 370.31 feet; thence N  $56^{\circ}08'41''$  E, 287.60 feet; thence N  $63^{\circ}01'19''$  E, 137.10 feet to the Southwest right-of-way of Sunset Drive; thence along said right-of-way for the next two courses S  $41^{\circ}16'58''$  E, 166.73 feet; thence S  $44^{\circ}22'08''$  E, 33.76 feet to the east line of said Lot 4; thence along said Lot 4, S  $00^{\circ}41'45''$  W, 977.06 feet to the point of beginning. This parcel contains 868,577 sq. ft. or 19.94 acres thereof.