

Dane County Rezone Petition

Application Date	Petition Number
03/26/2022	DCPREZ-2022-11836
Public Hearing Date	
06/28/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME COUNTY OF DANE - C/O SHARENE SMITH	PHONE (with Area Code) (608) 576-4485	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5201 Fen Oak Drive		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS smith.sharene@countyofdane.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

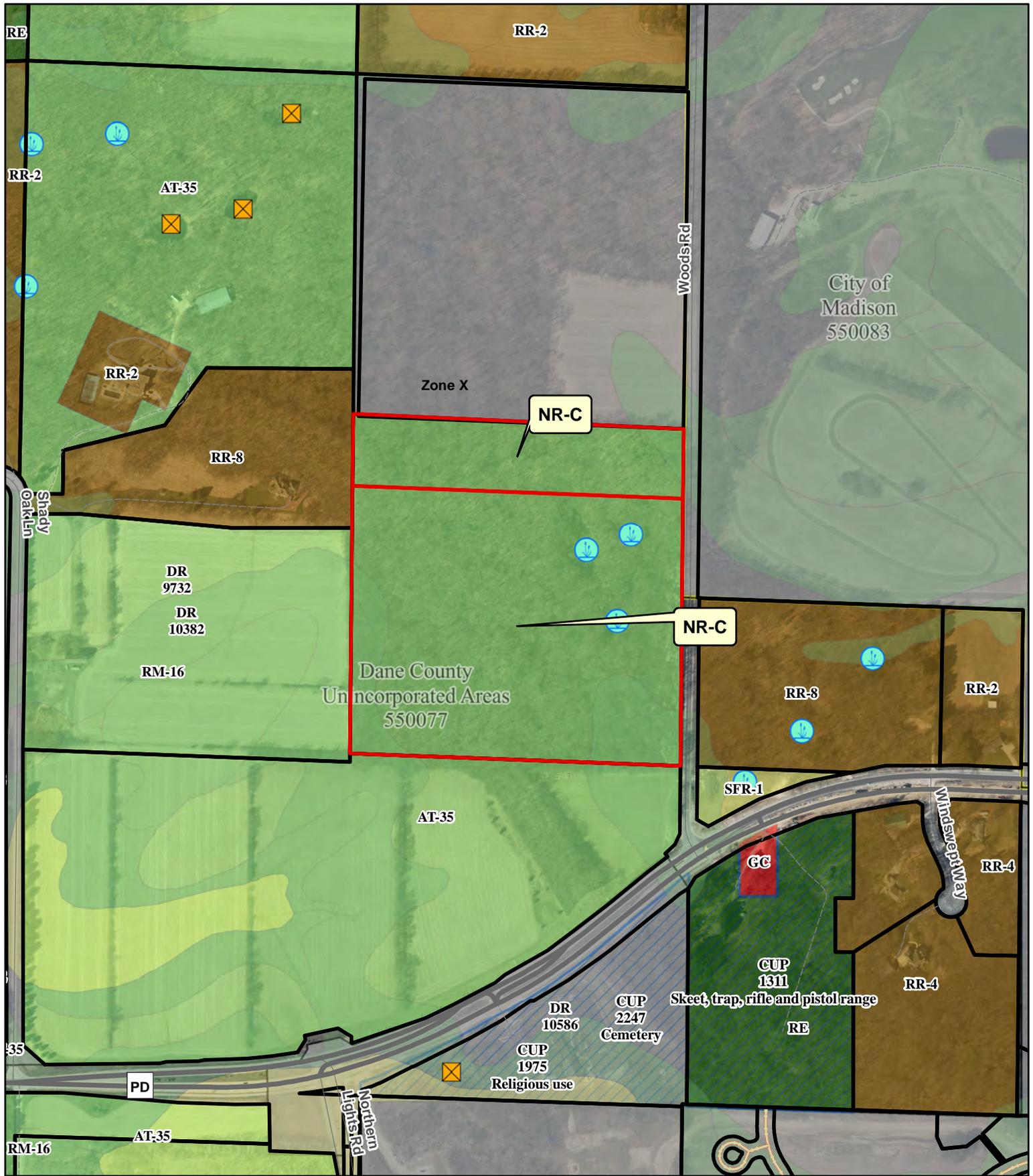
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Northwest of 2960 Woods Road					
TOWNSHIP VERONA	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-043-9501-0					

REASON FOR REZONE

CREATING TWO PARKLAND LOTS

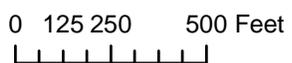
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	NR-C Natural Resource Conservation District	39.09

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11836
 COUNTY OF DANE - c/o
 Sharene Smith



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:	DANE COUNTY	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	5201 FEN OAK DR	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	MADISON, WI 53718	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:	SMITH.SHARENE@COUNTYOFDANE.COM	Email Address:	chris@williamsonsurveying.com
Phone#:	608-576-4485	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	VERONA	Parcel Number(s):	0608-043-9501-0
Section:	4	Property Address or Location:	SE 1/4 OF THE SW 1/4

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 checked="" type="checkbox"/></p>
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Dane County Land & Water Resources has recently acquired this parcel and are requesting it to be split in a way to allow the City of Madison to take ownership of the portion of land that it has financially contributed to the purchase. Both parcels will remain as park lands, but the northern 8.00 acres will eventually be annexed into the city and become part of the city's parks.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	NR-C	39.09

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

Date 3/21/2022

From: Smith, Sharene <Smith.Sharene@countyofdane.com>
Sent: Tuesday, March 22, 2022 9:06 AM
To: Zoning <Zoning@countyofdane.com>
Subject: rezone application - 39 acres, Town of Verona

Good morning,

LWRD purchased some property in the Town of Verona earlier this year for the Ice Age National Scenic Trail. It's a partner project with the City of Madison, City of Verona and Town of Verona. I'm attaching a copy of the resolution for a good summary of the project. I just submitted our application to the Town of Verona as well.

I know there's a fee involved and last time we did this I think we transferred funds to your account: [PDZNGPLR #821005](#) "Rezoning petition". I'm hoping we can do the same this time around.

Please let me know if you need anything else from me to process.
Thank you!



Sharene Smith

Real Estate Coordinator
5201 Fen Oak Dr, Rm 208
Madison, WI 53718
Cell: 608-576-4485
<https://lwr.dcountyofdane.com/>

AUTHORIZING THE PURCHASE OF LAND FOR THE
ICE AGE NATIONAL SCENIC TRAIL

The Dane County Parks & Open Space Plan recommends the acquisition of land for the Ice Age National Scenic Trail (IANST). The IANST was designated a National Scenic Trail by Congress in 1980 and is one of only eleven National Scenic Trails. The Trail corridor traverses north - south through western Dane County and follows the end moraines that mark the furthest extent of the glacial advancement. The County, along with other units of government and the Ice Age Trail Alliance (IATA) work together to acquire lands in order to make Trail connections and to preserve the glacial landscape.

A portion of the established IANST currently runs through the University Ridge Golf Course in the Town of Verona, ending at Woods Road. In 2018, with the county's assistance, the City of Madison purchased land on the west side of Woods Road for a critical Trail connection. The county has recently negotiated the purchase of approximately 40 acres of land adjacent to this City owned land from Mary M. Christiansen, Loveday Herrling and the Martha G. Cowling Revocable Trust. The parcel is unimproved, with mature woodlands and rolling topography with some steeper inclines and contains a couple small ponds. Acquisition of the land will provide options for a trailhead and parking and preservation of land within the IANST corridor project area.

Acquisition of this property is a partnership between the County, City of Madison, City of Verona, Town of Verona and the IATA. The purchase price has been established at \$2,700,000 which is based on appraised value. The county will contribute \$1,660,000 toward the purchase and hold fee title to approximately 80% of the property. The City of Madison will provide \$540,000 toward the purchase price and will annex and hold fee title to approximately 20% of the northern portion of the property, per a certified survey map, based on its contribution. This 20% ownership will be encumbered by a trail and conservation easement held by the county.

The City of Verona will provide \$500,000 toward the purchase and will hold a trail and conservation easement on the county's 80% ownership. The Town of Verona will provide maintenance services including mowing and snow plowing at the property. IATA and its partners/volunteers will be responsible for construction and management of the Trail.

Funds for the purchase are available in the Conservation Fund. The debt issued to support this expenditure will have a term of 20 years.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors and the Dane County Executive hereby authorize the expenditure of up to \$2,700,000 plus related miscellaneous costs for the purchase of approximately 40 acres from Mary M. Christiansen, Loveday Herrling and the Martha G. Cowling Revocable Trust according to Wis. Stats Chapter 27.05(3); and

BE IT FUTHER RESOLVED that the Dane County Board of Supervisors and the Dane County Executive hereby authorize the conveyance of the northern 20% of the property to the City of Madison and acceptance of a trail and conservation easement from the City of Madison to Dane County; and

52 BE IT FURTHER RESOLVED that the Dane County Board of Supervisors and the Dane
53 County Executive hereby authorize the conveyance of a trail and conservation easement to
54 the City of Verona on the portion of the property to be owned by Dane County; and
55

56 BE IT FURTHER RESOLVED that, to the extent revenues are received from the City of
57 Madison and the City of Verona, the 2022 capital budget be amended to increase the
58 expenditure account LWCONSRV 57273 Dane County Conservation Fund by \$1,040,000,
59 to increase the revenue account LWCONSRV 84830 Sale of County Property by \$1,040,000
60 and that these funds shall carry forward; and
61

62 BE IT FINALLY RESOLVED that the Dane County Land & Water Resources Department
63 Director and Real Estate Coordinator are authorized to administer the closing and the
64 above-mentioned easements and the Controller is authorized to issue checks necessary to
65 effectuate the transaction.



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E,
Town of Verona, Dane County, Wisconsin.

SCALE 1" = 300'



CITY OF MADISON
LANDS

S 87°46'39" E 1271.48

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF SECTION 4
LINE TO BEAR N 87°48'46" W

LOTT
C.S.M.
(N 00°28'59" E)
N 01°05'43" E 1319.76

AT-35 TO NR-C

39.09 ACRES OR
1,702,953 SQ. FT.

APPROX.
PONDS

ROAD
CENTER COR.
SEC. 4
FD. BRASS MON.

WOODS

CITY OF MADISON

SW CORNER
SEC. 4
FD. ALM. MON.

1310.31

TOTAL SECTION LINE = N 87°48'46" W 1310.45
N 87°48'46" W 2620.76
LANDS

S 1/4 CORNER
SEC. 4
FD. 1" IP

1978.06
33'
S 00°50'08" W 658.98
33'
S 00°50'08" W 2638.17
33.87°
33.00
S 00°50'08" W 660.11
TOTAL SECTION LINE =
46'56" E

LEGEND

○ = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT

■ = FOUND 1" PIPE

● = FOUND 3/4" REBAR

⊕ = FOUND SECTION CORNER

(##) = RECORDED AS

-x-x- = FENCE

PREPARED FOR:

DANE COUNTY PARKS
5201 FEN OAK DR
MADISON, WI 53718

AT-35 TO NR-C

A parcel of land being part of the SE ¼ of the SW ¼ of Section 4, T6N, R8E in the Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South ¼ corner of said Section 4; thence N 87°48'46" W along the south line of said SW ¼, 1310.45 feet; thence N 01°05'43" E, 1319.76 feet; thence S 87°46'39" E, 1271.48 feet to the westerly right of way line of Woods Road, also being the boundary of the City of Madison; thence S 00°50'08" W along said westerly right of way and City boundary, 658.98 feet; thence S 87°46'56" E along said City boundary, 33.00 feet to the east line of said SW ¼; thence S 00°50'08" W along said east line, 660.11 feet to the point of beginning. This parcel contains 39.09 acres and is subject to a road right of way dedication of 33.00 feet over the most easterly part, as shown.