


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/18/2018	DCPREZ-2018-11260
Public Hearing Date	C.U.P. Number
03/27/2018	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME LINDA A SWEENEY		PHONE (with Area Code) (608) 206-6630		AGENT NAME WILLIAMSON SURVEYING		PHONE (with Area Code) (608) 255-5705	
BILLING ADDRESS (Number & Street) 2778 PRAIRIE CIR				ADDRESS (Number & Street) 104A WEST MAIN ST			
(City, State, Zip) VERONA, WI 53593				(City, State, Zip) WAUNAKEE, WI 53597			
E-MAIL ADDRESS LAS@SWEENEYCONST.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			
2778 PRAIRIE CIRCLE							
TOWNSHIP VERONA	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0608-074-8093-0							
REASON FOR REZONE				CUP DESCRIPTION			
SUBDIVIDE LAND TO 4 RESIDENTIAL LOTS							
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION		ACRES		
A-3 Agriculture District	RH-1 Rural Homes District	2.47					
A-3 Agriculture District	RH-2 Rural Homes District	6.03					
A-3 Agriculture District	RH-3 Rural Homes District	9.30					
A-3 Agriculture District	RH-4 Rural Homes District	21.53					
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS		SIGNATURE:(Owner or Agent)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SLJ3				
Applicant Initials <u>LAS</u>	Applicant Initials <u>LAS</u>	Applicant Initials <u>LAS</u>			PRINT NAME:		
					Linda Sweeney		
					DATE:		
					01/18/2018		



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

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 Tim and Linda Sweeney

Agent's Name Williamson Surveying and Associates LLC

Address 2778 Prairie Circle
Verona, WI

Address 104A West Main Street
Waunakee, WI 53597

Phone 206-6630

Phone (608) 255-5705

Email las@sweeneyconst.com

Email noa@williamsonsurveying.com

Town: Verona Parcel numbers affected: 0608 074 8093 0

Section: 07 Property address or location: 2778 Prairie Circle Verona, WI

Zoning District change: (To / From / # of acres) Lot 1 = A-3 to RH-1(2.47 AC) Lot 2 = A-3 to RH-2 (6.03 AC)
Lot 3 = A-3 to RH-3 (9.30 AC) Lot 4 = A-3 to RH-4 (21.53 AC)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 48 % Other: 52 %

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:

See Attachment

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

Date: _____



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

www.countyofdane.com/plandev/

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

1/17/2018

TIMOTHY SWEENEY
2778 PRAIRIE CIR
VERONA WI 53593

RE: Notice of Delayed Effective Date Deadline (October 11, 2017) for Petition #11117

Please be advised that rezone petition #11117 in the Town of Verona will become effective once the following conditions are complied with by the Delayed Effective Date deadline date of October 11, 2017.

CONDITIONS OF APPROVAL

1. An approved Certified Survey Map shall be recorded with the Dane County Register of Deeds Office.
2. The land owner shall obtain a waiver from the ZLR Committee for the lack of road frontage for the lot design (**this condition has been satisfied per waiver approval granted by ZLR Committee 5/9/2017**).
3. A joint driveway agreement shall be prepared which meets the standards of Dane County Code of Ordinances Section 75.19(8) and shall be recorded with the Dane County Register of Deeds.
4. The general area of the wetlands shall be shown on the Certified Survey Map. A note shall be placed on the Certified Survey Map which states, "Wetland boundaries shall be delineated prior to the development of Lot 4."
5. The landowner shall address the concerns expressed by the Dane County Highway Department regarding the construction of a 200-foot turn lane and passing lane on County Highway PD.

Sincerely,

Roger Lane
Zoning Administrator

Cc: Noa Prieve, Williamson Surveying (via email: noa@williamsonsurveying.com)
Timothy Sweeney, Owner (via email: las@sweeneyconst.com)

Continued...

NOTICE:

- If a CSM is required, please inform your surveyor to submit the final CSM as soon as possible. A survey submitted close to or on the deadline date may not be processed in time to meet the recording deadline. Zoning approval may become void.
- If you are not able to meet these conditions by the specified deadline date, you or your surveyor will need to contact the Zoning Department to communicate your reasons for needing more time, as well as your expected date of completion. If the Zoning Administrator approves, the deadline may be extended. If you and your surveyor fail to communicate with zoning staff before your deadline, then your Zoning Petition will be made **NULL AND VOID**.
- Please provide Dane County Zoning with a copy of the recorded survey, deed restriction, and/or notice document. These are required for log entry, closing of files, and notifications of effective date to the County Clerk and property owner.



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

www.countyofdane.com/plandev/

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

9/5/2017

TIMOTHY P SWEENEY
2778 PRAIRIE CIR
VERONA WI 53593

RE: ZONING PETITION NO. 11117

This letter is to inform you that **Zoning Petition No. 11117** in the Town of Verona has been rendered null & void at the request of the petitioner's agent. The zoning petition became null & void as of September 5, 2017.

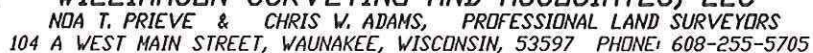
Please keep a copy of this letter for your records. If you have additional questions about the status of the Rezone and/or Conditional Use Permit application, please contact the Dane County Zoning Division at 266-4266.

Sincerely,

Roger Lane
Zoning Administrator

Enc: ZLR Amendment Petition # 11117

Cc: Noa Prieve, Williamson Surveying (via email: noa@williamsonsurveying.com)
Timothy Sweeney (Las@sweeneyconst.com)
John Wright, Town of Verona Clerk



DETAIL
NOT TO SCALE

E 1/4 CORNER
SEC. 7-6-8
FD. 2" PIPE

33.0

33.0

LOT 4 CSM No.
12303
(257.35')
257.42'
(N 88°22'00" E)
(N 89°04'38" E)

L-3 L-2 L-1 L-4 S 87°51'10" E 877.81'

250.00' 627.81'

LOT 1
A-3 TO RH-1
2.47 ACRES

LOT 2
A-3 TO RH-2
6.03 ACRES

LOT 4 CSM No.
9599

LOT 4 CSM No.
9599

LOT 3
A-3 TO RH-3
9.30 ACRES

LOT 4
A-3 TO RH-4
21.53 ACRES

SEE DETAIL "A"
ON SHEET 3.

WISCONSIN DNR TRAIL

S 1/4 CORNER SEC. 7-6-8 FD. ALUM. MONT.

TOTAL SECTION LINE N 87°45'18" W 2631.61'

SCALE 1" = 300'

0' 150' 300' 600' 900'

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 7-6-8 LINE TO BEAR N 87°45'18" W

SURVEYORS SEAL

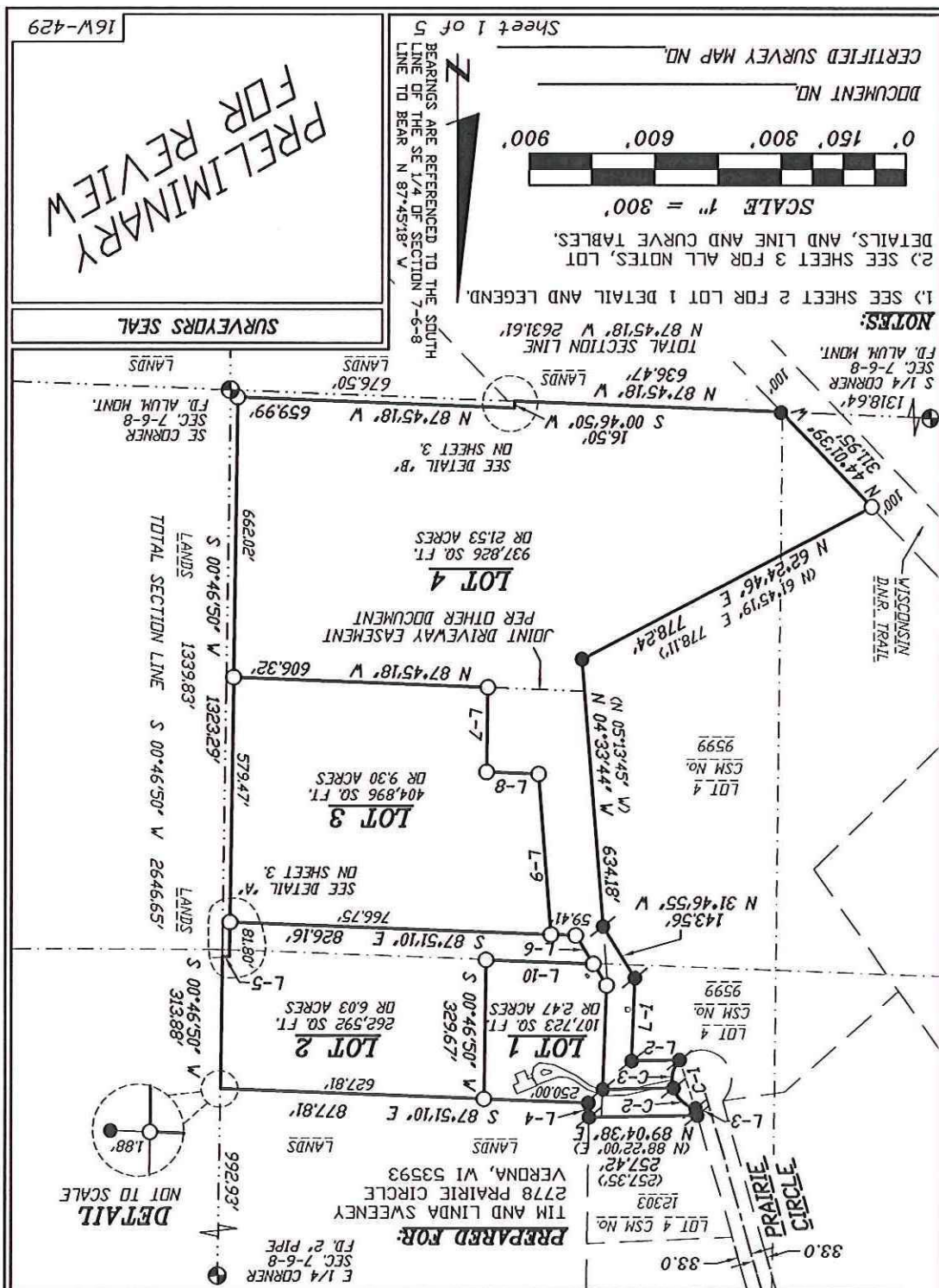
PRELIMINARY FOR REVIEW

Sheet 1 of 5

16W-429



Located in the SE 1/4, SW 1/4, and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin, including part of Lot 4 C.S.M. No. 9599.



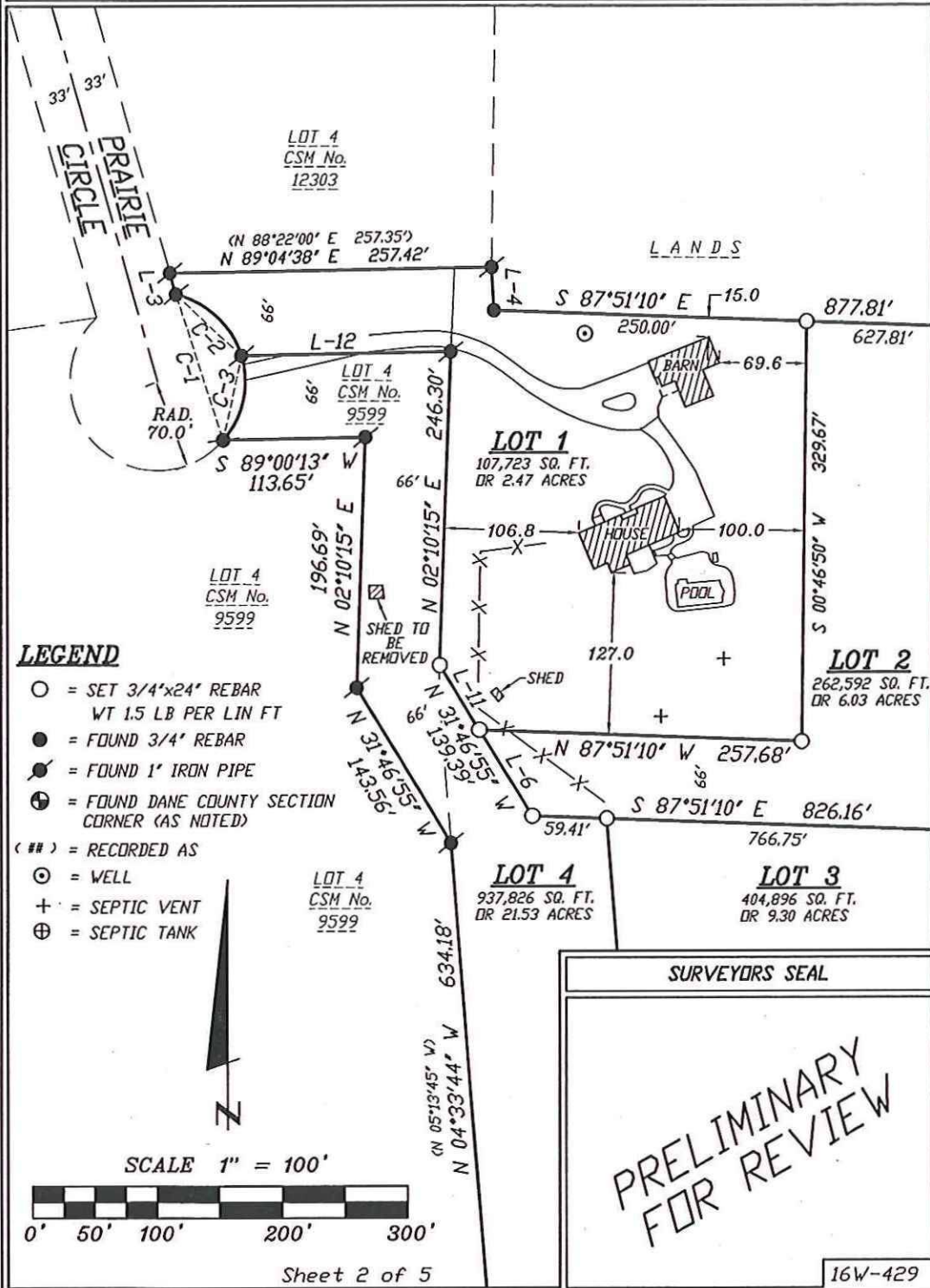


CERTIFIED SURVEY MAP

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 SE 1/4, SW 1/4, and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E,
Town of Verona, Dane County, Wisconsin. Including part of Lot 4 C.S.M. No. 9599.





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 SE 1/4, SW 1/4, and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin. Including part of Lot 4 C.S.M. No. 9599.

DETAIL "A" NOT TO SCALE

LOT 2

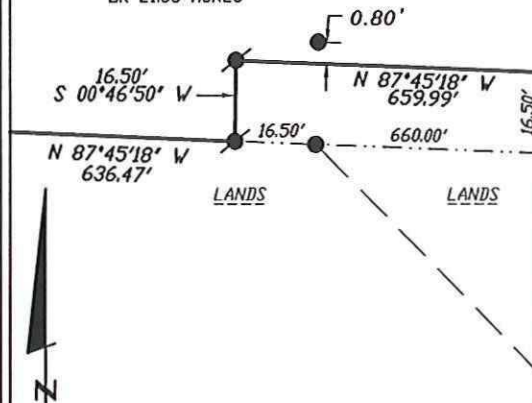
262,592 SQ. FT.
OR 6.03 ACRES



DETAIL "B" NOT TO SCALE

LOT 4

937,826 SQ. FT.
OR 21.53 ACRES



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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	70.00'	N 18°19'55" W 120.56'	145.26'	118°53'53"
C-2	70.00'	(N 47°55'53" W) (71.21') N 47°17'16" W 71.04'	74.51'	(61°08'58") 60°59'10"
C-3	70.00'	N 12°09'40" E 67.78'	70.75'	57°54'43"

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 02°10'15" E	196.69'
L-2	S 89°00'13" W	113.65'
L-3	(N 18°38'00" W) (17.39') N 16°09'33" W	17.58'
L-4	S 03°23'30" E	34.00'
L-5	N 87°53'41" W	16.50'
L-6	N 31°46'55" W	79.54'
L-7	N 00°46'50" E	200.00'
L-8	N 87°45'19" W	125.00'
L-9	N 04°33'44" W	380.72'
L-10	N 87°51'10" W	257.68'
L-11	N 31°46'55" W	59.85'
L-12	(S 88°22'00" W) (167.94') S 89°00'13" W	167.98'

SURVEYORS SEAL

PRELIMINARY
FOR REVIEW



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 SE 1/4, SW 1/4, and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin. Including part of Lot 4 C.S.M. No. 9599.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of 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 part of the SE 1/4, SW 1/4, and NE 1/4 of Section 7, T6N, R8E, including part of Lot 4 Certified Survey Map No. 9599, recorded in the Dane County Register of Deeds Office in Volume 55 of Certified Survey Maps, Page 106, 107, and 108 as Document No. 3190438, being more particularly described as follows:

Commencing at the Southeast corner of said Section 7; thence N 87°45'18" W along the South line of the Southeast 1/4, 676.50 feet to the point of beginning.

Thence continue N 87°45'18" W, 636.47 feet; thence N 44°01'39" W, 311.95 feet; thence N 62°24'46" E, 778.24 feet; thence N 04°33'44" W, 634.18 feet; thence N 31°46'55" W, 143.56 feet; thence N 02°10'15" E, 196.69 feet; thence S 89°00'13" W, 113.65 feet to the right of way of Prairie Circle; thence along said right of way for the next two courses on an arc of a curve concaved westerly having a radius of 70.00 feet and a long chord bearing of N 18°19'55" W, 120.56 feet; thence N 16°09'33" W, 17.58 feet; thence N 89°04'38" E, 257.42 feet; thence S 03°23'30" E, 34.00 feet; thence S 87°51'10" E, 877.81 feet to the East line of the Southeast 1/4, thence S 00°46'50" W along said East line, 313.88 feet; thence N 87°53'41" W, 16.50 feet; thence S 00°46'50" W, 1323.29 feet; thence N 87°45'18" W, 659.99 feet; thence S 00°46'50" W, 16.50 feet to the point of beginning. This parcel contains 1,713,037 sq. ft. or 39.33 acres 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____.

Timothy P. Sweeney

Linda A. Sweeney

STATE OF WISCONSIN
DANE COUNTY)

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

SURVEYORS SEAL

**PRELIMINARY
FOR REVIEW**

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 4 of 5

16W-429



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 SE 1/4, SW 1/4, and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E,
Town of Verona, Dane County, Wisconsin. Including part of Lot 4 C.S.M. No. 9599.

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

NOTE:

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

DANE COUNTY APPROVAL:

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

Daniel Everson
Assistant Zoning Administrator

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. _____



Sheet 5 of 5

SURVEYORS SEAL

PRELIMINARY
FOR REVIEW

16W-429

Parcel Number - 062/0608-074-8093-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF VERONA	
Parcel Description	SEC 7-6-8 PRT SE1/4 DESCR AS COM SE COR ...	
Owner Names	TIMOTHY P SWEENEY LINDA A SWEENEY	 
Primary Address	2778 PRAIRIE CIR	
Billing Address	2778 PRAIRIE CIR VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.280	
Land Value	\$120,400.00	
Improved Value	\$338,800.00	
Total Value	\$459,200.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-3 DCPREZ-2014-10713

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2017)**More +****E-Statement****E-Bill****E-Receipt**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$120,400.00	\$338,800.00	\$459,200.00
Taxes:		\$9,111.87
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$86.84
Specials(+):		\$161.67
Amount:		\$9,186.70

District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/19/2007	4374975		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0608-074-8093-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

EPIC SYSTEMS CORPORATION
1979 MILKY WAY
VERONA WI 53593

TIMOTHY P SWEENEY
LINDA A SWEENEY
7717 COUNTY HIGHWAY PD
VERONA WI 53593

HOWARD C GUST
2624 SEVEN SPRINGS RD
VERONA WI 53593

TIMOTHY P SWEENEY
LINDA A SWEENEY
2778 PRAIRIE CIR
VERONA WI 53593

WI DNR
PO BOX 7921
MADISON WI 53701

Current Owner
2608 WHITE CROSSING RD
VERONA WI 53593

JOHN C PARKER
LAURA M PARKER
2804 PRAIRIE CIR
VERONA WI 53593

DALE ZIEGLER
ANNETTE ZIEGLER
2765 COUNTRY VIEW RD
VERONA WI 53593

DAVID H DIMAGGIO
SALVATORE DIMAGGIO
2729 LYMAN LN
MADISON WI 53711

EPIC SYSTEMS CORPORATION
1979 MILKY WAY
VERONA WI 53593

SCHMITZ REV TR PETER W & COLLEEN M
2794 PRAIRIE CIR
VERONA WI 53593

EPIC SYSTEMS CORPORATION
1979 MILKY WAY
VERONA WI 53593

STEVEN F ANDRES
SANDRA M BOSSERT
2783 PRAIRIE CIR
VERONA WI 53593

EPIC SYSTEMS CORP
1979 MILKY WAY
VERONA WI 53593

STEVEN F ANDRES
SANDRA M BOSSERT
2783 PRAIRIE CIR
VERONA WI 53593

EPIC SYSTEMS CORP
1979 MILKY WAY
VERONA WI 53593

WAYNE S WEBER
TAMMY L HEYDLE
2821 PRAIRIE CIR
VERONA WI 53593

EPIC SYSTEMS CORP
1979 MILKY WAY
VERONA WI 53593


WI DNR
PO BOX 7921
MADISON WI 53701

WI DNR
PO BOX 7921
MADISON WI 53701

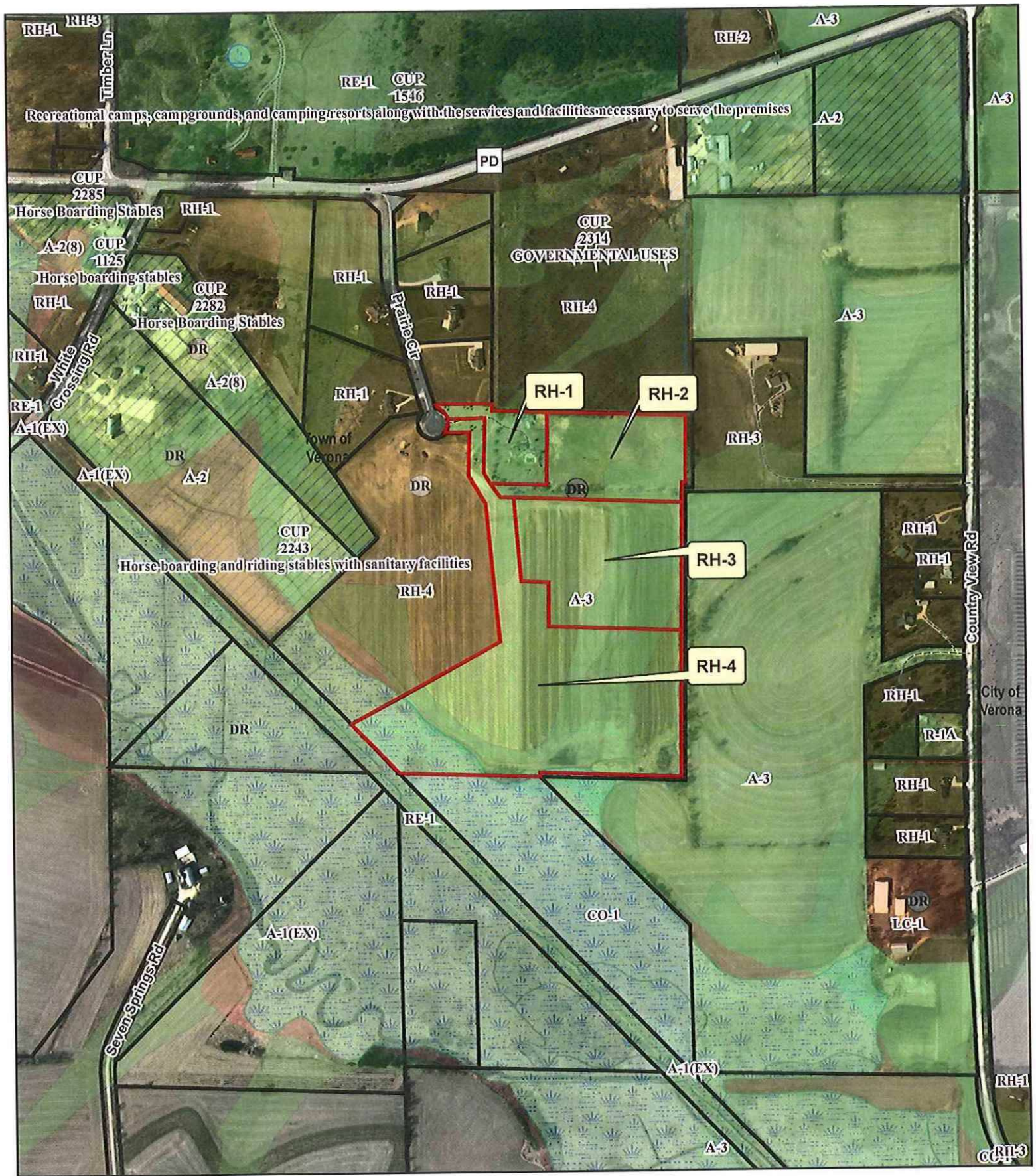
DALE ZIEGLER
ANNETTE ZIEGLER
2765 COUNTRY VIEW RD
VERONA WI 53593

DALE ZIEGLER
ANNETTE ZIEGLER
2765 COUNTRY VIEW RD
VERONA WI 53593




QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750 Fax (608) 838-7725
 www.quamengineering.com

SWEDNEY DEVELOPMENT - TOWN OF VERONA
 CONCEPT PLAN
 SHEET 1 OF 1
 DATED: SEPTEMBER 21, 2017



Legend

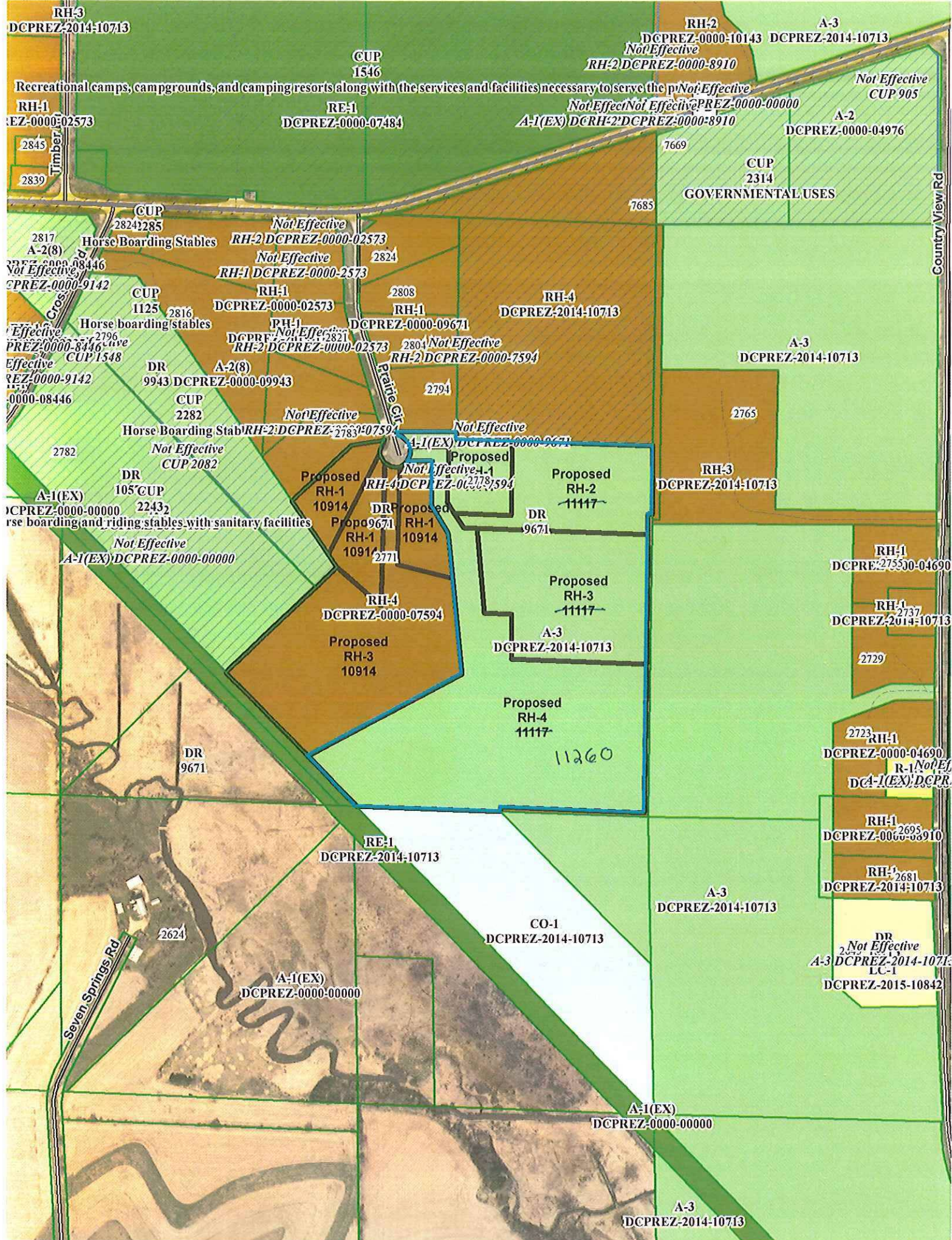
Significant Soils
Class

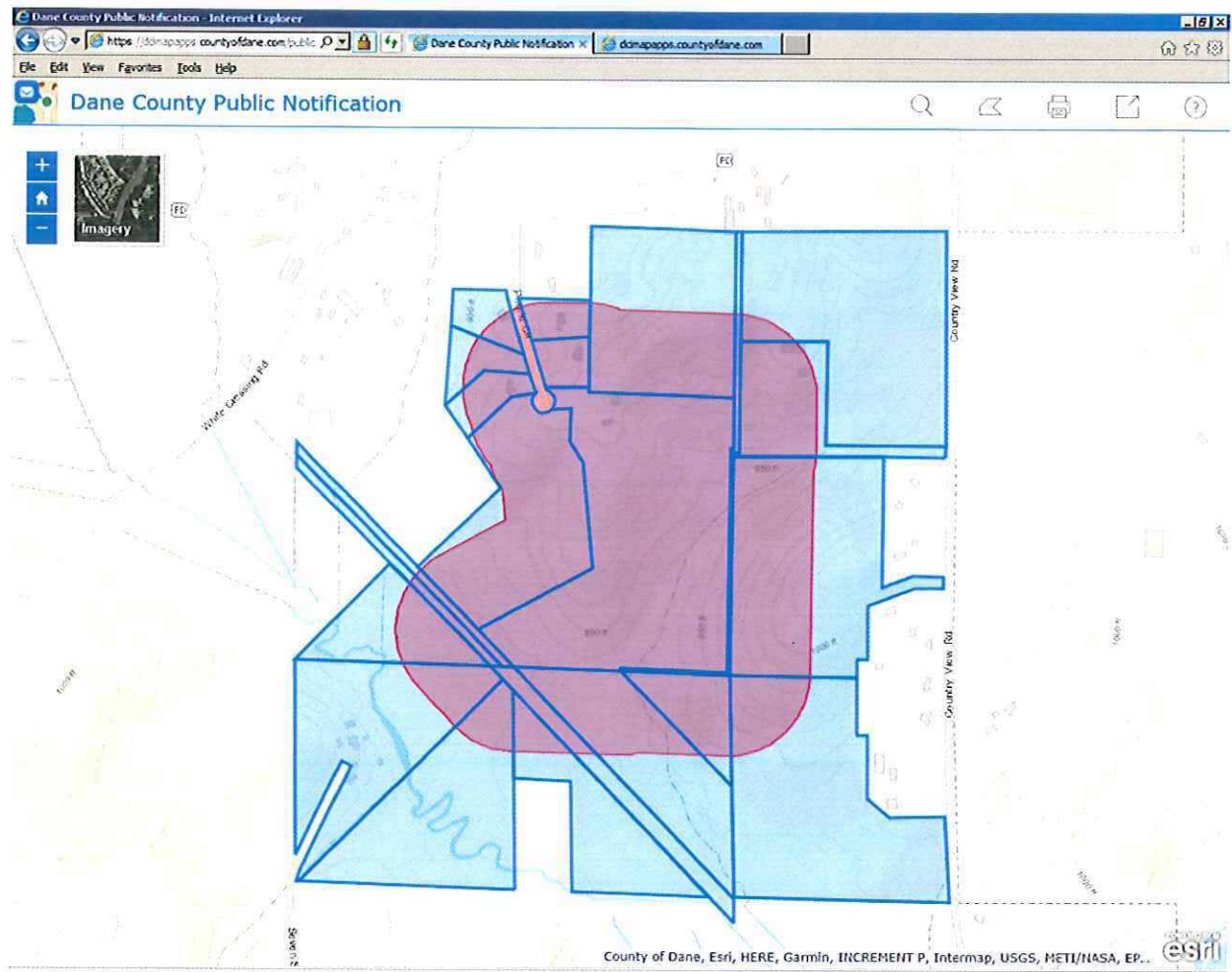
Floodplain
Wetland



0 200 400 800 Feet

Petition 11260
LINDA A SWEENEY





11260