

Dane County Rezone Petition

Application Date	Petition Number
08/18/2021	DCPREZ-2021-11754
Public Hearing Date	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SAALSAA BROS REAL ESTATE LLC	PHONE (with Area Code) (608) 576-6136	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7935 ALMOR DR		ADDRESS (Number & Street) 104A W MAIN ST	
(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		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 2239 Spring Rose Road					
TOWNSHIP SPRINGDALE	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-244-8003-0					

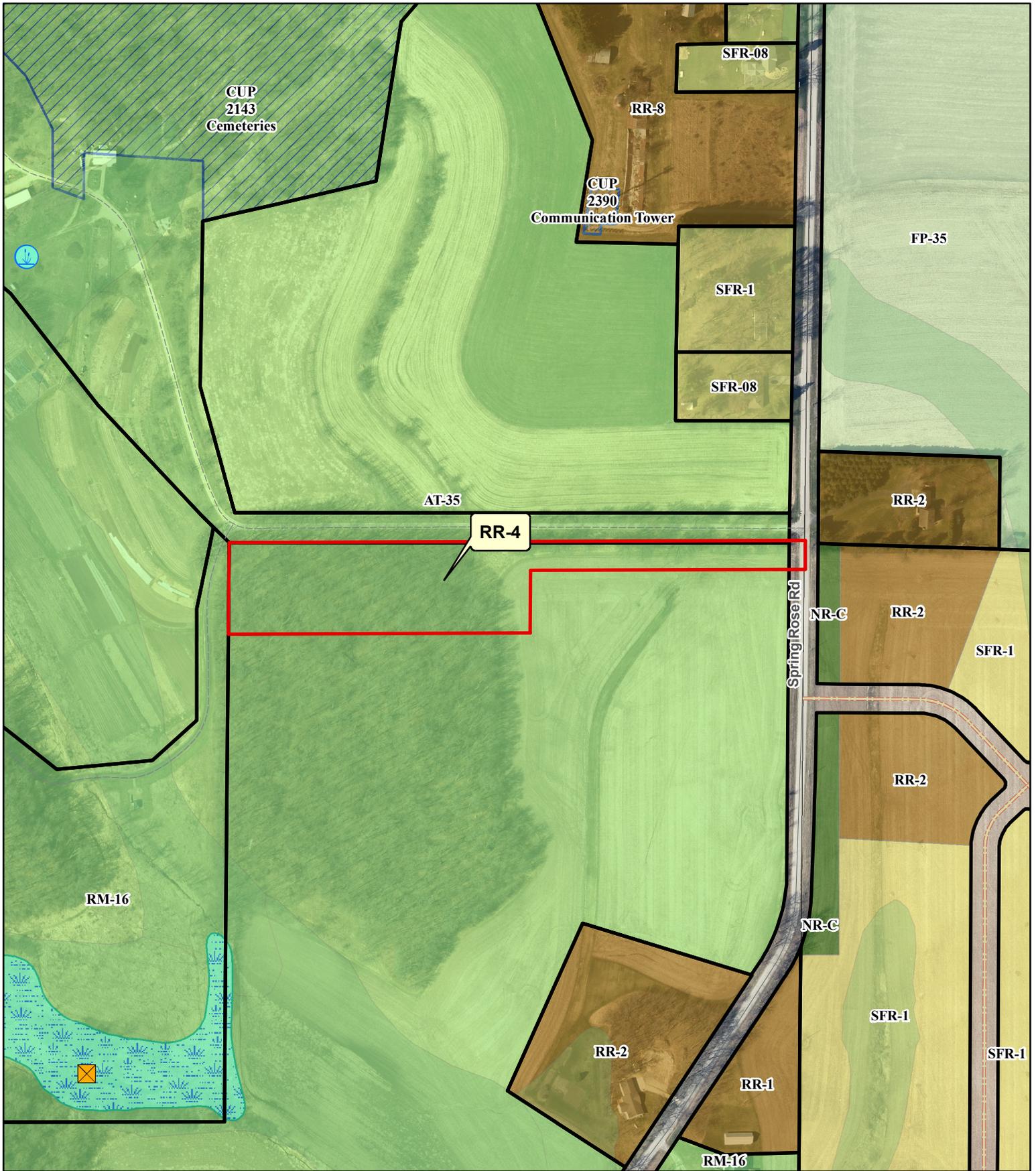
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	4.27

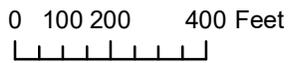
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>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



Legend

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11754
 SAALSAA BROS REAL
 ESTATE LLC



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:	Bret Saalsaa	Agent Name:	Williamson Surveying
Address (Number & Street):	7935 Akmor Drive	Address (Number & Street):	104 a West Main Street
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	bretsaalsaa@aol.com	Email Address:	noa@williamsonsurveying.com
Phone#:	1-608-576-6136	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Springdale	Parcel Number(s):	
Section:	24	Property Address or Location:	NE 1/4 of the SE 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>

Mr. Saalsaa is requesting a rezone to create ~~two~~ new residential lots. These lots will share a driveway easement and agreement.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	4.27 ac
FP-35	RR-2	3.32 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 (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

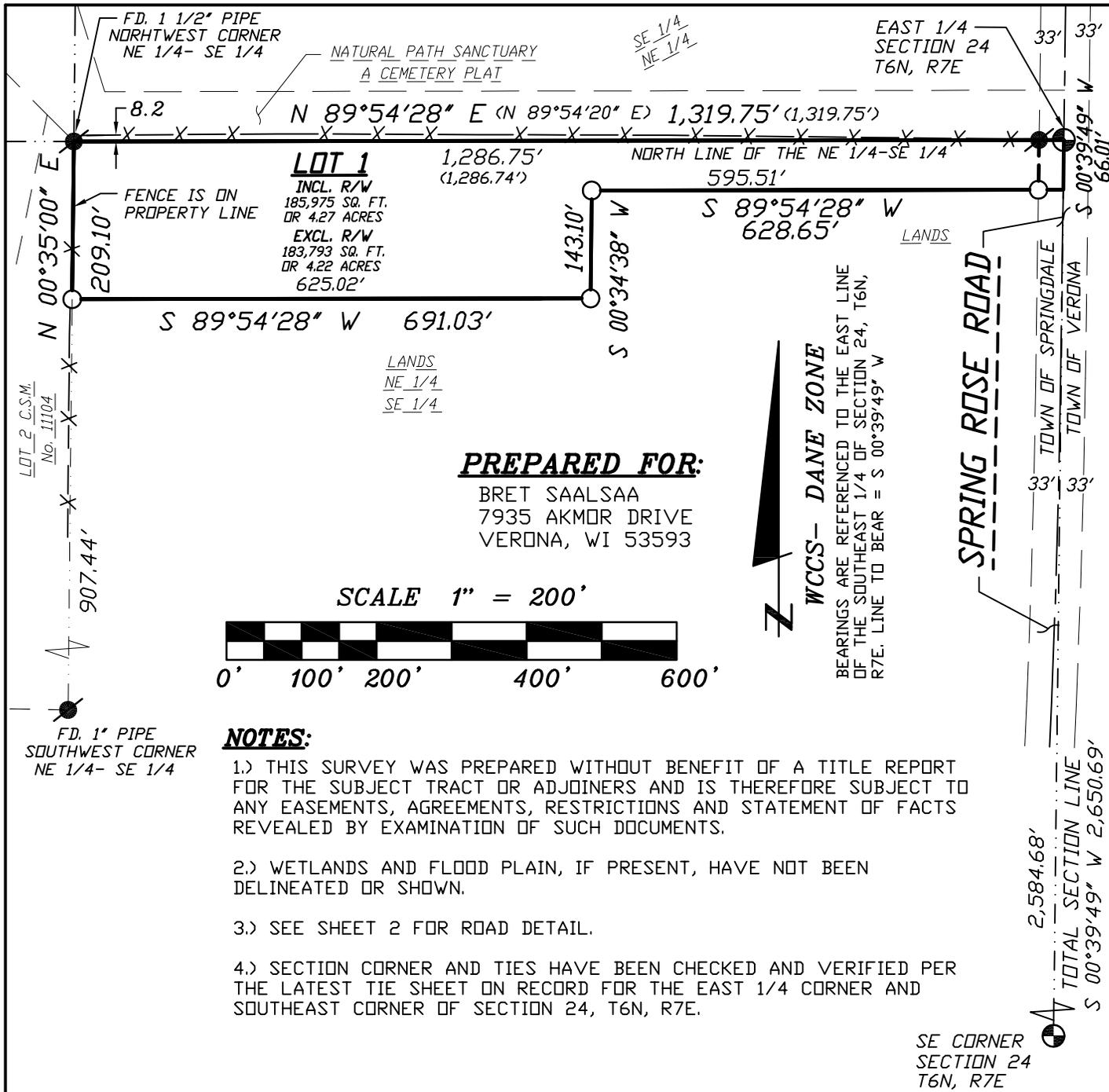
Date 8-12-2021



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 part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



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.) SEE SHEET 2 FOR ROAD DETAIL.
- 4.) SECTION CORNER AND TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE EAST 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 24, T6N, R7E.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" IRON PIPE (UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY ALUMINUM MONUMENT
- (##) = RECORDED AS

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

DATE: 8-5-21
DATE: 8-3-21

21W-309

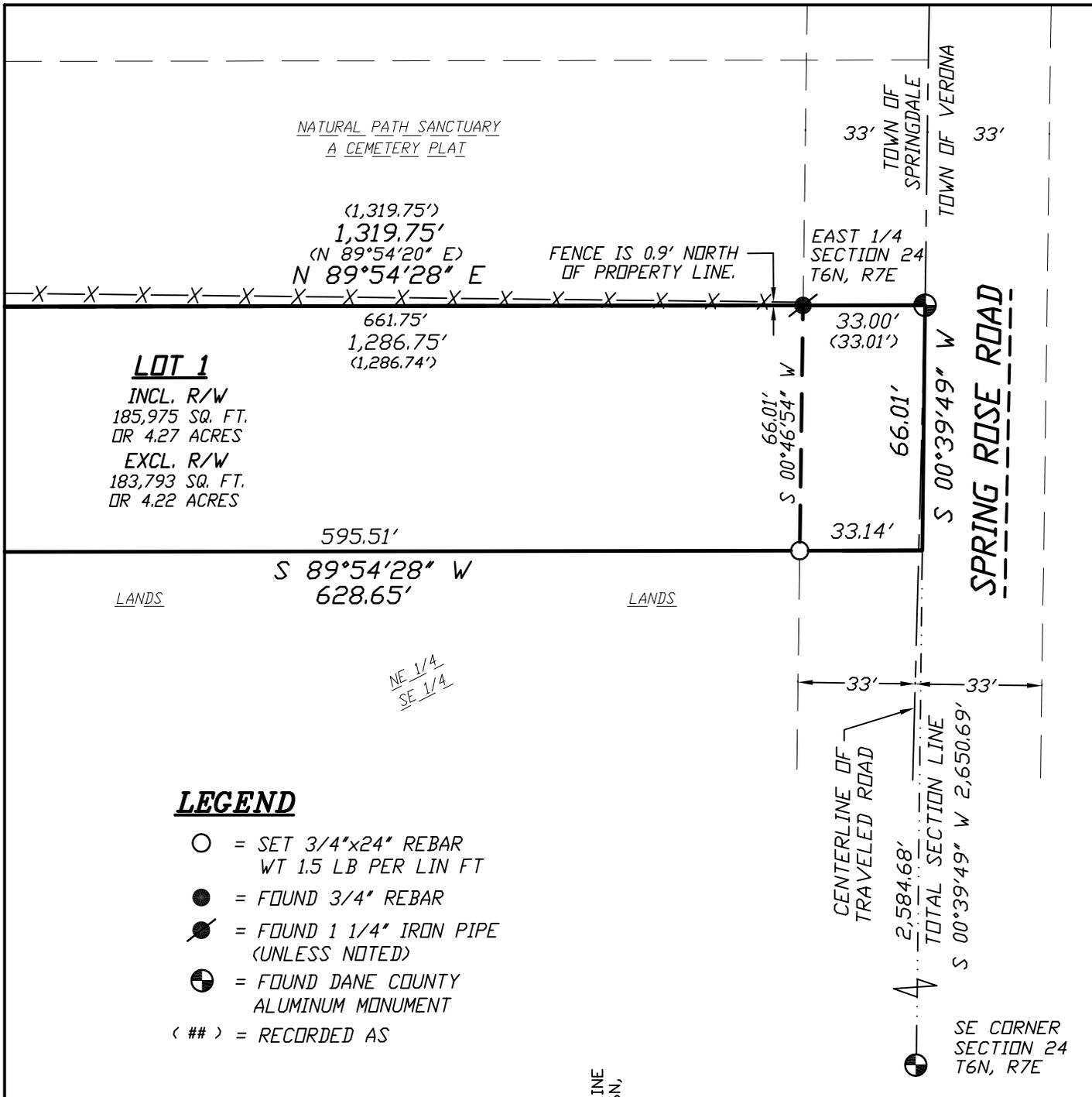


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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- (##) = RECORDED AS

SCALE 1" = 40'



Sheet 2 of 4



WCCS- DANE ZONE

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, T6N, R7E. LINE TO BEAR = S 00°39'49" W

SURVEYORS SEAL

21W-309



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 part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, 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 part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Beginning at the East 1/4 Corner of said Section 24; thence S 00°39'49" W along the east line of the said Northeast 1/4 of the Southeast 1/4, 66.01 feet; thence S 89°54'28" W, 628.65 feet; thence S 00°34'38" W, 143.10 feet; thence S 89°54'28" W, 691.03 feet to the west line of the said Northeast 1/4 of the Southeast 1/4; thence N 00°35'00" E along said west line, 209.10 feet to the Northwest Corner of the said Northeast 1/4 of the Southeast 1/4; thence N 89°54'28" E along the north line of the said Northeast 1/4 of the Southeast 1/4, 1,319.75 feet to the point of beginning. This parcel contains 185,975 sq. ft. or 4.27 acres and is subject to a road right-of-way over the easterly side 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____.

Saalsaa Bros Real Estate LLC

Bret Saalsaa

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Bret 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

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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

Located in part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

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

Jackie Arthur
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

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SEE
REVISED

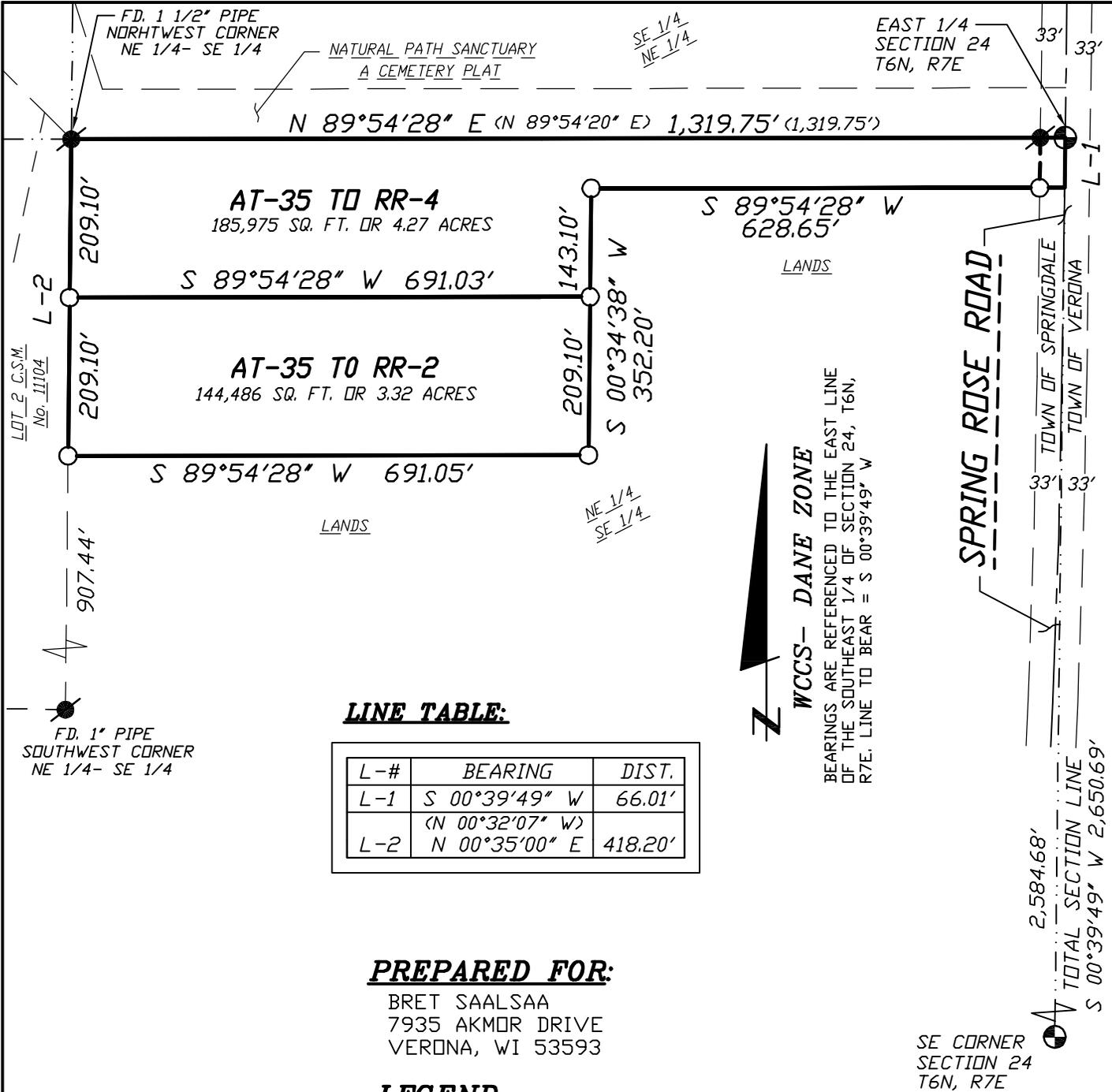


REZONE

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

Located in part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



LINE TABLE:

L-#	BEARING	DIST.
L-1	S 00°39'49" W	66.01'
L-2	(N 00°32'07" W) N 00°35'00" E	418.20'

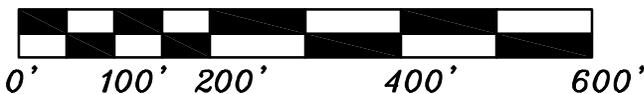
PREPARED FOR:

BRET SAALSAA
7935 AKMOR DRIVE
VERONA, WI 53593

LEGEND

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WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" IRON PIPE
(UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY
ALUMINUM MONUMENT
- (##) = RECORDED AS

SCALE 1" = 200'



AT-35 TO RR-4

A parcel of land being part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Beginning at the East 1/4 Corner of said Section 24; thence S 00°39'49" W along the east line of the said Northeast 1/4 of the Southeast 1/4, 66.01 feet; thence S 89°54'28" W, 628.65 feet; thence S 00°34'38" W, 143.10 feet; thence S 89°54'28" W, 691.03 feet to the west line of the said Northeast 1/4 of the Southeast 1/4; thence N 00°35'00" E along said west line, 209.10 feet to the Northwest Corner of the said Northeast 1/4 of the Southeast 1/4; thence N 89°54'28" E along the north line of the said Northeast 1/4 of the Southeast 1/4, 1,319.75 feet to the point of beginning. This parcel contains 185,975 sq. ft. or 4.27 acres thereof.

~~AT-35 TO RR-2~~

~~A parcel of land being part of the Northeast 1/4 of the Southeast 1/4 of Section 24, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:~~

~~Commencing at the East 1/4 Corner of said Section 24; thence S 00°39'49" W along the east line of the said Northeast 1/4 of the Southeast 1/4, 66.01 feet; thence S 89°54'28" W, 628.65 feet; thence S 00°34'38" W, 143.10 feet to the point of beginning.~~

~~Thence continue S 00°34'38" W, 209.10 feet; thence S 89°54'28" W, 691.05 feet to the west line of the said Northeast 1/4 of the Southeast 1/4; thence N 00°35'00" E along said west line, 209.10 feet; thence N 89°54'28" E, 691.03 feet to the point of beginning. This parcel contains 144,486 sq. ft. or 3.32 acres thereof.~~