

Dane County Rezone Petition

Application Date	Petition Number
09/22/2025	DCPREZ-2025-12218
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIMOTHY AND LINDA SWEENEY	PHONE (with Area Code) (608) 206-6630	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2746 PRAIRIE CIR		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

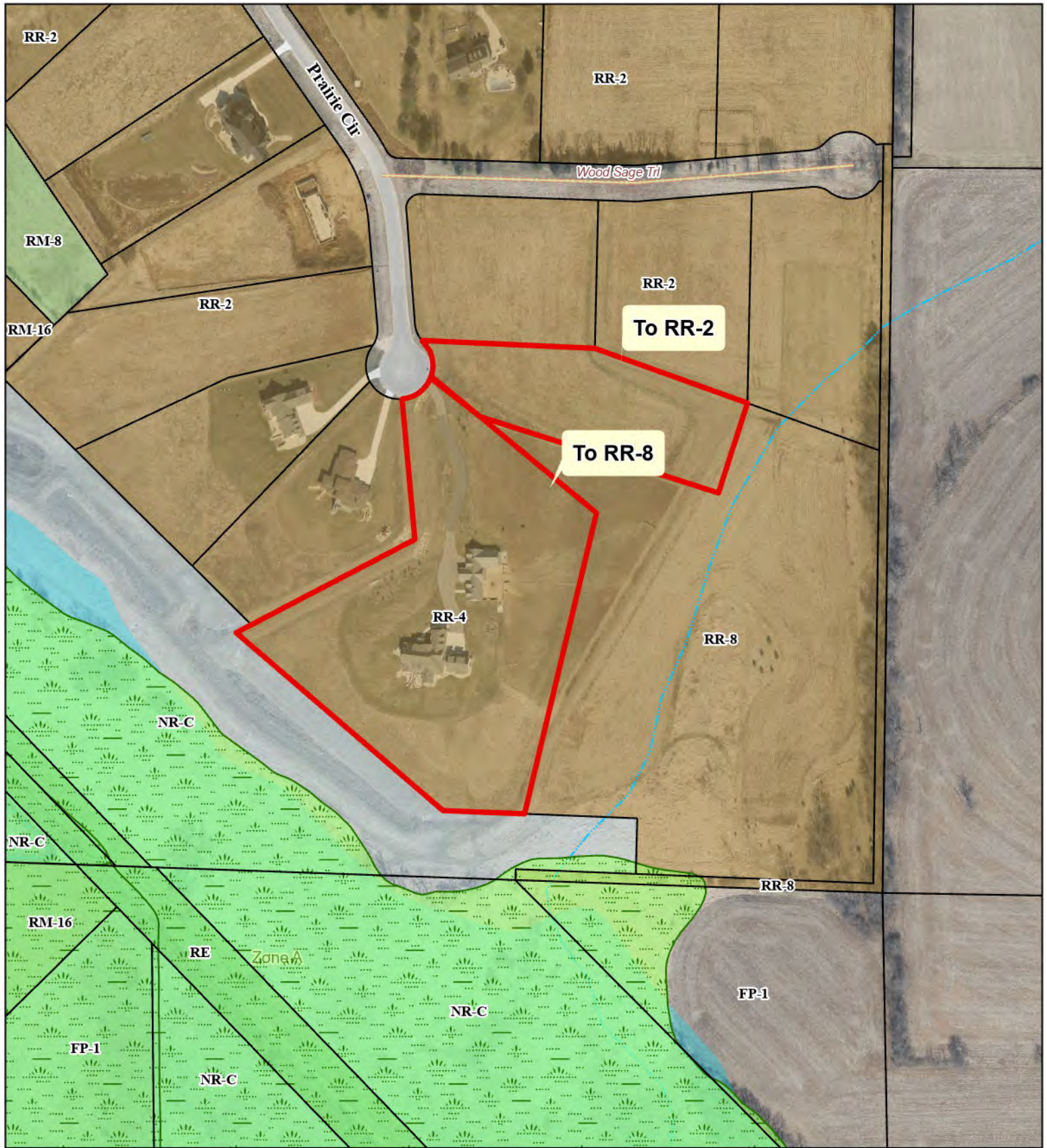
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2746 Prairie Circle					
TOWNSHIP VERONA	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-074-6047-0		0608-074-6058-0			

REASON FOR REZONE

MODIFY TWO EXISTING RESIDENTIAL LOTS

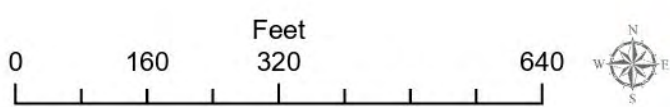
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	RR-2 Rural Residential District	2.0
RR-4 Rural Residential District	RR-8 Rural Residential District	5.88

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12218
TIMOTHY AND LINDA SWEENEY

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard





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
• 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:	& Linda Sweeney	Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 ☐	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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.

☐ Scaled drawing of proposed property boundaries	☐ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☐ 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 Chris Adams

Date _____



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

All of Lot 7 and part of Lot 8, Prairie Circle, located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, R8E, Town of Verona, Dane County, Wisconsin

PREPARED FOR:

TIM AND LINDA SWEENEY
2746 PRAIRIE CIRCLE
VERONA, WI 53593

EAST 1/4 CORNER
SECTION 7-6-8
FD. 2" PIPE
TIE VERIFIED

PRAIRIE
CIRCLE

LOT 10

LOT 9

LOT 6

LOT 5

LOT 4

RR-8 TO RR-2
87,222 SQ. FT.
OR 2.00 ACRES

LOT 8

LOT 7

EXISTING RR-8
428,408 SQ. FT.
OR 9.84 ACRES

RR-4 TO RR-8
255,978 SQ. FT.
OR 5.88 ACRES

OUTLOT 1

BARN

HOUSE

LEGEND

⊕ = FOUND SECTION CORNER

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	50.00'	S 44°06'10" E 2.57'	2.57'	02°56'41"
C-2	60.00'	S 13°28'19" E 63.78'	67.24'	64°12'33"
C-3	60.00'	S 51°59'59" W 66.00'	69.88'	66°44'03"

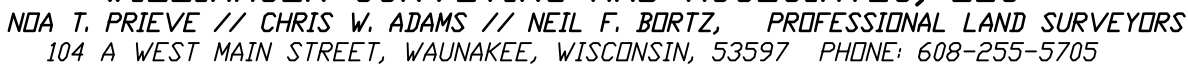
SCALE 1" = 200'



0' 100' 200' 400' 600'

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4, SECTION 7.
LINE TO BEAR = N 00°46'50" E

25W-269



25W-269



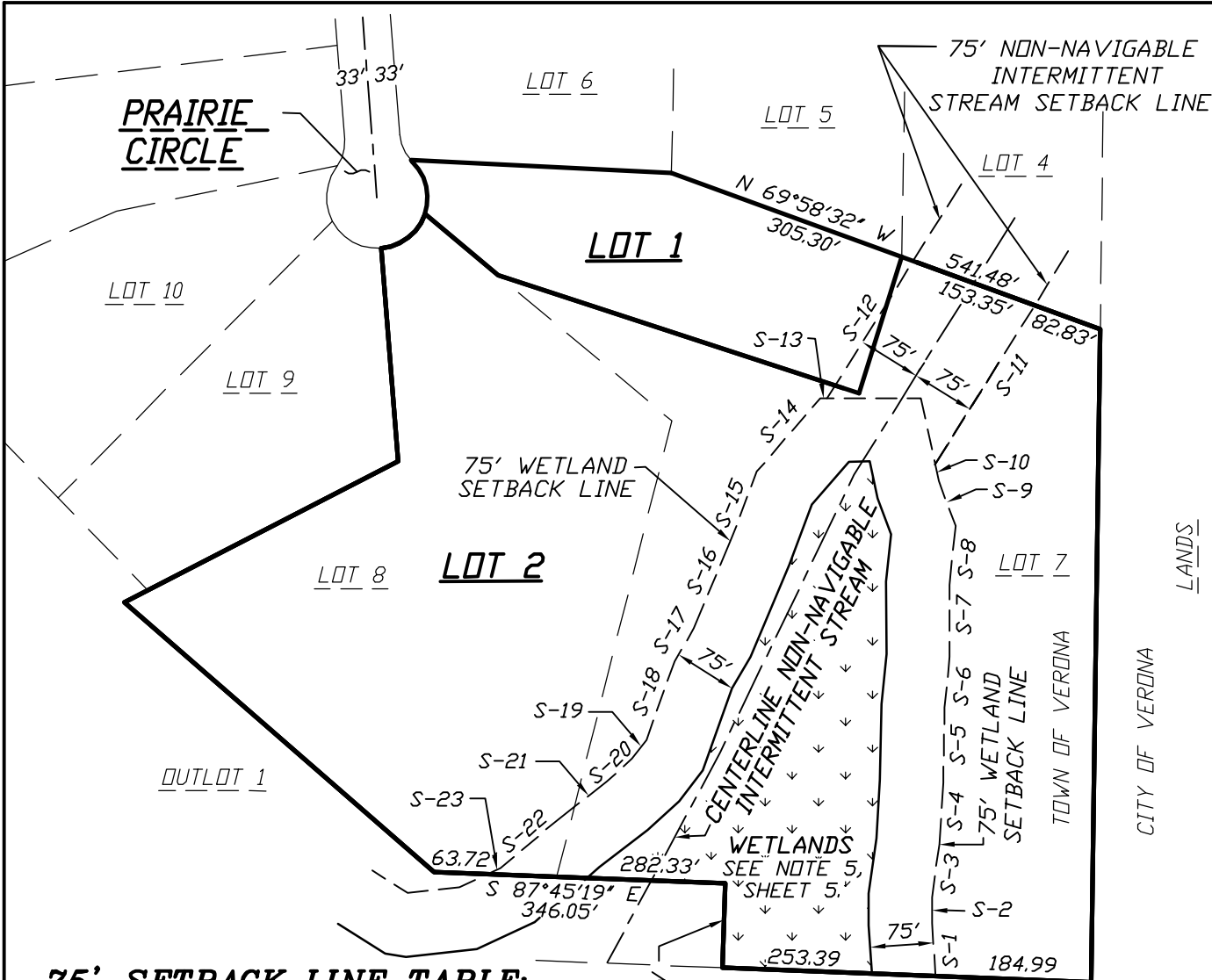


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

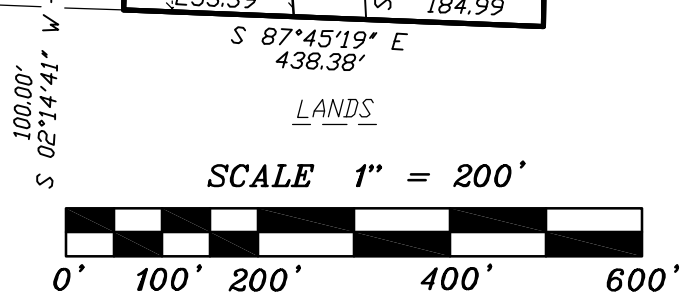
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 7 and 8, Prairie Circle, located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, R8E, Town of Verona, Dane County, Wisconsin



75' SETBACK LINE TABLE:

S-#	BEARING	DISTANCE
S-1	N 03°52'24\" W	63.12'
S-2	N 00°19'28\" W	30.28'
S-3	N 07°51'14\" E	63.45'
S-4	N 03°43'46\" E	73.53'
S-5	N 01°09'34\" E	89.01'
S-6	N 05°23'27\" E	60.60'
S-7	N 00°09'24\" W	85.48'
S-8	N 06°04'31\" E	69.89'
S-9	N 20°31'07\" W	57.51'
S-10	N 11°55'46\" W	19.72'
S-11	N 32°00'57\" E	222.83'
S-12	S 32°00'57\" W	192.55'
S-13	S 89°42'33\" W	8.44'
S-14	S 40°53'47\" W	114.65'
S-15	S 20°45'14\" W	88.25'
S-16	S 22°51'40\" W	112.23'
S-17	S 30°09'20\" W	45.41'
S-18	S 19°48'00\" W	98.70'
S-19	S 37°08'01\" W	27.83'
S-20	S 47°39'13\" W	40.96'
S-21	S 52°12'06\" W	70.45'
S-22	S 49°51'44\" W	92.34'
S-23	S 64°54'09\" W	16.41'



SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Lots 7 and 8, Prairie Circle, located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, 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 more particularly described as follows:

Lots 7 and 8, Prairie Circle, recorded in the Dane County Register of Deeds Office in Volume 61-030A of Plats, Pages 158 through 163, as Document No. 5619275. Located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, R8E, Town of Verona, Dane County, Wisconsin. Total Area: 771,608 sq. ft. or 17.72 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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 names Timothy P. Sweeney and Linda A. Sweeney 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 // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 7 and 8, Prairie Circle, located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, R8E, Town of Verona, Dane County, Wisconsin

NOTES CONTINUED:

2.) 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.

3.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

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

5.) EXISTING WETLANDS AS SHOWN WERE DELINEATED BY HEARTLAND ECOLOGICAL GROUP LLC ON APRIL 22ND, 2019. HEARTLAND ECOLOGICAL GROUP LLC IS A WISCONSIN DEPARTMENT OF NATURAL RESOURCES ASSURED WETLAND CONSULTANT.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	50.00'	S 44°06'10" E 2.57'	2.57'	02°56'41"
C-2	60.00'	S 19°53'43" W 109.17'	137.12'	130°56'36"
C-3	60.00'	S 13°28'19" E 63.78'	67.24'	64°12'33"
C-4	60.00'	S 51°59'59" W 66.00'	69.88'	66°44'03"

TOWN BOARD RESOLUTION

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

CITY OF VERONA APPROVAL

Teresa Withee
Town Clerk

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

DANE COUNTY APPROVAL

Holly Licht
Village Clerk

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

25W-269

RR-4 TO RR-8

Lots 8, Prairie Circle, recorded in the Dane County Register of Deeds Office in Volume 61-030A of Plats, Pages 158 through 163, as Document No. 5619275. Located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, R8E, Town of Verona, Dane County, Wisconsin. Total Area: 255,978 sq. ft. or 5.88 acres.

RR-8 TO RR-2

Part of Lot 7, Prairie Circle, recorded in the Dane County Register of Deeds Office in Volume 61-030A of Plats, Pages 158 through 163, as Document No. 5619275. Located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T7N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows.

Commencing at the Southeast Corner of said Section 7; thence N 00°46'50" E along the east line of said Southeast 1/4, 786.00 feet; thence N 69°58'32" W, 268.48 feet to a point on the north line of said Lot 7 also being the point of beginning.

Thence continue along said Lot 7 for the next 5 courses N 69°58'32" W, 290.48 feet; thence N 87°11'38" W, 309.58 feet to the right of way of Prairie Circle; thence along said right of way for the next two courses along an arc of a curve concaved northeasterly having a radius of 50.00 feet and a long chord bearing and distance of S 44°06'10" E, 2.57 feet; thence along an arc of a curve concaved westerly having a radius of 60.00 feet and a long chord bearing and distance of S 13°28'19" E, 63.78 feet; thence S 49°59'43" E, 113.60 feet; thence S 71°53'19" E, 450.55 feet; thence N 17°11'46" E, 169.93 feet to the point of beginning. This parcel contains 87,222 sq. ft. or 2.00 acres.