

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 08/05/2024 | DCPREZ-2024-12101 |
| Public Hearing Date | |
| 10/22/2024 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|--|
| OWNER NAME SARA & ANDREW WRIGHT | PHONE (with Area Code) (608) 692-7953 | AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC | PHONE (with Area Code) (608) 255-5705 |
| BILLING ADDRESS (Number & Street) 11780 MID TOWN RD | | ADDRESS (Number & Street) 104A W MAIN ST | |
| (City, State, Zip) VERONA, WI 53593 | | (City, State, Zip) Waunakee, WI 53597 | |
| E-MAIL ADDRESS sara_b_wright@hotmail.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 | |
| 11780 Mid Town Road | | | | | |
| TOWNSHIP VERONA | SECTION 6 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0608-061-8642-0 | | | | | |

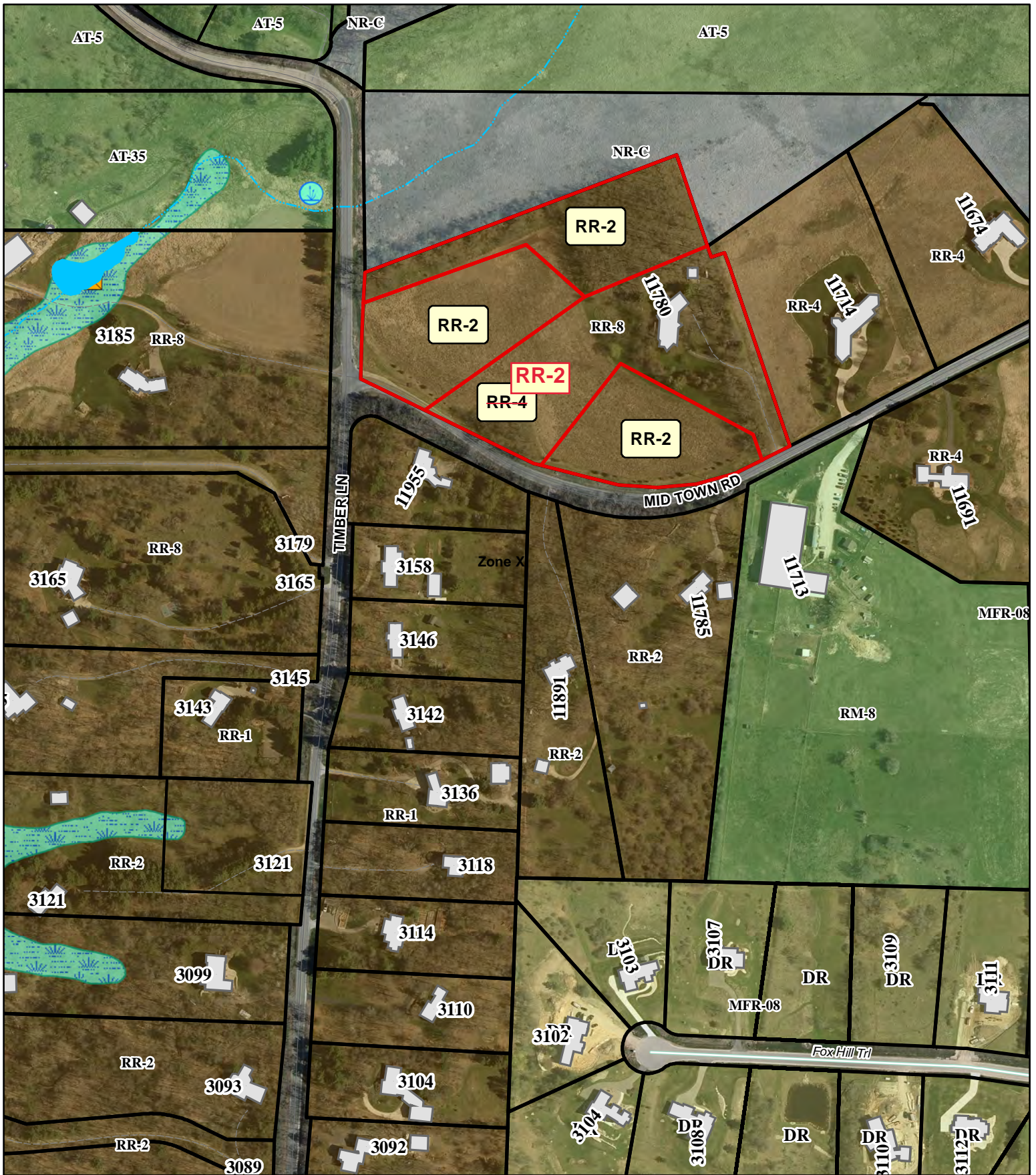
REASON FOR REZONE

~~CHANGE ZONING TO CREATE UP TO 5 LOTS ON PROPERTY~~
 CHANGE ZONING TO CREATE UP TO 4 RESIDENTIAL LOTS ON PROPERTY (ONE FOR EXISTING RESIDENCE)




| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--|--|--------------------------|
| RR-8 Rural Residential District | RR-4 Rural Residential District | 4.06 |
| RR-8 Rural Residential District | RR-2 Rural Residential District | 6.87 10.93 |

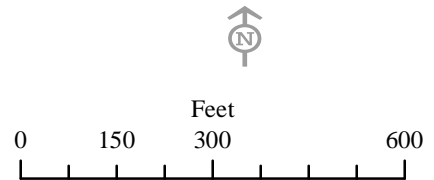
| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input type="checkbox"/>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

COMMENTS: Application revised on September 16, 2024 (to 4 lots instead of 5).
 Application revised on November 7, 2024 (all lots proposed for RR-2 zoning based on minor lot size adjustment).



REZONE 12101

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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: | Sara & Andrew Wright | Agent Name: | Williamson Surveying & Assoc. LLC |
| Address (Number & Street): | 11780 Mid Town Rd | Address (Number & Street): | 104A W. Main St |
| Address (City, State, Zip): | Verona, WI 53593 | Address (City, State, Zip): | Wauwaukee, WI 53597 |
| Email Address: | sara_b_wright@hotmail.com | Email Address: | chris@williamsonsurveying.com |
| Phone#: | 608-692-7953 | Phone#: | 608-255-5705 |

| PROPERTY INFORMATION | |
|----------------------|---|
| Township: Verona | Parcel Number(s): 0608-061-8642-0 |
| Section: 6 | Property Address or Location: 11780 Mid Town Rd |

| 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>see attached letter of intention.</p> | <p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| RR-8 | RR-4 | 4.06 |
| RR-8 | RR-2 | 6.87 |
| | | |

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 |
|--|--|---|---|---|

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 8-5-2024

LETTER OF INTENTION

Dear Town of Verona,

July 23, 2024

4 lots



Andrew and Sara Wright currently own and live at 11780 Mid Town Road. Per the town's comprehensive plan, this area is designated as a rural residential area for lots 2-4 acres in size. The existing parcel that the Wright's own is 10.93 acres which would allow for up to 5 lots that are over 2 acres. A subdivision plat does not seem financially acceptable for this type of scenario, so we are asking that the town allow a division of this lot with the knowledge that in the future we are leaving room in one of the lots (Lot 3) for the potential to be split 1 additional time. We have provided a concept plan map which shows the proposed four lots now with the potential future lot split also being shown on Lot 3.

Today's housing market and the potential for a further slowdown, we are hoping to complete this rezone and CSM process quickly, allowing the Wright's to begin the sale of their home site (Lot 1). Their plan would be to sell the home lot first with the option to purchase the entire Lot 3. If that buyer does not want Lot 3, they plan to sell Lot 4 with that same option. If the buyer of Lot 4 is not interested, then they will offer Lot 2 up for sale and offer Lot 3 as a whole to that buyer. If all three of these parcels are sold and no buyer is interested in Lot 3, then the Wright's will determine whether waiting the time frame necessary to split Lot 3 would be worth waiting or if just selling Lot 3 as a larger lot would be the best option.

The lot configurations have been carefully designed to allow for each property owner to have more than a sufficient building site along with safe access to the road ways. We have worked with Town staff to determine the best layout of shared driveways which will limit the number of access points and locations of those points on Mid Town Road and Timber Lane. The proposed CSM shows how each lot would share a driveway access even if Lot 3 was split in the future. This proposal would only add 2 new access points total.

We are asking that the Town of Verona approve this rezone and CSM of 4 lots at this time and make note that proposed Lot 3 may be split 1 more time in the future if/when a submittal of rezone and CSM is approved by the Town at that time.

Thank you for your consideration.

Chris Adams

Williamson Surveying and Assoc. LLC

Member & Professional Land Surveyor
104 A W. Main St
Waunakee, WI 53597
608-255-5705

Williamsonsurveying.com



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

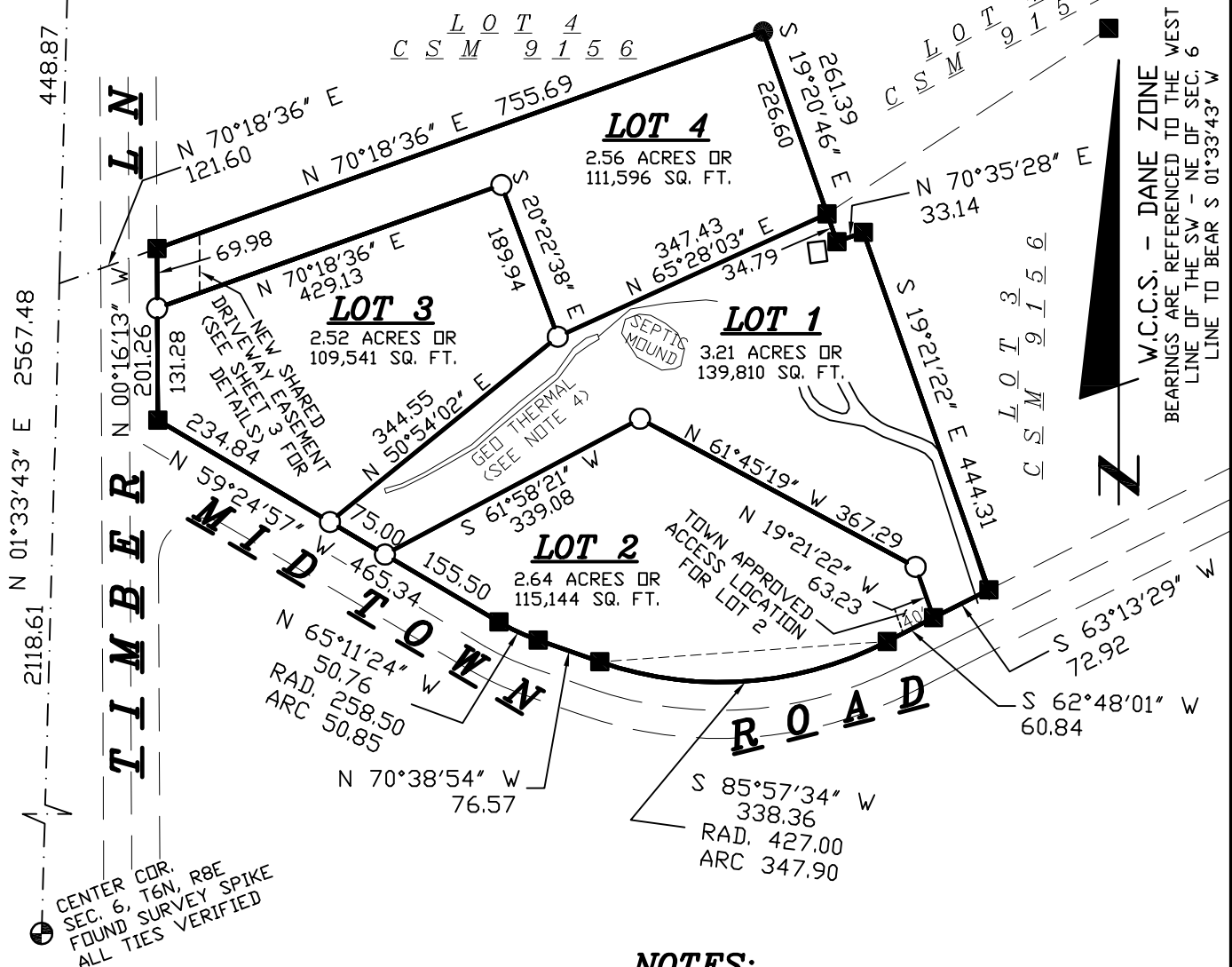
LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

NORTH 1/4 COR.
SEC. 6, T6N, R8E
FOUND ALUM. MON.
ALL TIES VERIFIED

PREPARED FOR:

SARA & ANDREW WRIGHT
11780 MID TOWN RD
VERONA, WI 53593

SCALE 1" = 200'



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW - NE OF SEC. 6
LINE TO BEAR S 01°33'43" W

NOTES:

- 1.) SEE SHEET 2 & 3 FOR LOT DETAIL.
- SEE SHEET 5 FOR ALL OTHER NOTES.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = SEPTIC VENT
- ⊕ = WELL
- ⊙ = SEPTIC TANK

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



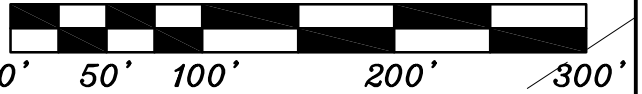
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SCALE 1" = 100'



LOT 4
C S M 9 1 5 6

LOT 4
C S M 9 1 5 6

LOT 3
C S M 9 1 5 6

LOT 3
2.51 ACRES OR
109,541 SQ. FT.

LOT 4
2.56 ACRES OR
111,596 SQ. FT.

LOT 1
3.21 ACRES OR
139,810 SQ. FT.

LOT 2
2.64 ACRES OR
115,144 SQ. FT.

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW - NE OF SEC. 6
LINE TO BEAR S 01°33'43" W



R O A D

SURVEYORS SEAL

M I D T O W N

RR-2 ZONING SETBACKS

FRONT = 30'
SIDE = 10' MIN. 25' TOTAL
REAR = 50'



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

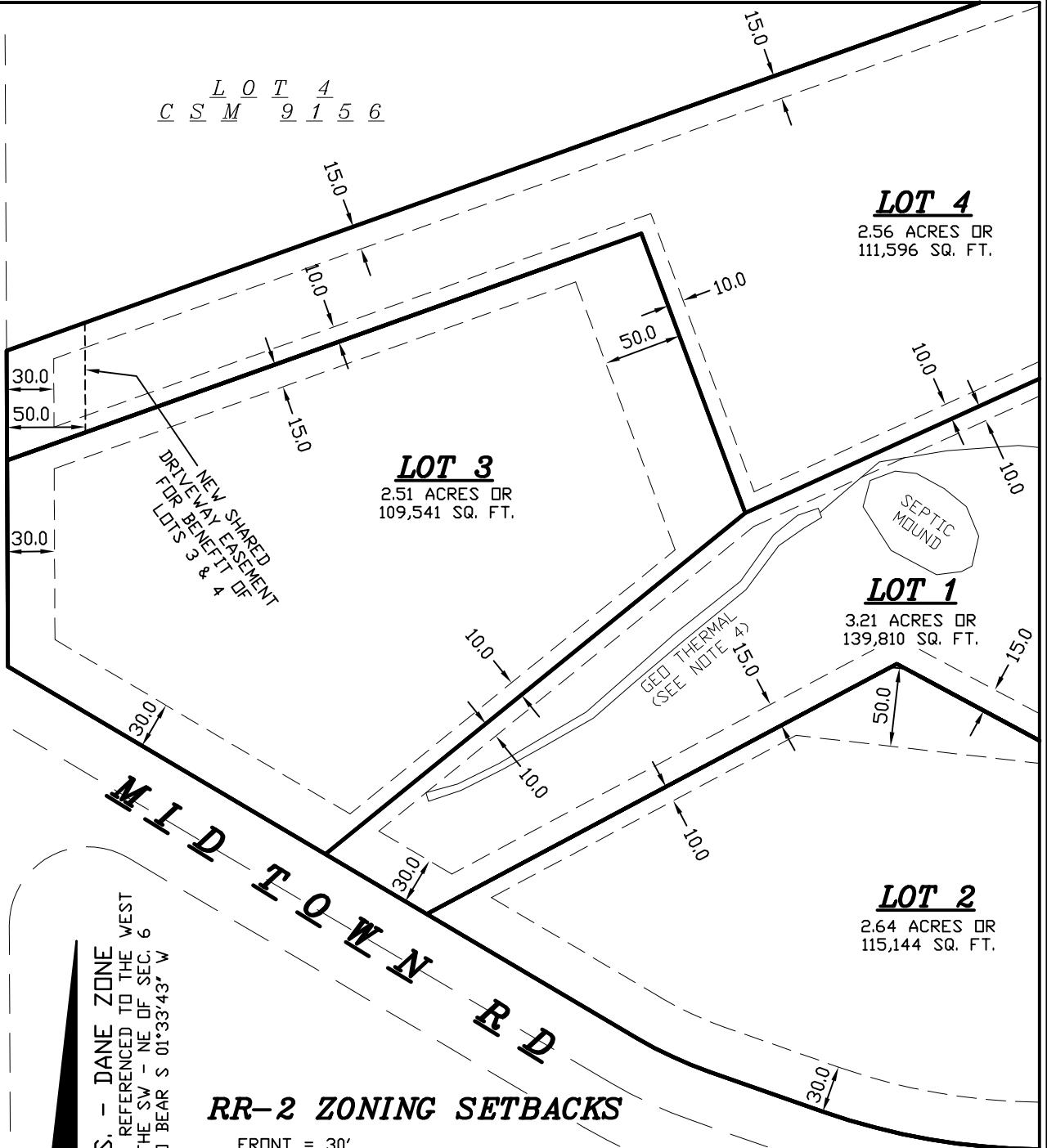
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

L O T 4
C S M 9 1 5 6

T 6 N

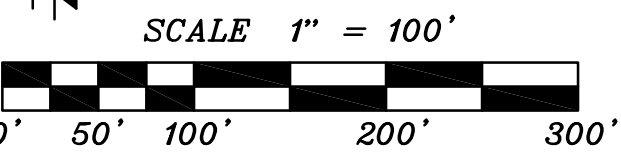
R 8 E



W.C.S.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW - NE OF SEC. 6
LINE TO BEAR S 01°33'43" W

RR-2 ZONING SETBACKS

FRONT = 30'
SIDE = 10' MIN. 25' TOTAL
REAR = 50'



SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW ¼ of the NE ¼ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, 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, described as:

Lot 1, Certified Survey Map No. 9942, recorded in Vol. 58, Pg. 40-41, as Document No. 3285034 being located in the SW ¼ of the NE ¼ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
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____.

Andrew P and Sara B Wright Revocable Living Trust

Andrew P. Wright

Sara B. Wright

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Andrew P and Sara B Wright to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 4 of 5

SURVEYORS SEAL

24W-124



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
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LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW ¼ of the NE ¼ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

TOWN BOARD RESOLUTION

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

Teresa Withee
Town Clerk

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. _____

SURVEYORS SEAL



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

PREPARED FOR:

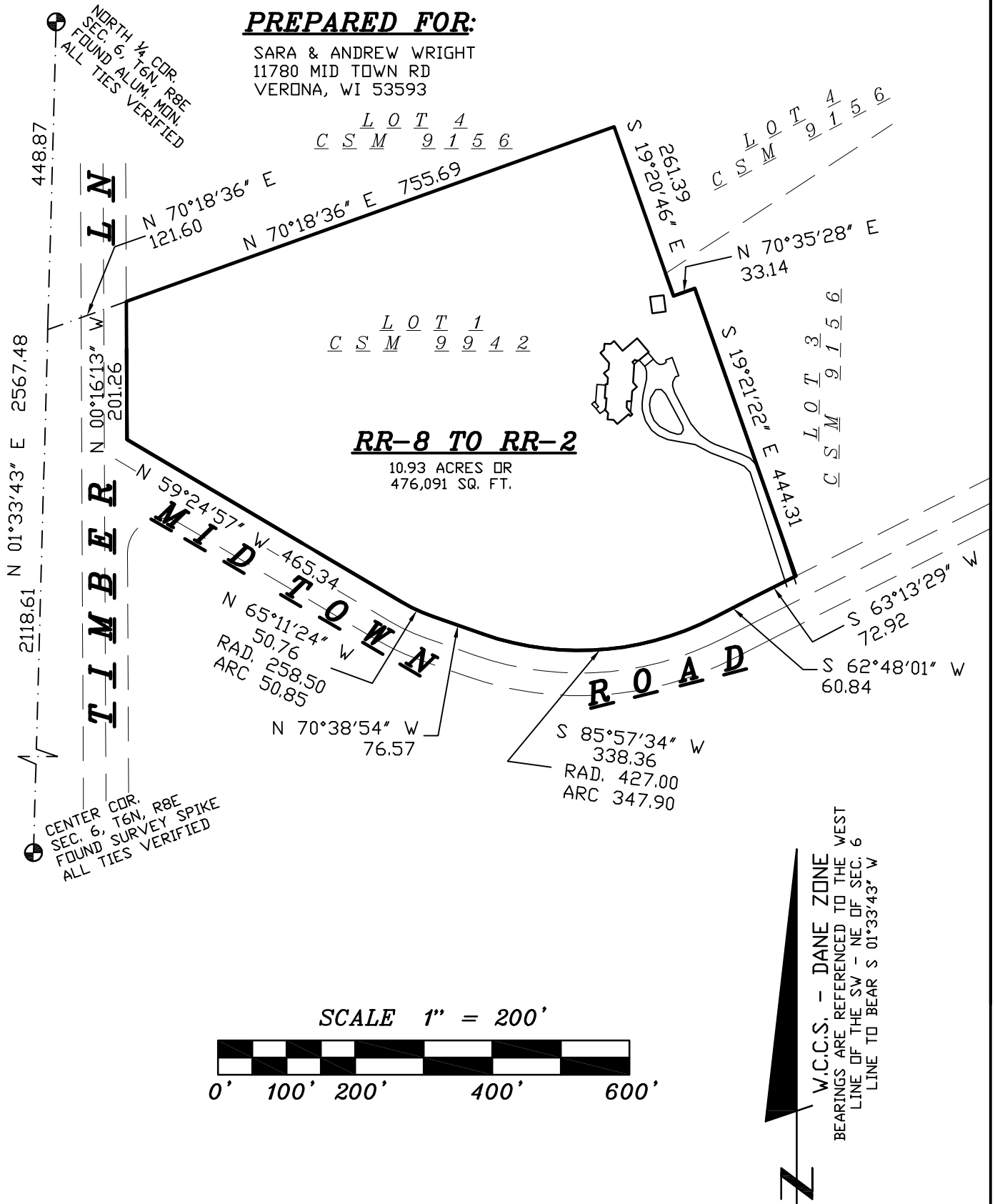
SARA & ANDREW WRIGHT
11780 MID TOWN RD
VERONA, WI 53593

LOT 4
C S M 9 1 5 6

LOT 1
C S M 9 9 4 2

RR-8 TO RR-2

10.93 ACRES DR
476,091 SQ. FT.



RR-8 to RR-2

All of Lot 1, Certified Survey Map No. 9942, recorded in Vol. 58, Pg. 40-41, as Document No. 3285034 being located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin. This parcel contains 10.93 acres.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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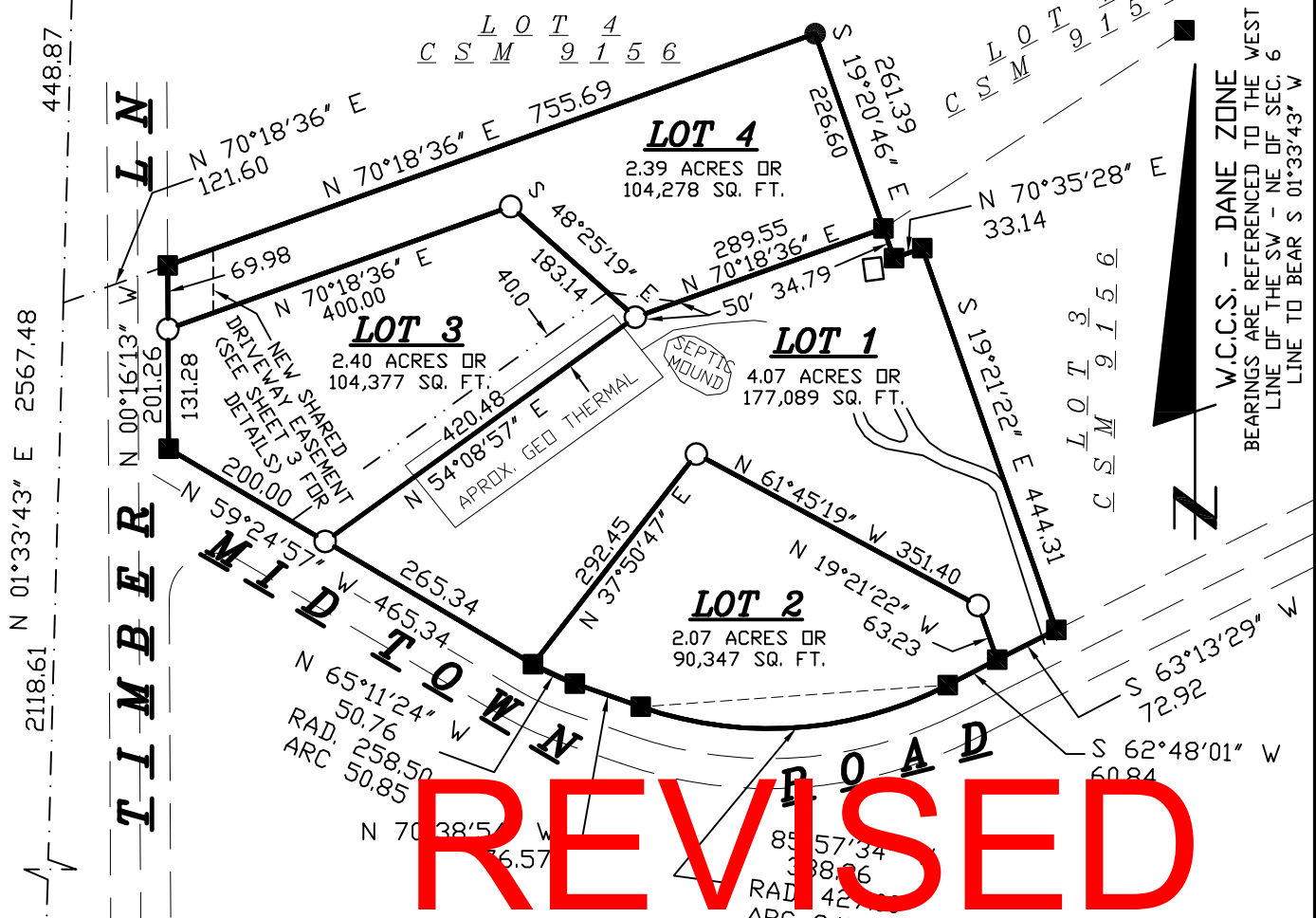
LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

NORTH 1/4 COR.
SEC. 6, T6N, R8E
FOUND ALUM. MON.
ALL TIES VERIFIED

PREPARED FOR:

SARA & ANDREW WRIGHT
11780 MID TOWN RD
VERONA, WI 53593

SCALE 1" = 200'



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW - NE OF SEC. 6
LINE TO BEAR S 01°33'43" W

REVISED

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, HAS NOT BEEN LOCATED OR SHOWN.

3.) SEE SHEET 2 & 3 FOR LOT DETAIL.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = SEPTIC VENT
- ⊕ = WELL
- ⊙ = SEPTIC TANK

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

RR-8 to RR-2

A part of Lot 1, Certified Survey Map No. 9942, recorded in Vol. 58, Pg. 40-41, as Document No. 3285034 being located in the SW ¼ of the NE ¼ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows:

Beginning at the northwest corner of said Lot 1; thence N 70°18'36" E, 755.69 feet; thence S 19°20'46" E, 226.60 feet; thence S 70°18'36" W, 289.55 feet; thence S 54°08'57" W, 420.48 feet; thence N 59°24'57" W, 200.00 feet; thence N 00°16'13" W, 201.26 feet to the point of beginning. This description contains 4.79 acres or 208,654 sq. ft. thereof.

RR-8 to RR-2

A part of Lot 1, Certified Survey Map No. 9942, recorded in Vol. 58, Pg. 40-41, as Document No. 3285034 being located in the SW ¼ of the NE ¼ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows:

Commencing at the southeast corner of said Lot 1; thence S 63°13'29" W, 72.92 feet to the point of beginning.

thence S 62°48'01" W, 60.84 feet; thence along the arc of a curve concaved northwesterly having a radius of 427.00 feet and a long chord bearing S 85°57'34" W, a distance of 338.36 feet; thence N 70°38'54" W, 76.57 feet; thence along an arc of a curve concaved northeasterly having a radius of 258.50 feet and a long chord bearing N 65°11'24" W, a distance of 50.76 feet; thence N 37°50'47" E, 292.45 feet; thence S 61°45'19" E, 351.40 feet; thence S 19°21'22" E, 63.23 feet to the point of beginning. This description contains 2.07 acres or 90,347 sq. ft. thereof.

REVISED

RR-8 to RR-4

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Beginning at the southeast corner of said Lot 1; thence S 63°13'29" W, 72.92 feet; thence N 19°21'22" W, 63.23 feet; thence N 61°45'19" W, 351.40 feet; thence S 37°50'47" W, 292.45 feet; thence N 59°24'57" W, 265.35 feet; thence N 54°08'57" E, 420.48 feet; thence N 70°18'36" E, 289.55 feet; thence S 19°20'46" E, 35.79 feet; thence N 70°35'28" E, 33.14 feet; thence S 19°21'22" E, 444.31 feet to the point of beginning. This description contains 4.07 acres or 177,089 sq. ft. thereof.



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

PREPARED FOR:

SARA & ANDREW WRIGHT
11780 MID TOWN RD
VERONA, WI 53593

LOT 1
C S M 9 1 5 6

REVISED

RR-8 TO RR-4

4.06 ACRES OR
176,740 SQ. FT.

RR-8 TO RR-2

6.87 ACRES OR
299,257 SQ. FT.

M I D T O W N

R O A D

T I M B E R

NORTH 1/4 COR.
SEC. 6, T6N, R8E
FOUND ALUM. MIN.
ALL TIES VERIFIED

N 01°33'43" E 2567.48
2118.61

CENTER COR.
SEC. 6, T6N, R8E
FOUND SURVEY SPIKE
ALL TIES VERIFIED

N 70°18'36" E
121.60

N 00°16'13" W
201.26

N 59°24'57" W
465.34

N 65°11'24" W
50.76

N 70°38'54" W
76.57

N 70°18'36" E
62.98

N 70°18'36" E
131.28

N 70°18'36" E
183.14

N 70°18'36" E
755.69

N 24°02'05" W
164.61

S 19°20'18" E
291.39

N 0°33'38" E
183.14

N 37°50'47" E
292.45

N 62°48'01" W
60.84

S 85°57'34" W
338.36

S 63°13'29" W
72.92

S 19°21'22" E
444.31

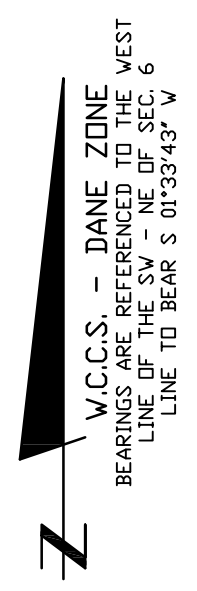
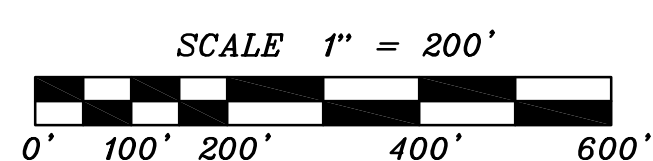
S 19°21'22" E
164.61

S 19°21'22" E
164.61

S 19°21'22" E
164.61

S 19°21'22" E
164.61

S 19°21'22" E
164.61





- LEGEND**
- ⊙ = SEPTIC VENT
 - ⊗ = WELL
 - ⊚ = SEPTIC TANK

FRONT = 30'
 SIDE = 10'
 REAR = 50'

RR ZONING SETBACKS

REVISED

W.C.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE WEST
 LINE OF THE SW - NE OF SEC. 6
 LINE TO BEAR S 01°33'43" W



PREPARED FOR:
 SARA & ANDREW WRIGHT
 11780 MID TOWN RD
 VERONA, WI 53593

CONCEPT PLAN

LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW ¼ of the NE ¼ of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

| | | | | |
|----------|---------------|----------------|-------------|---------|
| DATE | JULY 23, 2024 | REVISION DATE: | CHECK BY | N.T.P. |
| SCALE: | 1" = 100' | | DRAWING NO. | 24W-124 |
| DRAWN BY | CHRIS ADAMS | | SHEET | 1 OF 1 |



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
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 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM