

Dane County Rezone Petition

Application Date	Petition Number
07/18/2024	DCPREZ-2024-12078
Public Hearing Date	
08/27/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ADAM AND NICOLE CARRICO	PHONE (with Area Code) (608) 832-6852	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8177 COUNTY HIGHWAY G		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS adam@carricoengineering.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 8177 County Highway G					
TOWNSHIP SPRINGDALE	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-253-8715-0		0607-253-8730-0		0607-253-8501-0, 0607-253-9000-1	

REASON FOR REZONE

RELOCATING TWO EXISTING RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	SFR-2 Single Family Residential District	3.99
AT-35 Agriculture Transition District	SFR-2 Single Family Residential District	0.12
AT-35 Agriculture District, SFR-2 Single Family District, and RR-2 Residential District	RM-16 Rural Mixed-Use District	69.73

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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:	Adam and Nicole Carrico	Agent Name:	Williamson Surveying and Associates
Address (Number & Street):	8177 County Road G		104A W Main St
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:	adam@carricoengineering.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-832-6352	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Springdale	Parcel Number(s):	060725387150, 060725387300, 060725385010
Section:	25	Property Address or Location:	8177 County Road G, Verona, WI 53593

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>

Originally created a 2- and a 4-acre lot (Parcels 060725387150 and 060725387300). Sold the 4-acre lot and recently purchased it back. Previous owners rezoned lot to RR-2 from what we had originally zoned, which was SFR. We are now looking to do a CSM to resize the lots create 2 - 2-acre lots and preserve the area of the original 2-acre lot back to farmland by making this an Outlot. Therefore, with the repositioning of the lots, we need to request a rezone. Additionally, we would like to go back to SFR zoning rather than RR for both the lots.

REVISED

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	SFR-2	3.99
SFR-2 AT-35	AT-35 SFR-2	0.12
SFR-2 and AT-35	FP-1 AT-35	1.60 69.73

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 Adam L Carrico
Digitally signed by Adam L Carrico
 DN: cn=Adam L Carrico, c=US, o=Carrico Engineering,
 email=adam@carricoengineering.com
 Date: 2024.06.19 09:26:35 -05'00'

Date 6/19/24

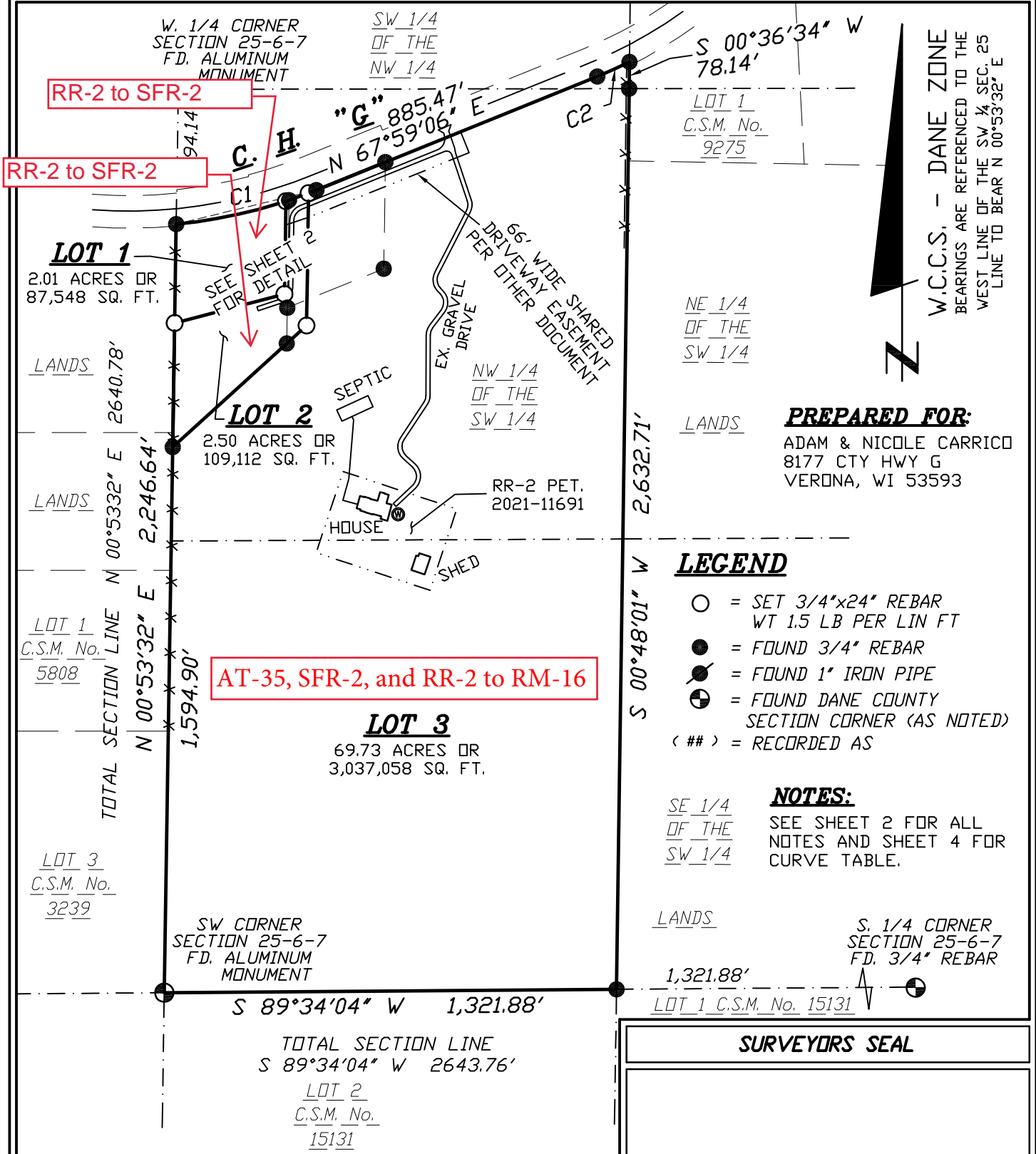


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

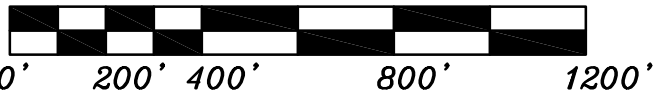
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4, the SW 1/4 of the NW 1/4, and including all of Lots 1 & 2, C.S.M. No. 15770, all in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin.



AT-35, SFR-2, and RR-2 to RM-16

SCALE 1" = 400'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



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

REZONE MAP

W 1/4 CORNER
SEC. 25-6-7

394.14

ARC 24.17
RAD. 1477.50
24.17
N 68°35'16" E

ARC 337.76
RAD. 1477.50
337.03
N 77°58'08" E

CITY

HWY G

N 67°59'06" E

EXISTING GRAVEL DRIVEWAY
PROPOSED NEW 66' WIDE
SHARED DRIVEWAY EASEMENT

S 00°53'32" W 311.57

LANDS BY OWNER

RR-2 TO SFR-2

3.99 ACRES OR
173,700 SQ. FT.

EXISTING SFR-2
ZONING TO REMAIN

SFR-2 TO ~~AT-35~~ RM-16

1.60 ACRES OR
69,478 SQ. FT.

314.45

S 00°53'32" W

N 00°53'32" E

311.85

N 67°59'06" E

61.88

242.08

S 67°59'06" W

S 00°53'32" W
75.20

AT-35 TO SFR-2

0.12 ACRES OR
5,123 SQ. FT.

LANDS BY OWNER

TOTAL SECTION LINE = N 00°53'32" E 2640.78

N 00°53'31" E 651.74

1594.90

SW CORNER
SEC. 25-6-7

C.S.M. 15770

N 00°53'32" E
104.57

N 47°43'40" E
450.36

N 47°43'40" E
78.15

SCALE 1" = 100'



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SW 1/4 SEC. 25
LINE TO BEAR N 00°53'32" E

RR-2 TO SFR-2

All of Lot 1, Certified Survey Map No. 15770 recorded in Vol. 115, pages 21-23 as Doc. 5753811 being located in part of the NW ¼ of the SW ¼ of Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin, containing 3.99 acres

AT-35 TO SFR-2

A parcel of land located part of the NW 1/4 of the SW 1/4 of Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin., more particularly described as follows:

Commencing at the Southwest Corner of said Section 25; thence N 00°53'32" E along the west line of the said Southwest ¼, 1,594.90 feet to the southerly corner of Lot 1, CSM 15770; thence N 47°43'40" W along the south line of said Lot 1, 450.36 feet to the point of beginning.

Thence N 00°53'32" E along the east line of said Lot 1, 104.57 feet to the south line of Lot 2 of said CSM; thence N 67°59'06" E along said south line, 61.88 feet; thence S 00°53'32" W, 75.20 feet; thence S 47°43'40" W, 78.15 feet to the point of beginning. This parcel contains 0.12 acres

AT-35, SFR-2, and RR-2 to RM-16

Part of the SW ¼ of the SW ¼, the NW ¼ of the SW ¼ and the SW ¼ of the NW ¼, including part of Lot 2, Certified Survey Map No. 15770 recorded in Vol. 115, pages 21-23 as Doc. No. 5753811, in Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southwest Corner of said Section 25; thence N 00°53'32" E along the west line of the said Southwest ¼ and Northwest ¼ of the Southwest ¼, 1594.90 feet to the southerly line of said Lot 1; thence N 47°43'40" E along said south line and the extension of it, 528.51 feet; thence N 00°53'32" E, 387.05 feet to the south right-of-way of County Highway "G" per Highway Conveyance in Volume 233, Page 172; thence along said south right-of-way for the next 3 courses, and along the arc of a curve concaved northwesterly having a radius of 1477.50 and a long chord bearing N 68°35'16" E, a distance of 24.17 feet; thence N 67°59'06" E, 885.47 feet; thence along an arc of a curve concaved northwesterly having a radius of 1318.30 feet and a long chord bearing N 65°38'34" E, a distance of 103.30 feet to the extension of the west line of Lot 1, Certified Survey Map No. 9275; thence along said west line for the next 2 course, S 00°36'34" W, 78.15 feet to the Northeast Corner of said Northwest ¼ of the Southwest ¼; thence S 00°48'01" W along the east line of said Northwest ¼ and Southwest ¼ of the Southwest ¼, 2632.71 feet to the northeast corner of Lot 2, Certified Survey Map No. 15131; thence S 89°34'04" W along the north line of said Lot 2, 1321.88 feet to the point of beginning. This parcel contains 69.72 acres thereof.

SEE REVISED



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: 608-255-5105

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SFR-1 TO FP-1

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69,478 SQ. FT.

S 00°53'32" W 311.57

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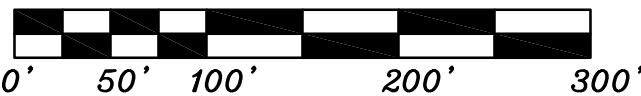
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Lots 1 & 2, C.S.M. No. 15770 & part of part of the NW 1/4 of the SW 1/4 Section 25, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

