

Dane County Rezone Petition

Application Date	Petition Number
02/27/2026	DCPREZ-2026-12268
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ADAM & EMILY CHILDS	PHONE (with Area Code)	AGENT NAME VIERBICHER ASSOCIATES	PHONE (with Area Code) (608) 821-3962
BILLING ADDRESS (Number & Street) W14073 CRESTVIEW DR		ADDRESS (Number & Street) 525 JUNCTION ROAD - SUITE 7000	
(City, State, Zip) PRAIRIE DU SAC, WI 53578		(City, State, Zip) Madison, WI 53717	
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	
east of 9265 Reible Road					
TOWNSHIP ROXBURY	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-194-9800-9		0907-194-9830-3			

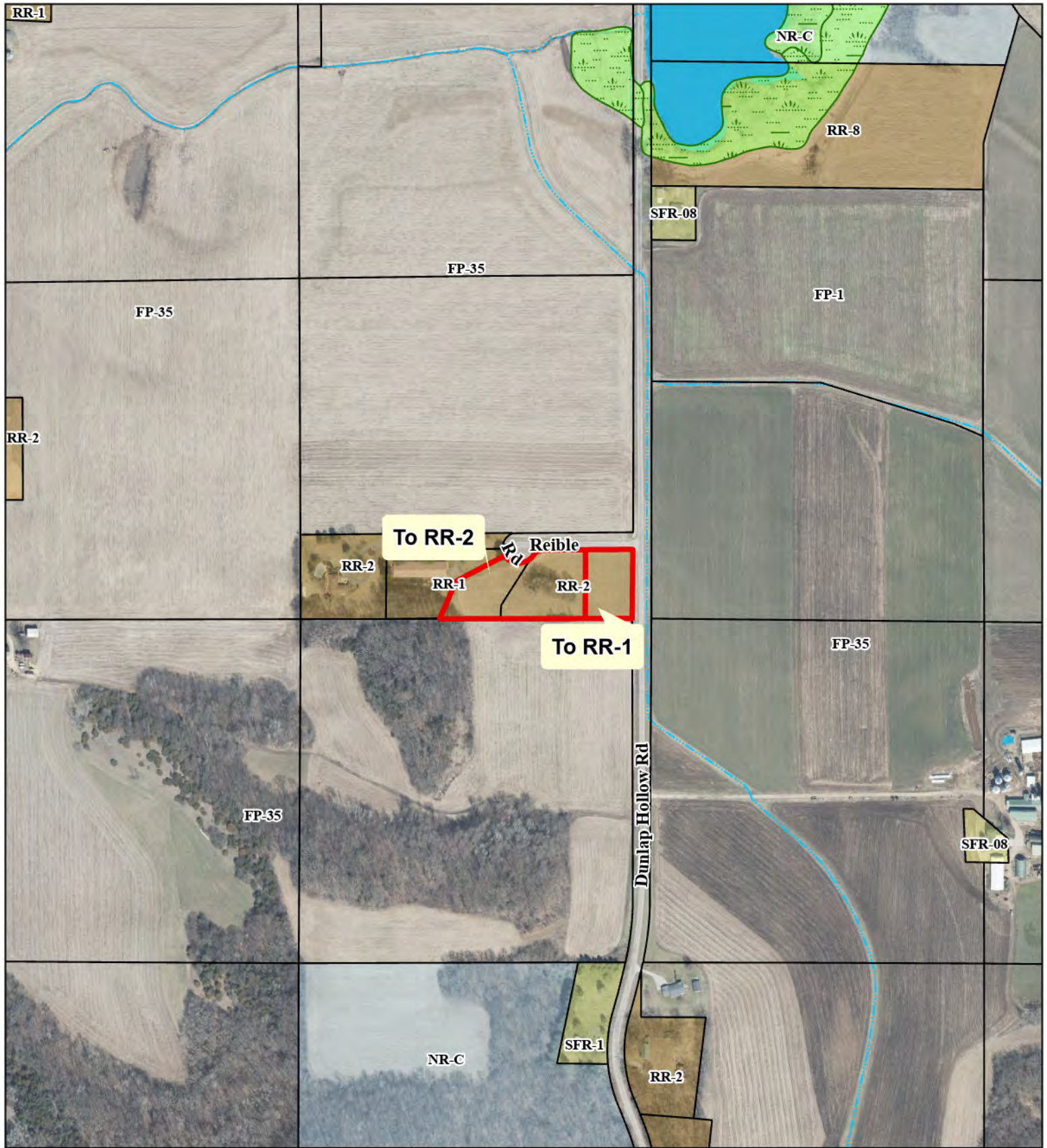
REASON FOR REZONE

SHIFTING PROPERTY LINES BETWEEN EXISTING RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-1 Rural Residential District	RR-2 Rural Residential District	2.53
RR-2 Rural Residential District	RR-1 Rural Residential District	1.10

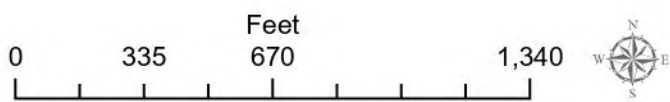
C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: A NAVIGABILITY DETERMINATION WILL NEED TO BE OBTAINED ON THE INTERMITTENT WATERWAY ALONG THE EAST SIDE OF DUNLAP HOLLOW ROAD TO DETERMINE SHORELAND REQUIREMENTS OF PROPERTIES.



PETITION 12268
ADAM & EMILY CHILDS

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas





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:	Adam & Emily Childs	Agent Name:	Vierbicher Associates
Address (Number & Street):	W14073 Crestview Drive	Address (Number & Street):	525 Junction Road - Suite 7000
Address (City, State, Zip):	Prairie du Sac, WI 53578	Address (City, State, Zip):	Madison, WI 5717
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Roxbury	Parcel Number(s):	0907-194-9800-9 & 0907-194-9830-3
Section:	19-09-07 SE1/4-SE 1/4	Property Address or Location:	Reible Road

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 ☒

The Childs currently own both vacant parcels and want to adjust the lot line on current CSM 3364 and modify the zoning on each parcel to match the new CSM lines. Each parcel currently has RR-1 & RR-2 but they would like to swap lot sizes and zoning by way of new rezoning request and CSM. I have spoken with the Town of Roxbury and they have no issues with this proposal.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-1	RR-2	2.53
RR-2	RR-1	1.10

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.

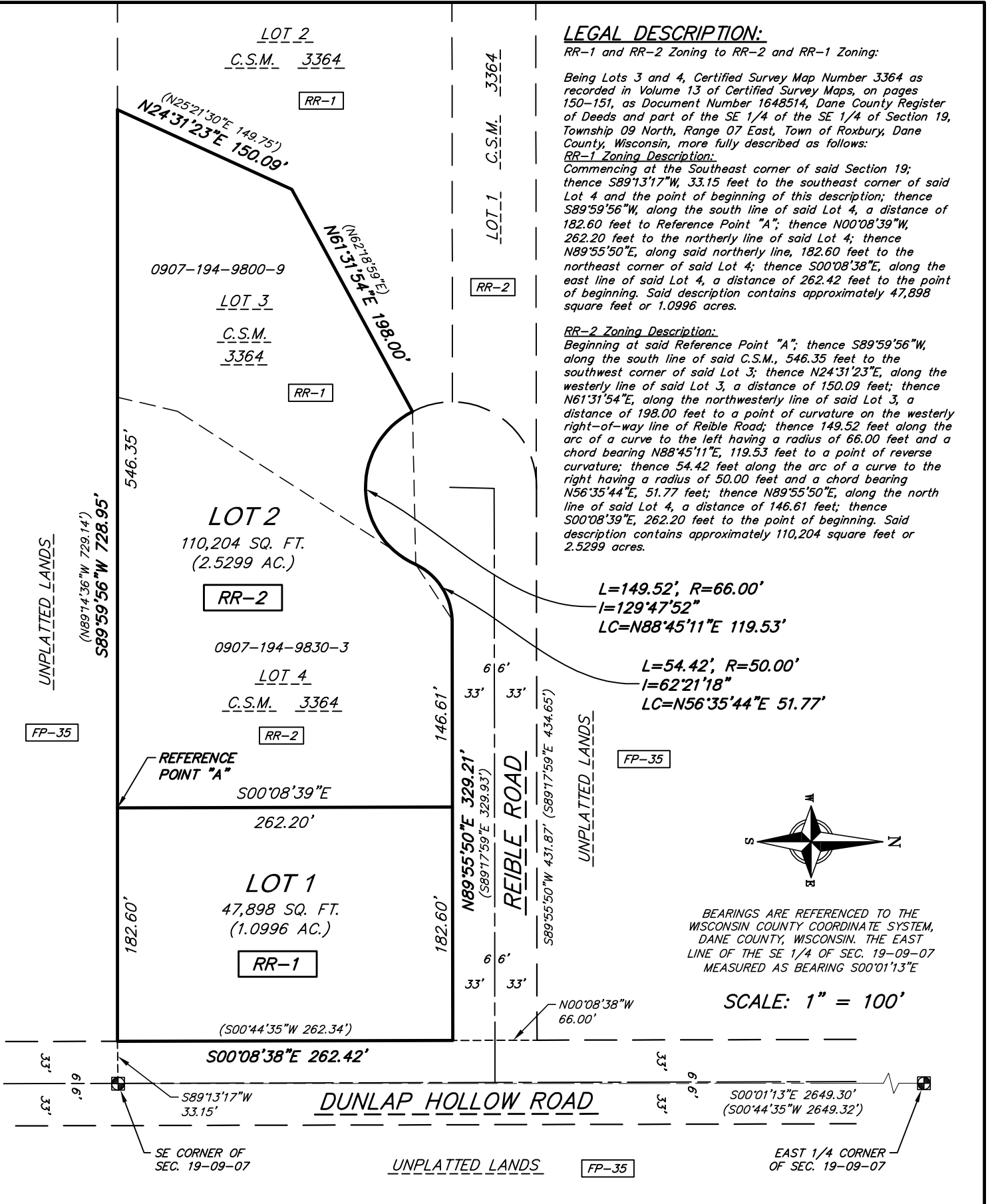
☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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I 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

Michael D. Zick

Date 2/18/26



LEGAL DESCRIPTION:

RR-1 and RR-2 Zoning to RR-2 and RR-1 Zoning:

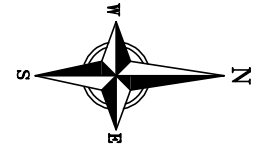
Being Lots 3 and 4, Certified Survey Map Number 3364 as recorded in Volume 13 of Certified Survey Maps, on pages 150-151, as Document Number 1648514, Dane County Register of Deeds and part of the SE 1/4 of the SE 1/4 of Section 19, Township 09 North, Range 07 East, Town of Roxbury, Dane County, Wisconsin, more fully described as follows:

RR-1 Zoning Description:

Commencing at the Southeast corner of said Section 19; thence S89°13'17"W, 33.15 feet to the southeast corner of said Lot 4 and the point of beginning of this description; thence S89°59'56"W, along the south line of said Lot 4, a distance of 182.60 feet to Reference Point "A"; thence N00°08'39"W, 262.20 feet to the northerly line of said Lot 4; thence N89°55'50"E, along said northerly line, 182.60 feet to the northeast corner of said Lot 4; thence S00°08'38"E, along the east line of said Lot 4, a distance of 262.42 feet to the point of beginning. Said description contains approximately 47,898 square feet or 1.0996 acres.

RR-2 Zoning Description:

Beginning at said Reference Point "A"; thence S89°59'56"W, along the south line of said C.S.M., 546.35 feet to the southwest corner of said Lot 3; thence N24°31'23"E, along the westerly line of said Lot 3, a distance of 150.09 feet; thence N61°31'54"E, along the northwesterly line of said Lot 3, a distance of 198.00 feet to a point of curvature on the westerly right-of-way line of Reible Road; thence 149.52 feet along the arc of a curve to the left having a radius of 66.00 feet and a chord bearing N88°45'11"E, 119.53 feet to a point of reverse curvature; thence 54.42 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing N56°35'44"E, 51.77 feet; thence N89°55'50"E, along the north line of said Lot 4, a distance of 146.61 feet; thence S00°08'39"E, 262.20 feet to the point of beginning. Said description contains approximately 110,204 square feet or 2.5299 acres.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE EAST LINE OF THE SE 1/4 OF SEC. 19-09-07 MEASURED AS BEARING S00°01'13"E

SCALE: 1" = 100'

LEGAL DESCRIPTION:

RR-1 and RR-2 Zoning to RR-2 and RR-1 Zoning:

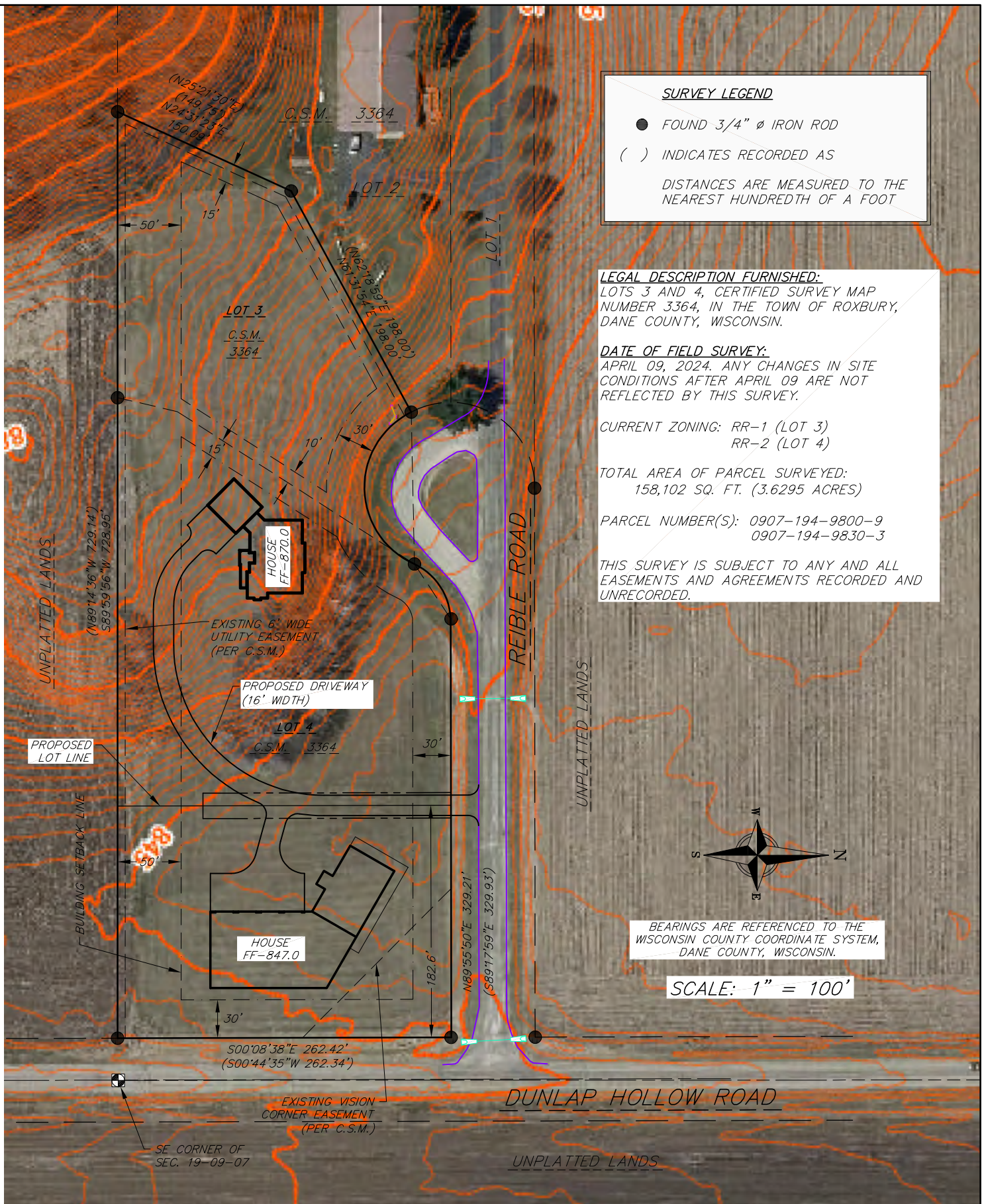
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RR-2 Zoning Description:

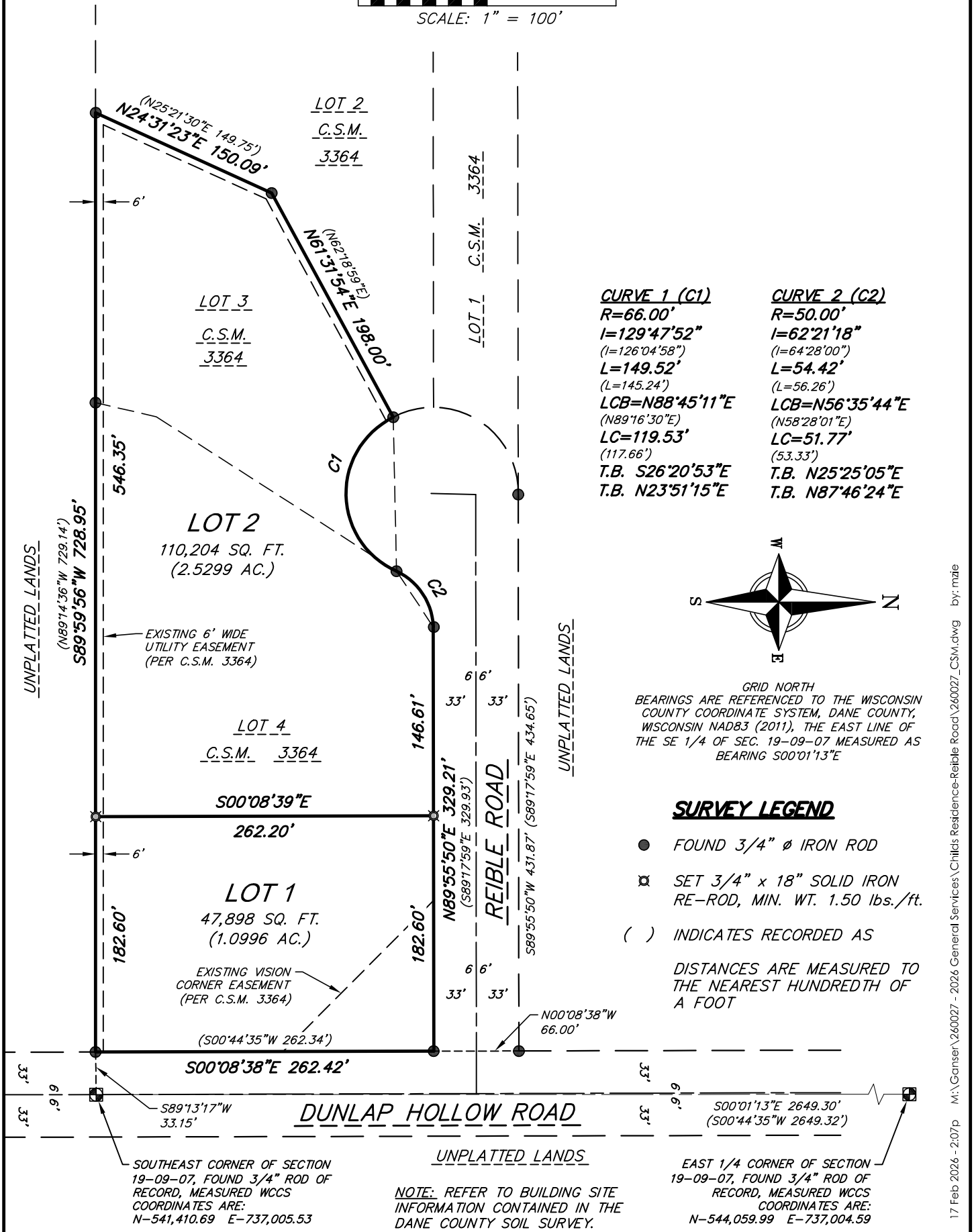
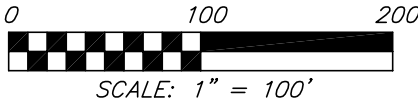
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PRELIMINARY

CERTIFIED SURVEY MAP No.

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 3364 AS RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, ON PAGES 150-151, AS DOCUMENT NUMBER 1648514, DANE COUNTY REGISTER OF DEEDS AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 09 NORTH, RANGE 07 EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



FN: 260027
DATE: 02/19/2026
REV:
Drafted By: MZIE
Checked By: GBLA

SURVEYED FOR:
Ganser Construction, Inc.
1900 Prairie Street
Prairie du Sac, WI 53578

SURVEYED BY:
Vierbicher Associates, Inc.
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 826-0532

SHEET
1 OF 3

CERTIFIED SURVEY MAP No. _____

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OWNER’S CERTIFICATE

Adam M. Childs and Emily R. Childs, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee and to the Town of Roxbury for approval. Witness the hand and seal of said owner this _____ day of _____, 2026.

By: _____
Adam M. Childs Emily R. Childs

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named Adam M. Childs and Emily R. Childs, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

CONSENT OF MORTGAGEE

The Peoples Community Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner’s Certificate.

IN WITNESS WHEREOF, the said The Peoples Community Bank, has caused these presents to be signed by _____ its _____, at Mazomanie, Wisconsin, on this _____ day of _____, 2026.

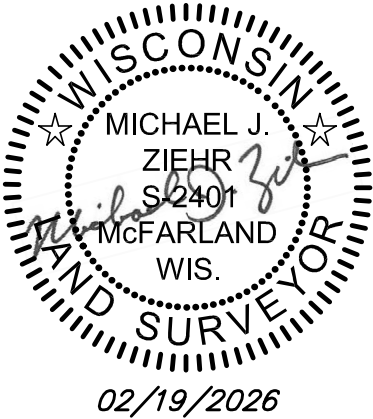
The Peoples Community Bank

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin My Commission expires: _____



17 Feb 2026 - 2:08p M:\Ganser\260027 - 2026 General Services\Childs Residence-Reible Road\260027_CSM.dwg by: mzie

CERTIFIED SURVEY MAP No.

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TOWN OF ROXBURY APPROVAL

Resolved that this Certified Survey Map shown hereon is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Roxbury this _____ day of _____, 2026.

Town Clerk, Town of Roxbury

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action
of _____, 20____.

Daniel Everson, Authorized Representative

Date

LEGAL DESCRIPTION

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Said description contains approximately 158,102 square feet or 3.6295 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of the owners of said land and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinances of the Town of Roxbury in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: FEBRUARY 19, 2026

Signed: Michael J. Ziehr
Michael J. Ziehr, P.L.S. S-2401



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

*Kristi Chlebowski,
Dane County Register of Deeds*



FN: 260027
DATE: 02/19/2026
REV:
Drafted By: MZIE
Checked By: GBLA

SURVEYED FOR:
Ganser Construction, Inc.
1900 Prairie Street
Prairie du Sac, WI 53578

SURVEYED BY:
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Suite 7000
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**SHEET
3 OF 3**