

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					

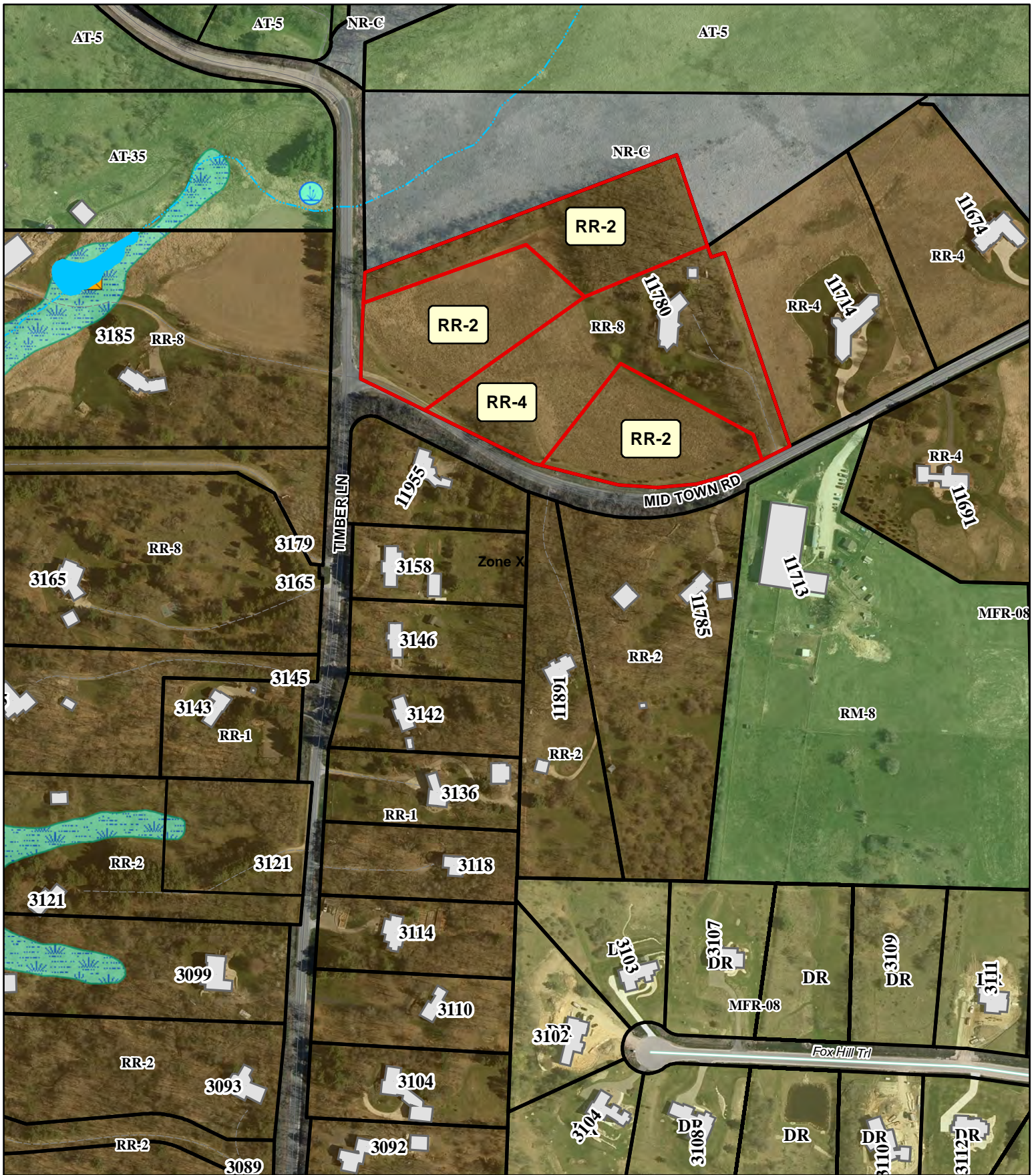
REASON FOR REZONE

~~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

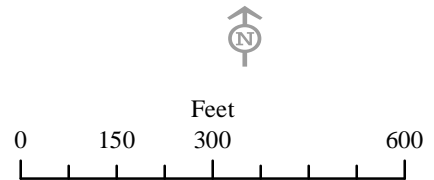
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: Application revised on September 16, 2024.



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>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

see attached letter of intention.

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

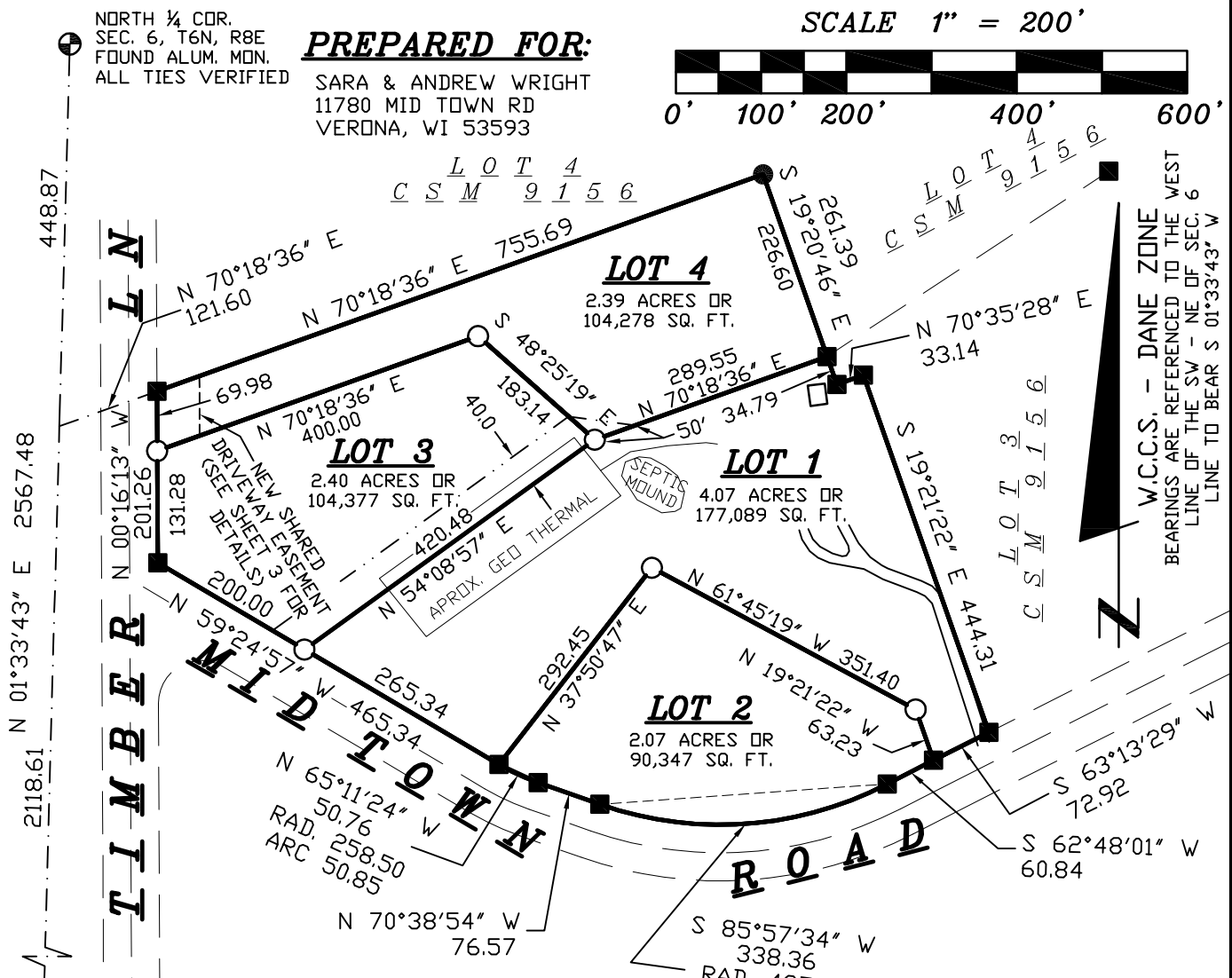
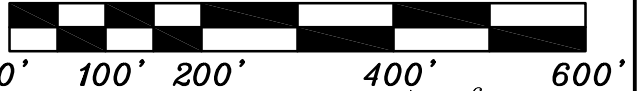
LOT 1, C.S.M. NO. 9942, VOL. 58, PG. 40-41, Located in the SW 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

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.) 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.

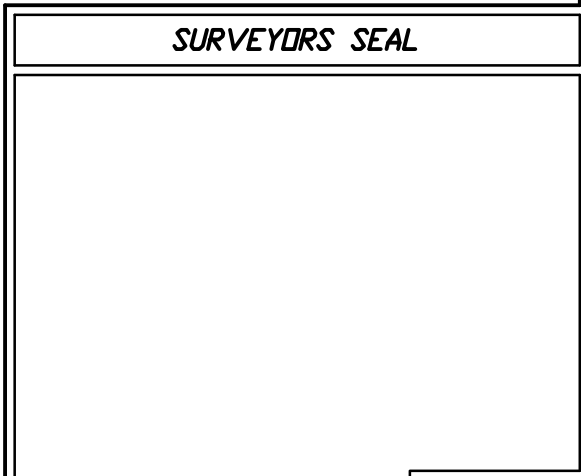
LEGEND

- = 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





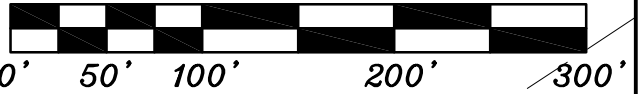
CERTIFIED SURVEY MAP

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

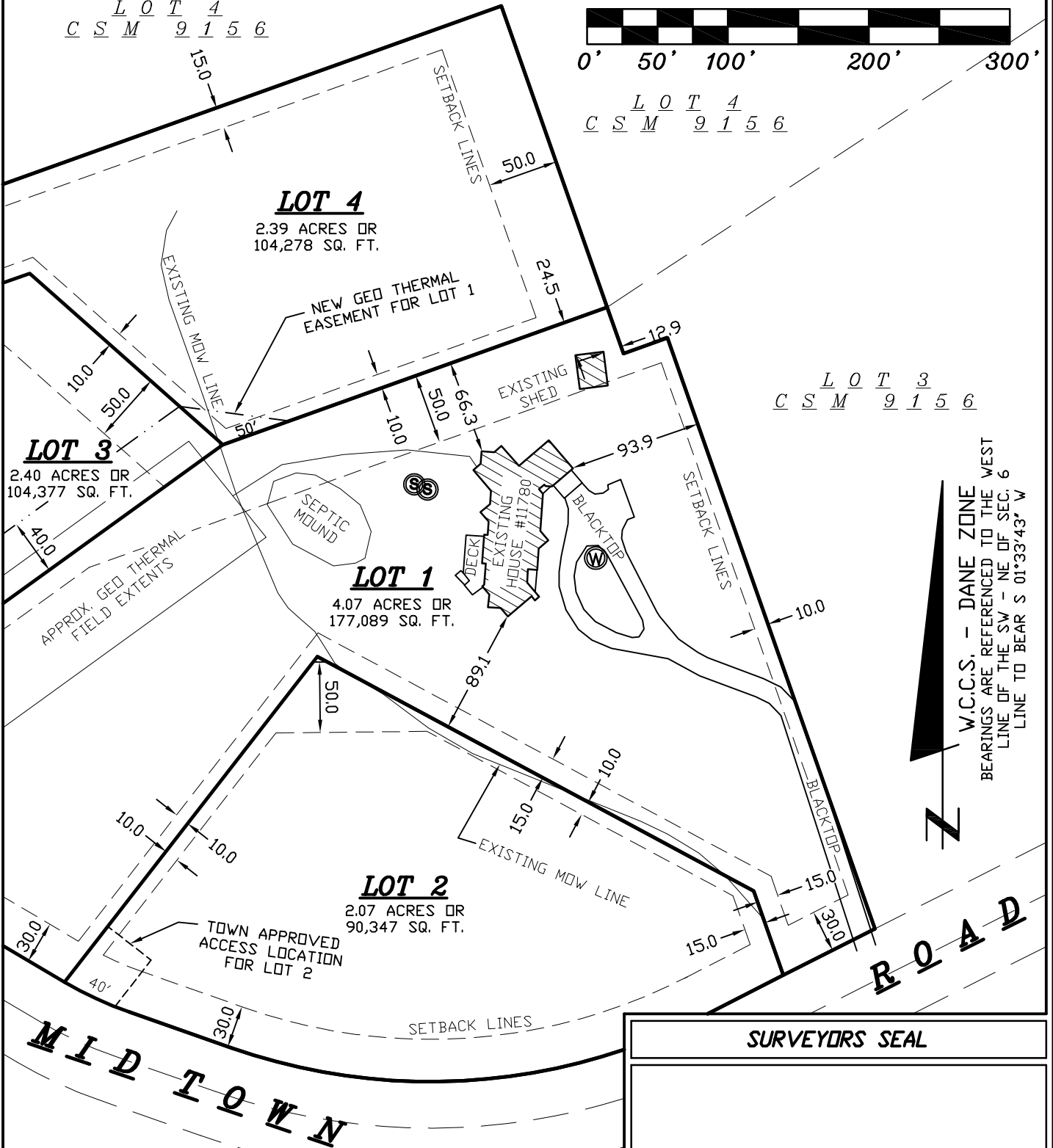
SCALE 1" = 100'



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



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

SURVEYORS SEAL

RR-2 & RR-4 ZONING SETBACKS

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



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 1/4 of the NE 1/4 of Section 6, T6N, R8E, Town of Verona, Dane County, Wisconsin

LOT 4
C S M 9 1 5 6

LOT 4

2.39 ACRES OR
104,278 SQ. FT.

LOT 3

2.40 ACRES OR
104,377 SQ. FT.

LOT 1

4.07 ACRES OR
177,089 SQ. FT.

LOT 2

2.07 ACRES OR
90,347 SQ. FT.

T 6 N

R 8 E

M I D T O W N R D

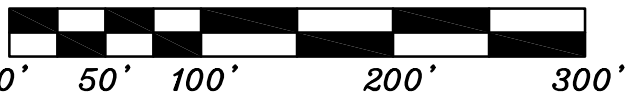
W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW - NE OF SEC. 6
LINE TO BEAR S 01°33'43" W

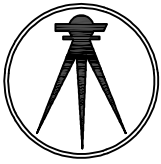
RR-2 ZONING SETBACKS

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

SURVEYORS SEAL

SCALE 1" = 100'





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

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

LOT 4
C S M 9 1 5 6

LOT 3
C S M 9 1 5 6

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

448.87

LN

N 70°18'36" E
121.60

N 70°18'36" E 755.69

S 19°20'46" E
226.60

S 19°20'46" E
261.39

N 70°35'28" E
33.14

RR-8 TO RR-2

4.79 ACRES OR 208,
654 SQ. FT.

RR-8 TO RR-4

4.07 ACRES OR
177,089 SQ. FT.

RR-8 TO RR-2

2.07 ACRES OR
90,347 SQ. FT.

TIMBER

MIDTOWN

ROAD

N 01°33'43" E 2567.48

N 00°16'13" W
201.26

N 59°24'57" W
200.00

S 54°08'57" W 420.48

S 70°18'36" W 289.55

S 70°18'36" W 35.79

S 19°21'22" E 444.31

N 37°50'47" E
292.45

S 61°45'19" E
351.40

S 19°21'22" E
63.23

N 65°11'24" W
50.76

ARC 258.50
50.85

N 70°38'54" W
76.57

S 85°57'34" W
338.36

ARC 347.90

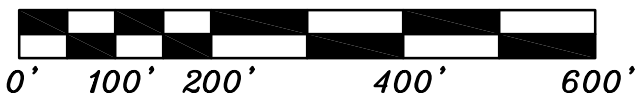
S 62°48'01" W
60.84

S 63°13'29" W
72.92

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

W.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

SCALE 1" = 200'



N

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.

RR-8 to RR-4

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 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

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

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.

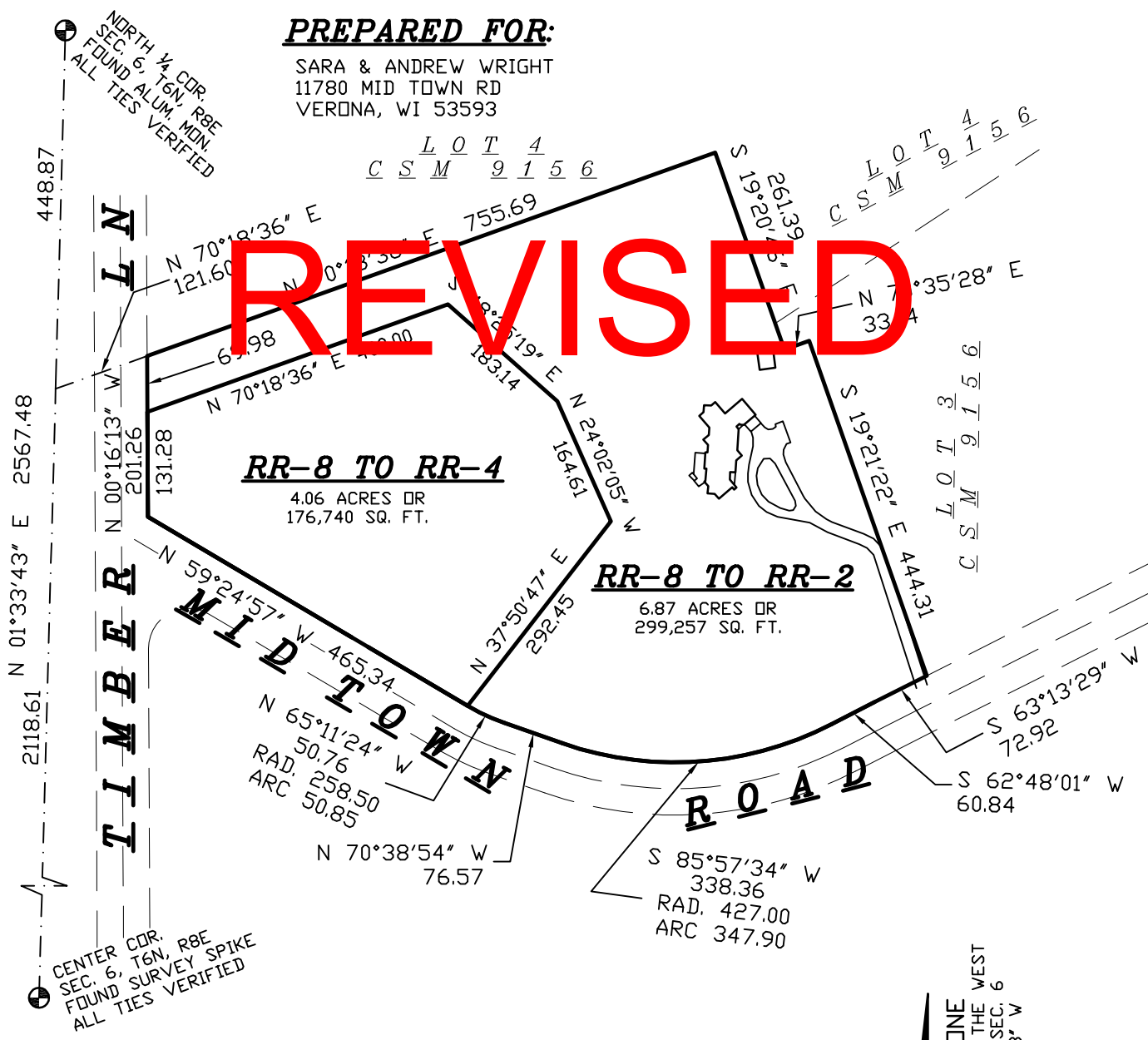
RR-8 TO RR-2

6.87 ACRES OR
299,257 SQ. FT.

MIDTOWN

ROAD

TIMBER LN

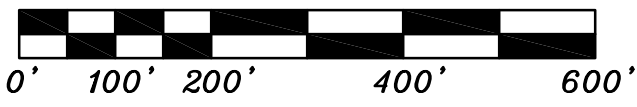


NORTH 1/4 COR.
SEC. 6, T6N, R8E
FOUND ALUM. MIN.
ALL TIES VERIFIED

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

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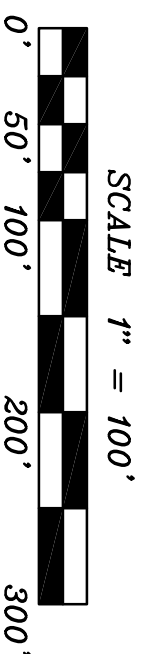
SCALE 1" = 200'





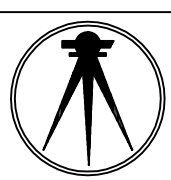
REVISED

W.C.C.S. - DANE ZONE
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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.
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM