



## MEETING OF TOWN OF VERONA PLAN COMMISSION

Tuesday, April 21, 2020 6:30 p.m.

Due to the COVID-19 pandemic, the Town of Verona Plan Commission will hold its meeting via Zoom. The Plan Commission meeting will NOT be held at Town Hall, 7669 County Highway PD, Verona WI.

Members of the public can join the meeting following the instructions below. You must register in order to participate in the meeting.

*When: Apr 21, 2020 06:30 PM Central Time (US and Canada)*

*Register in advance for this meeting:*

[https://zoom.us/meeting/register/tJUrdeyvqDs9Hd0csH2FWpMjhu17nA1qPk\\_b](https://zoom.us/meeting/register/tJUrdeyvqDs9Hd0csH2FWpMjhu17nA1qPk_b)

*After registering, you will receive a confirmation email containing information about joining the meeting.*

You will be able to speak during the public comments on items not on the agenda and at a designated time during the discussion of each item of the agenda. The Committee Chair will ask for public comments, when it is appropriate.

A brief explanation on how the meeting will be conducted will be given at the beginning of the meeting. Anyone with questions prior to the meeting may contact the Sarah Gaskell at (608) 807-4460 or [sgaskell@town.verona.wi.us](mailto:sgaskell@town.verona.wi.us).

### PUBLIC COMMENT

Oral comments: Those wishing to speak during the Zoom meeting MUST be online at the beginning of the meeting. The Chair will ask the folks who have called in, if they want to comment and on what agenda item at the beginning of the meeting. Douglas Maxwell will be at his computer, and you can also send comments to him via his email at [dmaxwell@town.verona.wi.us](mailto:dmaxwell@town.verona.wi.us) during the meeting. These will be read.

Written comments: You can send comments to the Plan Commission on any matter, either on

or not on the agenda, by emailing [sgaskell@town.verona.wi.us](mailto:sgaskell@town.verona.wi.us) or in writing to Sarah Gaskell Town of Verona Hall, 7996 County Highway PD, Verona WI, 53593. These need to be received in the mail of Monday, 20 April. Or you can drop off comments in the dropbox in the vestibule of the Town Hall, which is open 24-hr every day.

Applicants: Applicants for CSMs and/or zoning changes are asked to participate via Zoom and to join 5 min before the start of the meeting. The Chair will ask for a brief update from each applicant and you should also be available for questions from the commissioners.

1. Call to Order/Approval of Meeting Agenda  
Review of the way the meeting will be conducted and identification of the people on the conference call. Please state your name and address. We need to have a record of the any persons participating in the meeting.
2. Public Comment - This section of the meeting provides the opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these will be read.
3. Approval of minutes from 3/11/2020
4. Discussion and Action: Land use application 2020-1 submitted by Jon and Denelda Baldock for separation of 3.21-acre lot from the 39.52 parcel no. 060813495008 by the draft CSM and the rezoning of the house parcel from RR1 to RR2. The zoning of the larger parcel would remain AT-35.
  - a. Staff Report
  - b. Comments by Applicant
  - c. Public comments
  - d. Discussion and Action
5. Discussion and Action: Land use application 2020-2 submitted Paul Spetz, Isthmus Surveying LLC, for the property owners Dana Resop and Brent Darley for the conversion of a metes and bounds described parcel no. 060819491859 to 1.72-acre lot 1 of a CSM for and rezoning from AT-35 to RR1 at 2206 Brandancee Ln, Verona. This CSM is being created to clean up a previously created residential parcel to allow renovation of existing residence.
  - a. Staff Report
  - b. Comments by Applicant
  - c. Public comments
  - d. Discussion and Action

6. Discussion and Action: Land use application 2020-3 submitted by Robert Talarczyk, Talarczyk Land Surveys, for the purpose of adjusting the lot line by a CSM between parcel no. 062/0608-022-2670-2 owned by Mary Ann Emmerton 6853 Shagbark CT, Verona, and parcel no. 062/0608-022-9101-0 and 062/0608-022-8730-7 owned by Fred and Linda Ridders, 6852 Shagbark Ct., Verona. Zoning would remain SFR-1.
  - a. Staff Report
  - b. Comments by Applicant
  - c. Public comments
  - d. Discussion and Action
7. Next Meeting: May 14, 2020 at 6:30 PM via Zoom
8. Other
9. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at [www.town.verona.wi.us](http://www.town.verona.wi.us). Go to [www.town.verona.wi.us](http://www.town.verona.wi.us) and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona Clerk's office @ 608-845 -7187 or [jwright@town.verona.w.us](mailto:jwright@town.verona.w.us) Please do so at least 48 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Douglas Maxwell, Chair, Town of Verona Plan Commission

## Town of Verona Plan Commission Meeting Minutes

Wednesday, March 11, 2020, 6:30 pm

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Tom Mathies, and Sarah Slack

Absent: None

Staff: None

Also Present: no one from the public was present

1. Call to Order/Approval of Meeting Agenda – Doug Maxwell called the meeting to order at 6:30 pm. Motion to approve the agenda by Mathies, second by Slack. Motion Carried.
2. Public Comment – None
3. Approval of minutes from 2/13/2020 – Motion to approve minutes by Mathies, second by Slack. Motion carried.
4. Discussion of Declaration Covenants for Twin Rock and Prairie Circle Developments: Maxwell reported that the Town Board had reviewed these two covenants. The Commission members commented on the list of recommended trees. Maxwell indicated that this document was not signed by Town Chair or Town Clerk and thus no formal action was necessary.
5. Discussion of Developer's Agreement for subdivision developments: Maxwell indicated that the previously used developer's agreements had been edited by Amanda Arnold and himself so that the areas that have been difficult to enforce with the developer's agreement for the condominium developments had been adjusted. The agreement is now with the Town's attorney for review.
6. Discussion of Subdivision Ordinance:  
Stormwater Management Practices and options to be considered for the subdivision ordinance – The Plan Commission continued to discussion options for increasing stay-on water on cluster-conservation subdivisions with the possibility of providing a bonus in number of lots for the development. At the 13 Feb 2020, Jason Valerius from MSA Professional Services presented background information relating to providing a bonus to developers for keeping more water on the subdivision. MSA recommendation from memo 13 Feb 2020: "100% stay-on can be challenging to achieve in an urban setting – this is why it was not selected as the county-wide standard. But in a rural setting with large lots, it is not difficult to achieve. We encourage you to consider offering this option in your ordinance. In most cases it appears that just a 10% density bonus (10% reduction in the minimum lot size or 1 additional lot for every 10 lots under conventional standards) it appears to be in the landowner's interest to achieve 100% stay-on." For clarification, 100% stay-on refers to infiltration and not to run-off.

Several questions were asked at the 12 Feb Meeting and MSA provided addition information in Memo dated 6 March 2020.

i) What is the relationship between soil slopes and infiltration? "As clarified during the meeting, stormwater modeling software does account for elevation changes within the system, as it affects how quickly water moves through the site (time of concentration)".

ii) How does farmland compare to residential development in stay-on performance? "Conventional farming methods without a "cover crop" to slow water and prevent erosion can have extremely high runoff rates, higher than the low-density urban development typical in the town. Dane County doesn't allow that high-runoff cropland performance to be used as the baseline for calculating post-development stay-on requirements; instead they use pre-settlement prairie conditions as the baseline."

iii) Don't infiltration basins need forebays to keep sediment out of the infiltration basin? "A high-quality bio-infiltration basin with good soils and deep-rooted prairie plants can handle sediment

without the need for a forebay because the plants will maintain the porosity of the soil at the surface.”

iv) So, what’s the total cost of an infiltration basin with forebay? MSA estimated that the cost of 100% stay-on could be covered by the incentive of one lot.

v) Can we contain 100% of runoff from a 100-year storm, not just 100% of pre-development stay-on? “No. A 100-year storm is about 6.7 inches in 24 hours. Roughly 65% of that, or 4.4 inches of rain, will leave the site even if you are meeting 100% of pre-development stay-on. The infiltration basins to handle that much water would consume about 20% of the site. Using Fox Hill as the example, the infiltration basin(s) would grow from 0.75 acres to 12.6 acres, and you would not be able to offer enough lots through a density bonus to cover the costs of those ponds.”

vi) Can we go above the requirement of the County to match the pre-development discharge rate for the 100-yr storm, and require developers to match the predevelopment rate for the 500-yr storm instead? MSA is not convinced this is the way to go. MSA suggested that there be an incentivized requirement to ratchet down the runoff rate from 100-yr storm (and smaller events) from 100% of predevelopment rate to 80% of pre-development rate. This would hold more water on the site for a longer period. MSA estimated that this would require about a 15% more volume capacity in the ponds. Using Fox Hill, the increase in land use, might increase by 0.2 acres.

MSA recommendation: That the Town could offer a 10% increase in lot numbers for achieving 80% of pre-development rate of run-off for the 100-yr storm event, and/or a 10% bonus for achieving 100% of pre-development stay-on. Developers could receive a total of 20% bonus in lots (rounded down) for achieving both objectives.

Maxwell presented an overview of considerations for stormwater management including a discussion of stormwater hydrograph figures of comparing discharge rates vs. time. He suggested that the commissioners consider three issues: i) Increase stay-on rate (infiltration and evaporation), ii) decrease peak run-off rates for rains over x inches, and iii) decrease run off volumes for rains over x inches.

Maxwell suggested the possible working for the subdivision: If the stormwater management plan achieves 100% of pre-development stay-on and/or 80% of pre-development peak runoff rate for a 100-yr rain event (6.7 inches in 24 hrs), the applicant will be allowed up to a xx% bonus in lot numbers, but not to exceed the density allowed by the Comprehensive Plan. The increase in lot numbers would be possible by using 1.x-acres as the minimum lot size. Since each site is unique, the exact number of bonus lots cannot be predetermined without a concept plan being presented to the plan commission.

Discussion followed: It seemed better not use exact amounts for rainfall as Dane County requirements might change. Most commissioners favored stay-on rate increases vs. run-off rate increases. The minimum size that should be considered might be 1.x acres. Also, the concept of lot averaging should be considered so that the subdivision would have different lot sizes.

## 7. Reports:

Chair: Town Board supported the grant application by the NARC for equipment for burning the prairie around the Town Hall.

Committee Reports: No reports

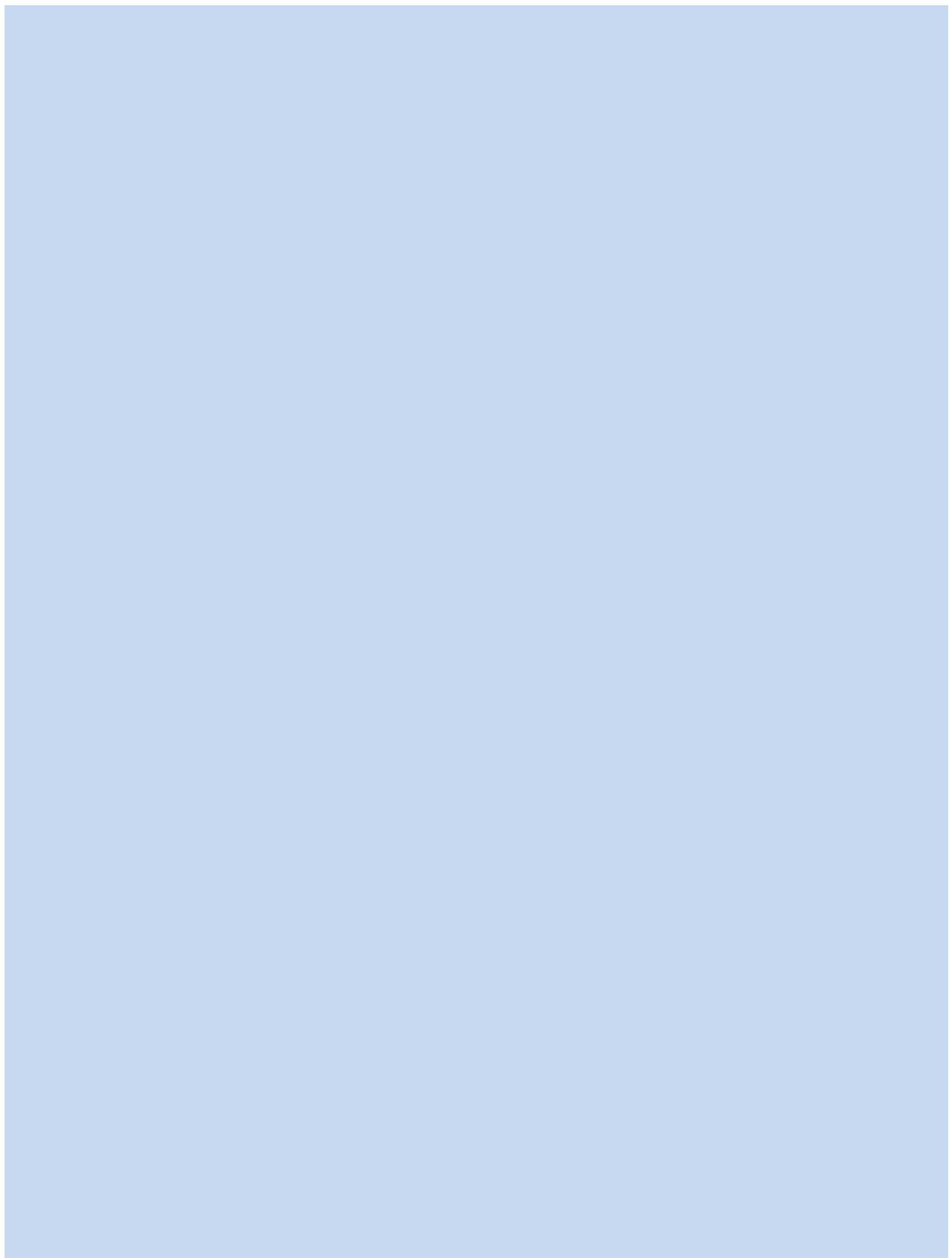
Commissioners: Nothing to report

## 8. Review of schedule for future meetings – Next meeting set for May 14, 2020

## 9. Adjourn – Doug Maxwell adjourned the meeting.

Submitted by: Deborah Paul, Secretary of Plan Commission, member, and Douglas Maxwell, Chair

Approved:



**TOWN OF VERONA  
APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: [www.town.verona.wi.us](http://www.town.verona.wi.us)) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

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**APPLICATION IS MADE to the Town of Verona Board for a land use change for:**

Property address/legal description 6394 Grandview Rd.; Verona, WI; 53593  
SE 1/4 of SE 1/4 of Section 13 in Town of Verona

Please check all that apply:

- comprehensive plan amendment
- rezone petition**  
 current zoning category AT-35 + RR-1  
 new zoning category requested RR-2
- conditional use permit  
 conditional use requested \_\_\_\_\_
- certified survey map
- preliminary plat
- final certified survey map
- concept plan**
- site plan
- request for Town road access

Property Owner: Jon + Denelda Baldock Phone# 608-698-7993

Address: 4146 Schneider Dr.; Oregon, WI; 53575 E-Mail jon@jbstats.com

Applicant: Owner X Agent \_\_\_\_\_

If the applicant is different from property owner, please include documentation authorizing application on behalf of property owner

Applicant's Phone# Same as above E-Mail same as above

I hereby authorize \_\_\_\_\_  
 to act as my agent in the application process for the above indicated land use change.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Description of Land Use Change requested:** (use reverse side if additional space is needed)

Rezone and separate 3.21 acre building site from the 36.31 acres of farmland on our property in SE 1/4 of Section 13 of Verona Township. Our plan is to rezone and eventually sell the building site.

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request

Applicant Signature Jon Baldock Denelda Baldock Date 17 Mar 2020

Print Name Jon Baldock + Denelda Baldock

**RETURN COMPLETED APPLICATION AND 12 COPIES OF MAP/PLAN TO:**

Amanda Arnold, Planner/Administrator  
 7669 County Highway PD  
 Town of Verona  
 Verona, WI 53593-1035 608-845-7187 / 608-845-7143 Fax

**PRE-APPLICATION MEETING:**

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair

# PRELIMINARY CERTIFIED SURVEY MAP AND MAP FOR REZONING

SCALE: 1" = 100'

**REMNANT PARCEL:**

36.31 ACRES GROSS  
35.01 AC. EXCL. R/W

PETITION NO. \_\_\_\_\_

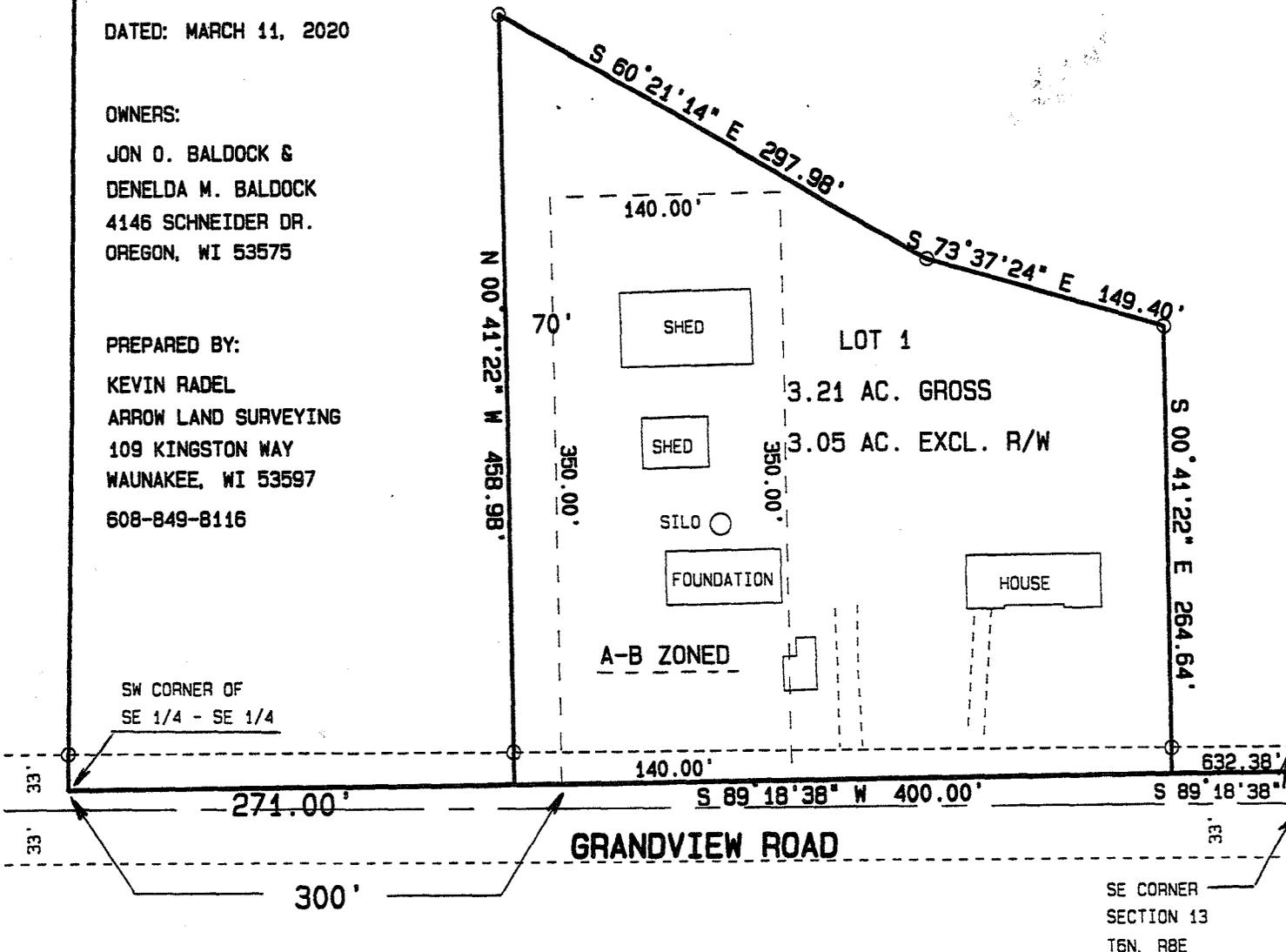
DATED: MARCH 11, 2020

**OWNERS:**

JON O. BALDOCK &  
DENELDA M. BALDOCK  
4146 SCHNEIDER DR.  
OREGON, WI 53575

**PREPARED BY:**

KEVIN RADEL  
ARROW LAND SURVEYING  
109 KINGSTON WAY  
WAUNAKEE, WI 53597  
608-849-8116



**DESCRIPTION:** Zone from \_\_\_\_\_ & \_\_\_\_\_ to \_\_\_\_\_

Located in the SE 1/4 of the SE 1/4 of Section 13, T6N, R8E, in the Town of Verona, Dane County, Wisconsin, being further described as follows:

Commencing at the Southeast corner of said Section 13; thence  $S 89^{\circ}18'38'' W 632.38'$  feet along the south line of the SE 1/4 of said Section 13 to the point of beginning.

Thence continue  $S 89^{\circ}18'38'' W 400.00'$  feet along said south line; thence  $N 00^{\circ}41'22'' W 458.98'$  feet; thence  $S 60^{\circ}21'14'' E 297.98'$  feet; thence  $S 73^{\circ}37'24'' E 149.40'$  feet; thence  $S 00^{\circ}41'22'' E 264.64'$  feet to the point of beginning.

Contains: 3.21 acres, ( 3.05 acres excluding public road right of way ).

Delayed effective date requested.

# Planning Report

Town of Verona

April 21<sup>st</sup> 2020

## 6394 Grandview Road

**Summary:** The purpose of the application is the creation of a Certified Survey Map (CSM) and rezoning to create one residential site (RR-2). Current zoning is 38.31 acres of AT-35 and 1.21 acres RR-1. Proposed rezone of 2.32 acres of AT-35 to RR-2 and 1.21 RR-1 parcel to RR-2 would result in a total of 3.21 RR-2 acres.

**Property Owner:** Jon and Denelda Baldock  
4146 Schneider Drive  
Oregon, WI 53573

**Applicant:** same

### Location Map



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**Comprehensive Plan Guidance:**

Current land use calls for a density of 1 house per 2 acres.

**Current and Proposed Zoning:** The current zoning is AT-35 and RR-1. The proposed zoning district is RR-2 which allows a minimum lot size 2 acres and a maximum of 4.

**Extra-territorial Review/Boundary Agreement Authority:** This parcel is in Area B of the boundary agreement with the City of Verona and is inside the Extraterritorial Land Use area with the City of Fitchburg. As such, the Town/City Joint Planning Committee will need to review this application as will the City of Fitchburg.

**Surrounding Land Use and Zoning:** The surrounding land use is primarily AT-35.

**Site Features:** The parcel has one home and two sheds, and the rest of the parcel is farmland.

**Driveway Access:** The existing driveway accesses will be used for the new parcel. The applicant has submitted a driveway permit in order to access the farmland from Grandview Road just to the west of the boundary of the proposed residential lot. This permit will be reviewed once the CSM is approved.

**Staff Comments:** The CSM will need to include the location of the well and septic facilities. Staff recommends approval upon condition of the addition of the well and septic facilities to the CSM.



**TOWN OF VERONA**  
**APPLICATION FOR LAND USE CHANGE**

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\*\*\*\*\*

**APPLICATION IS MADE to the Town of Verona Board for a land use change for:**

Property address/legal description 2206 Brandancee Lane

Please check all that apply:

- comprehensive plan amendment
- rezone petition  
current zoning category \_\_\_\_\_  
new zoning category requested \_\_\_\_\_
- conditional use permit  
conditional use requested \_\_\_\_\_
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner: Brent Darley / Dana Resop Phone# (608) 575-5333

Address: bkdarley@gmail.com E-Mail 575 TOBPPER AVE  
MADISON WI 53711

Applicant: Owner \_\_\_\_\_ Agent X

If the applicant is different from property owner, please include documentation authorizing application on behalf of property owner

Applicant's Phone# 608-209-0302 E-Mail isthmus surveying@stcglobal.net

I hereby authorize \_\_\_\_\_  
to act as my agent in the application process for the above indicated land use change.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Description of Land Use Change requested:** (use reverse side if additional space is needed)

SEE ATTACHMENT

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request

Applicant Signature [Signature] Date 4/1/2020

Print Name Paul Spetz

**RETURN COMPLETED APPLICATION  
AND 12 COPIES OF MAP/PLAN TO:**

Amanda Arnold, Planner/Administrator  
7669 County Highway PD  
Town of Verona  
Verona, WI 53593-1035 608-845-7187 / 608-845-7143 Fax

**PRE-APPLICATION MEETING:**

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair

Record Legal description: Document Number 5544397

Measured Legal description:

That portion of the SW 1/4 of the SE 1/4 of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Section Corner monument of said Section 19, thence N 01°06'36"E, along the North-South 1/4 Section line, 795.18 feet;  
thence S 88°53'24"E, along a random line, 427.34 feet to a point on the easterly right-of-way line of Brandancee Lane, said point is the point of beginning of this description.

thence S 85°58'09"E, 340.13 feet;  
thence S 14°28'42"E, 163.16 feet;  
thence N 86°58'09"W, 139.34 feet;  
thence S 70°41'51"W, 120.00 feet;  
thence S 13°01'51"W, 4.08 feet;  
thence S 88°05'51"W, along the northerly right-of-way line of said Brandancee Lane (extended), 102.28 feet to a point of curvature;  
thence 60.32 feet along said right-of-way line along the arc of a 67.38 foot radius curve to the right, a chord bearing N 66°15'13"W, 58.33 feet,  
and a delta angle of 51°17'52";  
thence N 40°36'22"W, along said right-of-way line, 28.00 feet to a point of curvature;  
thence 75.18 feet along said right-of-way line along the arc of a 63.48 foot radius curve to the right, a chord bearing of N 06°40'36" W, 70.87 feet,  
and a delta angle of 67°51'33";  
thence N 27°27'50"E, 119.94 feet to the point of beginning.

This description contains an area of 74,850 Square Feet or 1.72 Acres.

# CERTIFIED SURVEY MAP

LOCATED IN:

THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 19, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN

Center of Section 19  
T6N, R8E, Found Brass  
Monument  
Northing: 448540.85  
Easting: 765328.58

100' 0' 100'



## LEGEND

- 3/4"x18" SOLID IRON ROD SET  
1.50 Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.

## LANDS

SW 1/4-SE 1/4

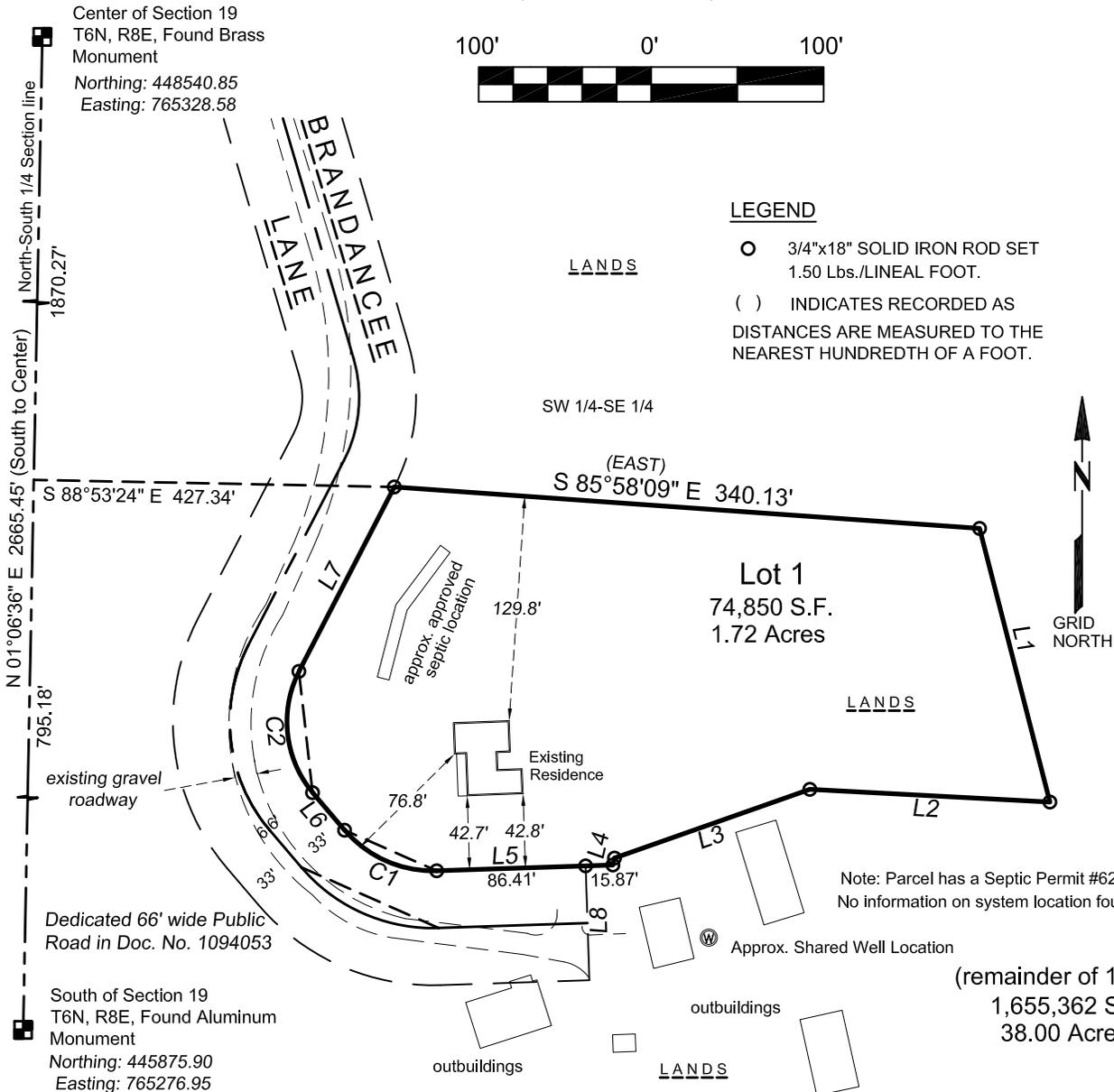
(EAST)  
S 85°58'09" E 340.13'

Lot 1  
74,850 S.F.  
1.72 Acres

LANDS

Note: Parcel has a Septic Permit #6215  
No information on system location found.

(remainder of 1/4-1/4)  
1,655,362 S.F.  
38.00 Acres



BEARINGS ARE REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE ZONE, THE NORTH  
SOUTH 1/4 SECTION LINE BEARS N 01°06'36" E

## Line Table

LINE	BEARING	DISTANCE
L1	S 14°28'42" E (S 18°33' W)	163.16'
L2	N 86°58'09" W (S 89°00' W)	139.34'
L3	S 70°41'51" W (S 66°40' W)	120.00'
L4	S 13°01'51" W (S 9°00' W)	4.08'
L5	S 88°05'51" W (S 84°04' W)	102.28'
L6	N 40°36'22" W (N 44°38' W)	28.00'
L7	N 27°27'51" E (N 23°26' E)	119.70'
L8	S 01°54'09" E	66.00'

## Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.32'	67.38' (67.1')	51°17'47"	N 66°15'13" W	58.33'
				Tangent 'In'=S 88°05'51" W	Tangent 'Out'=N 40°36'22" W
C2	75.42'	63.48' (58')	68°04'13"	N 06°34'16" W	71.06'
				Tangent 'In'=N 40°36'22" W	Tangent 'Out'=N 27°27'51" E

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com  
isthmussurveying@sbcglobal.net

SURVEYED FOR:  
BRENT DARLEY/DANA RESOP  
575 TOEPFER AVENUE  
MADISON, WI 53711  
(608) 575.5333

## Summary for 2206 Brandancee Lane, parcel no. 062/0608-194-9185-9

**Currently:** Access Dane has the parcel with the house listed as 2 acres and zoned AT35. The parcel with the house is located within a 37.95-acre parcel, no. 062/0608-194-9000-1.

The parcel with the house currently has a metes and bounds description and is being legally described by the current proposed CSM, which has a lot of 1.72 acres for the house. This will need to be zoned, RR1.

This parcel is within the area that requires a density of 1 house/2 acres. Roger Lane's comments 3 March 2020: "The legal description is already established and was the one used on Brent's deed. It would be a 2-acre gross or 1.7-acre net lot.

If the legal description is altered, Brent would need to redo the deed on his property." Doug Maxwell visited with Roger Lane and it was concluded that because this parcel has been in existence for many years, it should be allowed to be converted from Metes and Bounds to a CSM without being a 2-acre minimum.

So the application is for a CSM review and a zoning change to RR1 for the land around the house that is currently described by metes and bounds. This parcel should have had an RR zoning at the time of the rezoning so I would only charge for the CSM review.

### **Explanation from property owner:**

28 Feb 2020

Douglas,

Thank you for the information regarding rezoning. First let me try to explain what we are trying to accomplish in case there is any misunderstanding and maybe you can recommend a more simple course of action. My wife lived in this farmhouse with her parents since around 1990 where they have farmed the land of approximately 320 acres. The farmhouse sits on a small parcel of almost 2 acres which was split off as a separate parcel sometime around 1977. We assumed from the Access Dane website it is 2 acres, but our surveyor believes it to be 1.7 acres. I find that surprising since I think the property lines were originally drawn to make a 2 acre parcel. In any case, my wife and I purchased the farmhouse parcel last November from her parents, and we intend to continue farming the 320 acres with her parents as we purchase the farmland from them south of Hwy G. We have plans drawn up with an architect and general contractor to do a full renovation of the farm house, hopefully this summer. Shape and size of the house will remain roughly the same, although we will be adding about 200 square feet to the size of the existing kitchen. I assumed since the parcel already exists and the house is much more than 10 feet from any

property line, that we would not need a survey to apply for a building permit. Our architect felt a certified survey is necessary to apply for a building permit, so he researched county records and found there is not a certified survey map on record for the 2 acre parcel. Our architect and our surveyor, Paul Spetz of Isthmus Surveying, recommended submitting a certified survey map which apparently requires changing the zoning for this 2 acre parcel from AT-35 to RR to submit a certified survey. So we are not splitting off a new separate parcel. It is already a separate parcel. We just want to apply for a building permit to renovate a house that already exists on the parcel. Our extended family does not intend to develop the farmland, or at least we have no intention of developing the surrounding 38 acres around our 2 acre parcel. We just want to fix the house and continue to farm our family land. My wife's parents, Bill & Meredith Resop, do intend to keep the land on the north side of Hwy G for farming and will not sell that to us, so it's possible the Town will be able to continue development of Twin Rock on to the rest of the land on north side of Hwy G if her parents decide to work with the town to develop that land. But my wife and I have no intention to develop the land to the south of Hwy G. It is my wife's home and we intend to continue farming the land.

Do you have any recommendations on what course of action would be best to obtain a building permit so we can start renovation early this summer? I understand the need to obtain planning approval with the Town of Verona planning commission if we were creating a new parcel or building a new house. But in this case, all we are trying to do is file an application to renovate an existing house on an existing 2 acre (or possibly 1.7 acre parcel) and everything seems to be spiraling out of control. I would appreciate any guidance you can provide. My wife and I will be out of state this coming week, but I would also be happy to meet with you any day after March 6th if that helps. I will consult our surveyor and we will probably continue right away with the Town application in the hopes that we can keep our parcel as it already exists without having to draw new property lines.

Thank you,

Brent Darley

Home: (608) 663-4842

Mobile/Text: (608) 575-5333

Bkdarley@gmail.com

**2206 Brandancee Lane**

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**Summary:** The property owners are applying for a rezone to RR-1 to clear up a prior land division by quit-claim and enable a future home remodel. Currently zoned as AT-35 at 2 acres, the rezone will result in a RR-1 parcel of 1.72 acres.

**Property Owner:** Brent K Darley/Dana Resop

**Property Address:** 2206 Brandancee Lane  
Verona WI 53593

**Applicant:** Isthmus Surveying LLC  
450 North Baldwin Street  
Madison WI 53703

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**Location Map**



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**Comprehensive Plan Guidance:**

Land is currently zoned AT-35 despite the presence of the residential use within the larger AT use. The Comprehensive Plan density for this area is one home per 2-4 acres. Due to the long-term existence of this parcel, Dane County Zoning Department recommends the parcel be allowed to be converted from a Metes and Bounds to a CSM without meeting the 2-acre minimum lot size of the Comprehensive Plan.

**Current and Proposed Zoning:** The current zoning is AT-35. The new zoning will be RR-1.

**Extra-territorial Review/Boundary Agreement Authority:** This parcel is in Area C of the boundary agreement with the City of Verona so no review by the city is necessary.

**Surrounding Land Use and Zoning:** The surrounding land use is farmland, zoned AT-35.

**Site Features:** The Sugar River transverses through the northwest portion of the adjacent parcel.

**Driveway Access:** Access to the home is via Brandancee Lane.

**Staff Comments:** Staff recommends approval of the CSM and the rezone.



**TOWN OF VERONA**  
**APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: [www.town.verona.wi.us](http://www.town.verona.wi.us)) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

\*\*\*\*\*

**APPLICATION IS MADE to the Town of Verona Board for a land use change for:**

Property address/legal description 6852 & 6853 Shagbark Ct.,  
Madison, WI 53719

Please check all that apply:

- comprehensive plan amendment
- rezone petition
  - current zoning category \_\_\_\_\_
  - new zoning category requested \_\_\_\_\_
- conditional use permit
  - conditional use requested \_\_\_\_\_
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

*Second Owner:*  
*Mary Ann Emmerton*  
*6853 Shagbark Ct.,*  
*Madison, WI 53719*  
*(608) 698-1746*  
*emmerton@tds.net*

Property Owner: Fred Rikkers Phone# (608) 225-6355

Address: 6852 Shagbark Ct, Madison WI 53719 E-Mail ftrikkers@rikkerslaw.com

Applicant, if different from the property owner: \_\_\_\_\_

Applicant's Phone# \_\_\_\_\_ E-Mail \_\_\_\_\_

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize \_\_\_\_\_  
to act as my agent in the application process for the above indicated land use change.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Description of Land Use Change requested: (use reverse side if additional space is needed)**  
The owners wish to adjust the lot line between  
them as shown on the proposed Certified Survey Map.

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request

Applicant Signature Robert A. Talarczyk Date 04/17/2020

Print Name Robert A. Talarczyk - Agent

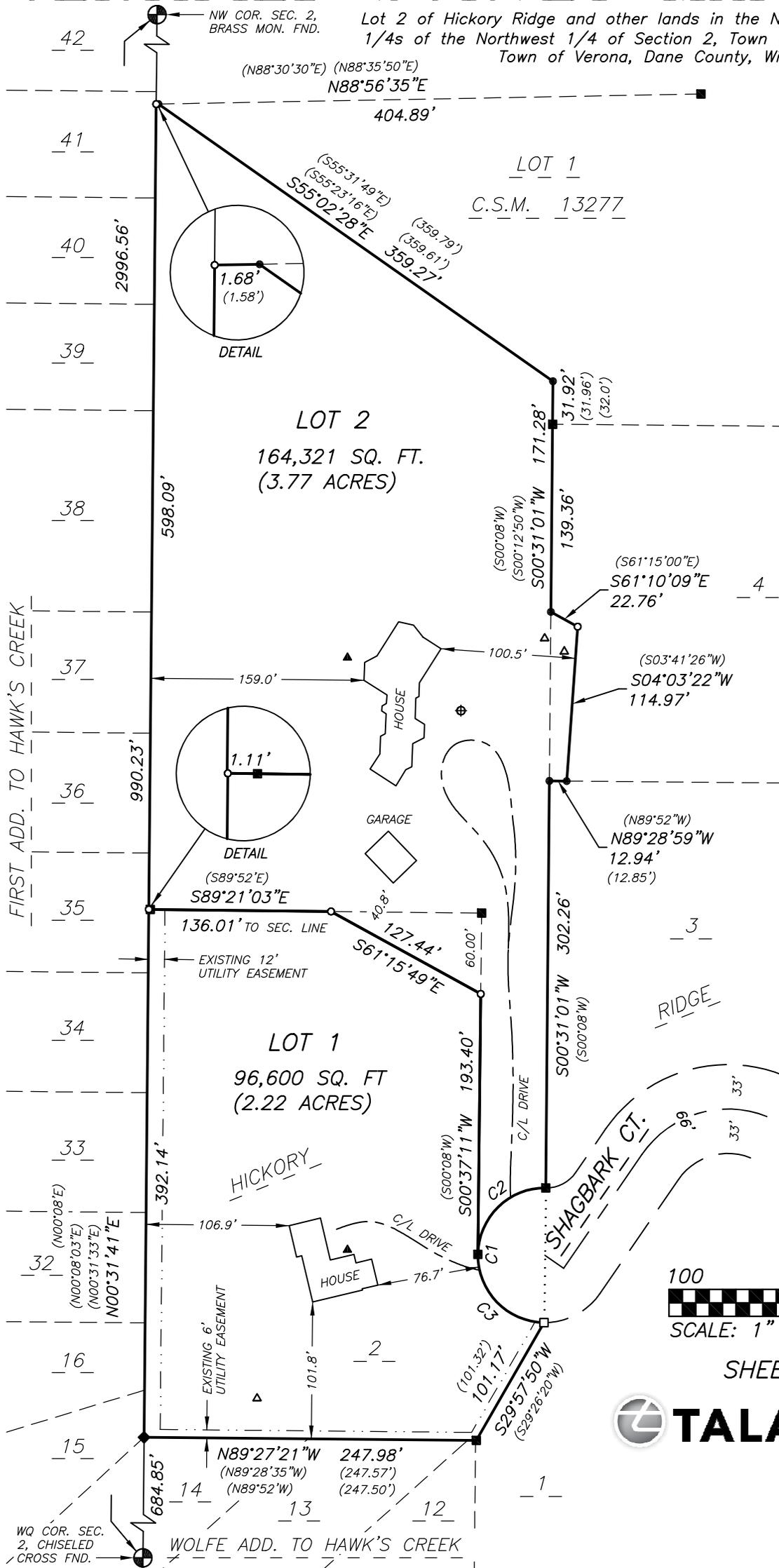
**RETURN COMPLETED APPLICATION AND 12 COPIES OF MAP/PLAN AND ANY OTHER INFORMATION TO:**

Sarah Gaskell, Planner/Administrator, Town of Verona  
7669 County Highway PD, Verona, WI 53593-1035  
[sgaskell@town.verona.wi.us](mailto:sgaskell@town.verona.wi.us)

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

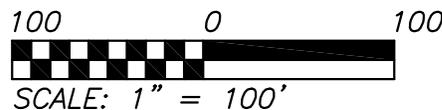
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

Lot 2 of Hickory Ridge and other lands in the Northwest and Southwest 1/4s of the Northwest 1/4 of Section 2, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.



CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	50.00'	156.89'	179°46'50"	100.00'	S00°46'21"W	N89°20'14"W	S89°07'04"E
C2	50.00'	78.48'	89°56'08"	70.67'	S45°41'42"W		
C3	50.00'	78.41'	89°50'42"	70.62'	S44°11'43"E		

JOB NO. 19152  
 POINTS 19152  
 DRWG. 19152  
 DRAWN BY RT



SHEET 1 OF 3

**TALARCZYK**  
 LAND SURVEYS LLC

517 2nd Avenue  
 New Glarus, WI 53574  
 608-527-5216

www.talarczyk surveys.com

***6853 Shagbark Ct.***

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**Summary:** The property owners wish to adjust their shared lot line as indicated in the proposed CSM.

**Property Owner:** Fred and Linda Ridders  
6852 Shagbark Court  
Madison, WI 53719

Mary Ann Emmerton  
6853 Shagbark Court  
Madison, WI 53719

**Applicant:** Fred Ridders

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**Location Map**



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**Comprehensive Plan Guidance:**

Comprehensive Plan Land use is SFR Neighborhood with private septic.

**Current and Proposed Zoning:** The current zoning is SFR-1 and will remain unchanged.

**Extra-territorial Review/Boundary Agreement Authority:** This parcel is in Area C of the boundary agreement with the City of Verona so no review by the city is necessary and is inside the Extraterritorial Land Use area with the City of Madison. The City of Madison does not have an objection to this CSM.

**Surrounding Land Use and Zoning:** The surrounding land use is primarily residential to the west (City of Madison) and farmland to the north.

**Site Features:** Both parcels are heavily wooded residential lots.

**Driveway Access:** The existing driveway accesses will remain unchanged for both parcels.

**Staff Comments:** Staff recommends approval of the lot line change and proposed CSM.