



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday October 19, 2023, 6:30 p.m.

Town Hall Community Room

7669 County Highway PD, Verona WI

1. Call to Order/Approval of Meeting Agenda
2. Public Comment - 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 may be read.
3. Approval of Minutes from August 22nd, 2023
4. Discussion and Possible Action: Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Concept Plan Review and Rezone
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
5. Discussion and Possible Action: Comprehensive Plan Amendments
 - a. Land Use Application: 2023-03 1820 Spring Rose Road
 - b. Land Use Application: 2023- 04 2271 Fitchrona Road
 - c. Land Use Application: 2023-05 6622 Sunset Drive
 - d. Other
6. Other
7. Next Meeting: November 16th, 2023
8. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Go to 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 office @ 608-807-4466. Please do so at least 24 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.

Posted: 10/13/2023, Mark Geller, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, August 22, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack,

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:31 pm. Motion to approve the agenda by Mathies, second by Lukens. Motion carried by voice vote.
2. Public Comment - none
3. Approval of Minutes from June 15th, 2023 – Motion to approve by Slack, second by Lukens. Motion carried by voice vote.
4. Discussion and Possible Action: Sugar River Road Properties Concept Plan Review
 - a. Staff report – as provided in packet
 - b. Applicant comments - none
 - c. Public comment
 - Lloyd Tindal. 2303 Sugar River Road had comments about the current winding driveway
 - Dave Combs - 7454 Valley Road would like to table the discussion until the maps are accurate and contain a legend
 - Mary Ruth Marks – Riverside Road is concerned about the floodplain elevation at the intersection of the entrance and Sugar River Road
 - Sherry Combs, 7454 Valley Road, is concerned about flooding events and the entrance to the neighborhood; run off from the site and impact on surrounding properties; right to farm should be the priority
 - Jane Barnett, 2273 Sugar River Road is concerned about the proposed intersection; design should have a higher percentage of open space that is internal; plan for prairie management to avoid introduction of invasives in three years
 - Tom Poast, 7464 Hidden River Road; concerns about his ability to continue to farm as he has been doing; potential dogs in the neighborhood running loose
 - Kari Armenta, 2101 Sugar River Road; concerns for the safety of her livestock; potential trespassing; percentage of runoff allowed from the development
 - Dusty Poast, 1900 Hidden River Road; concerns about USDA requirements and water issues
 - Arnie Jennerman – Marshview Road; concerns about hillside erosion and direction of run off; visual impact of homes on the ridgeline
 - Manfred Enberg, Riverside Road; transportation corridors and extension of Valley Road to CTH G;
 - Dave Lonsdorf, Beach Road; concerns about the carbon footprint of the neighborhood; need for electric cars and solar powered homes
 - Dan Sarbacker 2192 Sugar River Road; solar can't be required and little thought to end of life of solar products and waste; Valley Road extension discussion would require easements which is beyond the scope of the Planning Commission; who is the "they" that would be putting roads through peoples' property (reference to comments made by Mr. Enberg)

d. Commissioner Comments

- Slack: connectivity is an issue and there should be more than one way to access adjacent roads; required setbacks between actively farmed fields where manure is spread and private wells; storm water management for lots 15-22
- Mathies: will not be supporting any action tonight as more information is needed
- Lukens: maps need to be updated and more details; wants information on the potential impact to adjacent manure spreading

5. Next Meeting: September 21st, 2023

6. Adjourn –Motion by Geller, second by Mathies. Motion carried by voice vote. Meeting adjourned at 8:56 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

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) 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. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement**
- rezone petition**
 - current zoning category _____
 - new zoning category _____
- 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 Phone 608-444-4407

Address 1827 Locust Dr, Verona, WI 53593 E-Mail jcoonsconstruction@gmail.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.

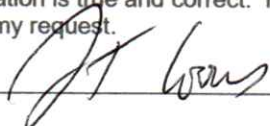
I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

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

Requesting a rezone of the parcel and for submittal of a concept plan for a preliminary plat.

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

 10/10/2023
Applicant Signature _____ Date _____

Print Name Jim Coons

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

Planning Report

Town of Verona

October 11th, 2023

Riverside Road and Spring Rose Road – Riverside Vista **062/0608-303-9000-8**

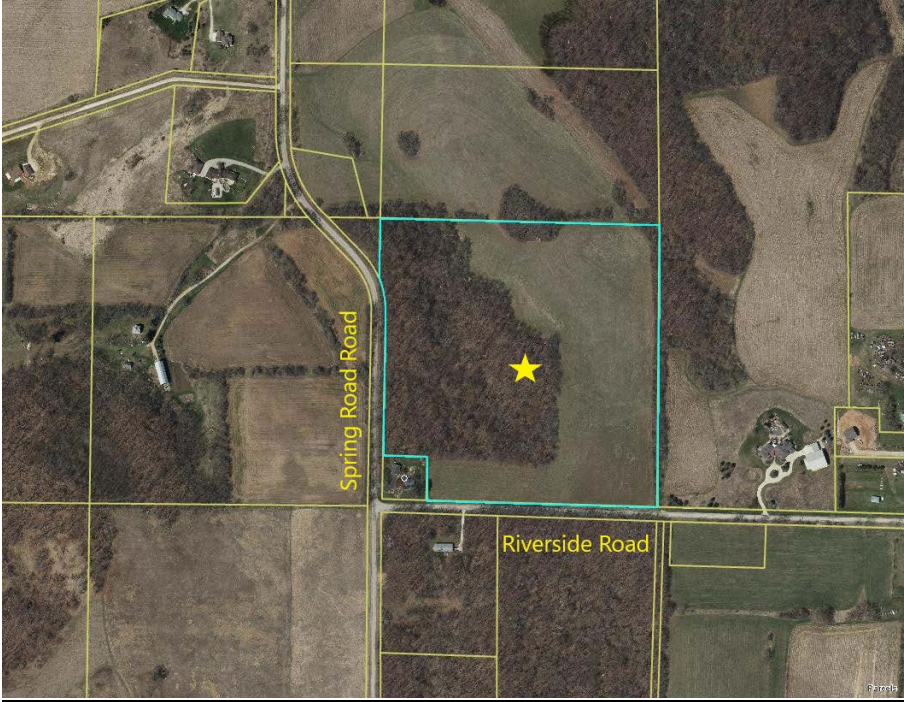
Summary: The property owner is applying for a CSM, Concept Plan Review and rezones to create a 38.68-acre neighborhood rezoned from AT-35 to SFR-1,2 and NR-C.

Property Owner: Coons Construction

Property Address: SEC 30-6-8 FR SW1/4SW1/4 EXC CSM 1281 (NE corner of
Riverside Road and Spring Rose Road
Verona WI 53593

Applicant: Adam Carrico
Carrico Engineering
8177 County Road G
Verona WI 53593

Location Map



Comprehensive Plan Guidance:

Land is currently zoned AT-35 and is shown as RR 2-4 on the Future Land Use Map from the Comprehensive Plan. The CSM, plat and subsequent rezones are consistent with the future land use for this parcel.

Current and Proposed Zoning: The current zoning is AT-35. The new zoning would be a combination of SFR-2, SFR-1 and NR-C, achieved via two rezones. The first rezone would be for the proposed CSM whereby two single-family lots are created with an SFR-2 zoning designation and the remainder parcel designated as NR-C. The second rezone is for the proposed plat where the open space will remain as NR-C and the new single-family lots are rezoned to SFR-1.

Extra-territorial Review/Boundary Agreement Authority: Joint Committee provisions for review apply to “land remaining in the Town and located in Areas A, B, and D.” This parcel is in Area C and is not subject to review/approval of the JPC.

Surrounding Land Use and Zoning: The property is located on the border of the Towns of Verona and Springdale. The lands to the north as east contain residences surrounded by wooded and farmed acreage and the parcels to the south are wooded residential lots.

Site Features: There is a large woodlot on the parcel but it not quality woodlands.

Driveway Access: Access to the site will be provided via a new town road.

Staff Comments: Staff is seeking input on the Concept Plan.



8177 County Highway G
Verona, WI 53593
(608) 832-6352
carricoengineering.com

October 11, 2023

Chairman and Members of the Town Plan Commission
Town of Verona
7669 County Highway PD
Verona, WI 53593

RE: Certified Survey Map Submittal
Riverside Road, Town of Verona

Dear Chair Geller, Plan Commission Members and Town Staff:

On behalf of Mr. Jim Coons, please accept the accompanying submitted material for discussion at the scheduled Plan Commission meeting on Thursday October 19, 2023.

We are excited to submit the proposed development and look forward to working with the Plan Commission, Town Board and Town Staff to address possible concerns and/or comments you may have.

We feel that the proposed development will add another unique location for residents to construct a new home in the Verona area while making every attempt to preserve its natural beauty and rural character.

The development proposes to divide the land via Certified Survey Map (CSM) and Traditional Plat simultaneously. The CSM portion will include creating two lots along Spring Rose Rd. with a third lot being the remainder parcel where the plat is proposed. The proposed conservation subdivision plat includes 15 single-family homesites and a large open space within an existing wooded area that will be used by the residents for recreation purposes. The open space is also the location of the proposed stormwater management facilities.

We look forward to a discussion with you regarding the development on October 19.

Thank you,

A handwritten signature in black ink, appearing to read "Adam L Carrico".

Adam L Carrico, PE

Enclosure: CSM and Concept Submittal Materials

cc: Jim Coons – via email
Noa Prieve – via email



CONCEPT PLAN SUBMITTAL

Riverside Vista

Town of Verona, Wisconsin

Prepared For:

Coons Construction of Verona, LLC
1827 Locust Drive
Verona, WI 53593

Prepared By:

Carrico Engineering and Consulting, Inc.
8177 County Road G
Verona, WI 53593

Prepared On:
October 11, 2023
Revised On:

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Section 1 – Narrative

1.1 Introduction to the Development

The proposed development is located in the Town of Verona northeast of the intersection of Spring Rose Road and Riverside Road. A Certified Survey Map (CSM) is planned simultaneously with the proposed Plat to create two lots along Spring Rose Road. The two CSM lots are not part of the proposed Plat and will not be in the neighborhood association.

Excluding the CSM lots, existing road right-of-way and proposed road right-of-way, the parcel that makes up the plat concept plan is approximately 30.19 acres. The existing road right-of-way of Spring Rose Road and Riverside Road will be dedicated to the public upon recording of the CSM and Plat.

The proposed concept plan includes 15 new single-family lots and 2 outlots. The proposed plat follows the Town's guidelines for a Conservation Subdivision by reserving at least 35% of the total area, excluding road right-of-way, as open space. The 15 single-family homesites include a total area of 19.50 acres (excluding proposed road right-of-way) or approximately 1.30 acres per lot on average. The outlots or open space area total is approximately 10.69 acres or approximately 35.40% of the total plat concept development area, excluding existing and proposed road right-of-way. See Appendix C in Section 5.3 for a detailed account of the areas for the project.

1.2 Development Goals

The main goal of the development is to offer beautiful homesites to area families while creating a large open space where each new homeowner will feel a sense of rural community within their neighborhood.

The development aims to enhance the area with attractive homes clustered on the eastern and southern side of the parcel while providing ample open space where wildlife is abundant.

The vision for the open space is to create a place where residents can gather or walk trails within the wooded area and enjoy the natural beauty of the landscape. The open space would preserve the natural area in perpetuity and enhance the enjoyment of the residents. A planned shelter within the open space would create a focal point of the neighborhood and provide a gathering location for residents for years to come. The open space is planned to be maintained by the newly created neighborhood association.

The objective of the concept is to collaborate with town staff, officials and neighbors to create a new neighborhood on the southwestern edge of town that will preserve over a third of the land in open space. The future land use map of the comprehensive plan

allows for a density of 1 dwelling per 2-4 acres for this area. The total parcel size, excluding the area of the 2 CSM lots and the existing road right-of-way, is approximately 32.53 acres. This equates to the possibility of up to 16 new lots for this parcel. Riverside Vista concept proposes 15 new homesites with a new town road proposed through the development to the northern boundary line for future expansion possibilities. Twelve of the fifteen lots will have driveway access to the proposed town road. Three of the lots within the concept will access existing town roads with two of the lots sharing a driveway. It should be noted that the two CSM lots will have a shared driveway access to Spring Rose Road as well.

1.3 Current Market

The current residential market for the area is a little unpredictable with current interest rates and building material pricing fluctuations. However, several similar developments that were recently completed in the Town of Verona sold a majority of the available lots soon after they were available. The proximity of Riverside Vista to the new high school, Epic and highway 18-151 creates a unique opportunity for prospective homeowners to live in a rural setting that is minutes from their essentials.

1.4 Development Design Elements

In conjunction with the plat and overall design, the Riverside Vista development will draft and submit a Declaration of Subdivision Covenants that assures the neighborhood will become and remain an attractive addition to the rural community in which it exists. The covenants will ensure that development within the neighborhood is appropriate, will guard against the erection of poorly designed or proportioned structures, will maintain harmonious improvements and use of materials and color schemes, will ensure proper use and maintenance of open spaces and ultimately ensure high quality uses of each single-family residential lot.

The covenants will contain architectural restrictions to favor a style of home that fits with the neighborhood. Additional architectural restrictions will be enforced such as requiring attached garages, color schemes that are aesthetically pleasing, building materials that are consistent with a high-quality neighborhood and landscaping lighting that compliments the rural neighborhood while meeting the Town's Dark Sky Ordinance.

1.5 Unique Qualities and Natural Features

There are several characteristics of the proposed development that make it unique. The rolling slopes with views of the countryside, existing wooded area and large natural open space are going to make this a desirable place to live.

1.6 Open Space

The open space for the project is comprised of two outlots. We created the two separate open space outlots due to including the small, wooded area near the middle of the far northern boundary of the parcel. The proposed road alignment is in a location

that makes sense topographically and to find a natural path to the adjacent parcel to the north for the possibility of future development. Therefore, we split the open space outlots with the road. Outlot 2 is planned to maintain most of the quality trees within the wooded area and also planned for the shelter for the neighborhood. The shelter is more suited for this space rather than within Outlot 1 due to grades. Between the west side of the proposed road and the existing trees within Outlot 1, there is a natural swale where stormwater from the site will naturally be conveyed. Therefore, it would not be an ideal location for the shelter within Outlot 1. The trails are planned to meander through the wooded areas for the residents to enjoy a hike to enjoy the natural beauty of the land. The total trail length will be around a half-mile.

The natural topography of the site includes slopes that ultimately convey runoff to the northwest corner of the site within Outlot 1 and the wooded area. The trees within the area where the stormwater basin is proposed are mainly large boxelder trees. The disturbed area around the stormwater basin is planned for restoration with native grasses with the walking trail routed around the basin.

See Appendix D in Section 5.4 of this report for pictures of the trees where the proposed stormwater basin is to be constructed.

1.7 Traffic

The proposed development includes the construction and dedication of a new town road that will intersect with Riverside Road. The proposed road will end at a temporary cul-de-sac bulb at the northern edge of the parcel where extension to the north for future development is possible.

A high-level traffic analysis was conducted to look at possible traffic patterns to and from the proposed development, predicted routes and impacts on existing infrastructure. While it is difficult to predict everyone's future traffic patterns or driving habits, for this report, it is assumed that most will travel between the proposed development and the City of Verona or the City of Madison.

Current traffic counts along Spring Rose Road and Riverside Road near the proposed development were not conducted prior to the submittal of this report. However, based on time spent onsite by the survey crew and engineer, traffic on each road was minimal during weekday time periods while onsite. There was slightly more traffic noticed during peak rush hour timeframes, but typically always gaps of several minutes on average between vehicles observed during peak rush hour times. It was observed that during non-peak hour timeframes, very few vehicles were present on either road. The engineer conducted several measurements walking the roadway during weekday, mid-day time periods and over the course of a couple of hours only experienced one or two vehicles on the roadways.

Traffic patterns to and from the proposed development are predicted to go one of two ways. Some traffic may leave the new road and turn west on to Riverside Road, then north on Spring Rose Road to CTH G and on to USH 18/151. Some traffic may leave the new road and turn east on Riverside Road to STH 69, then north on STH 69 to USH 18/151.

For vehicles traveling from the proposed development to the City of Madison, it is typically faster and less mileage to go east on Riverside Road to STH 69 to reach USH 18/151 than Spring Rose to G to USH 18/151 (*3.7 miles/4.5 minutes or 4.6 miles/5.3 minutes, respectively).

For vehicles traveling from the proposed development to Epic, it is quicker and less mileage to go west on Riverside Road to Spring Rose Road and CTH G to reach USH 18/151 than east on Riverside Road to STH 69 to reach USH 18/151 (*3.9 miles/5.8 minutes or 5.1 miles/7.1 minutes, respectively).

**All routes were driven for this analysis during non-peak hours during the weekday on October 11, 2023 and driven at posted speed limits.*

Due to the anticipated traffic routes being split, for this analysis, it is assumed that half of the traffic will flow west on Riverside Road to Spring Rose Road then to CTH G and to USH 18/151 and half of the traffic will flow east on Riverside Road to STH 69 and to USH 18/151.

According to the Institute of Transportation Engineers (ITE) Trip Generation Report, 11th Edition, published in September 2021, 7.2 vehicle trips per day, per household would occur according to ITE's new land use code of 215 for single-family attached housing. The study reveals a wide variation in the actual number of trips depending on several factors. One of these factors is distance from shopping centers. The further away from shopping centers, the lower the trips. The report claims that residents further away from grocery stores and shopping malls are more likely to do their shopping on the way home from work or on their lunch hour rather than make a separate trip. Therefore, the vehicle trip per day per household of 7.2 may be lower for a development such as Riverside Vista. That said, for the basis of this report, 7.2 vehicle trips per day was used for projections.

With 7.2 vehicle trips per day, it is projected that the proposed development would add approximately 123 vehicle trips per day in total between the CSM lots and the plat. According to available WisDOT traffic counts, the Annual Average Daily Traffic (AADT) for CTH G taken about a half-mile west of Spring Rose Road is 2,600. Additionally, the AADT for STH 69 taken just north of Riverside Road is 6,200. Adding a total of 123 vehicle trips per day split between the two routes, isn't expected to have an impact on the current major transportation infrastructure.

In summary, it is assumed that traffic counts would increase slightly with the construction of the proposed development. However, we are of the opinion that the minor increases will be insignificant to the current infrastructure and does not warrant additional study or improvements to existing roads.

1.8 Comprehensive Plan/Extraterritorial Jurisdiction

The proposed development is located on the far southwestern side of the Town of Verona and is in the rural residential category of the future land use map with a density

of 1 dwelling per 2-4 acres. This area of the Town of Verona is not in any extraterritorial jurisdiction.

1.9 Mail Delivery

The two proposed CSM lots along with the lots with driveways that access existing town roads would not be required to install cluster mailboxes. These lots would be required to install an approved USPS mailbox. The lots within the proposed development with driveway access to the new town road would be required to retrieve their mail from a cluster mailbox unit. A pavement bumpout is planned for the development to accommodate the cluster mailbox unit(s). The proposed location of the cluster mailbox unit(s) is on the west side of the new town road adjacent to Outlot 1 near the north end of the development, but south of the proposed temporary cul-de-sac bulb.

1.10 Neighborhood Meeting

A neighborhood meeting was held at the Town Hall on Wednesday September 6, 2023, at 7:00 pm. An informational letter and location map was mailed to all neighbors within a 1,000-foot radius of the proposed development.

The turnout for the neighborhood meeting was pretty good. There was a total of ten people at the neighborhood meeting to hear the presentation of the proposed development. There were several questions asked and comments made regarding the proposed development.

See Appendix A in Section 5.1 of this report for the meeting attendance, summary and notes.

1.11 Soils Information

Test pits have not yet been conducted for the concept plan by the time this report was completed.

According to USDA/NRCS and Dane County soil maps, the predominate make-up of surface soils is silt loam. The plan is to schedule soil test pits for the fall of 2023 for septic suitability and stormwater management design.

1.12 Navigable Waterway and Wetland Low Spot

According to the WDNR Surface Water Data Viewer and Dane County DCIMaps, the area shows a waterway passing through the northeast corner of the proposed development.

A site inspection was conducted on August 2, 2023, by the Dane County Assistant Zoning Administrator, Hans Hilbert, to make a determination of the waterway. Mr. Hilbert confirmed that there is no navigable waterway on this site and therefore the entire project area is not in the shoreland zone. See Appendix B in Section 5.2 of this report for the letter from Mr. Hilbert.

1.13 Zoning

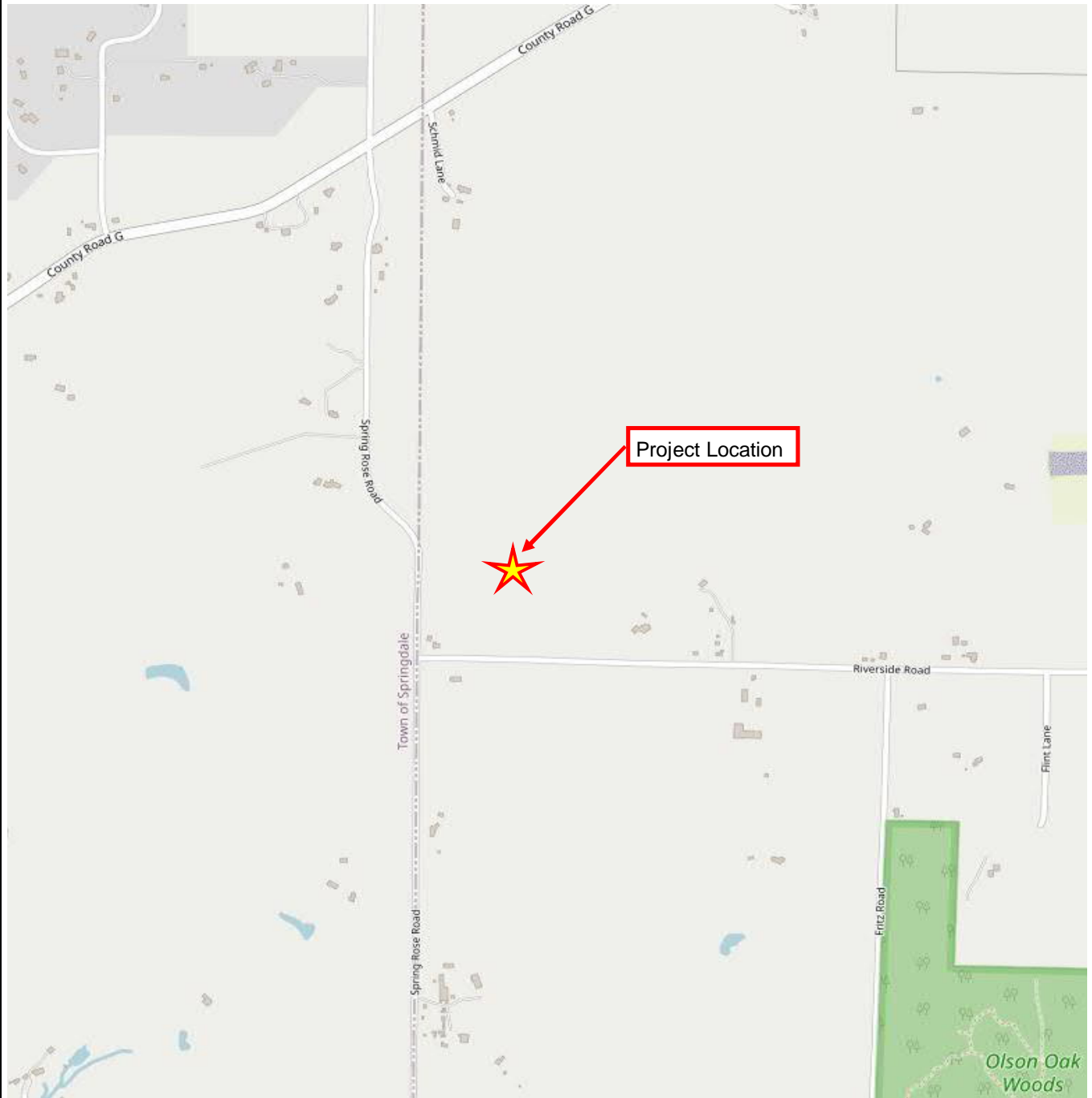
Two rezone petitions are being submitted to the Town for the project. The first rezone petition refers to the CSM where the two single-family lots being created are proposed for SFR-2 zoning designation and the remainder parcel to be designated as NR-C. The second rezone petition refers to the rezone petition for the proposed plat where the open space will stay with the NR-C designation and the single-family lots are proposed to be rezoned to SFR-1.

The rezone petition application for the CSM is planned for submission to the County for the October 19, 2023 application deadline. The rezone petition application to the County for the proposed plat will be submitted at a later date once the CSM rezone has been considered.

Setbacks

Setbacks for SFR per County Ordinance is such that front yard setbacks are 30 feet minimum from right-of-way or 63 feet minimum from road centerline (whichever is greater), 10 feet minimum on each side and 50 feet minimum for the rear yard. These setbacks are indicated on the concept plan.

Section 2 – Maps

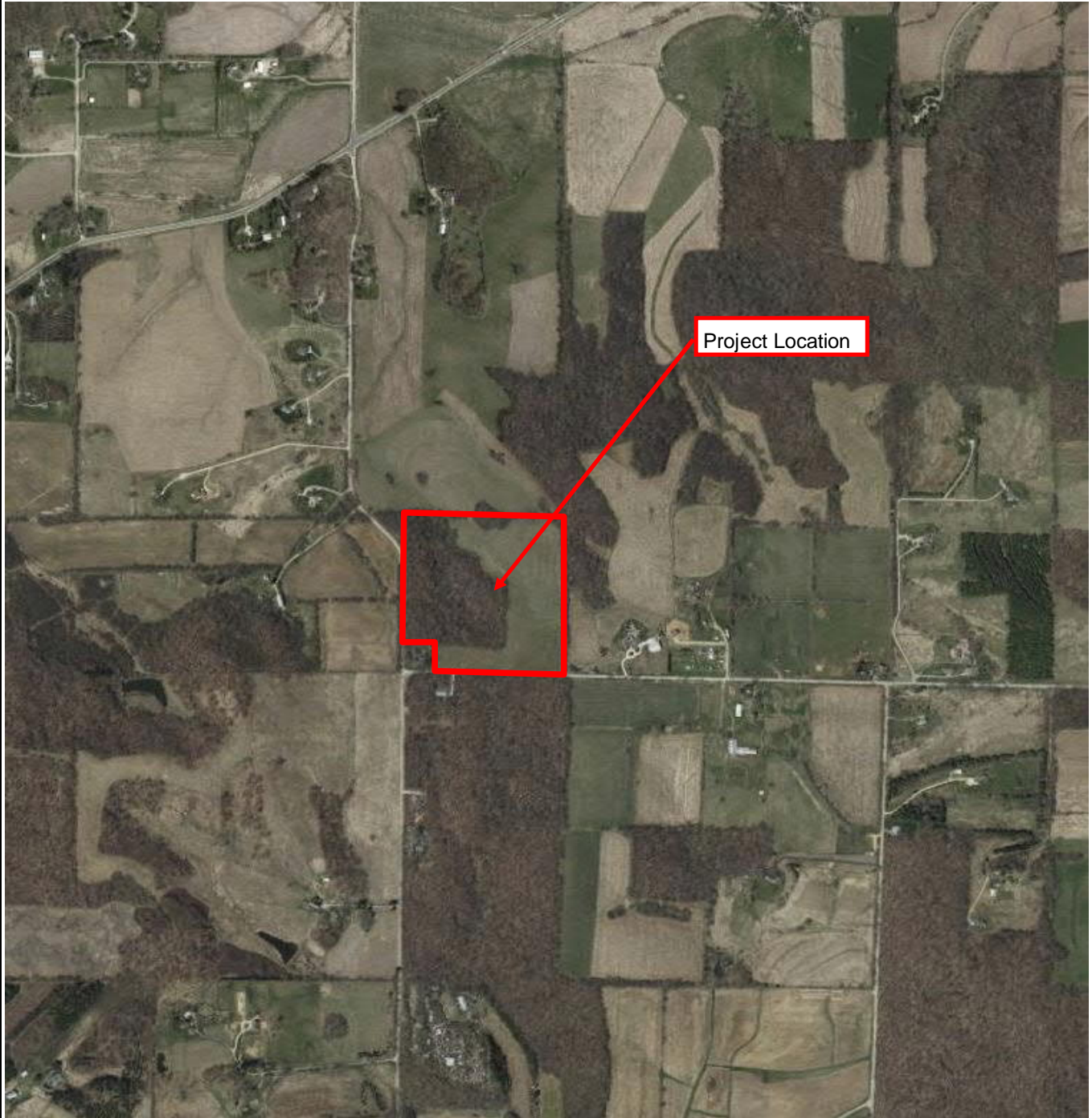


Site Planning, Civil Engineering, Water Resources
carricoengineering.com
(608) 832-6352

2.1 - Location Map

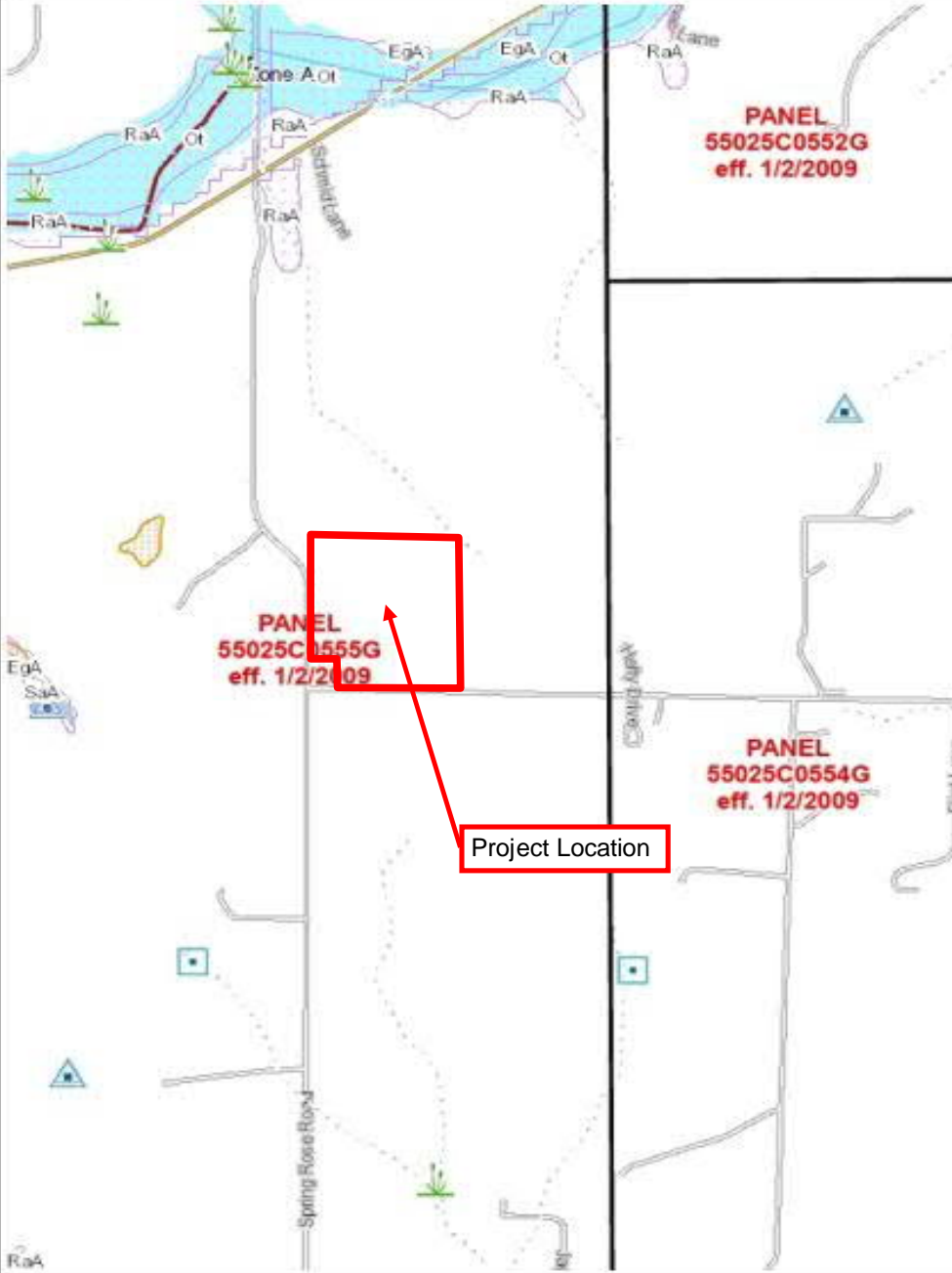
Project Name: Riverside Vista

Project Location: Town of Verona, Wisconsin





Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 837.629
 - Low : 853.184
- Dams
 - Dam
 - FERC and FERC Exempt Dam
 - Cranberry Dam
 - Removed Dam
 - Structure not on Waterway
 - <all other values>
- Levees



NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wis.gov/legal/>

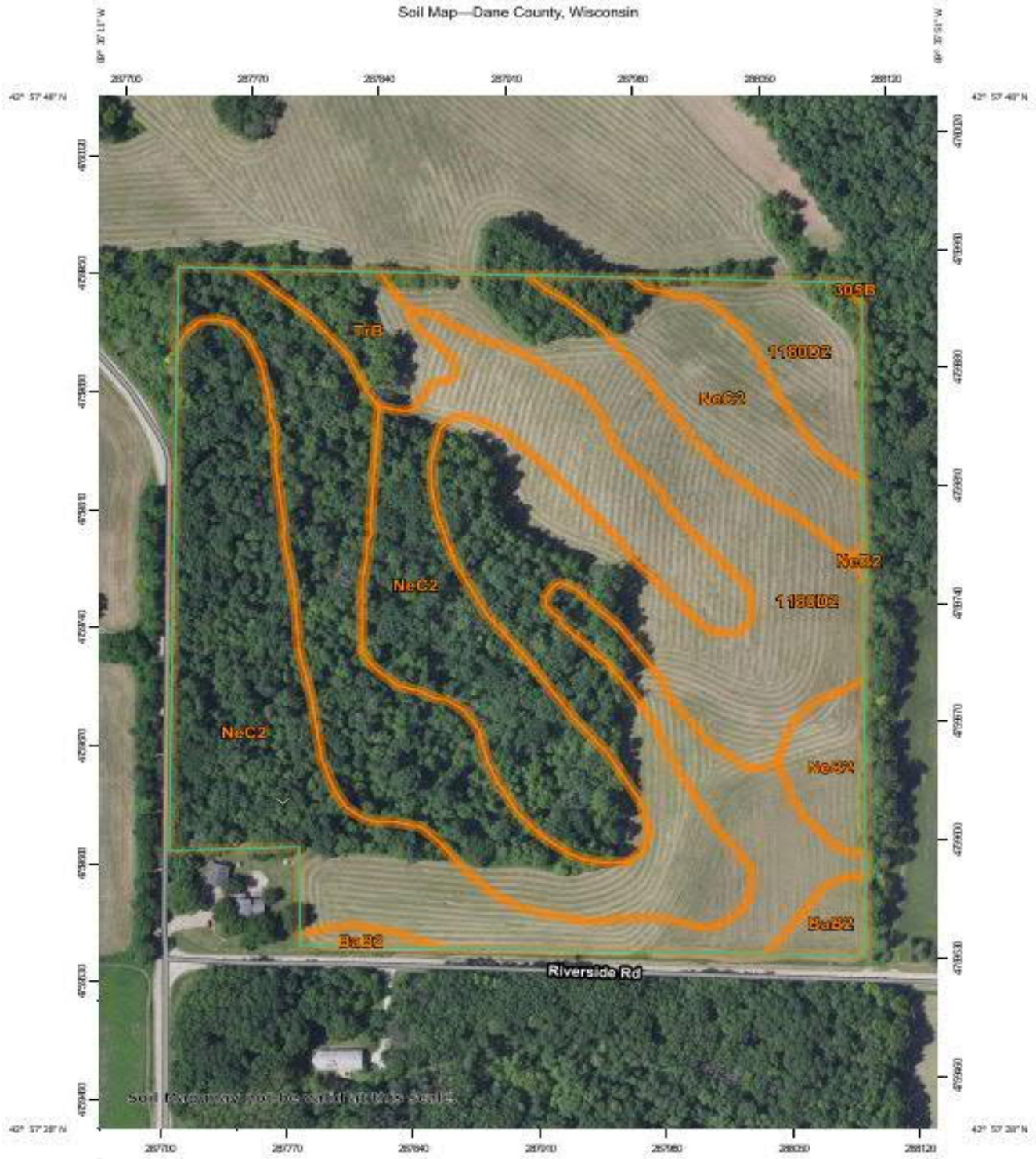
Notes



2.3 - WDNR Surface Water & Wetland Map
 Project Name: Riverside Vista
 Project Location: Town of Verona, Wisconsin

Section 3 – Soils Information

Soil Map—Dane County, Wisconsin



Map Scale: 1:2,960 if printed on A portrait (8.5" x 11") sheet.
 0 40 80 160 240 Meters
 0 100 200 400 600 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 16N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

10/11/2023 Page 1 of 3

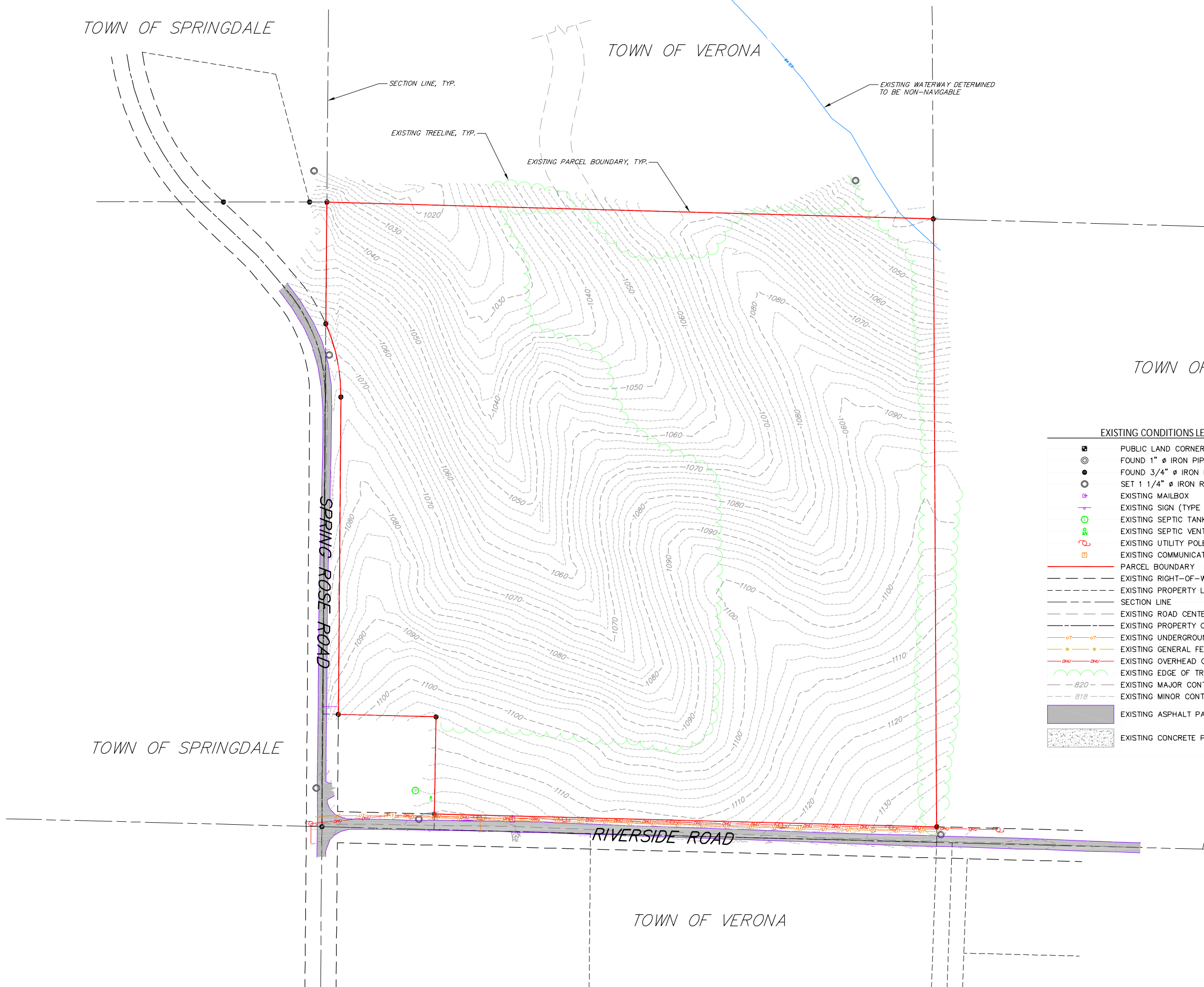
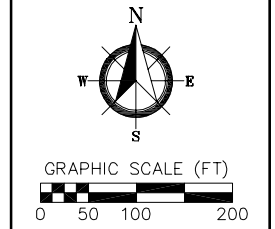


3.1 - Soils Map
 Project Name: Riverside Vista
 Project Location: Town of Verona, Wisconsin

Section 4 – Plans

TOWN OF SPRINGDALE

TOWN OF VERONA



EXISTING CONDITIONS LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- SET 1 1/4" Ø IRON ROD
- EXISTING MAILBOX
- EXISTING SIGN (TYPE NOTED)
- EXISTING SEPTIC TANK
- EXISTING SEPTIC VENT
- EXISTING UTILITY POLE
- EXISTING COMMUNICATIONS PEDESTAL
- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION LINE
- EXISTING ROAD CENTERLINE
- EXISTING PROPERTY CENTERLINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING GENERAL FENCE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING EDGE OF TREES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT

TOWN OF VERONA

TOWN OF SPRINGDALE

TOWN OF VERONA

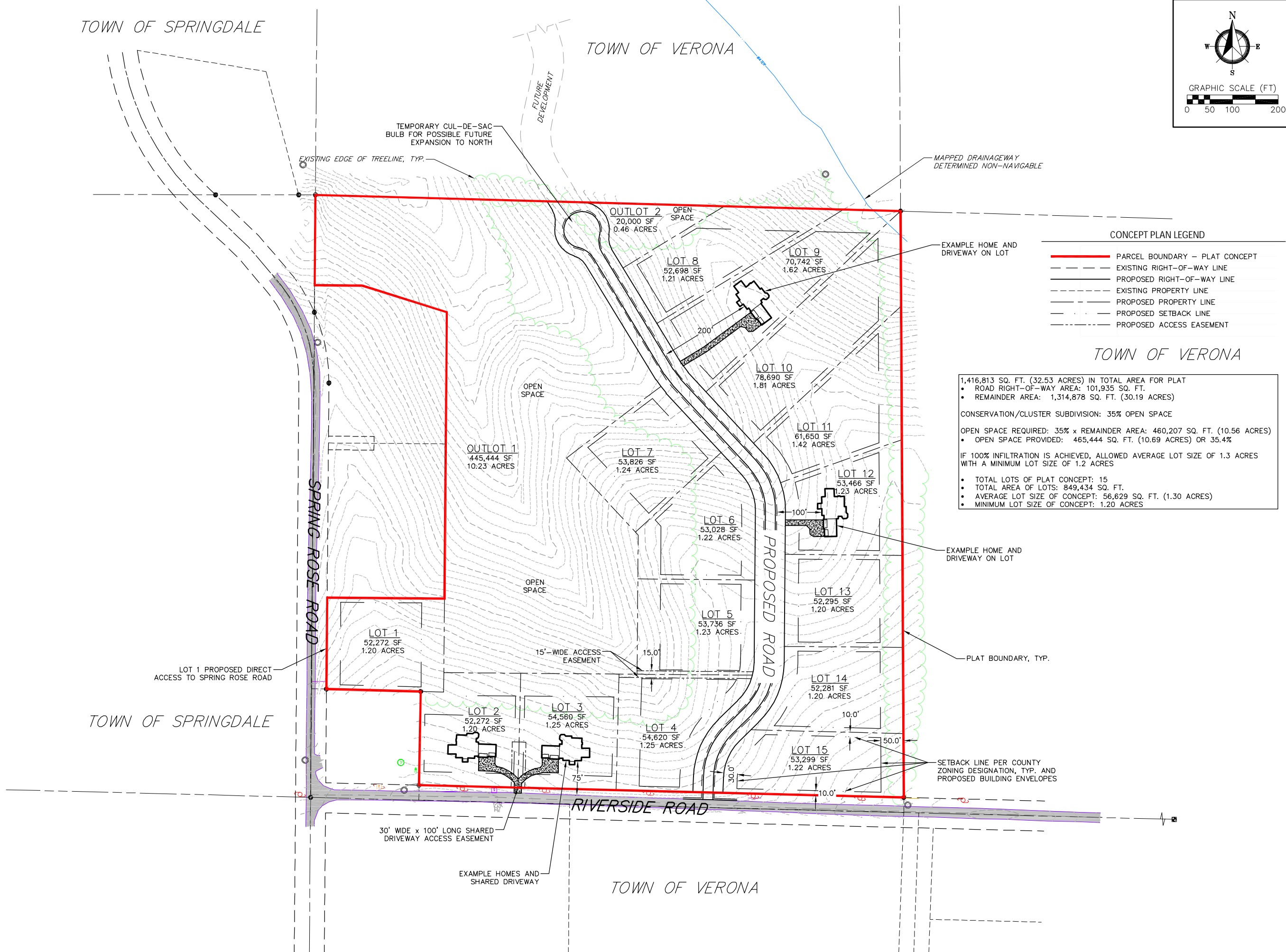
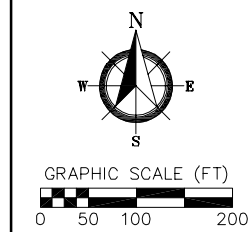
Existing Conditions Plan
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

Scale:	AS SHOWN
Date:	10/11/2023
Drawn By:	ALC
Project No:	230019
Sheet No:	1 of 4

TOWN OF SPRINGDALE

TOWN OF VERONA



CONCEPT PLAN LEGEND

- Parcel Boundary - Plat Concept
- Existing Right-of-Way Line
- Proposed Right-of-Way Line
- Existing Property Line
- Proposed Property Line
- Proposed Setback Line
- Proposed Access Easement

TOWN OF VERONA

1,416,813 SQ. FT. (32.53 ACRES) IN TOTAL AREA FOR PLAT
 • ROAD RIGHT-OF-WAY AREA: 101,935 SQ. FT.
 • REMAINDER AREA: 1,314,878 SQ. FT. (30.19 ACRES)

CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE

OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 460,207 SQ. FT. (10.56 ACRES)
 • OPEN SPACE PROVIDED: 465,444 SQ. FT. (10.69 ACRES) OR 35.4%

IF 100% INFILTRATION IS ACHIEVED, ALLOWED AVERAGE LOT SIZE OF 1.3 ACRES WITH A MINIMUM LOT SIZE OF 1.2 ACRES

- TOTAL LOTS OF PLAT CONCEPT: 15
- TOTAL AREA OF LOTS: 849,434 SQ. FT.
- AVERAGE LOT SIZE OF CONCEPT: 56,629 SQ. FT. (1.30 ACRES)
- MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES

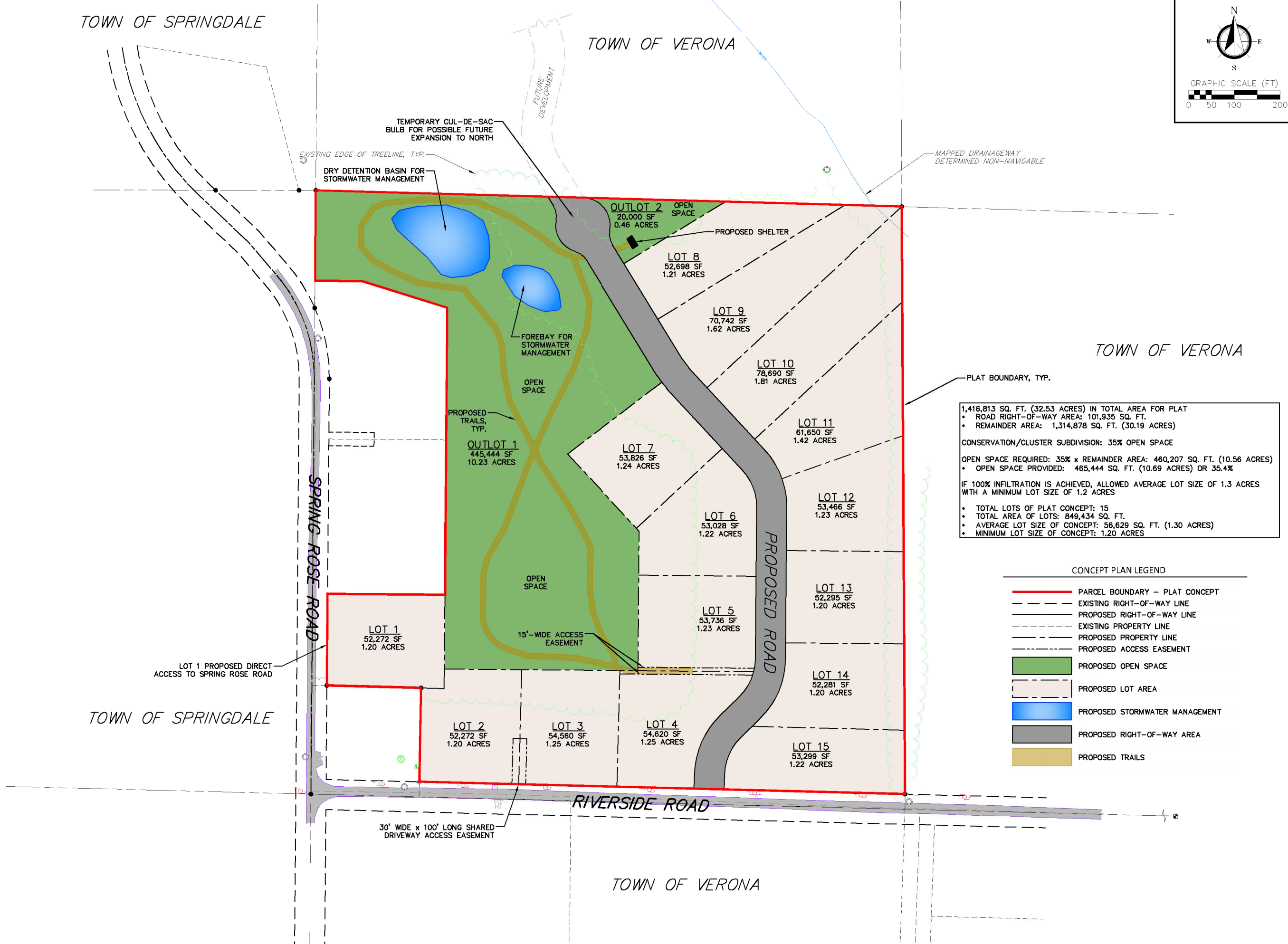
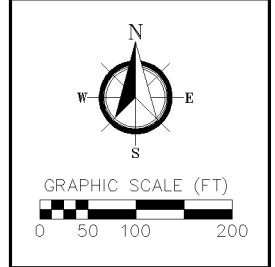
Plat Concept Plan
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	No.	Date

Scale: AS SHOWN
 Date: 10/11/2023
 Drawn By: ALC
 Project No: 230019
 Sheet No: 2 of 4

TOWN OF SPRINGDALE

TOWN OF VERONA



1,416,813 SQ. FT. (32.53 ACRES) IN TOTAL AREA FOR PLAT

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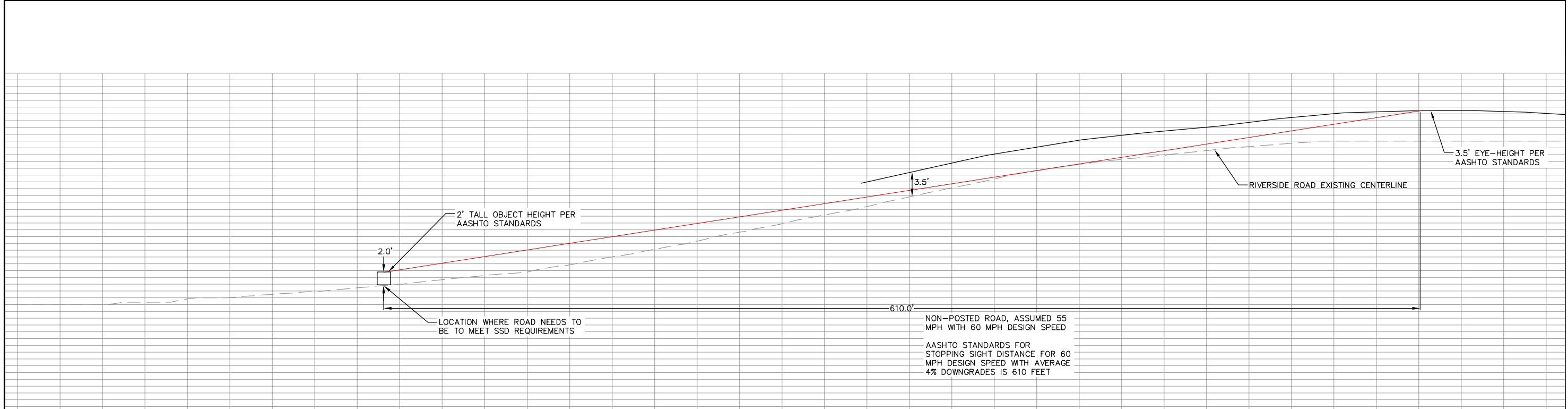
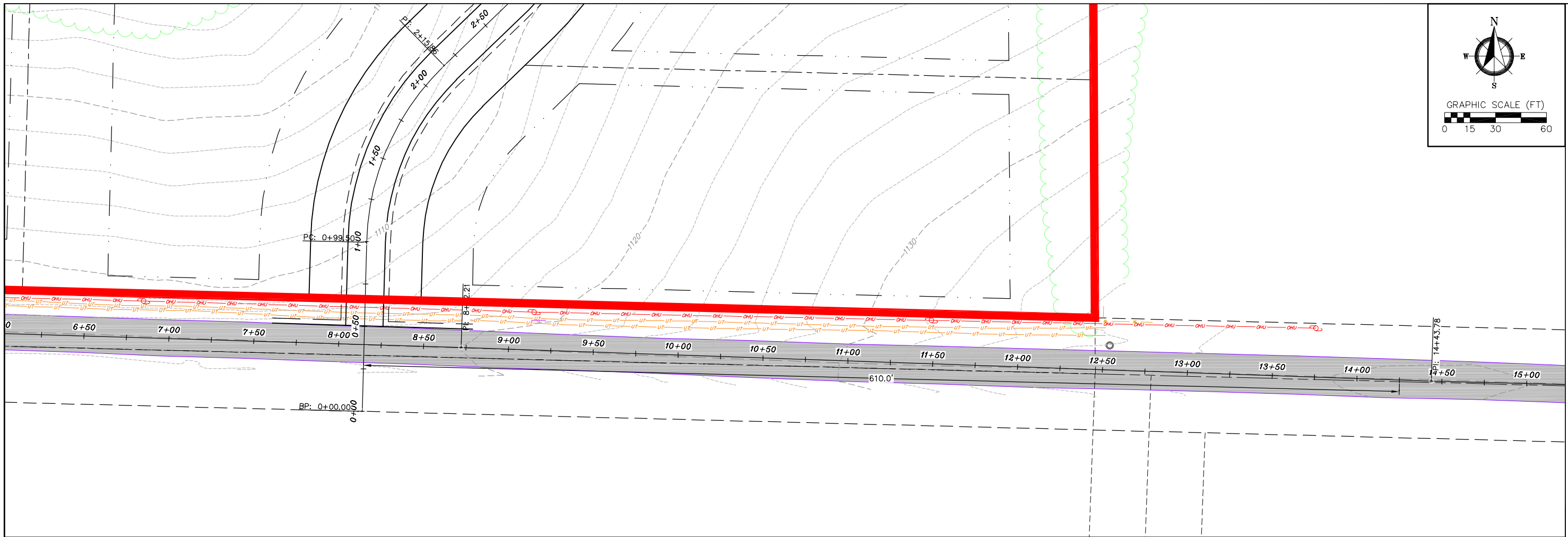
CONCEPT PLAN LEGEND

	PARCEL BOUNDARY - PLAT CONCEPT
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ACCESS EASEMENT
	PROPOSED OPEN SPACE
	PROPOSED LOT AREA
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED RIGHT-OF-WAY AREA
	PROPOSED TRAILS

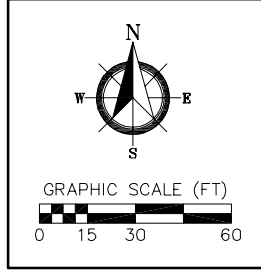
Plat Concept Plan
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions	No.	Date	Description

Scale:	AS SHOWN
Date:	10/11/2023
Drawn By:	ALC
Project No:	230019
Sheet No:	3 of 4



1116.0	1116.01	1116.0	1116.0	1116.0	1116.3	1116.34	1116.8	1116.82	1117.1	1117.05	1117.5	1117.49	1117.9	1117.88	1118.4	1118.44	1119.0	1118.95	1119.6	1119.62	1120.3	1120.27	1120.8	1120.77	1121.8	1121.81	1123.0	1123.01	1124.1	1124.13	1125.3	1125.31	1126.6	1126.64	1127.9	1127.87	1129.2	1129.16	1130.4	1130.39	1131.8	1131.80	1133.1	1133.14	1134.5	1134.46	1135.7	1135.68	1136.6	1136.59	1137.3	1137.32	1137.9	1137.91	1138.6	1138.63	1139.2	1139.22	1139.7	1139.69	1140.0	1140.00	1140.0	1140.00	1140.0	1140.00	1140.0	1140.00	1140.0	1140.00	1140.0	1140.00
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Sight Distance Exhibit - Riverside Road
 Riverside Vista
 Town of Verona
 Dane County, Wisconsin

Revisions		Revisions			
No.	Date	Description	No.	Date	Description

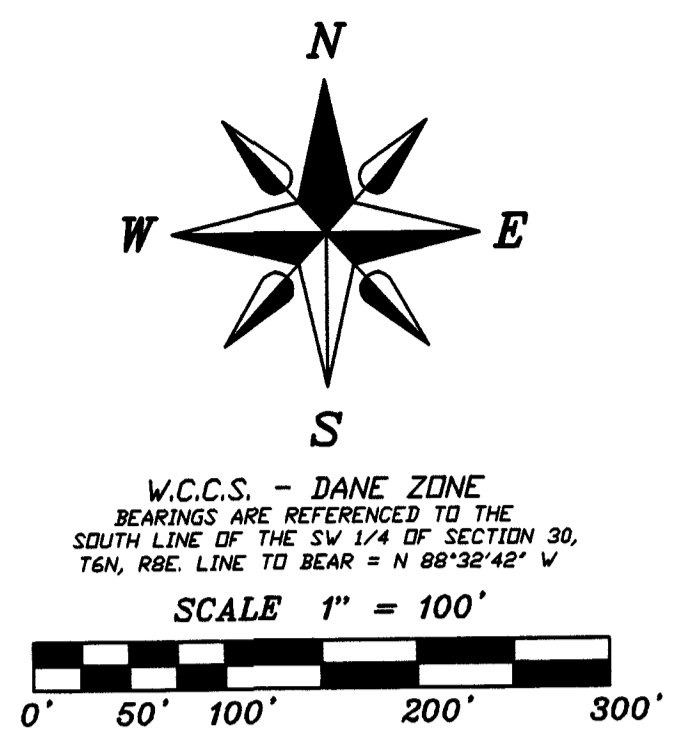
Scale: AS SHOWN

Date: 10/11/2023

Drawn By: ALC

Project No: 230019

Sheet No: 4 of 4



PREPARED FOR:
CARRICO ENGINEERING
6177 COUNTY ROAD 'G'
VERONA, WI 53593

- LEGEND**
- = FOUND 3/4" REBAR
 - = FOUND 1" PIPE
 - ⊙ = FOUND SECTION CORNER
 - (##) = RECORDED AS

- 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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DISTANCE	ARC	DELTA	TANGENT BEARING
C-1	379.00'	N 11°34'13" W 158.32'	159.50'	24°06'44"	OUT-N 00°29'09" E

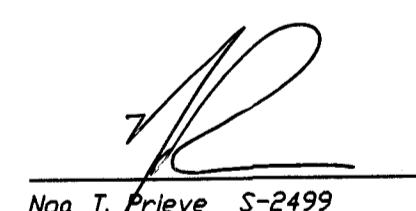
DESCRIPTION:

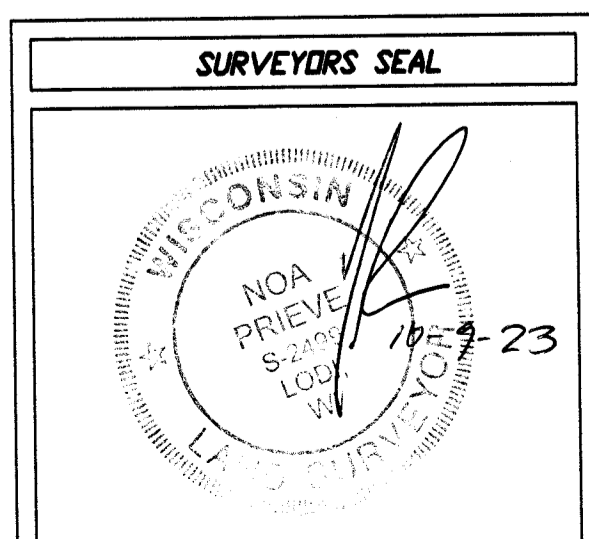
A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:
Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.78 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.
Thence continue along said Southwest 1/4 of the Southwest 1/4 for the next 4 courses N 00°27'37" E, 1,083.79 feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 1,285.21 feet to the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning. This parcel contains 1,652,366 sq. ft. or 37.93 acres and is subject to a road right of way over the southerly and westerly side.

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on August 24th, 2023.
Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date Oct 9, 2023


Noa T. Prieve S-2499
Professional Land Surveyor

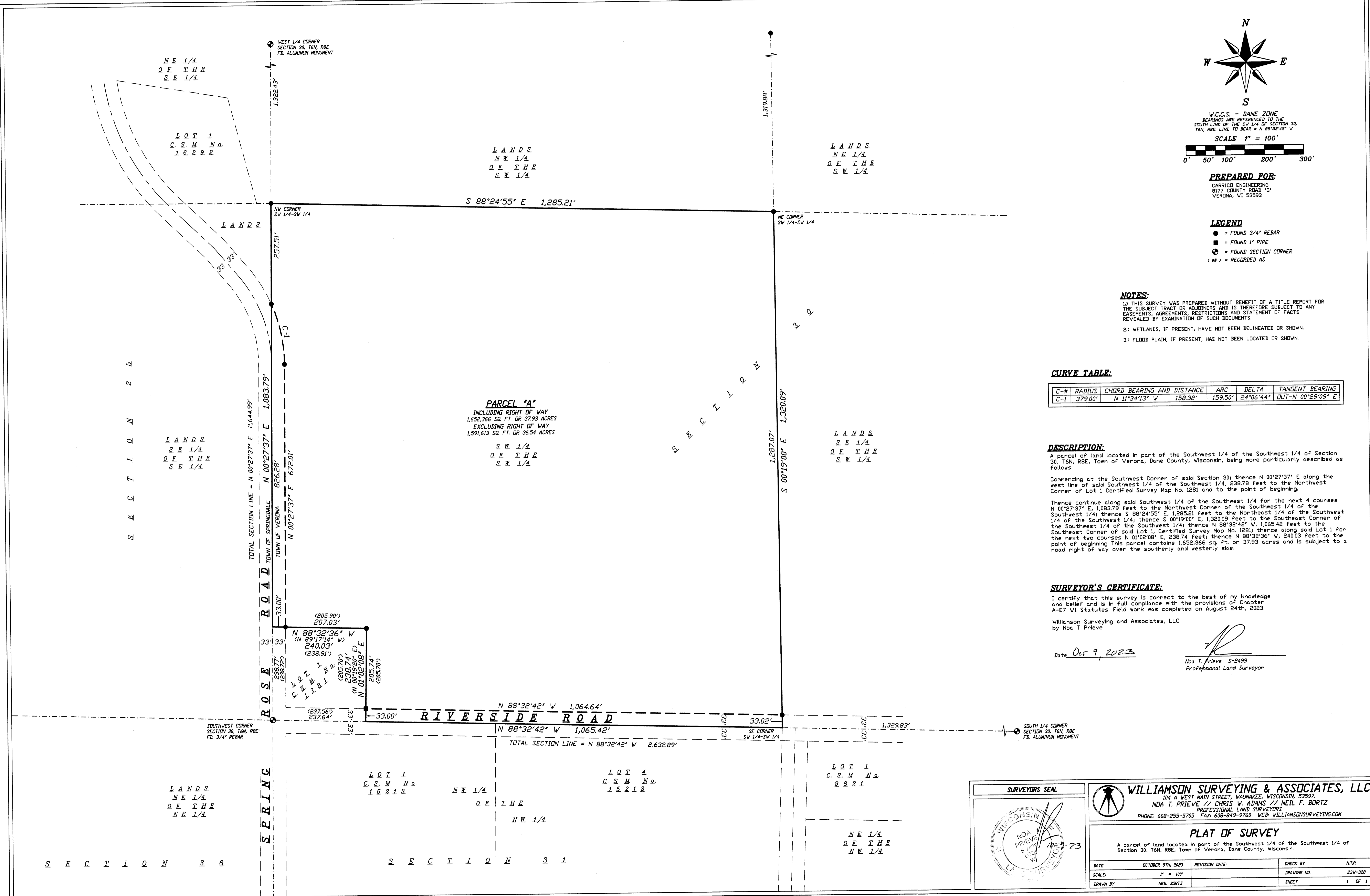


WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

DATE	OCTOBER 9TH, 2023	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 100'	DRAWING NO.	23W-328	
DRAWN BY	NEIL BORTZ	SHEET	1 OF 1	



PARCEL 'A'
INCLUDING RIGHT OF WAY
1,652,366 SQ. FT. OR 37.93 ACRES
EXCLUDING RIGHT OF WAY
1,591,613 SQ. FT. OR 36.54 ACRES

SW 1/4
OF THE
SW 1/4

NE 1/4
OF THE
SE 1/4

LOT 1
C.S.M. No.
16222

LANDS
SE 1/4
OF THE
SE 1/4

LANDS
NE 1/4
OF THE
SW 1/4

LANDS
SE 1/4
OF THE
SW 1/4

LANDS
NE 1/4
OF THE
NE 1/4

LOT 1
C.S.M. No.
15213

LOT 4
C.S.M. No.
15213

LOT 1
C.S.M. No.
2221

NE 1/4
OF THE
NW 1/4

SECTION 36

SECTION 31

Appendices



Appendix A

Riverside Vista

Town of Verona, Dane County, Wisconsin

Neighborhood Meeting Notes

Wednesday September 6, 2023 – 7:00 pm – Town Hall

In Attendance:

- Adam Carrico – Carrico Engineering – Engineering Consultant
- Jim and Nancy Coons – Property Owner/Developer
- Bret Saalsaa – 7891 Riverside Rd
- Susan Schmid – 2040 Spring Rose Rd
- Sandy Carley – 604 Mark Dr
- Nancy Downs – 1073 Fritz Rd
- Bev Tucker – 8982 County Road G
- Greg and Michelle Gard – 7830 Riverside Rd
- Jeff Annen – 1970 Spring Rose Rd

Meeting Notes:

Jim Coons opened the meeting by introducing himself and offering some background on himself and his past projects. Jim grew up in the area graduating from Verona High. Having been around for a lot of change in Verona and building his construction business in the community and having developed a small parcel on the west side of town. Jim explained that he saw this parcel as a good fit to continue Verona's growth and an opportunity to provide some beautiful lots for those looking for country living. Jim explained that this would be a conservation subdivision and plans to build a shelter for the residents to enjoy the company of neighbors and the views of the open space. Jim then introduced Adam Carrico, the project engineer, to explain a little more about the design.

Adam took the floor and introduced himself and mentioned the past developments that he had completed in the Town of Verona. Adam referenced the full printout of the concept plan on display for the neighbors to see.

A few of the key points that Adam touched on:

- Proposed layout includes 17 lots (2 via CSM and 15 with the plat), green space and walking trails.
- Conservation subdivision goals – meet 100% infiltration as compared to pre-developed
- New road from Riverside to have temp bulb at north and would allow for future development on the adjacent parcel to the north
- Riverside Road currently not posted which means 55 mph. Spring Rose Road currently posted speed of 45 mph

Adam then opened up the meeting for questions and comments from the neighbors. A summary of most of the questions and comments asked and/or stated follows:

Mr Salsa:

- Commented he would like to see fewer lots.
- Questioned conservation lot sizes
- Wants a berm on Spring Rose
- Q. Are you modeling with the CSM lots as a whole?
 - o A. CSM lots not part of the plat per Adam to which Mr Salsa also asked why then 2 CSM lots?
 - o Answered his own question by stating an easy way to recover some cash.
 - o Continued to be concerned that the CSM should be considered part of the whole
- Thought it was good having walk trails. Adam explained trails would be maintained by HOA.
- Q. If Storm water similar to Dairy Ridge
 - o A. by Adam this would be similar to Twin Rocks

Mr Annen then joined the conversation

Q. This will retain All storm runoff?

A. Per Adam – Yes basically might see a small amount with a large water event although should be no different than it currently does,

Q. Will these all be septic & well?

A. Yes

Q. How does that affect the neighbors?

A. Well wise Adam stated he does not know

Q. Does someone look at that – Jim fielded this question mentioning Driftless Ridge and Woods at Watch Hill are all on septic & wells with no adverse affects

Mr Salsa commented this is a denser setting than those two projects

Q. Per Mr Salsa –Will perk tests be done? & MG & E lines

A. Jim C answered Yes once lots are approved

Mr. Annen questioned if TDS will be bringing in Fiber communications

It is assumed this might be done but up to TDS/Town

Mr Gard posed Q. What is happening with the tree line? We own 63 acres that butt against proposed development.

A. No plans to cut trees

Mrs. Gard stated her lack of excitement with any of the proposal, not happy with lots backing up to their lot line.

Mr. Salsa commented this could improve their land value

Mr Coons offered to add tree preservation area to buffer along the lot line

Q. Mrs. Schmid asked for an explanation of road access.

A. Mr Carrico reviewed this using proposed depiction as a guide. 1 shared drive access to 2 lots on Spring Rose Rd, & the other accesses off of Riverside Rd

Mr Salsa Q. Plans for infrastructure on Riverside?

A. This is a Town issue

Mr Annen Q. Future development mentioned on map, assuming already approved as it doesn't say possible - Would there be any first right of refusal

A. Adam C - Town land use improvement plan has the entire parcel, referring to adjacent parcel still under Schmid ownership, was put in as possible for future place to develop.

Mr. Salsa commented the land to North is zoned Trans 8 acres stated could resize.

Mr Gard Q the expected timeline

A. Mr Carricol & Mr Coons: Oct town meeting for conceptual plan with a goal of next fall(2024) to begin roads.

Mr Coons would like to see this a bit more aggressive and hope asap.

Plan for Sept meeting(This was cancelled after this meeting)

Mr Gard noted a typo on the map

Mrs Gard asked if they'd be invited to all the meetings.

A. Yes all meetings are open to public – this was welcomed

Mr Salsa:

- Explained he had developed the Twin Rocks subdivision which took over 2 yrs to approve.
- Revisited the Could we deed restrict not cutting trees on the top lots touching the Gards property?
- ?'d mowing of open space & paths
- This is a traditional subdivision with open space
- Revisited the question about approaching TDS about bringing in fiber

Mrs. Schmid stated TDS went Riverside to Spring Rose then a left or the opposite direction on Spring Rose.

Mr Coons fielded a question that the lots would all have Natural Gas, no tanks



Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

August 2, 2023

R & J ACRES LLC
8982 COUNTY HIGHWAY G
MT HOREB WI 53572

RE: Navigability Determination –Spring Rose Rd & Riverside Rd, Section 30, Town of Verona
Parcel: 0608-303-9000-8

The Dane County Zoning Division has processed your request for a navigability determination for an intermittent stream mapped on your property.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the type and approximate location of the waterway. The map shows that there is an intermittent stream flowing north and northwest through the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on August 2, 2023. It was observed that no define bed or banks exist throughout the entire property.

After further review of the waterway, it has been determined is NOT navigable at any point up-stream of its intersection with County Highway G. Downstream evaluation from this point of intersection was out of scope with this determination and is therefore considered navigable. The enclosed map shows the portion determined to be non-navigable.

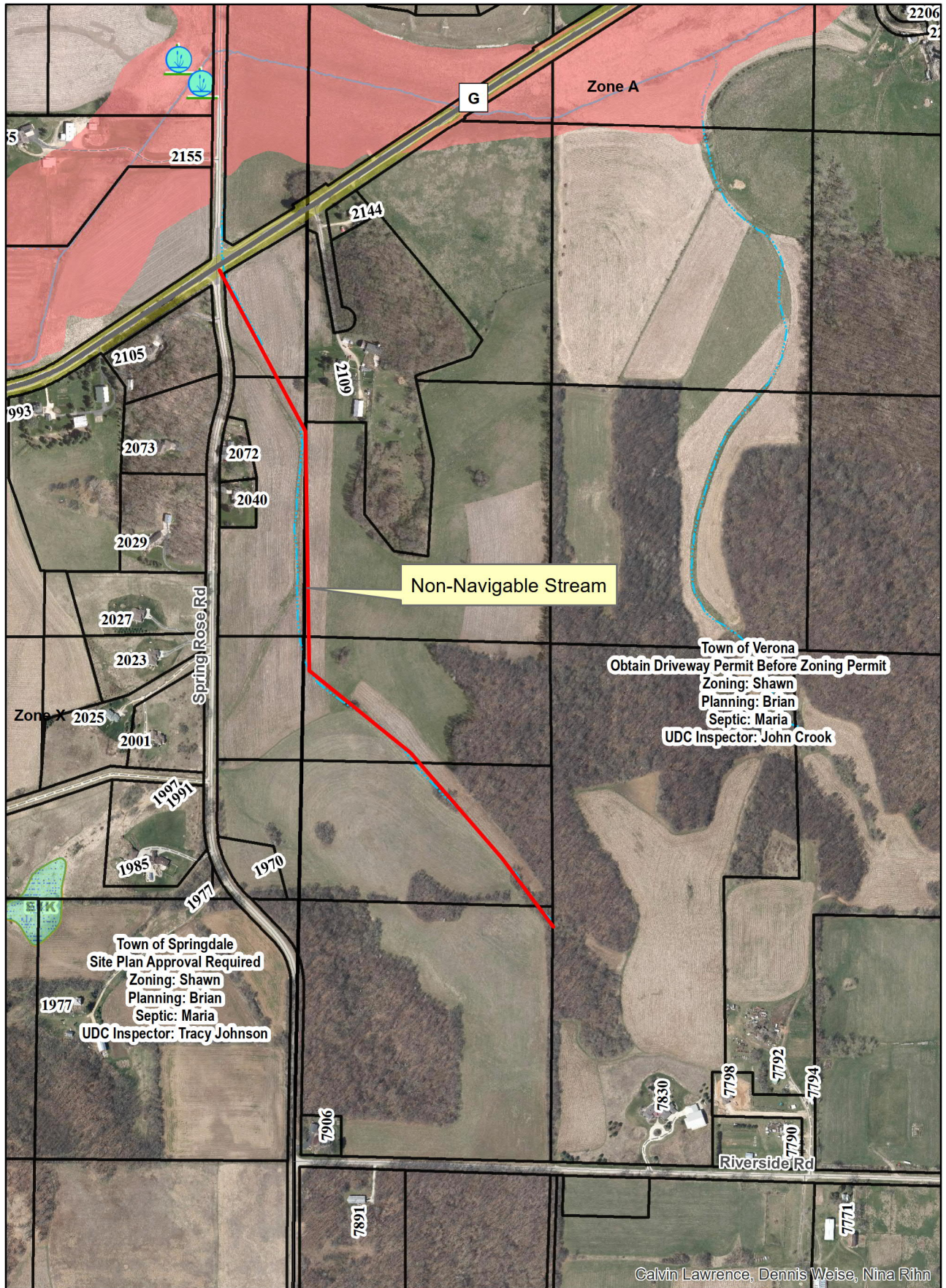
This letter serves as notice that the future development that will occur on the above-described parcel is not within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources
Jim Coon, Coons Construction



Non-Navigable Stream

Town of Verona
Obtain Driveway Permit Before Zoning Permit
Zoning: Shawn
Planning: Brian
Septic: Maria
UDC Inspector: John Crook

Town of Springdale
Site Plan Approval Required
Zoning: Shawn
Planning: Brian
Septic: Maria
UDC Inspector: Tracy Johnson

Appendix C

Riverside Vista

Town of Verona, Wisconsin

Lot Size Table

Lot No.	Area (SF)	Area (Acres)
1	52,272	1.20
2	52,272	1.20
3	54,560	1.25
4	54,620	1.25
5	53,736	1.23
6	53,028	1.22
7	53,826	1.24
8	52,698	1.21
9	70,742	1.62
10	78,690	1.81
11	61,650	1.42
12	53,466	1.23
13	52,295	1.20
14	52,281	1.20
15	53,299	1.22
OL 1	445,444	10.23
OL 2	20,000	0.46
Total Parcel Area (excl R/W):	1,314,879	30.19
Total Area Single-Family Lots:	849,435	19.50
Minimum Lot Size:	52,272	1.20
Average Lot Size Residential:	56,629	1.30
Total Area Open Space:	465,444	10.69
% Open Space (Total Area Open Space/Total Parcel Area (excl R/W)):	35.40%	

Appendix D







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

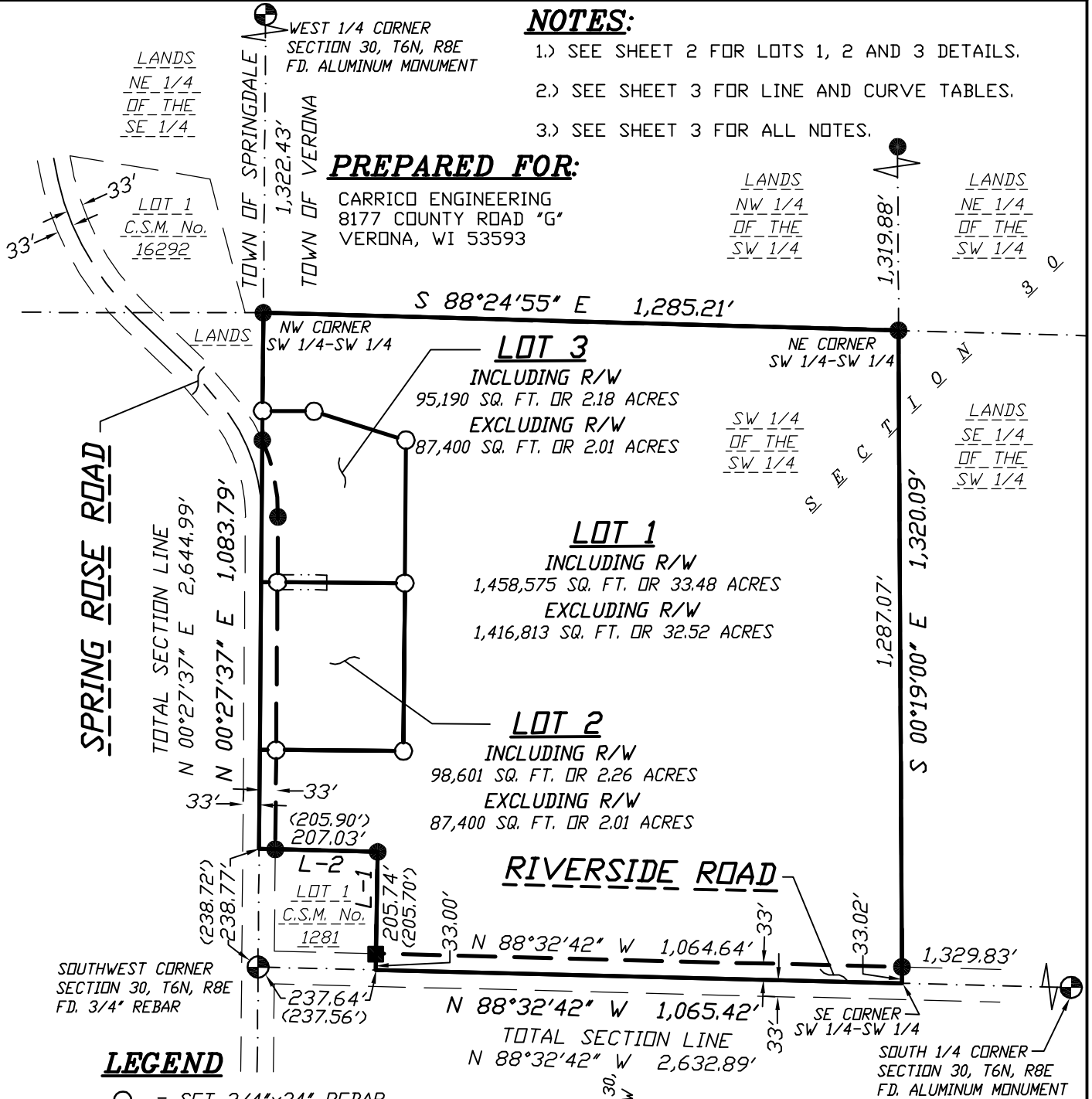
A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

NOTES:

- 1.) SEE SHEET 2 FOR LOTS 1, 2 AND 3 DETAILS.
- 2.) SEE SHEET 3 FOR LINE AND CURVE TABLES.
- 3.) SEE SHEET 3 FOR ALL NOTES.

PREPARED FOR:

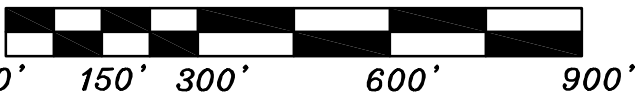
CARRICO ENGINEERING
8177 COUNTY ROAD 'G'
VERONA, WI 53593



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

SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF SECTION 30,
T6N, R8E. LINE TO BEAR = N 88°32'42" W

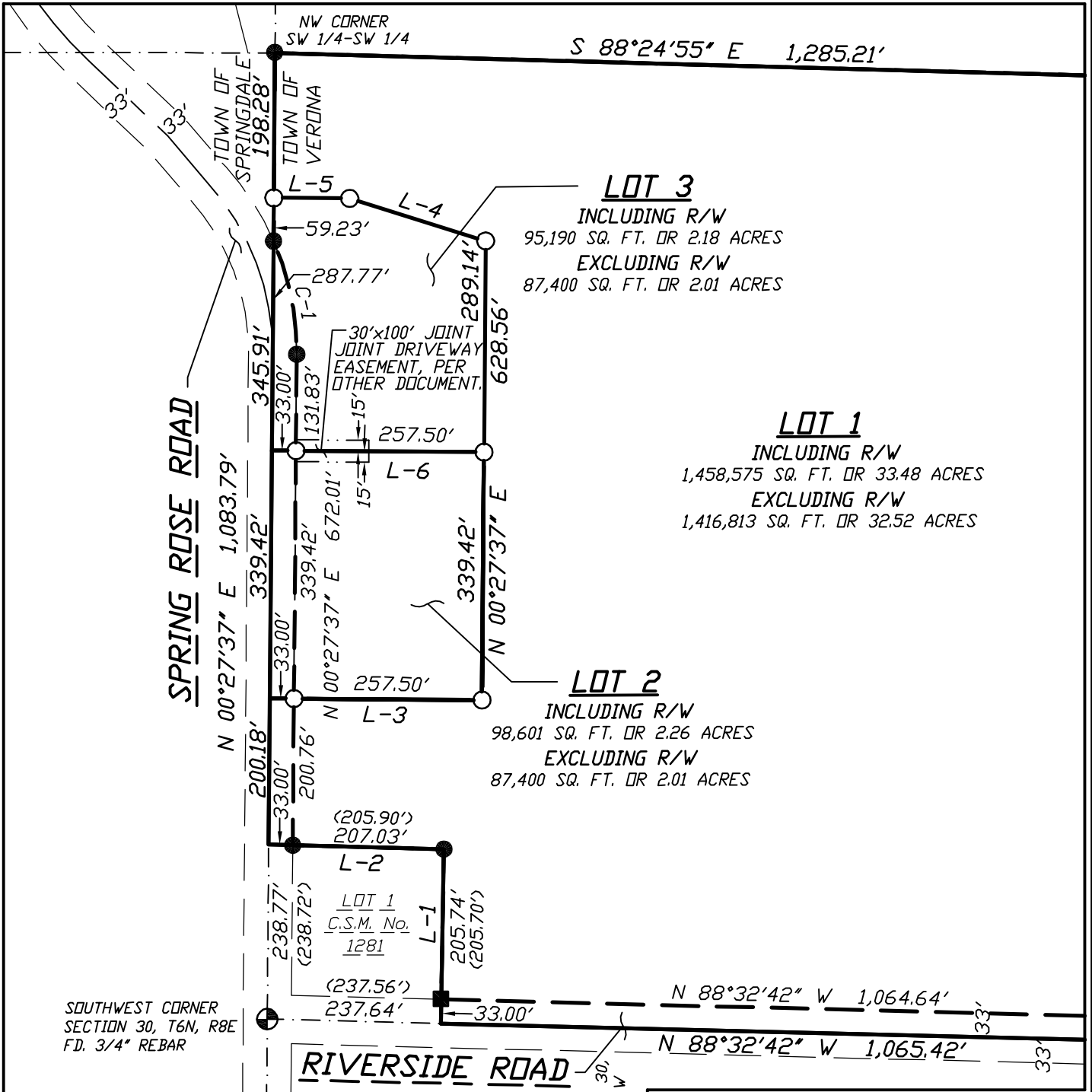


CERTIFIED SURVEY MAP

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

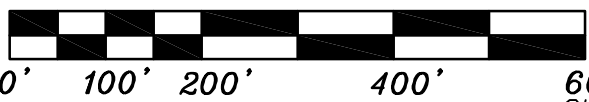
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LEGEND

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

SCALE 1" = 200'



W.C.S. - DANE ZONE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 30, T6N, R8E. LINE TO BEAR = N 88°32'42" W



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

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, 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, being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.77 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said Southwest 1/4 of the Southwest 1/4 for the next 4 courses N 00°27'37" E, 1,083.79 feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 1,285.21 feet to the Northeast Corner of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning This parcel contains 1,652,366 sq. ft. or 37.93 acres and is subject to a road right of way over the southerly and westerly side.

Date _____

Williamson Surveying and Associates, LLC
by Chris W. Adams

Chris W. Adams S-2748
Professional Land Surveyor

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DISTANCE	ARC	DELTA	TANGENT BEARING
C-1	379.00'	N 11°34'13" W 158.32'	159.50'	24°06'44"	OUT-N 00°29'09" E

NOTES CONTINUED:

4.) 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.

5.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

LINE TABLE:

L-#	BEARING	DISTANCE
	(N 00°19'20" E)	(238.70')
L-1	N 01°02'08" E	238.74'
	(N 89°17'14" W)	(238.91')
L-2	N 88°32'36" W	240.03'
L-3	S 89°32'23" E	290.50'
L-4	N 72°37'11" W	195.04'
L-5	N 89°32'23" W	103.90'
L-6	N 89°32'23" W	290.50'

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

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__.

STATE OF WISCONSIN)
DANE COUNTY)

R & J ACRES LLC
Authorized Representative

Personally came before me this _____ day of _____, 20__ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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



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

EXHIBIT MAP

SOUTHWEST CORNER
SECTION 30, T6N, R8E
F.D. 3/4" REBAR



TOTAL SECTION LINE
N 00°27'37" E 2,644.99'

SPRING ROSE ROAD

33' 33'

778.37'

1,866.61'



SOUTHWEST CORNER
SECTION 30, T6N, R8E
F.D. 3/4" REBAR



LINE TABLE:

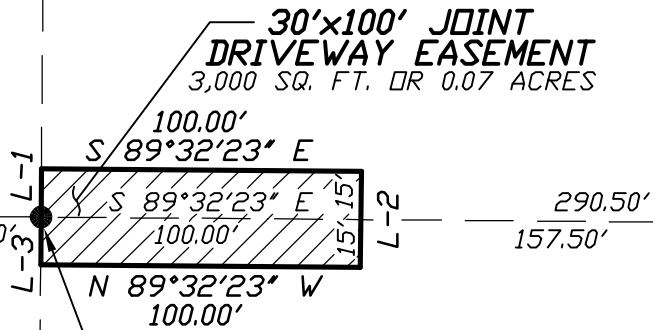
L-#	BEARING	DISTANCE
L-1	N 00°27'37" E	15.00'
L-2	S 00°27'37" W	30.00'
L-3	N 00°27'37" E	15.00'

NOTES:

1.) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

LOT 3 C.S.M. No. _____



P.D.B.

SOUTHWEST R/W
CORNER LOT 3.

LOT 2 C.S.M. No. _____

LOT 1 C.S.M. No. _____

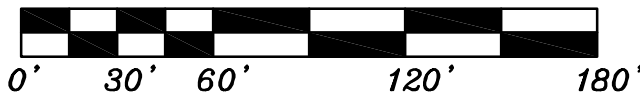
LEGEND

- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER

PREPARED FOR:

CARRICO ENGINEERING
8177 COUNTY ROAD "G"
VERONA, WI 53593

SCALE 1" = 60'



DATE: 9-11-23

JOB NO: 23W-328

JOINT DRIVEWAY EASEMENT

A Joint Driveway Easement located on part of Lots 2 and 3, Certified Survey Map No. _____, recorded in the Dane County Register of Deeds Office in Volume _____ of Certified Survey Maps, Pages _____ through _____, as Document No. _____. Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, easement being more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 778.37 feet; thence S 89°32'23" E, 33.00 feet to the Southwest right-of-way corner of said Lot 3 and to the point of beginning.

Thence N 00°27'37" E along the east right-of-way of Spring Rose Road, 15.00 feet; thence S 89°32'23" E, 100.00 feet; thence S 00°27'37" W, 30.00 feet; thence N 89°32'23" W, 100.00 feet to the said east right-of-way; thence N 00°27'37" E along said east right-of-way, 15.00 feet to the point of beginning. This Joint Driveway Easement contains 3,000 sq. ft. or 0.07 acres.



REZONE

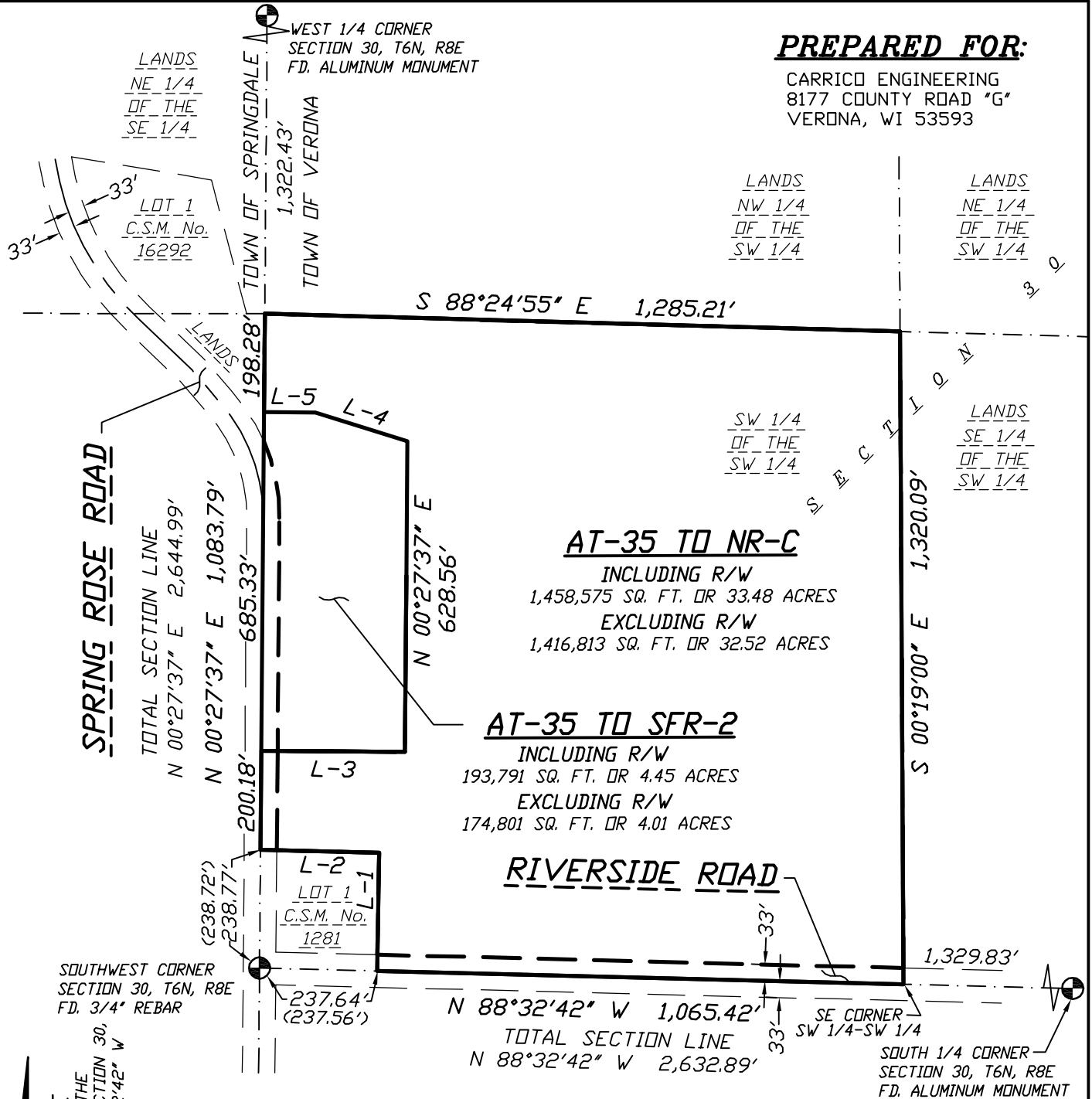
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

PREPARED FOR:

CARRICO ENGINEERING
8177 COUNTY ROAD "G"
VERONA, WI 53593

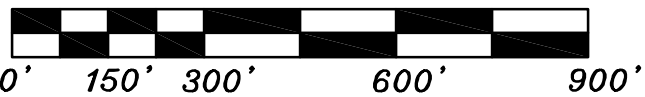


W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF SECTION 30,
T6N, R8E. LINE TO BEAR = N 88°32'42" W

LEGEND

- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

SCALE 1" = 300'



LINE TABLE:

L-#	BEARING	DISTANCE
L-1	(N 00°19'20" E)	(238.70')
L-1	N 01°02'08" E	238.74'
L-2	(N 89°17'14" W)	(238.91')
L-2	N 88°32'36" W	240.03'
L-3	S 89°32'23" E	290.50'
L-4	N 72°37'11" W	195.04'
L-5	N 89°32'23" W	103.90'

AT-35 TO SFR-2

A parcel of located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 438.95 feet to the point of beginning.

Thence continue along said west line N 00°27'37" E, 685.33 feet; thence S 89°32'23" E, 103.90 feet; thence S 72°37'11" E, 195.04 feet; thence S 00°27'37" W, 628.56 feet; thence N 89°32'23" W, 290.50 feet to the point of beginning. This parcel contains 193,791 sq. ft. or 4.45 acres and is subject to a road right of way over the westerly side.

AT-35 TO NR-C

A parcel of located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.77 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said west line N 00°27'37" E, 200.18 feet; thence S 89°32'23" E, 290.50 feet; thence N 00°27'37" E, 628.56 feet; thence N 72°37'11" W, 195.04 feet; thence N 89°32'23" W, 103.90 feet to the said west line of the Southwest 1/4 of the Southwest 1/4; thence continue along said Southwest 1/4 of the Southwest 1/4 for the next 4 courses N 00°27'37" E, 198.28 feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 1,285.21 feet to the Northeast Corner of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning This parcel contains 1,458,575 sq. ft. or 33.48 acres and is subject to a road right of way over the southerly and westerly side.



REZONE

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

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin.

WEST 1/4 CORNER
SECTION 30, T6N, R8E
FD. ALUMINUM MONUMENT

LEGEND

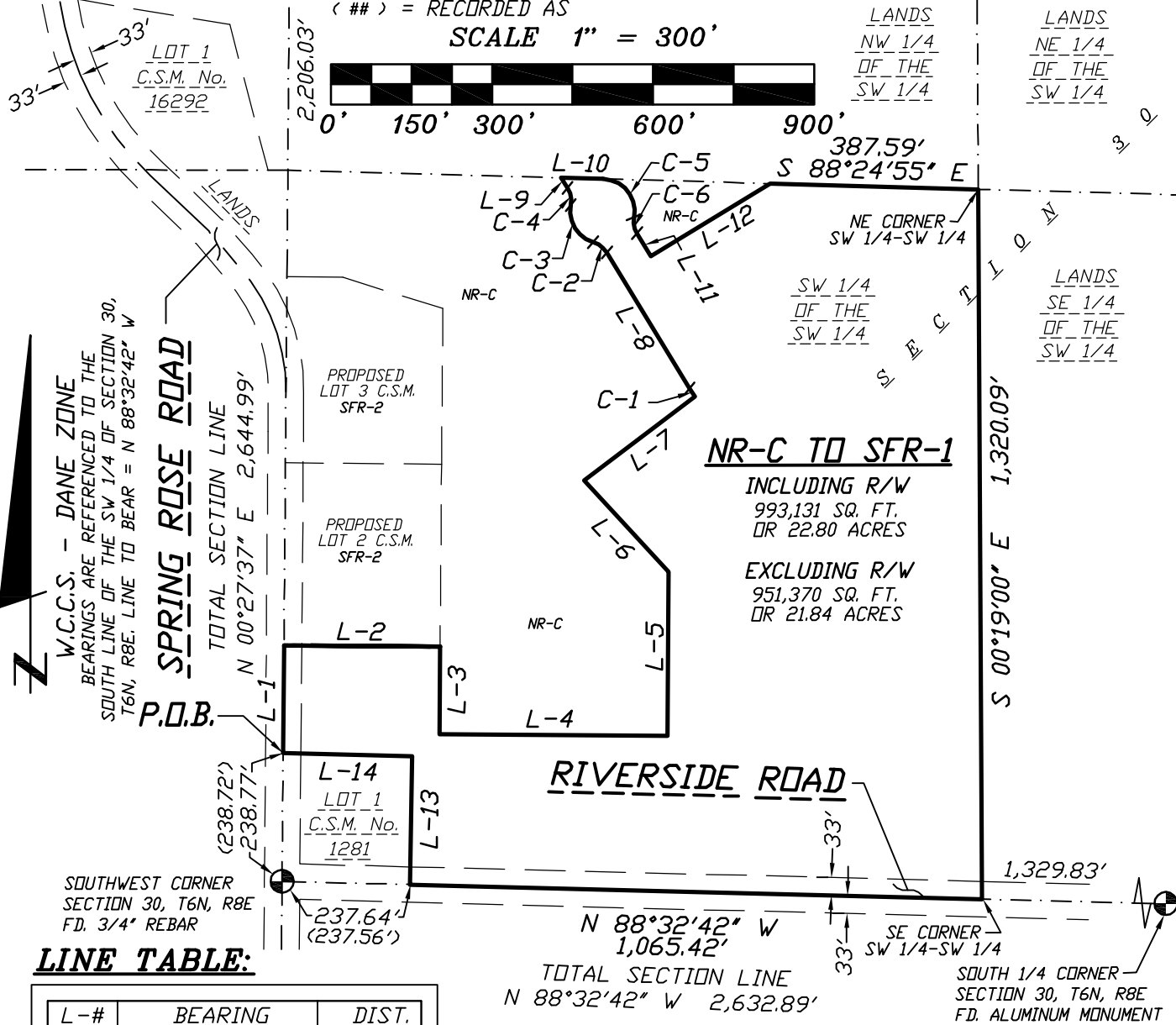
⊙ = FOUND SECTION CORNER
(##) = RECORDED AS

SCALE 1" = 300'



LANDS
NW 1/4
OF THE
SW 1/4

LANDS
NE 1/4
OF THE
SW 1/4



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF SECTION 30,
T6N, R8E. LINE TO BEAR = N 88°32'42" W

SPRING ROSE ROAD

TOTAL SECTION LINE
N 00°27'37" E 2,644.99'

PROPOSED
LOT 3 C.S.M.
SFR-2

PROPOSED
LOT 2 C.S.M.
SFR-2

NR-C TO SFR-1

INCLUDING R/W
993,131 SQ. FT.
OR 22.80 ACRES

EXCLUDING R/W
951,370 SQ. FT.
OR 21.84 ACRES

RIVERSIDE ROAD

SOUTHWEST CORNER
SECTION 30, T6N, R8E
FD. 3/4" REBAR

SOUTH 1/4 CORNER
SECTION 30, T6N, R8E
FD. ALUMINUM MONUMENT

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 00°27'37" E	200.18'
L-2	S 89°32'23" E	290.50'
L-3	S 00°27'37" W	162.61'
L-4	S 89°31'03" E	424.12'
L-5	N 00°28'57" E	305.29'
L-6	N 42°52'16" W	231.42'
L-7	N 52°51'09" E	259.20'
L-8	N 31°23'52" W	295.34'
L-9	N 31°23'52" W	22.65'
L-10	S 88°24'55" E	78.28'
L-11	S 31°23'52" E	48.39'
L-12	N 58°36'08" E	260.10'
L-13	(N 00°19'20" E)	(238.70')
	N 01°02'08" E	238.74'
L-14	(N 89°17'14" W)	(238.91')
	N 88°32'36" W	240.03'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC
C-1	183.00'	N 34°16'21" W 18.36'	18.36'
C-2	45.00'	N 52°24'36" W 32.27'	33.01'
C-3	60.00'	N 31°23'52" W 80.33'	88.02'
C-4	45.00'	N 10°23'07" W 32.27'	33.01'
C-5	60.00'	S 38°53'39" E 91.28'	103.72'
C-6	45.00'	S 10°23'07" E 32.27'	33.01'

PREPARED FOR:

CARRICO ENGINEERING
8177 COUNTY ROAD "G"
VERONA, WI 53593

NR-C TO SFR-1

A parcel of located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.77 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said west line N 00°27'37" E, 200.18 feet; thence S 89°32'23" E, 290.50 feet; thence S 00°27'37" W, 162.61 feet; thence S 89°31'03" E, 424.12 feet; thence N 00°28'57" E, 305.29 feet; thence N 42°52'16" W, 231.42 feet; thence N 52°51'09" E, 259.20 feet; thence along an arc of a curve concaved northeasterly having a radius of 183.00 feet and a long chord bearing and distance of N 34°16'21" W, 18.36 feet; thence N 31°23'52" W, 295.34 feet; thence along an arc of a curve concaved southwesterly having a radius of 183.00 feet and a long chord bearing and distance of N 52°24'36" W, 32.27 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing and distance N 31°23'52" W, 80.33 feet; thence along an arc of a curve concaved southwesterly having a radius of 45.00 feet and a long chord bearing and distance of N 10°23'07" W, 32.27 feet; thence N 31°23'52" W, 22.65 feet to the north line of the said Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E along said north line, 78.28 feet; thence along an arc of a curve concaved southerly having a radius of 60.00 feet and a long chord bearing and distance of S 38°53'39" E, 91.28 feet; thence along an arc of a curve concaved easterly having a radius of 45.00 feet and a long chord bearing and distance of S 10°23'07" E, 32.27 feet; thence S 31°23'52" E, 48.39 feet; thence N 58°36'08" E, 260.10 feet to the said north line of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 387.59 feet to the Northeast Corner of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning This parcel contains 993,131 sq. ft. or 22.80 acres and is subject to a road right of way over the southerly and westerly side.

TOWN OF VERONA

TO: Plan Commission

FROM: Sarah Gaskell, Planner/Administrator

DATE: October 11th, 2023

RE: Administrator's Memo - 2023 Proposed Amendments to the Comprehensive Plan

1. Land Use Application 2023-03

Owner: Tony Heinrichs

Address: 6622 Sunset Drive

Current Land Use Category: Transitional Agriculture

Proposed Land Use Category: Rural Residential 2-4 acres

Acreage: 177.7

The applicant has submitted the appropriate documentation to meet the requirement of the application.

2. Land Use Application 2023-04

Owner: Audrey Janssen

Address: 1820 Spring Rose Road

Current Land Use Category: Transitional Agriculture

Proposed Land Use Category: Rural Residential 2-4 acres

Acreage: 37.42

The applicant has submitted the appropriate documentation to meet the requirement of the application.

3. Land Use Application 2023-05

Owner: Doerfer Brothers, Inc.

Address: 2271 Fitchrona Road

Current Land Use Category: Transitional Agriculture

Proposed Land Use Category: Rural Residential 2-4 acres

Acreage: 118

The applicant has submitted the appropriate documentation to meet the requirement of the application.

4. Other

Town of Verona's 2019 Comprehensive Land Use Plan Amendment Procedure Process

Plan Amendments to the Comprehensive Plan Document (Chapter 11, ToV 2019 Comp Plan)

Amendments to the 2019 Comprehensive Plan may be appropriate in the years following initial Plan adoption and in instances where the Plan becomes irrelevant or contradictory to emerging policy or trends. "Amendments" are generally defined as minor changes to the Plan maps or document. In general, the Plan should be specifically evaluated for potential amendments every two years. In addition, the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the Comprehensive Plan and the planning process and should be avoided.

Procedure for Amending the Town's Comprehensive Plan

The procedures for a comprehensive plan amendment, as may be amended from time to time, are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). Any amendments to a Comprehensive Land Use Plan must be adopted by the Town Board in the form of an adoption ordinance, approved by a majority vote. Two important steps must occur before the Town Board may amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing on said proposed amendments.

Method

- a. The Plan Commission initiates the proposed Comprehensive Plan amendment process. This may occur as a result of a regular Plan Commission review of the Plan or may be introduced at the request of a property owner. This review process will only be initiated in odd number years, (e.g., first review, Dec. 2021). Applications for an amendment to the Comprehensive Land use plan shall be received by September 30th of odd numbered years.
- b. The Town Plan Commission or Town Staff prepares a draft of the amendment to the Comprehensive Plan, which may include specific text or maps.
- c. The Town Clerk sends a copy of the draft Plan amendment (not the entire Comprehensive Plan) to other Town committees, adjacent government jurisdictions and Dane County Planning and Development Department staff for their informal review. These bodies should ideally have at least 30 days to review and comment on the proposed plan amendment.

- d. The Town Clerk directs the publishing of a Class 1 notice at least 30 days before a joint Town Board/Plan Commission public hearing and containing information required under State Stats. Section 66.1001(4), Wisconsin Statutes.
 - i. Date, time and place of the public hearing
 - ii. A summary of the proposed amendment, which may include a map
 - iii. Contact person, who can provide additional information
 - iv. Where a copy of the amendment may be inspected before the public hearing
- e. Following the public hearing, the Plan Commission makes a recommendation on the proposed Plan amendment to the Town Board by adopting a Plan Commission resolution by majority vote of the entire Commission at their regular December meeting.
- f. The Plan Commission recommends adoption of the amendment by passing a resolution that very briefly summarizes the proposed amendment and its various components. The **resolution** should also reference the reasons for the amendment and the public involvement process used during the review process. The resolution must pass by a majority vote of the entire Commission. The resolution is forwarded to the Town Board for action. If there is an **objection** to the proposed Amendment, action by the Plan Commission may be delayed one month.
- g. The Town Board approves (or denies) the **ordinance** adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Town Board may require changes from the Plan Commission recommended version of the proposed plan amendment.
- h. The Town Clerk sends a copy of the adopted ordinance and Plan amendment (not the entire Comprehensive Plan) to all adjacent and surrounding government jurisdictions as required under Sections 66.1001(4)b and c, Wisconsin Statutes.
- i. The Town Clerk sends copies of the adopted Plan amendment and related ordinance to Dane County Planning and Development Department for possible incorporation in the Dane County Comprehensive Plan. The County will hold its own hearing before acting on the amendment.

Materials to be provided by the applicant

The request to amend land use shall be specific and reference the categories associated with the Comprehensive Plan Future Land Use Map. 9.6. The applicant will submit a Land Use Change Application and shall include the following information:

- a. The location of the parcel in the context of the surrounding parcels.
- b. The current land use as defined by Map 9.6 – Future Land Use.

- c. Proposed land use narrative. This should include a rationale for the proposed land use change and how the proposed change is consistent with the intent of the Comprehensive Plan. Information on how the change might impact on the services provided by the Town and any perceived impacts to the Town should also be detailed. Further, any information on how the proposed change will impact the potential use of the adjacent land should be provided.
- d. Information about the parcel, such as vegetation and topography.
- e. A map of the parcel which includes the boundaries and adjacent roads and trails.
- f. A map of any vegetation coverage.
- g. Information on the presence or absence of geological or hydrologic features or of cultural or historical significance.
- h. A topographical map.

Application Fees and Cost

The applicant will be responsible for any costs related to the proposed amendment per the Town Fee Schedule.

Schedule

- a. The Application must be submitted to Town Staff by Sept 30th of odd years.
- b. Town Staff sends draft amendment to Town committees, adjacent municipalities and Dane County Planning and Development Department by the end of second week of November. Responses are requested to be provided within 30 days.
- c. Publication of Class I Notification for the public hearing on the proposed amendments will occur at least 30 days before the Joint Plan Commission/Town Board meeting.
- d. The Public Hearing will be held at the Plan Commission Meeting on the third Thursday of December. This meeting will be a joint Plan Commission/Town Board meeting.
- e. The Board Meeting to consider adoption of any proposed amendments will be held in the month following the Plan Commission meeting at which any recommendations for adoption were made.

**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) 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. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): TONY HEINRICH'S LANDS
AT 6622 SUNSET DRIVE (APPROX 177.7 ACRES)

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category _____
 - new zoning category _____
- 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 Phone (608) 235-9220

Address 702 N. HIGH POINT RD, MAD, WI E-Mail TONYHEINRICH510@GMAIL.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)

REVISE THE COMP PLAN TO CHANGE THE FUTURE LAND USE
FROM TRANSITIONAL AG TO RURAL RESIDENTIAL, 2-4 ACRES

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

Applicant Signature [Signature] Date 8.24.23

Print Name Tony Heinrichs

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

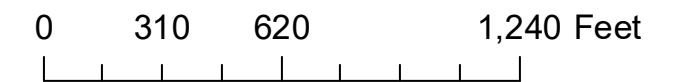
Comp Plan Amendement for Heinrichs

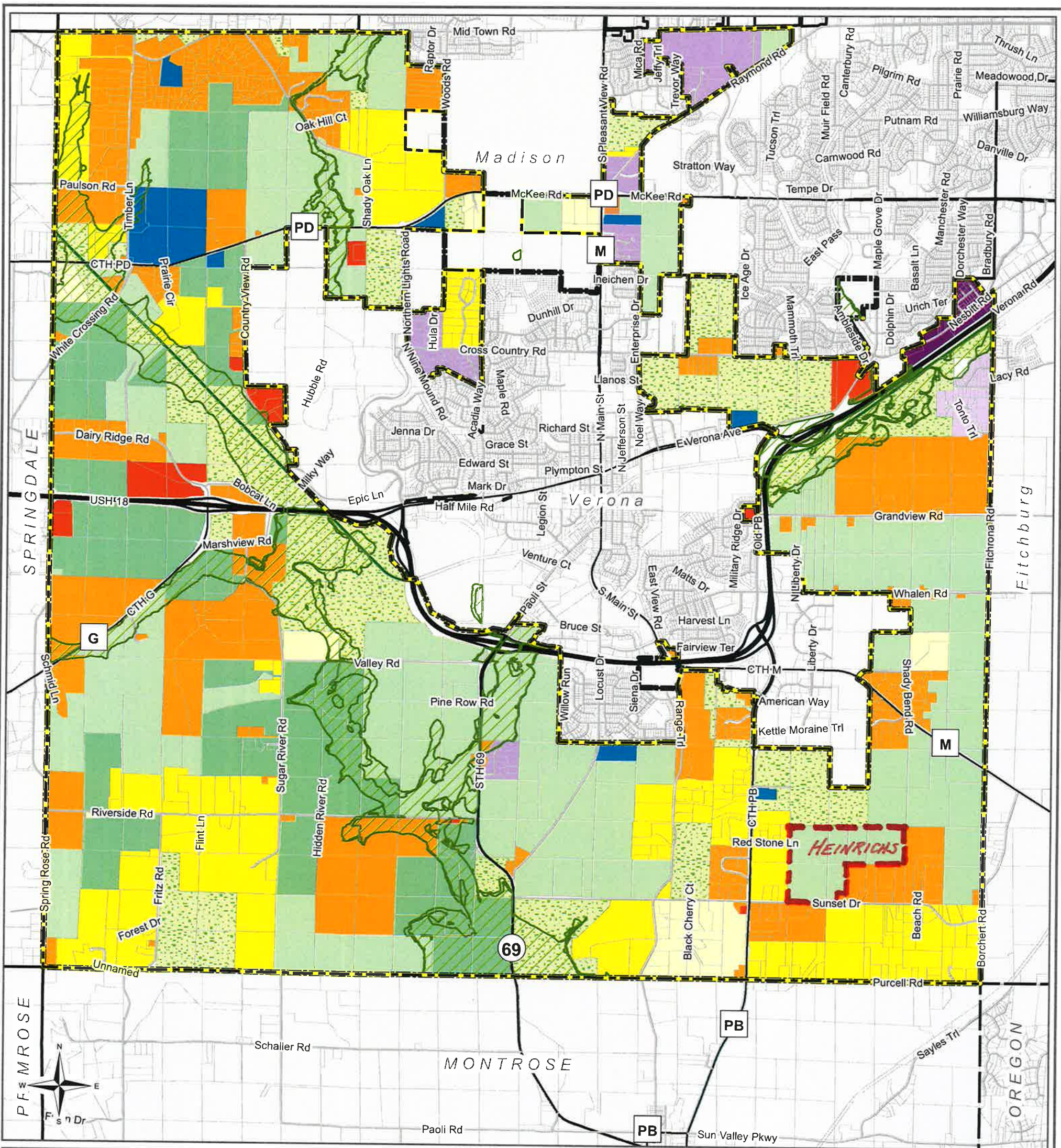


September 18, 2023

Road Names

Parcels





Map 9.6: Future Land Use

Town of Verona

Date Created: 8/20/2018
 Date Amended: 11/16/2018

0 0.5 1

Miles Note: see Cities authorities on the subject Town of Verona lands

- Trail
- Farmland Preservation
- Transitional Agricultural
- Rural Residential, 8+ acres
- Rural Residential, 4-8 acres
- Rural Residential, 2-4 acres
- Natural/Recreational Resources
- Environmental Respires Protection Corridor
- Urban Residential: SFR Neighborhoods Public Septic
- Urban Residential: SFR Neighborhoods Private Septic
- Urban Mixed Use Neighborhood
- Institutional
- Commercial
- Utilities



vierbicher
 planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

Proposed Comprehensive Plan Amendment—Heinrichs lands on Sunset Drive

Tony Heinrichs (Two Half Empty Milk Cans LLC) owns approximately 177 acres on Sunset Drive in the Town of Verona. Currently it is being used primarily as agricultural land, and also includes some farm buildings, a residence, and a recreational pond. There is a steep wooded section in the NE corner of the property, along with some wooded area in the SE corner along Sunset Drive.

There are many small residential parcels on 3 sides of the land, including the newer Deer Haven plat on the east, and numerous CSM lots that have been created along Sunset Drive, Redstone Lane, and Horseshoe Bend Road. The Dane County Dog Park is to the north, along with a large tract of land owned by the Fishers.

The Town Comp Plan currently shows a future land use of Transitional Ag, and that is adjacent to rural residential uses on 3 sides. The dog park to the north is listed as Natural/Recreational Resources. Tony is requesting the Town consider changing his future land use to Rural Residential, 2-4 acres. This would essentially be an in-fill to the existing uses around this parcel.

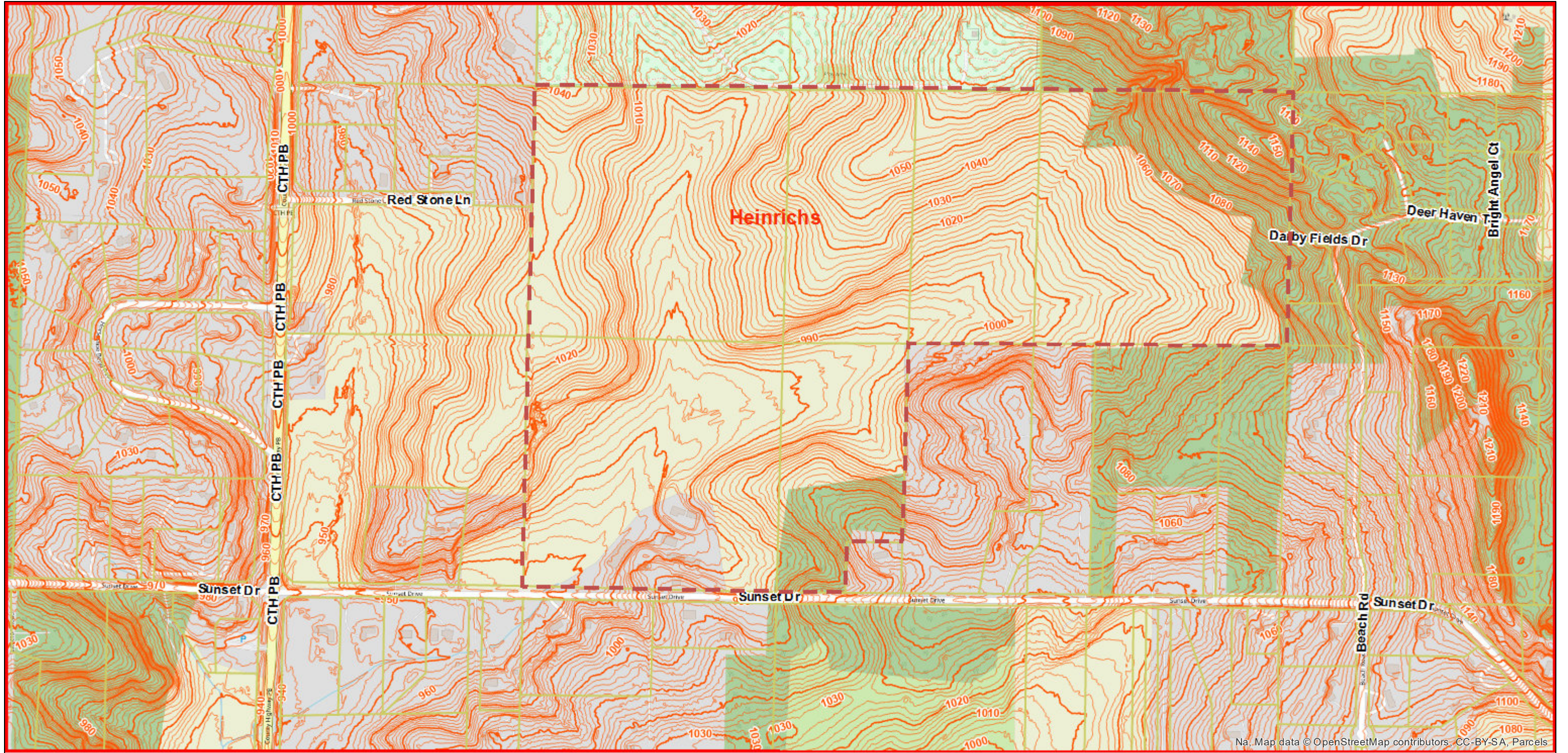
The biggest impact to Town services will be the increased traffic on Sunset Drive. A rural road of this nature can handle significant daily traffic, but the intersection with CTH PB will need to be studied to understand what if any improvements will be needed there. The Town Comp Plan Official Road Map (map 4.1) shows an east/west road connection through this parcel. The east connection has been built as part of the Deer Haven plat. We foresee the west connection being integrated with the development of Bob Rego's parcel (currently listed as rural residential in the Comp Plan).

There is a significant watershed that flows through the land, and stormwater management will be required to meet the County and DNR standards for peak flow control, sediment reduction, and infiltration. With a Conservation Subdivision design, there will be a wide green space down the valley to accommodate the off-site runoff as well as the runoff from the project. Stormwater basins will be incorporated into this system. Dane County mapping indicates a navigable stream running through this valley. We will work with Hans Hilbert to make a determination for this item. Dane County mapping also indicates the potential for wetland in the lower end of the valley, and as part of the due diligence a wetland determination will be completed.

The steep wooded section in the NE corner has geological significance in connection with the Ice Age ridge formation. We will work with Dane County and Ice Age Foundation on how a trail connection could be made from the dog park over to the trail within Deer Haven.

Overall, this project would provide additional single family housing for the Town of Verona. The intent is to develop this in conformance with the Town's Conservation Subdivision Ordinance, which will preserve the wooded areas and provide a central green space through the valley that homes can be clustered around. This project will be compatible with surrounding uses, and will minimize disruption of the existing natural features. Because of its location, it will not impact neighboring agricultural uses.

Comp Plan Amendement for Heinrichs--topo



Na. Map data © OpenStreetMap contributors, CC-BY-SA, Parcels

September 18, 2023

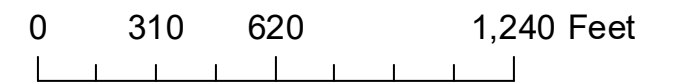
Road Names

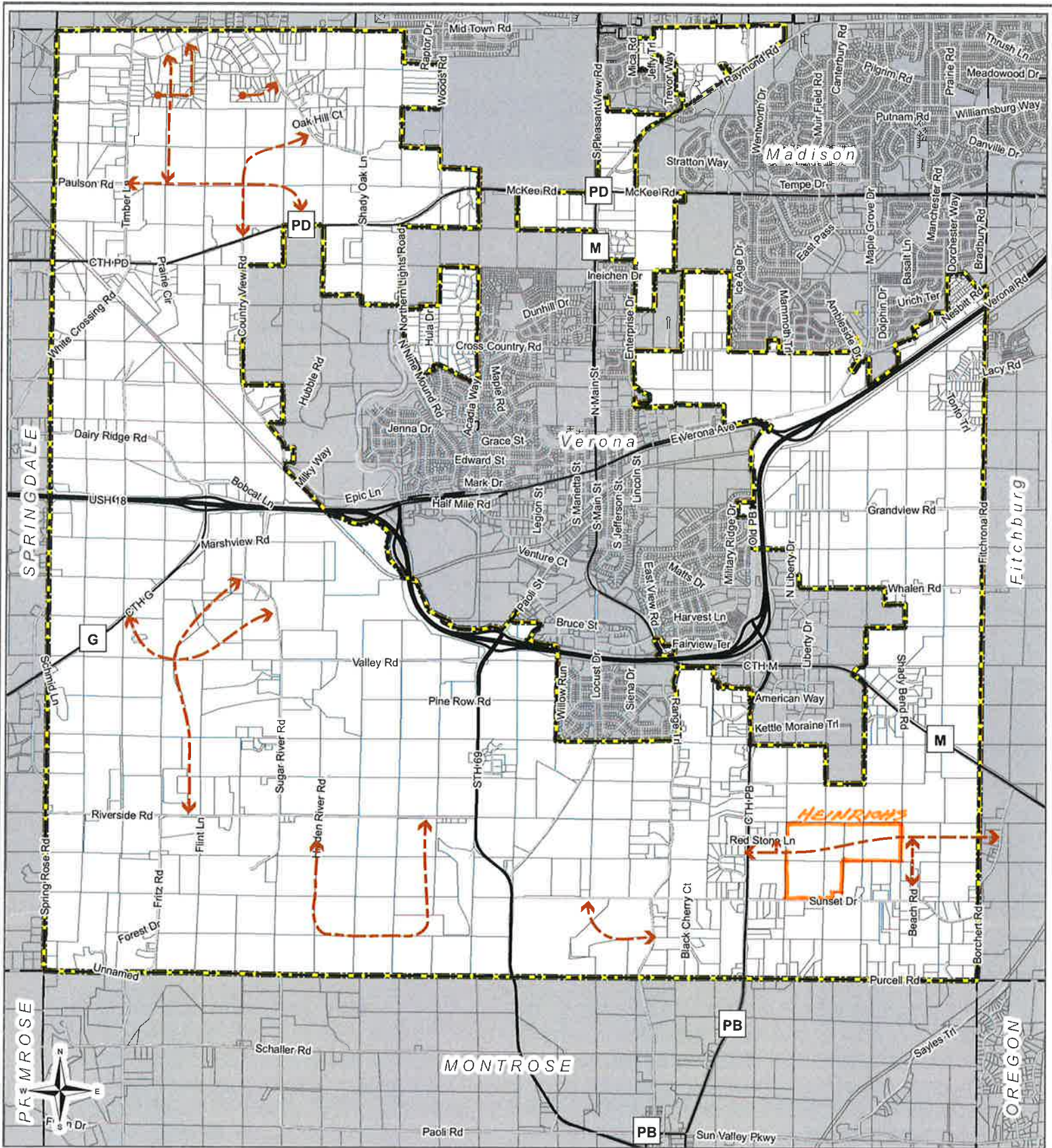
Parcels

2 foot Intervals

10 foot Intervals

2 foot Intervals





Map 4.1: Official Road Map

Town of Verona

- Adjacent Communities
- Town of Verona

Date Created: 8/20/2018
Date Amended: 10/1/2018



- Proposed Future Roadway
- Local Road
- County Highway
- State/US Highway



vierbicher
planners engineers advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

2023-03

**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) 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. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): 1820 Spring Rose Road
Verona, WI 53593

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement** - all materials submitted electronically
- rezone petition**
 - current zoning category _____
 - new zoning category _____
- 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 Phone 608-225-1465

Address 1820 Spring Rose Road Verona WI E-Mail ajanssen@tds.net

Applicant, if different from the property owner N/A

Applicant's Phone 608-225-1465 E-mail ajanssen@tds.net

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 N/A
to act as my agent in the application process for the above indicated land use change.

Signature N/A Date N/A

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

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

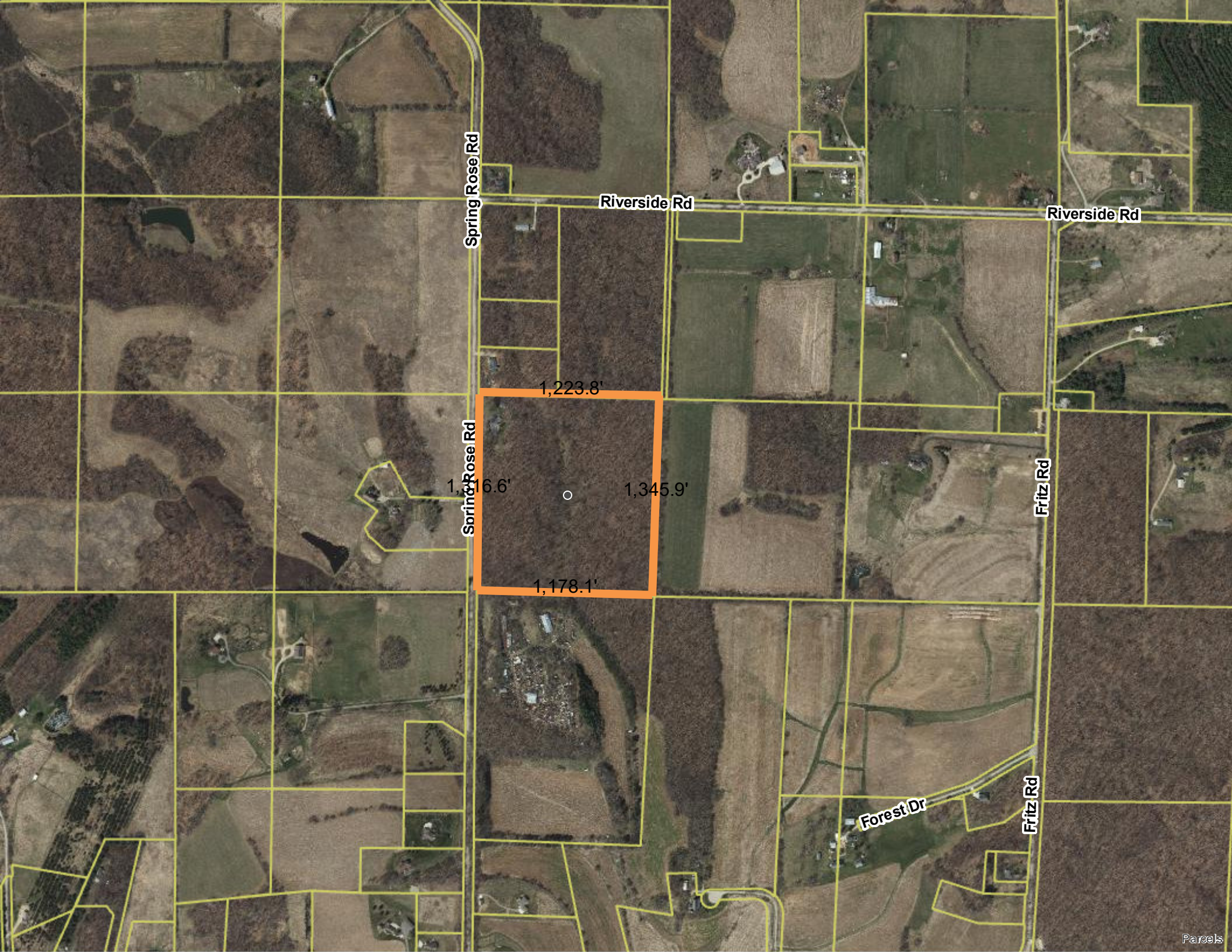
Applicant Signature *ajanssen* Date 9/21/23

Print Name Audrey Janssen

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
 Sarah Gaskell, Administrator, Town of Verona
 7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
 (608) 845-7187

OFFICE USE ONLY

Application # _____
 Fee _____
 Paid by _____
 Date _____ Check # _____
 Receipt # _____



Spring Rose Rd

Riverside Rd

Riverside Rd

Spring Rose Rd

Fritz Rd

Fritz Rd

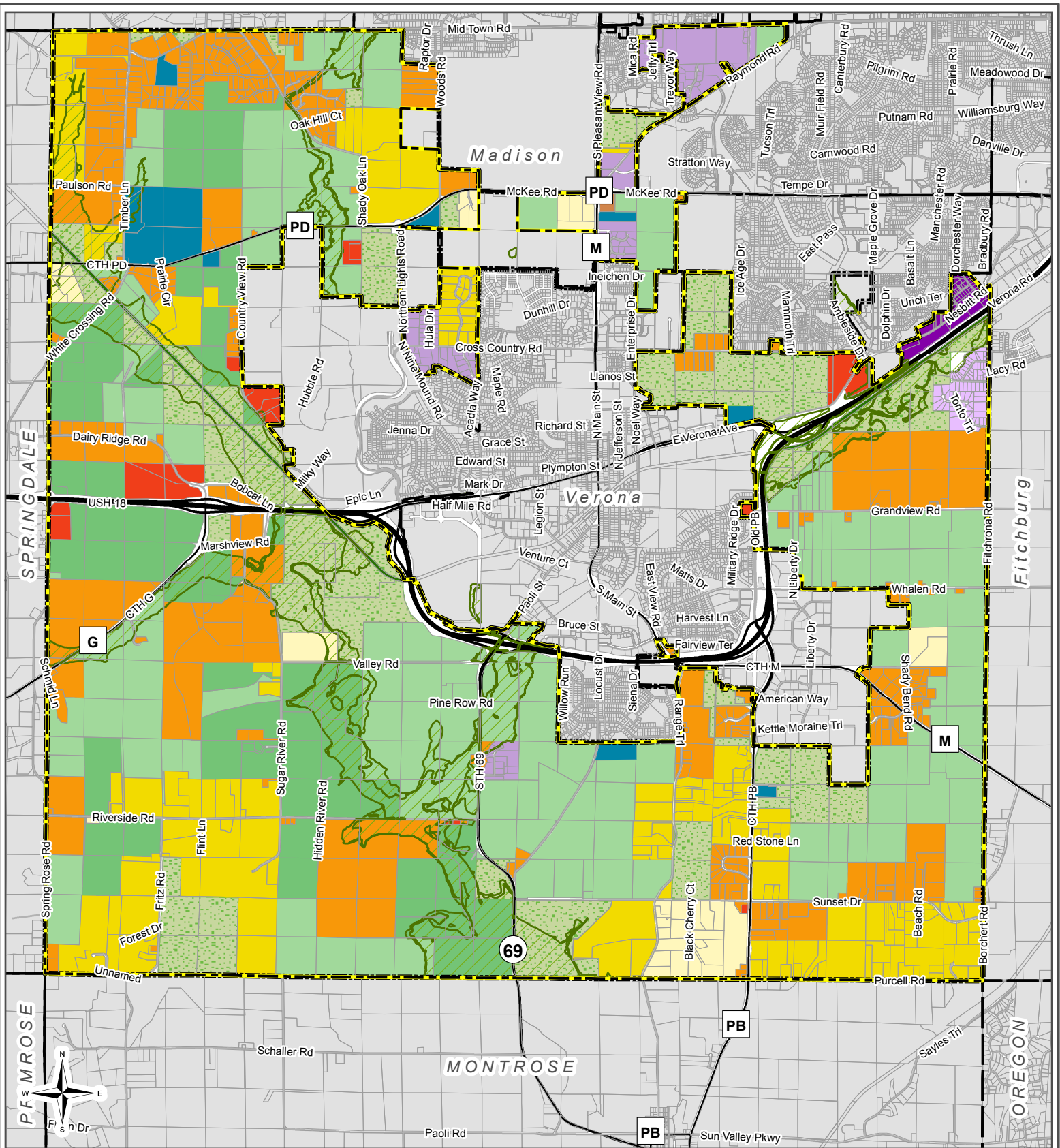
Forest Dr

1,223.8'

1,345.9'

1,178.1'

1,116.6'



Map 9.6: Future Land Use

Town of Verona

- Trail
- Farmland Preservation
- Transitional Agricultural
- Natural/Recreational Resources
- Rural Residential, 8+ acres
- Rural Residential, 4-8 acres
- Rural Residential, 2-4 acres
- Utilities
- Urban Residential: SFR Neighborhoods Public Septic
- Urban Residential: SFR Neighborhoods Private Septic
- Urban Mixed Use Neighborhood
- Institutional
- Commercial
- Environmental Respires Protection Corridor

 Town of Verona

Date Created: 8/20/2018
 Date Amended: 11/16/2018



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

Amendment to the Town of Verona Future Land Use Map for 1820 Spring Rose Road,
Verona, WI

Narrative

a. See Map A - Parcel and Surrounding Parcels

b. See Map B - Current Town Land Use Plan Map 9.6 - Current Land Use for Parcel is
Transitional Ag

c. Proposed change to RR 2- 4

Rationale: With the Parcel to the north re-zoned as RR 2- 4 and parcel to the south
potentially, changing from Transitional Ag to RR 2- 4 in the future, we are seeking this
rezoning is purely to keep up with the changes to the neighboring parcels and in the
Town of Verona in general. We do not have any plans for subdivision of this
property. but we want to be prepared for the future.

Impact on Services: No impact on services as Spring Rose Road provides ample road
frontage

Impact on potential use of adjacent land: No impact as adjacent land is either already
RR 2- 4 or has potential to be RR 2- 4 in the future

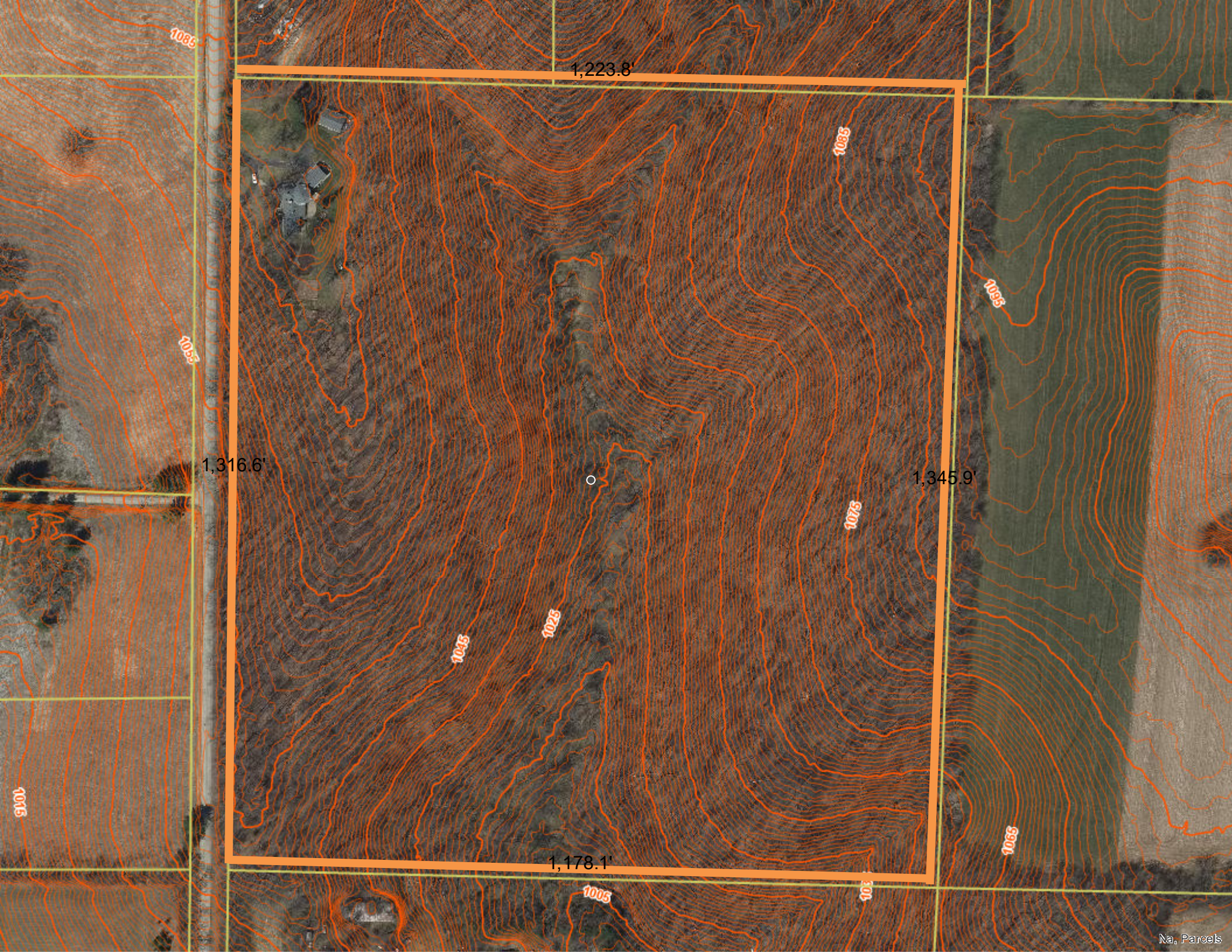
d. See Map D - Vegetation and Topography - Parcel is wooded with hillsides and a
valley

e. See Map E - Boundaries and Adjacent Roads

f. See Map F - Vegetation - Parcel is wooded

g. See Map G - Geological and Water Resources - There are no Geological features
and no Water Resource as per attached letter from Hans Hilbert, DNR

h. See Map H - Topographical Map



1,223.8'

1085

1035

1095

1055

1,316.6'

1,345.9'



1075

1045

1025

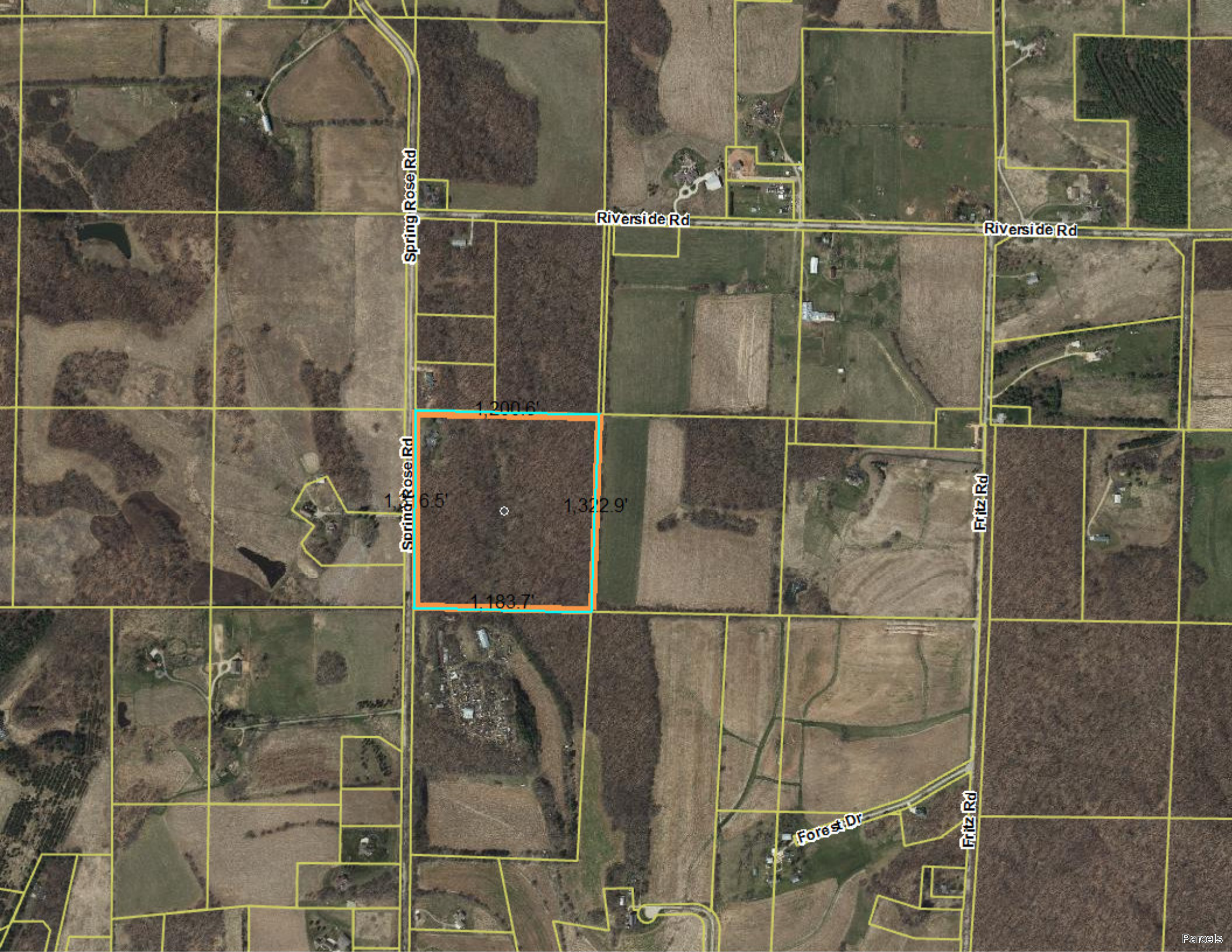
1065

1,178.1'

1015

1005

103



Spring Rose Rd

Riverside Rd

Riverside Rd

Spring Rose Rd

Fritz Rd

Fritz Rd

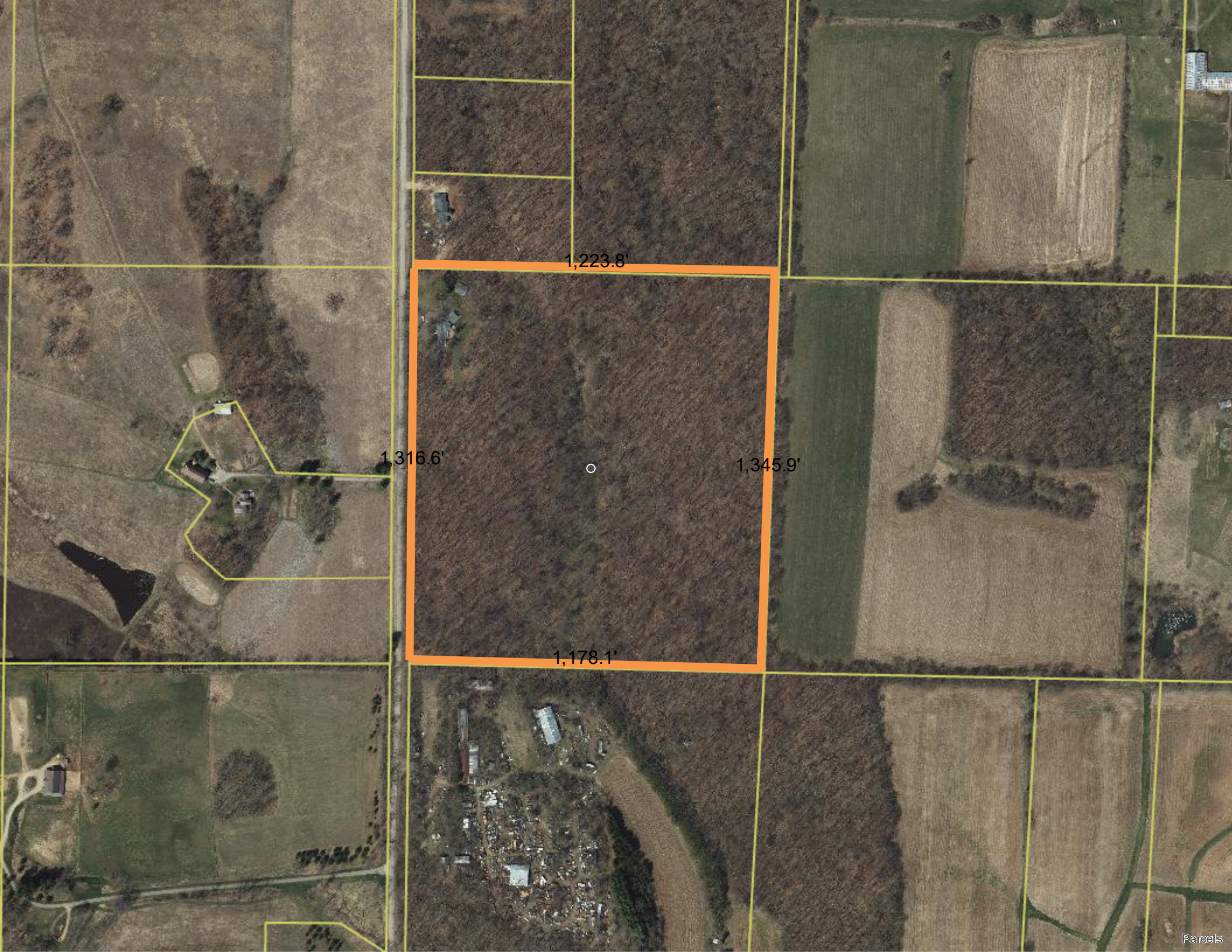
Forest Dr

1,200.6'

1,322.9'

1,183.7'

1,176.5'

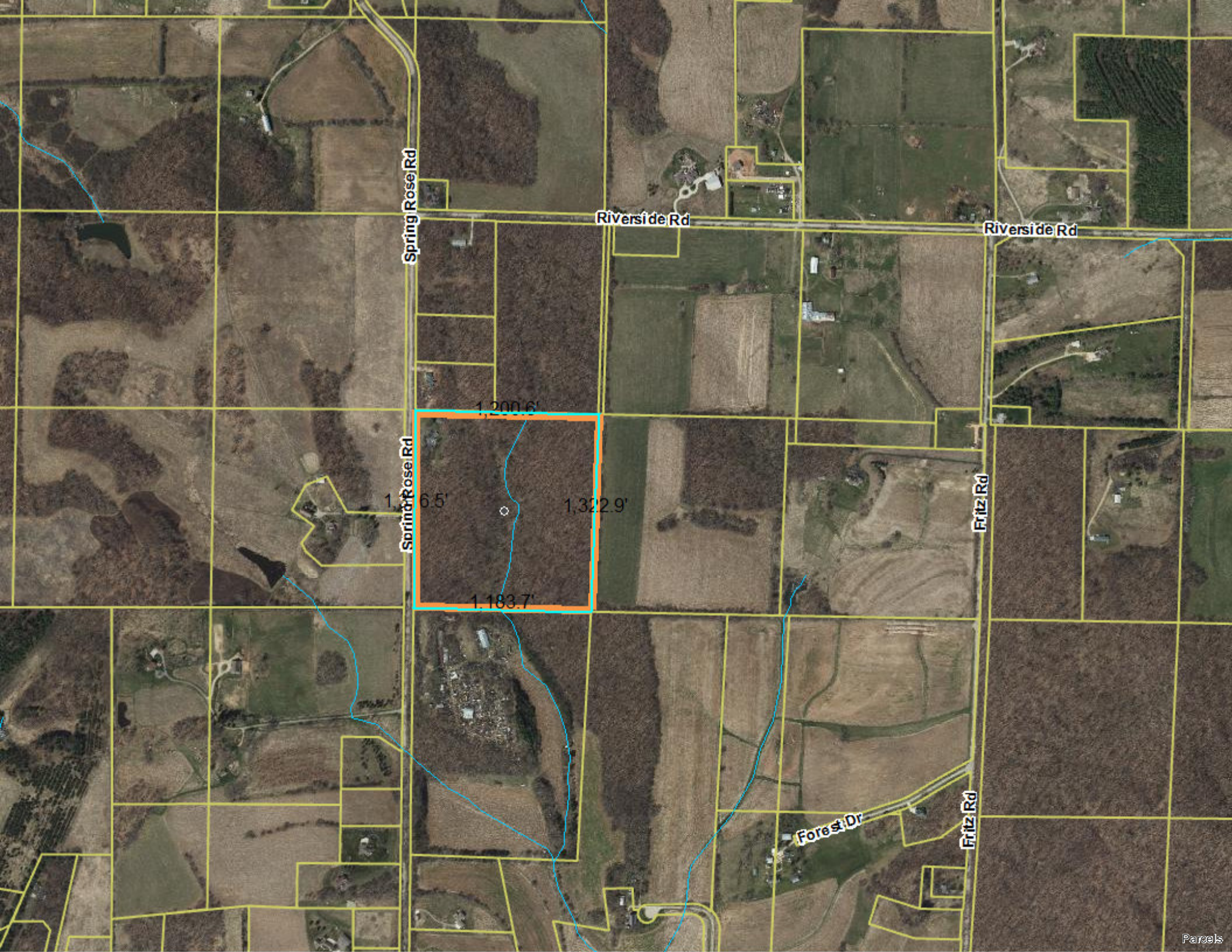


1,223.8'

1,316.6'

1,345.9'

1,178.1'



Spring Rose Rd

Riverside Rd

Riverside Rd

Spring Rose Rd

Fritz Rd

Fritz Rd

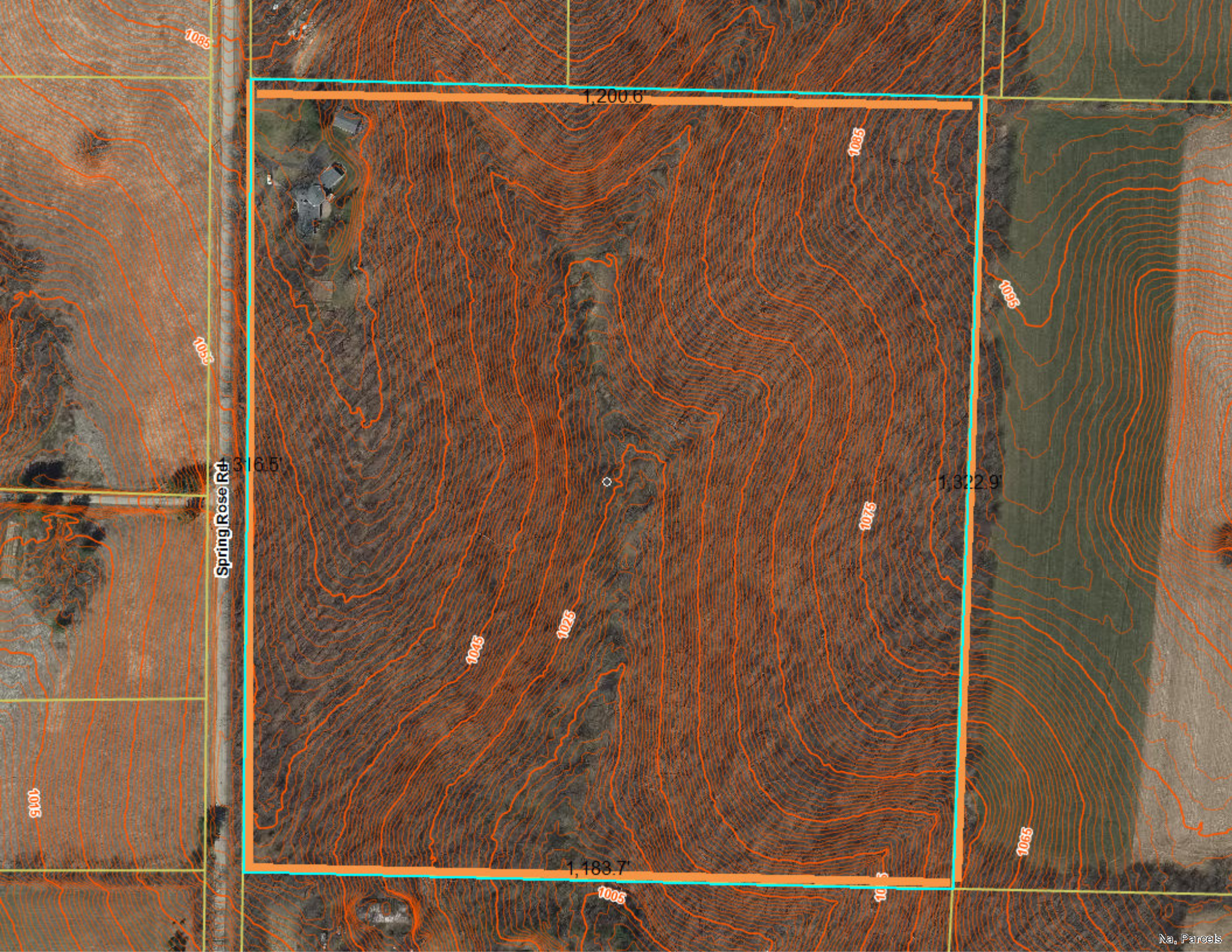
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Spring Rose Rd
316.5'

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1055

1045

1025

1075

1015

1,183.7'

1005

1035

1065



Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

September 18, 2023

Peter & Audrey Janssen
1820 Spring Rose Rd
Verona WI 53593

RE: Navigability Determination – 1820 Spring Rose Rd, Section 31, Town of Verona
DCPWTR-2023-00015
Parcel: 0608-312-9000-7

The Dane County Zoning Division has processed your request for a navigability determination for a mapped waterway on your property.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the categorization of this stream. The map shows that there is an intermittent stream crossing the property from north to south with the origin of the stream 40 feet beyond your north property line. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on September 15, 2023. The topography of the area is characterized as a forested ravine, no defined bed or bank was observed. Any flow of water would be described as following topography without channelization.

After further review of the stream, it has been determined that it is NOT navigable within 300 feet of your property.

This letter serves as notice that the future development that will occur on the above-described lot is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources

2023-04

**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) 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. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): _____

See Attached DCI MAP

Please check all that apply.

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category _____
 - new zoning category _____
- 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 Phone 608 444-0496

Address 2271 Fitchwood Rd. E-Mail ssdoerfer@gmail.com

Applicant, if different from the property owner Doerfer Brothers Inc

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 Steve Forrer to act as my agent in the application process for the above indicated land use change.

Signature Steve Forrer

Date 9-20-23

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

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

Applicant Signature John D Doerfer

Date 9-20-23

Print Name John Doerfer

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

062/
0608-244-
8080-6



062/068-244
8501-6

062/0608-244-
8001-1

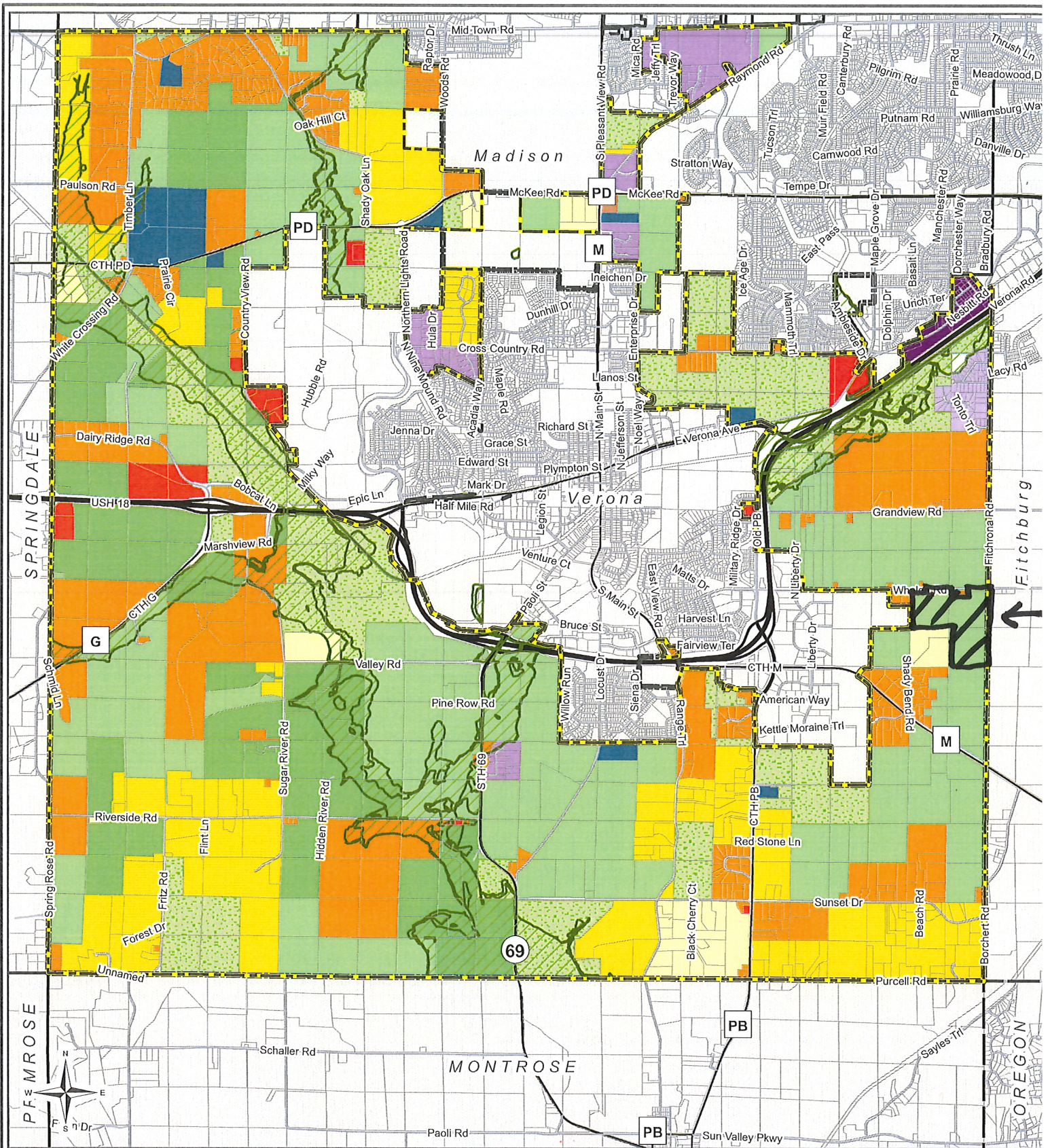
062/
0608-244-
9500-5

0608-244-8501-6 ✓

0608-244-8001-1 ✓

0608-244-8080-6

0608-244-9500-5



Map 9.6: Future Land Use

Town of Verona

- Trail
- Farmland Preservation
- Transitional Agricultural
- Natural/Recreational Resources
- Rural Residential, 8+ acres
- Rural Residential, 4-8 acres
- Rural Residential, 2-4 acres
- Urban Residential: SFR Neighborhoods Public Septic
- Urban Residential: SFR Neighborhoods Private Septic
- Urban Mixed Use Neighborhood
- Institutional
- Commercial
- Utilities
- Environmental Resprces Protection Corridor

Town of Verona

Date Created: 8/20/2018
Date Amended: 11/16/2018

0 0.5 1 2 Miles Note: see Cities authorities on the subject Town of Verona lands



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METR
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

TOWN OF VERONA PLAN AMENDMENT

To : Town of Verona Planning Commission
From: Doerfer Brothers, Inc. Verona, Wisconsin

Subject: Plan Amendment to the Comprehensive Plan

Property Description: 0608- 244-8501-6 ,0608-244-8001-1 , 0608-2448080-6,0608-244-
Approximately 118 acres 9500

Current land use (map 9.6: - future Land use) — Transition Agriculture

Proposed land use — Rural Residential, 2- 4 acres

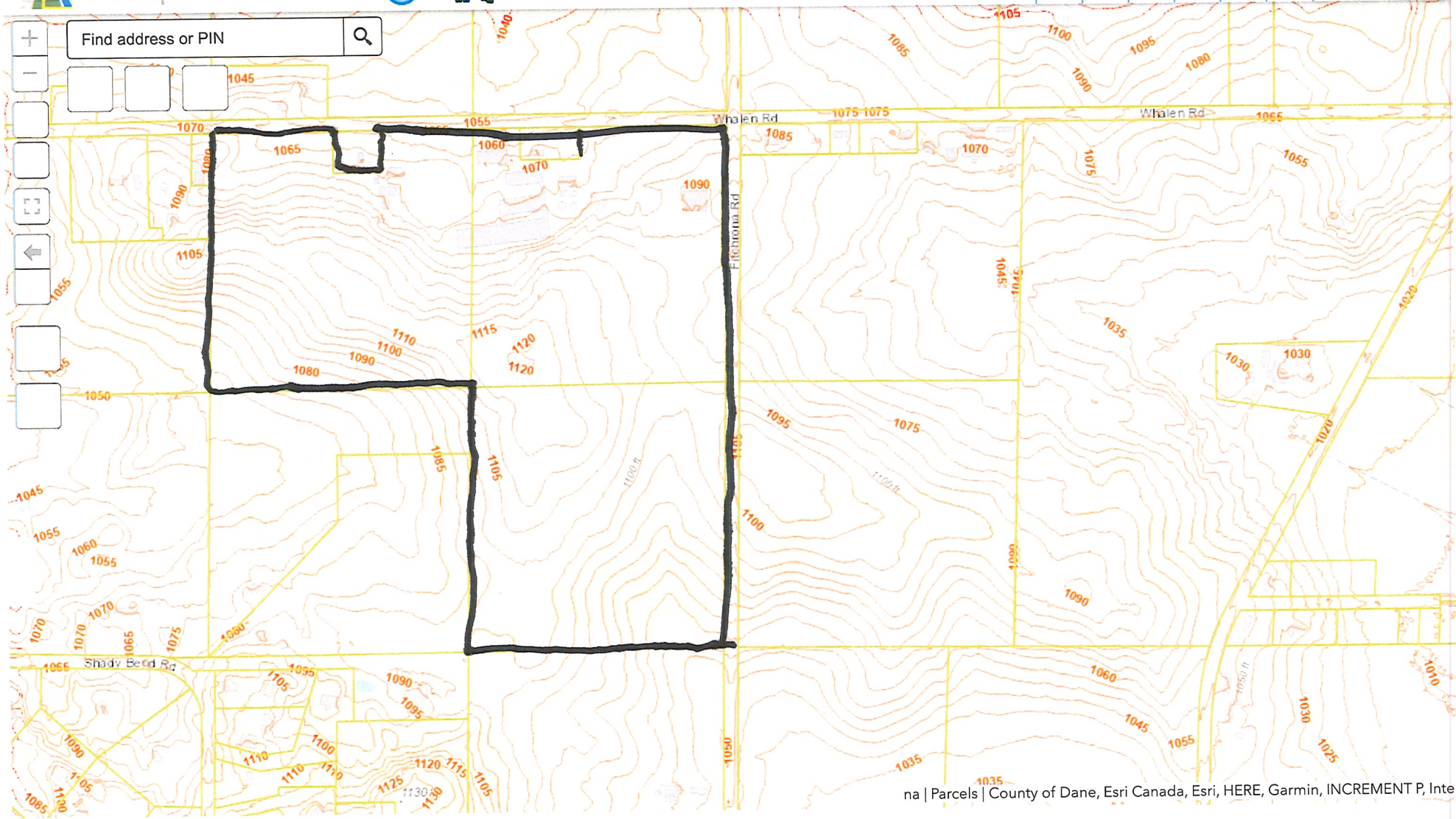
This change is consistent with the land uses of the neighboring properties and will be cor
with the future development of the town of Verona. §

Thank you
Doerer Brothers ,INC.



Find address or PIN

Input fields for address or PIN



na | Parcels | County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Inter

600ft

