



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday, July 22, 2021 6:00 PM

The Town of Verona Plan Commission will hold its meeting via Zoom. The Plan Commission meeting will **NOT** be held at Town Hall, 7669 County Highway PD, Verona WI.

To join the meeting online:

<https://zoom.us/j/91772131129?pwd=U3VrNjVrZ1FsWlY3b3p4am0yNTJndz09>

Meeting ID: 917 7213 1129

Passcode: 178001

Or dial by your location using the same meeting ID and password above
(312) 626 6799

SPEAKING INSTRUCTIONS

Oral public comments: Those wishing to speak during the Zoom meeting **MUST** be online at the beginning of the meeting. The Chair will ask the folks who have called in, if they want to comment and on what agenda item at the beginning of the meeting.

Written comments: You can send comments to the Plan Commission on any matter, either on or not on the agenda, by emailing sgaskell@town.verona.wi.us or in writing to Sarah Gaskell Town of Verona Hall, 7996 County Highway PD, Verona WI, 53593. You can also drop off comments in the dropbox in the vestibule of the Town Hall, which is open 24 hours.

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

1. Call to Order/Approval of Meeting Agenda
Review of the meeting format and identification of the people on the zoom meeting.
Please state your name and address as a record of any persons participating in the meeting is required.
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 will be read.
3. Approval of minutes from June 17th, 2021 Plan Commission Meeting
4. Discussion and Possible Action Site approval for Final Phase of construction for the Madison-Verona Self Storage facility located at 4201 Maple Grove Road, submitted by Jamie and Cameron Lindau
5. Discussion and Possible Action: Land Use Application 2021-10 submitted by Norbert Repka for a CSM and rezone of parcel number 062/0608-284-8440-2, located at 2014 Manhattan Drive, Verona WI
6. Discussion and Possible Action: Land Use Application 2021-11 submitted by Sugar River Investors, LLC for a rezone for parcel 062/0608-301-8001-1 located at 2325 Sugar River Road, Verona WI
7. Discussion and Possible Action: Draft Subdivision Ordinance
7. Commissioner Comments
8. Other
9. Next Meeting: Thursday, August 19, 2021
10. 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: 08 July 2021, Douglas Maxwell, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, April 15, 2021, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Tom Mathies, Sarah Slack, Deb Paul, Haley Saalsaa Miller

Staff: Sarah Gaskell, Administrator

Other: Lee Stilwell, David Walford, Randy Christianson, Brent Hoeft

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:30 pm. Motion to approve the agenda by Saalsaa Miller, second by Mathias. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 5/20/2021 – Mathies sent corrections sent via email. Motion to approve minutes by Mathies, second by Paul. Motion carried by voice vote.
4. Staff report: Commission provided updates on the status of the Draft Subdivision Ordinance, the blanket rezone application for the Cross-Country neighborhood and other related land use issues
5. Discussion and Possible Action: Procedure for Amendment of the Comprehensive Plan
 - a. Topics of discussion included due date of application submissions, timeline for completion, consistency of language
 - b. Motion to recommend approval of Procedure for Amendment of the Comprehensive Plan, consistent with changes discussed and agreed upon by Slack, second by Saalsaa-Miller; motion carries by voice vote.
 - c. Plan commission members will be sent the final version prior to the Town Board meeting at which the agenda item will be discussed.
6. Discussion and Action: Procedure for Approval of a Conditional Use Permit
 - a. Topics of discussion included consistency with Dane County process, and language changes for clarity and accuracy
 - b. Motion to recommend approval of the Procedure for Approval of a Conditional Use Permit with the recommended changes by Mathies, second by Saalsaa Miller; motion carries by voice vote.
 - c. Plan commission members will be sent the final version prior to the Town Board meeting at which the agenda item will be discussed.
7. Discussion and Action: Checklist for CSM approval Process
 - a. No action taken; Staff directed to make changes as appropriate
8. Discussion: Resuming In-person meetings for Plan Commission
 - a. In person Plan Commission meetings will resume in August 2021; the July 22nd meeting will be conducted via Zoom

9. Next Regular meeting – July 22nd, 2021

10. Adjournment – Meeting adjourned at 8:35 pm

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved:

DRAFT

Details for the final Phase of the Madison-Verona Self Storage site:

1. One row of outside parking is being eliminated and replaced with a standard self-storage building instead
2. The plan depicts the lighting plan for all of the rest of the proposed buildings
3. The entire site will be graded in 2021
4. The stormwater pond was already designed for the entire site and full build out.
5. The foundation for Building 5a will be poured this year (this is the building eliminating the some of the parking spots)
6. Remaining foundations are scheduled to be poured in 2022 & 2023
7. Any change to buildings in future require PC approval
8. The landscape for the rest of berms will be planted this fall

TOTAL SITE

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	8	1.1	200	Y
B	5 x 10	98	14.0	4900	N
BC	5 x 10	7	1.0	350	Y
CC	5 x 15	2	0.3	150	Y
IC	10 x 5	8	1.1	400	Y
D	10 x 10	82	11.7	8200	N
DC	10 x 10	34	4.9	3400	Y
E	10 x 15	136	19.5	20400	N
EC	10 x 15	44	6.3	6600	Y
F	10 x 20	134	19.2	26800	N
FC	10 x 20	54	7.7	10800	Y
GC	10 x 25	5	0.7	1250	Y
H	10 x 30	4	0.6	1200	N
HC	10 x 30	13	1.9	3900	Y
K	10 x 40	1	0.1	400	N
QC	10 x 7	5	0.7	350	N
V	12 x 10	4	0.6	480	N
W	12 x 15	2	0.3	360	N
Q	12 x 20	5	0.7	1200	N
Y	12 x 25	2	0.3	600	N
L	12 x 30	24	3.4	8640	N
LC	12 x 30	5	0.7	1800	Y
P	12 x 40	20	2.9	9600	N
PC	14 x 50	2	0.3	1400	Y
SQ.FT. NON-INSULATED				83130	
SQ.FT. INSULATED				30250	
TOTAL				699	100
				113380	



PHASE #1

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	6	2.4	150	Y
B	5 x 10	18	7.3	900	N
BC	5 x 10	4	1.6	200	Y
CC	5 x 15	2	0.8	150	Y
PC	7 x 7	1	0.4	49	N
IC	10 x 5	6	2.4	300	Y
D	10 x 10	28	11.3	2800	N
DC	10 x 10	24	9.7	2400	Y
F	10 x 15	28	11.3	4200	N
EC	10 x 15	32	12.9	4800	Y
F	10 x 20	20	8.1	4000	N
FC	10 x 20	32	12.9	6400	Y
GC	10 x 25	2	0.8	500	Y
H	10 x 30	4	1.6	1200	N
HC	10 x 30	12	4.8	3600	Y
QC	10 x 7	5	2.0	350	N
W	12 x 15	2	0.8	360	N
Y	12 x 25	2	0.8	600	N
L	12 x 30	10	4.0	3600	N
LC	12 x 30	5	2.0	1800	Y
P	12 x 40	5	2.0	2400	N
SQ.FT. NON-INSULATED				20459	
SQ.FT. INSULATED				20300	
TOTAL				248	100
				40759	

PHASE #2

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	2	1.0	50	Y
B	5 x 10	12	6.3	600	N
BC	5 x 10	3	1.6	150	Y
IC	10 x 5	2	1.0	100	Y
D	10 x 10	31	16.2	3100	N
DC	10 x 10	10	5.2	1000	Y
E	10 x 15	40	20.9	6000	N
EC	10 x 15	12	6.3	1800	Y
F	10 x 20	32	16.8	6400	N
FC	10 x 20	22	11.5	4400	Y
GC	10 x 25	3	1.6	750	Y
HC	10 x 30	1	0.5	300	Y
L	12 x 30	10	5.2	3600	N
P	12 x 40	10	5.2	4800	N
PC	14 x 50	1	0.5	700	Y
SQ.FT. NON-INSULATED				24500	
SQ.FT. INSULATED				9250	
TOTAL				191	100
				33750	

PHASE #3

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	68	26.2	3400
D	10 x 10	23	8.8	2300
E	10 x 15	68	26.2	10200
F	10 x 20	82	31.5	16400
K	10 x 40	1	0.4	400
V	12 x 10	4	1.5	480
Q	12 x 20	5	1.9	1200
L	12 x 30	4	1.5	1440
P	12 x 40	5	1.9	2400
TOTAL		260	100	38220

PARKING - UNIT MIX

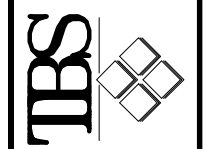
LABEL	UNIT SIZE	# UNITS	SQ. FEET
P-1	12 x 30.0	6	2160.0
P-2	12 x 40.0	37	17760.0
TOTAL		43	19,920.0

☼ LIGHTS ALL ON MOTION SENSORS

* NO ADDITIONAL SIGNAGE ON PHASE #2 & PHASE #3

REVISION	by
5/10/21	MGU
6/22/21	KM

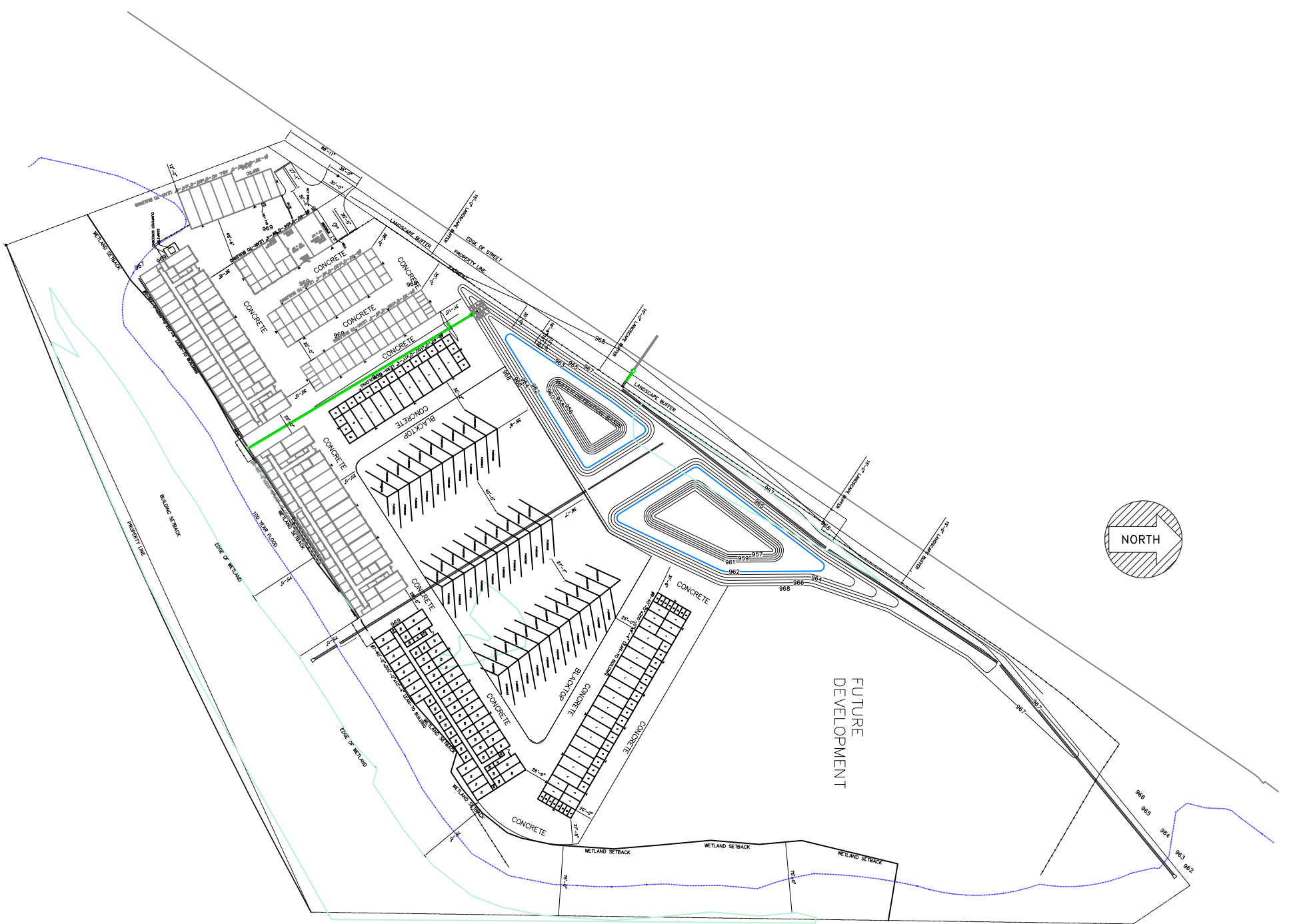
TRACHTE BUILDING SYSTEMS, Inc.
 This drawing and all parts thereof are the exclusive property of Trachte Building Systems, Inc., 314 Wilbur Road, Sun Prairie, Wisconsin (800/356-5824)/(Local 608/837-7899) and may not be reproduced in whole or part without written permission.



PROPOSED MINI-STORAGE SYSTEM for:
 CAMERON LINDAU
 TOWN OF VERONA, WI

Date	10/23/19
Drawn by	KM
Checked by	
Scale	1" = 60'-0"
Plan No.	P-52104
Sheet No.	

SITE PLAN



UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	9 x 5	10	2.6	250	Y
BC	5 x 10	28	1.6	150	Y
CC	5 x 15	2	0.5	150	Y
PC	7 x 7	1	0.3	49	N
IC	10 x 5	8	2.1	400	Y
MR	10 x 5	4	1.1	200	Y
DC	10 x 10	50	13.4	5000	N
OC	10 x 10	28	7.2	4200	N
EC	10 x 15	46	12.1	6900	N
F	10 x 20	32	8.4	6400	N
FC	10 x 20	56	14.7	11200	Y
GC	10 x 25	6	1.6	1500	Y
HC	10 x 30	12	3.3	3600	Y
OC	10 x 7	5	1.7	350	N
V	12 x 10	2	0.5	240	N
L	12 x 30	27	7.1	9720	N
LC	12 x 30	5	1.3	1800	Y
P	12 x 40	5	1.3	2400	N
RG	20 x 25	1	0.3	500	N
SO.FT. NON-INSULATED				31759	
SO.FT. INSULATED				30300	
TOTAL				62059	

PHASE -2 UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	9 x 5	10	2.6	250	Y
BC	5 x 10	16	10.3	800	N
IC	10 x 5	2	1.3	100	Y
DC	10 x 10	38	24.4	3800	N
OC	10 x 10	16	10.3	1600	Y
FC	10 x 15	14	9.0	2100	Y
EC	10 x 20	24	15.4	4800	Y
GC	10 x 25	4	2.6	1000	Y
H	10 x 30	1	0.6	300	N
L	12 x 30	25	16.0	9000	N
SO.FT. NON-INSULATED				15800	
SO.FT. INSULATED				25700	
TOTAL				41500	

PHASE #1 - UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	9 x 5	2	0.7	100	Y
BC	5 x 10	12	4.4	600	N
CC	5 x 15	4	1.8	200	Y
PC	7 x 7	2	0.9	150	N
IC	10 x 5	1	0.4	49	N
MR	10 x 5	6	2.7	300	Y
DC	10 x 10	4	1.8	200	Y
OC	10 x 10	24	10.8	2400	Y
EC	10 x 15	28	12.6	4200	N
FC	10 x 20	32	14.3	4800	Y
F	10 x 20	22	9.9	4400	N
GC	10 x 20	2	0.9	600	Y
HC	10 x 30	2	0.9	150	Y
OC	10 x 7	12	5.4	3600	N
V	12 x 10	5	2.2	350	N
L	12 x 30	2	0.9	240	N
LC	12 x 30	2	0.9	720	N
P	12 x 40	5	2.2	1800	Y
RG	20 x 25	1	0.4	240	N
SO.FT. NON-INSULATED				15859	
SO.FT. INSULATED				20500	
TOTAL				36359	

OUTSIDE PARKING

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
PAR	12 x 30.0	6	9.5	2160.0
PAR	12 x 40.0	57	90.5	27360.0
TOTAL		63	100	29520.0

↙ LIGHTS ALL ON MOTION SENSORS
 * NO ADDITIONAL SIGNAGE ON PHASE #2

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

2021-07

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.

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

Property address/legal description 2014 MANHATTAN DR., VERONA, WI 53593

Please check all that apply:

- comprehensive plan amendment
- rezone petition
 - current zoning category RR-4
 - new zoning category requested SFR-1
- 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: NORBERT REPKA Phone# 608-440-5571

Address: 2014 MANHATTAN DR., VERONA E-Mail norbert_repka@hotmail.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)

LAND DIVISION / LOT SPLIT (see attached narrative)

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

Applicant Signature 

Date 7/2/2021

Print Name NORBERT REPKA

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

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

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

Planning Report

Town of Verona

July 22nd, 2021

2014 Manhattan Drive

Summary: The applicant seeks a CSM and rezone for parcel 062/0608-284-8440-2. Currently one 6.21-acre lot zoned RR 4, the CSM would create four (4) SFR-1 lots of 1.0, 1.0, 1.7 and 1.8 acres in size.

Property Owner: Norbert Repka

Property Addresses: 2014 Manhattan Drive, Verona WI 53593

Applicant: same

Location Map



Comprehensive Plan Guidance:

The density of this area is Urban Residential - SFR, so 1 house per 1-2 acres. The parcel is currently zoned RR 4 and the rezone would be consistent with the Future Land Use Map.

Current and Proposed Zoning: The current zoning for the parcel is RR 4. The proposed zoning would be SFR-1.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area D (section 8.05) of the boundary agreement with the City of Verona so further approvals are required. This will include a potential meeting of the City/Town Joint Planning Committee.

Surrounding Land Use and Zoning: This parcel is part of a “town neighborhood” that consists of a mix of RR and SFR zoning parcels. The land use directly east of this parcel is AT-35.

Site Features: None of significance

Driveway Access: The current driveway that serves the residence will remain with Lot 4. It will also provide access to the proposed additional lots via a shared driveway easement agreement.

Other: The proposed lots 3 and 4 will share a private shared septic system due to lot size. The proposed location for the shared septic system is depicted on page 2 of the applicant submission. It is unknown if this location has been specifically examined for septic field suitability. Lot 2 and Lot 3 will have no public road frontage but will have access via a shared driveway easement.

SURVEYED BY:
 MOORE SURVEYING, LLC
 N3131 ROBIN ROAD
 POYNETTE, WI 53955
 (608) 288-1860

DATE OF SURVEY:
 JUNE 11, 2020

PROPERTY SURVEYED:
 2014 MANHATTAN DR.
 VERONA, WI 53593

SURVEYED FOR:
 NORBERT REPKA
 2014 MANHATTAN DR.
 VERONA, WI 53593

PROJECT: 2612

NOTES

- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, RECORDED AS BEARING N 00°27'26" E.
- ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LEGAL DESCRIPTION

A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 5947, LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5947.

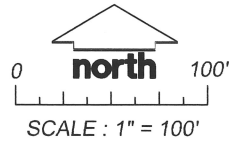
SAID PARCEL CONTAINS 270,289 SQUARE FEET OR 6.20 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF NORBERT REPKA, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028



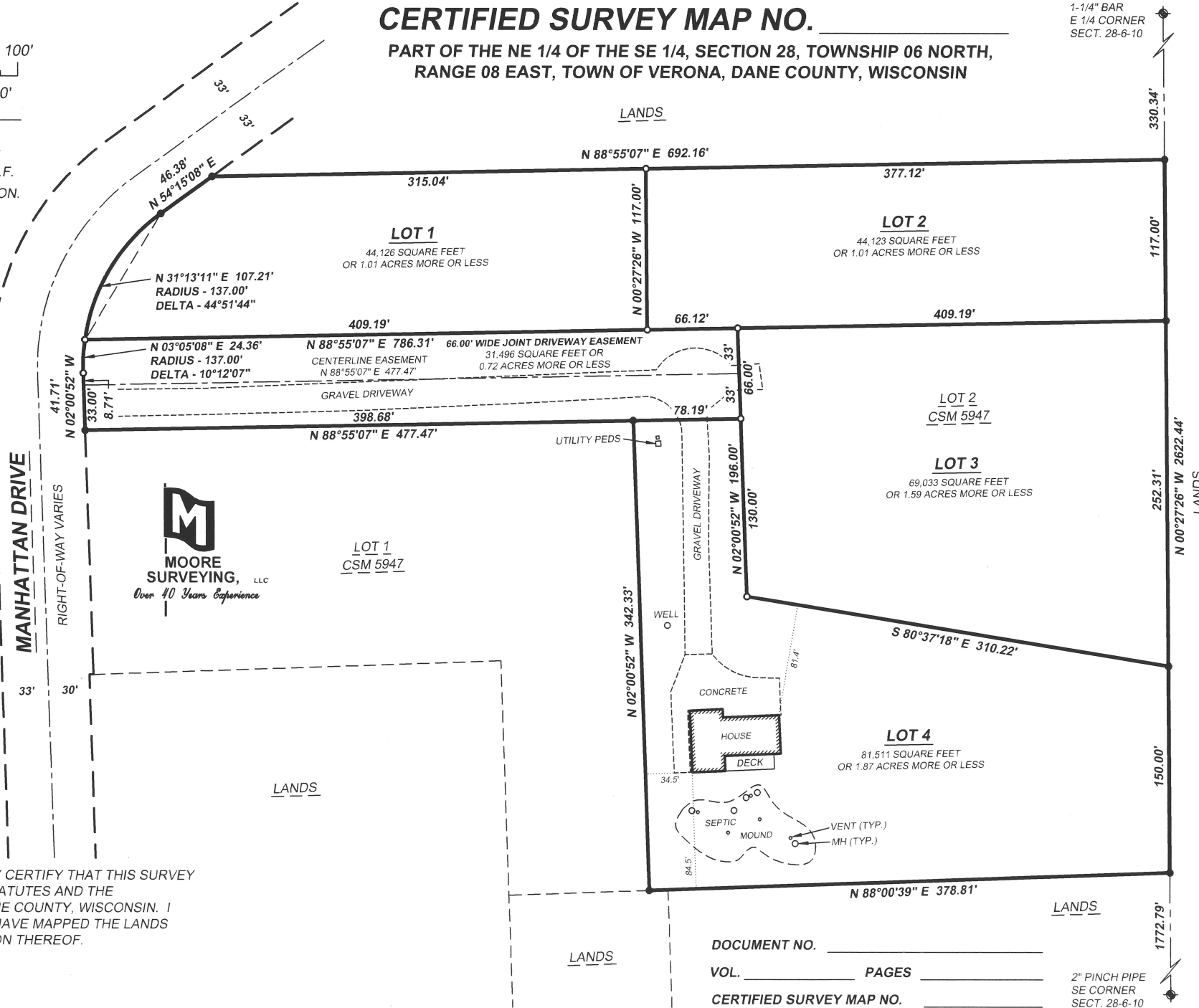
LEGEND

- 1" IRON PIPE FOUND
- 3/4" X 24" REBAR SET WEIGHING 1.50 LBS/L.F.
- ◆ SECTION CORNER MON.
- (40') RECORDED DATA
- - - - - LOT LINE
- - - - - CENTER LINE ROAD
- - - - - RIGHT-OF-WAY LINE
- - - - - SECTION LINE
- — — — — PROPERTY LINE

CERTIFIED SURVEY MAP NO. _____

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH,
 RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

1-1/4" BAR
 E 1/4 CORNER
 SECT. 28-6-10



SHEET 1 OF 2

DOCUMENT NO. _____

VOL. _____ PAGES _____

CERTIFIED SURVEY MAP NO. _____

2" PINCH PIPE
 SE CORNER
 SECT. 28-6-10

CERTIFIED SURVEY MAP NO. _____
PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST,
TOWN OF VERONA, DANE COUNTY, WISCONSIN

TOWN OF VERONA CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED, ACCEPTED AND APPROVED FOR RECORDING BY THE TOWN OF VERONA, DANE COUNTY, WISCONSIN

ON THIS _____ DAY OF _____, 20____

TERESA WITHEE, TOWN CLERK _____ DATE _____
 TOWN OF VERONA

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____ AT _____
 AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS, PAGES _____.

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS _____ DATE _____

DANE COUNTY CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF _____

BY _____, AUTHORIZED REPRESENTATIVE.

OWNER'S CERTIFICATE

AS OWNER(S) WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE 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. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____.

NORBERT REPKA _____

STATE OF WISCONSIN)
 COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE-NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CONSENT OF MORTGAGEE

UW CREDIT UNION, MORTGAGEE OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY CONSENT TO THE SURVEYING, DEDICATION, DIVIDING AND MAPPING OF THE LAND DESCRIBED ABOVE, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF NORBERT REPKA, OWNER.

AUTHORIZED REPRESENTATIVE, UW CREDIT UNION _____ DATE _____



MOORE SURVEYING, LLC
Over 40 Years Experience

DOCUMENT NO. _____
 VOL. _____ PAGES _____
 CERTIFIED SURVEY MAP NO. _____

Norbert Repka

2014 Manhattan Dr

Verona, WI 53593

4/8/2021

Petition for Land Division / Lot Split

Description:

The current lot at 2014 Manhattan Dr. as recorded on the CSM 5947, Volume 28, p. 163 has 6.21 acres. The owner wants to split the land for future residential development. The current zoning of the lot is RR-4 (Rural Residential District). Based on Town of Verona Comprehensive Plan (TVCP 2018-2038) this neighborhood is a "Town Neighborhood" and is designated as Urban Residential Area (as per Map 9.4 of the TVCP). Based on data in Access Dane, most of the neighboring lots are zoned SFR-08, SFR-1 or SFR-2 (Residential District) with lot sizes from 0.8 acres to 2.0 acres.

Based on the attached drawing (see Appendix), the lot split would consist of 4 residential lots:

- Lot-1: with a proposed area of roughly 1.0 acres (proposed zoning SFR-1)
- Lot-2: with a proposed area of roughly 1.0 acres (proposed zoning SFR-1)
- Lot-3: with a proposed area of roughly 1.7 acres (proposed zoning SFR-1)
- Lot-4: with a proposed area of roughly 1.8 acres (proposed zoning SFR-1)

The remaining area (proposed area of roughly 0.7 acres) with the access driveway would be either donated to the Town of Verona or provided with an HOA easement. If needed, this area would be rezoned to grant access to utility companies, garbage removal, snow removal and future occupants. It would probably be beneficial to create a new street / cul-de-sac with a new street name for example "Manhattan Circle".

While Lot-1 and Lot-2 will comply with the requirements set for in the TVCP 2018-2038, Lot-3 and Lot-4 will require a private shared septic system. See the applicable policy for Urban Residences below (see TVCP 2018-2038, p. 112):

1. The Town will limit new development to a density of one (1) residential dwelling unit per one and a half (1.5) acres for single-family dwellings. With the following exceptions:

- *Higher densities are possible if the development is served by public sewer or a private shared septic system that serves multiple homes. This density will be as low as 1 residential dwelling per 0.5 or 0.7 acres depending on the land use map.*

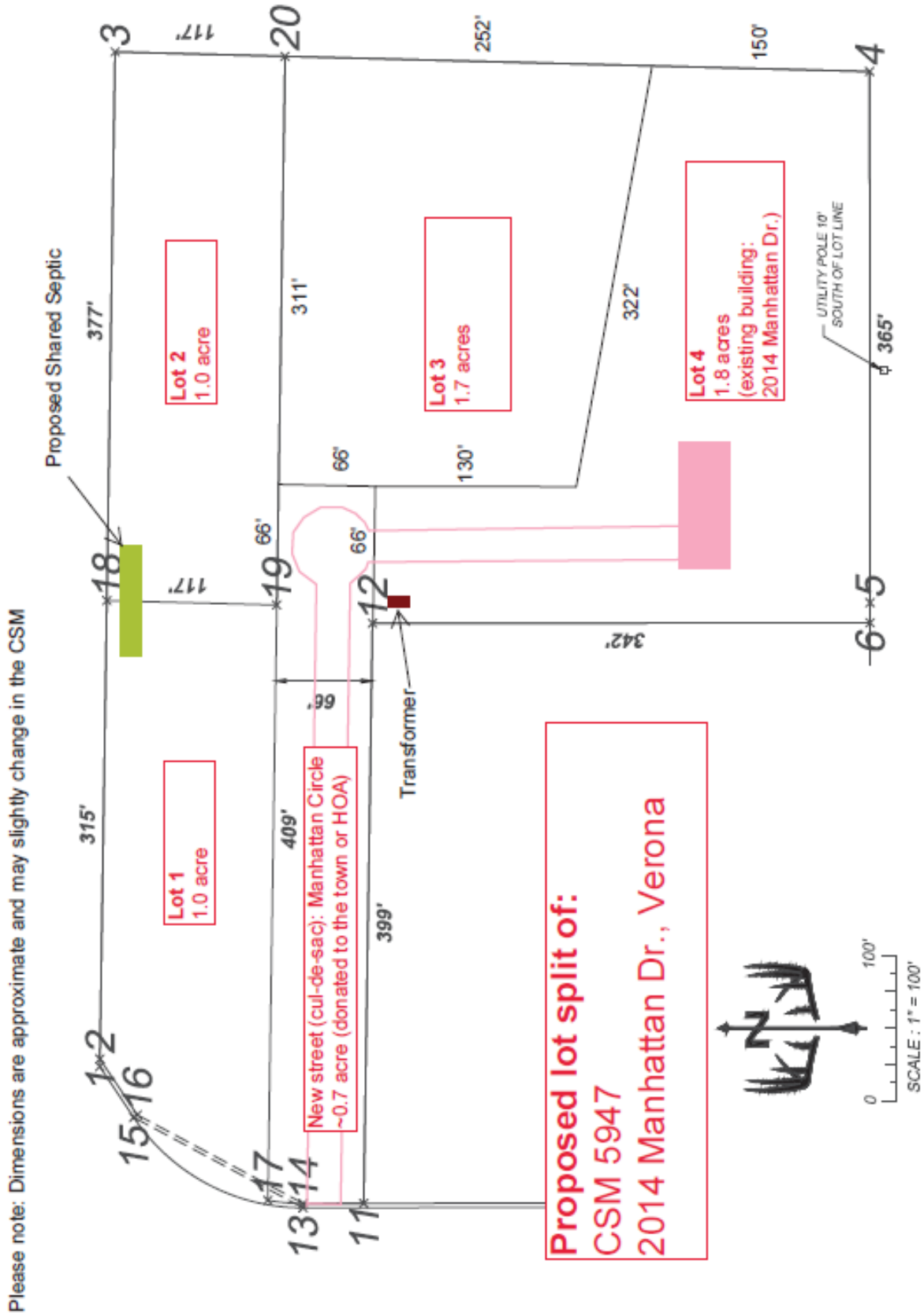
As mentioned above this lot is located in the "Town Neighborhood" and is subject of the extra-territorial jurisdiction (ETJ). In 2016, the City of Verona and the Town of Verona approved a ten-year boundary agreement. Based on this agreement, any lot splits, land divisions, or rezoning of land is subject to the Joint Planning Committee (see Section 8, bullet 8.05 Area D: Town Neighborhoods) approval. As per this requirement, the owner would like to submit this petition for land division / lot split.

Thank you,



Norbert Repka, PhD.

Appendix: Proposed lot split of 2014 Manhattan Dr



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.

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

Property address/legal description 2325 Sugar River Road

Please check all that apply:

- comprehensive plan amendment
- rezone petition

current zoning category RR-2 (spot zone) within AT-35 parcel
new zoning category requested RR-1 (spot zone) within AT-35 parcel

- 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: Sugar River Investors LLC (c/o David Kruger) Phone# 608.658.1514

Address: 2325 Sugar River Rd E-Mail d.kruger@florigco.com

Applicant, if different from the property owner: n/a

Applicant's Phone# n/a E-Mail n/a

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

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

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)
The current parcel is 38.35 acres, zoned AT-35, and it is currently row cropped. The existing parcel has a 2.03 acre spot zone with RR-2 designation. This spot zone is placed randomly within the larger parcel. We request a rezone to →

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

DK Applicant Signature _____ Date 6-11-21
David Kruger Print Name _____

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

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

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

Description of Land use Change Requested continued...

...relocate the spot zone to the southern end of the parcel, adjacent to the existing residence on the adjoining parcel.

Additionally, we would like to reduce the size of the spot zone to 1.98 acres and receive a RR-1 zoning designation. This zoning is consistent with other neighboring conditions.

This rezoning will allow my daughter's family to build near our home and preserve as much agricultural use on the remaining parcel.

2325 Sugar River Road

Summary: The applicant seeks a rezone from RR 2 to RR 1 for the 2.03-acre spot zone located in parcel number 062/0608-301-8001-1 as well as a relocation of said spot zone.

Property Owner: Sugar River Investors LLC, David Krueger

Property Addresses: 2325 Sugar River Road, Verona WI 53593

Applicant: same

Location Map



Comprehensive Plan Guidance:

The density of this area is Residential RR 2-4 acres, so 1 house per 2-4 acres. The parcels are currently zoned RR 2 and AT-35 so a rezone would be consistent for this parcel.

Current and Proposed Zoning: The current zoning for the parcels are RR 2 and AT-35 (36.32 AT acres and 2.03 for the spot zone). The new zoning would be RR 1 due to the removal of 0.05 acres from the spot zone, which would be added back to the AT-35 portion of the parcel. The AT-35 zoning classification will remain unchanged, but the acreage will increase by 0.05 acres.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area C of the boundary agreement with the City of Verona so no further approvals are required.

Surrounding Land Use and Zoning: The surrounding land uses include AT-35 and an RR-2 spot zone.

Site Features: The site features agricultural land.

Driveway Access: The spot zone will be accessed via the existing driveway from Sugar River Road.

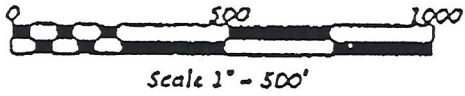
Other: The applicants are seeking to move the spot zone to the southern portion of the parcel. This would allow for more orderly development of the larger parcel at some time in the future. It also clusters the residential uses in the area.

Staff Comments: Staff recommends approval of the rezone.

CERTIFIED SURVEY MAP

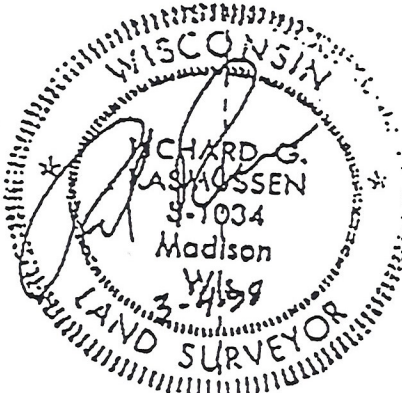
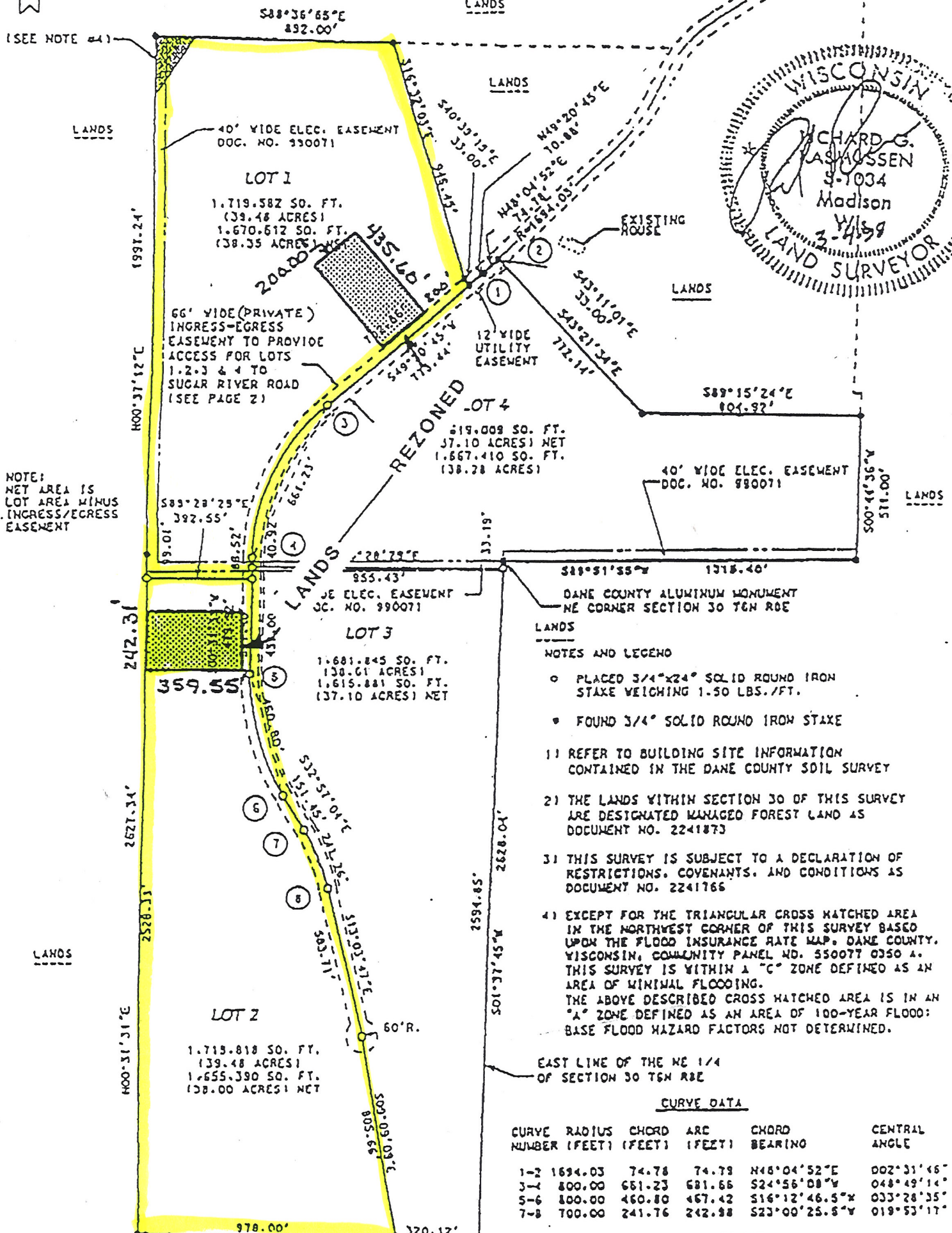
LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 19, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 20, AND IN THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 30, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN

000497



SURVEYED FOR:

HARVEY TIMKIN
FOLEY & LARDNER
160 E. OILMAN STREET
MADISON WI 53701-1407



NOTE:
NET AREA IS
LOT AREA MINUS
INGRESS/EGRESS
EASEMENT

NOTES AND LEGEND

- PLACED 3/4"x24" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS./FT.
- FOUND 3/4" SOLID ROUND IRON STAKE
- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY
- 2) THE LANDS WITHIN SECTION 30 OF THIS SURVEY ARE DESIGNATED MANAGED FOREST LAND AS DOCUMENT NO. 2241873
- 3) THIS SURVEY IS SUBJECT TO A DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS AS DOCUMENT NO. 2241766
- 4) EXCEPT FOR THE TRIANGULAR CROSS HATCHED AREA IN THE NORTHWEST CORNER OF THIS SURVEY BASED UPON THE FLOOD INSURANCE RATE MAP, DANE COUNTY, WISCONSIN, COMMUNITY PANEL NO. 550077 0350 A. THIS SURVEY IS WITHIN A "C" ZONE DEFINED AS AN AREA OF MINIMAL FLOODING. THE ABOVE DESCRIBED CROSS HATCHED AREA IS IN AN "A" ZONE DEFINED AS AN AREA OF 100-YEAR FLOOD; BASE FLOOD HAZARD FACTORS NOT DETERMINED.

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1-2	1694.03	74.78	74.78	N46°04'52"E	002°31'46"
3-4	800.00	651.23	681.66	S24°56'08"W	048°49'14"
5-6	800.00	460.80	467.42	S16°12'46.5"W	033°28'35"
7-8	700.00	241.76	242.88	S23°00'25.5"W	019°53'17"

104 SC, P 205-206
N88°39'39"W
1298.12'
CERTIFIED SURVEY
MAP NO. 7171
D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.
7830 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7830
FAX: 608-833-1080

1298.12'
CERTIFIED SURVEY
MAP NO. 5767
VLL 37
723 1/2 124

EAST LINE OF THE NE 1/4 OF SECTION 30 T6N R8E

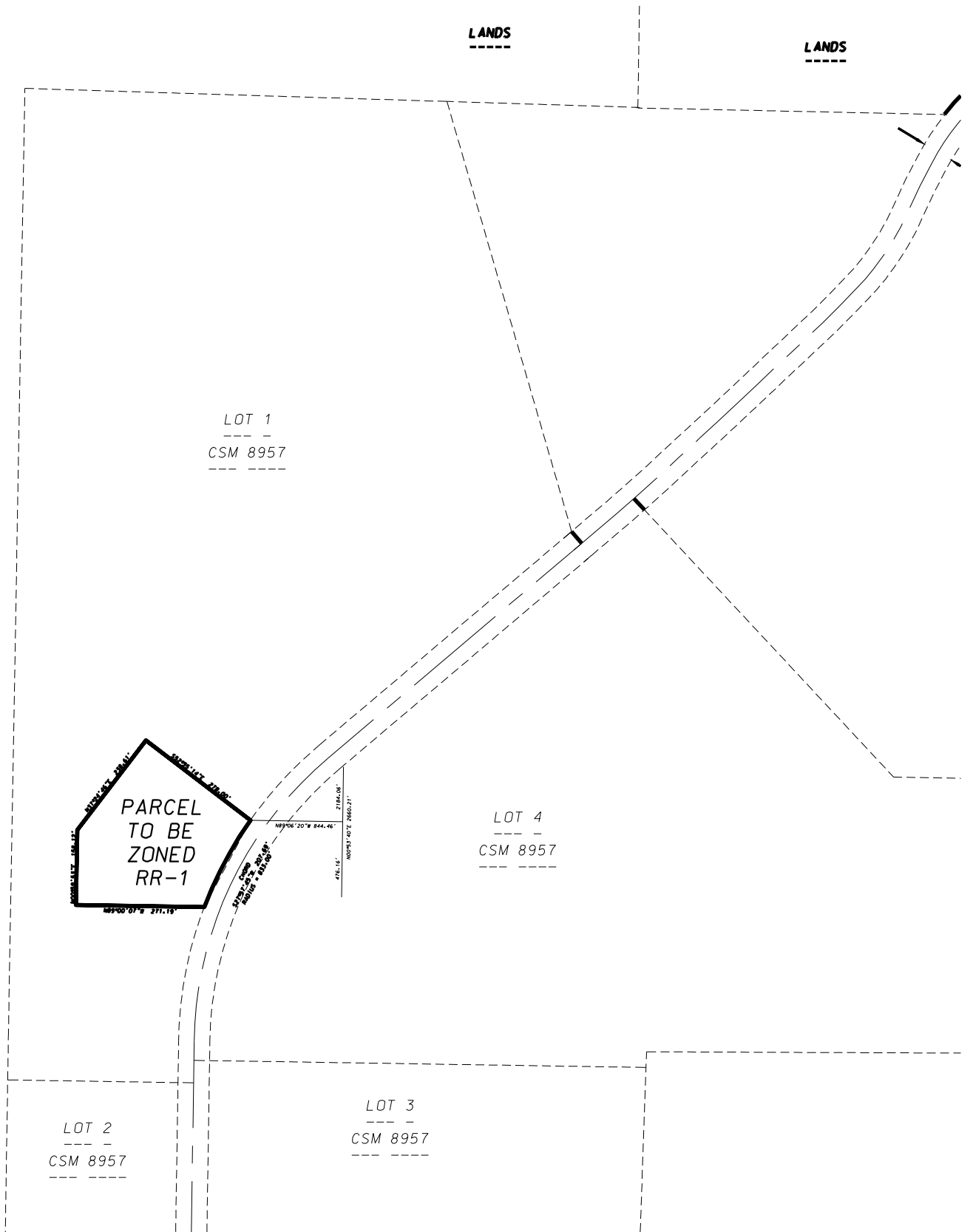
DANE COUNTY ALUMINUM MONUMENT
E1/4 CORNER SECTION 30 T6N R8E

DATE 3-4-98 REV: 6-23-98
F.N. 98-07-100
CSW NO. 8957
DOC. NO. 2986457
VOL 57 PAGE 72

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Jennifer L. Wallace Date (use black ink) 03/09/1999
Name of grantor(s) or grantor(s) agent printed: (use black ink) Jennifer L. Wallace s/o LTIC.

ZONING EXHIBIT



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)

0 300

Scale 1" = 300'

SHEET 1 OF 1

DATE: 06-11-21
F.N.: 21-07-108

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ZONING EXHIBIT



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)

0 300

Scale 1" = 300'

SHEET 1 OF 1

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

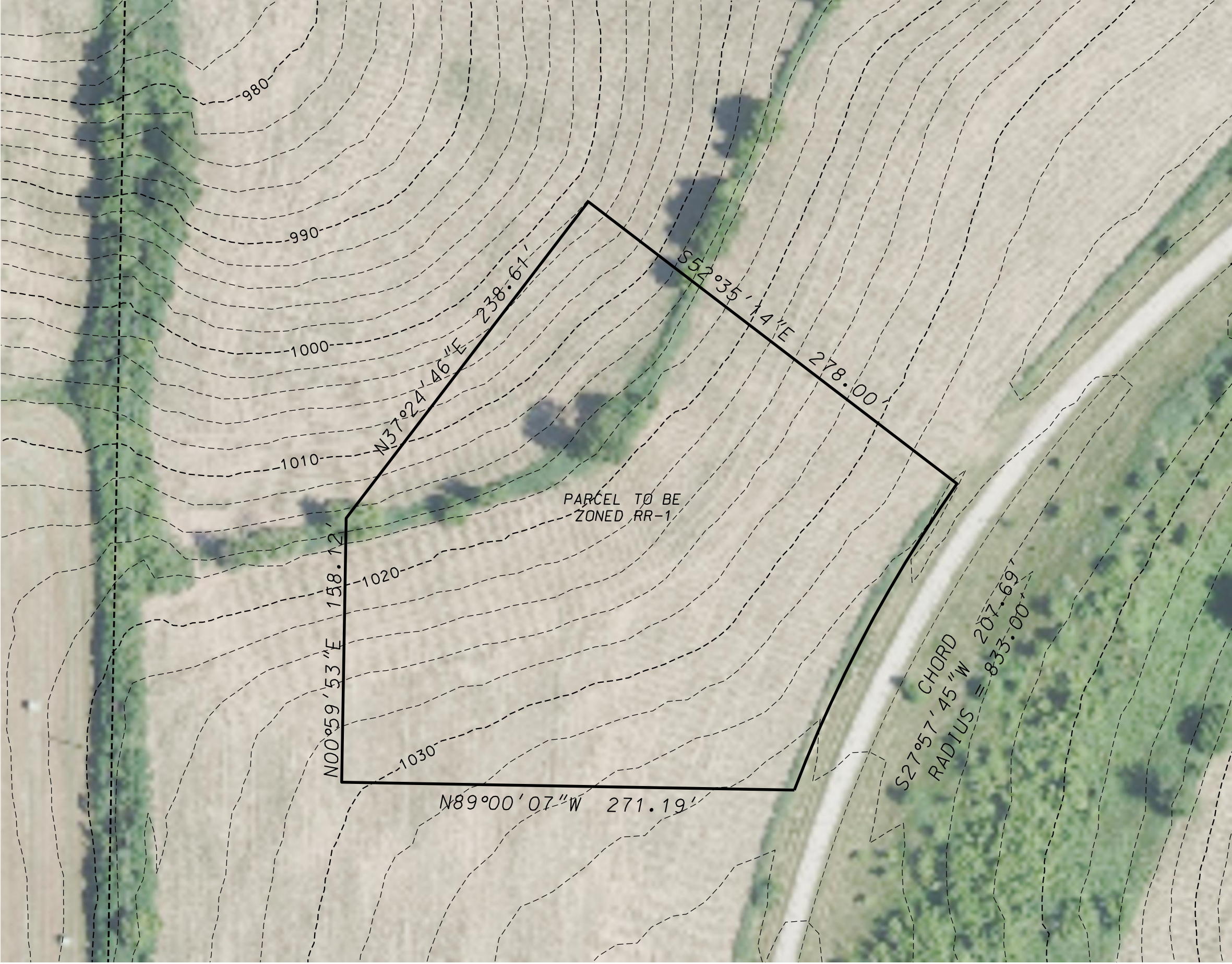
7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 06-11-21

F.N.: 21-07-108



LEGAL DESCRIPTION (PARCEL TO BE ZONED RR-1)

Part of Lot 1, Certified Survey Map No. 8957, recorded in Volume 50 of Certified Survey Maps on pages 72-76 as Document Number 2986457, located in the SE1/4 of the SE1/4 of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 19; thence N00°53'40"E, 476.16 feet along the East line of said SE1/4; thence N89°06'20"W, 844.46 feet to a point of curve, also being the point of beginning; thence Southwesterly along a curve to the left which has a radius of 833.00 feet and a chord which bears S27°57'45"W, 207.69 feet; thence N89°00'07"W, 271.19 feet; thence N00°59'53"E, 158.12 feet; thence N37°24'46"E, 238.61 feet; thence S52°35'14"E, 278.00 feet to the point of beginning. Containing 1.980 acres.