



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday June 15, 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 May 18th, 2023
4. Discussion and Possible Action: Land Use Application 2023-01 for a CSM and rezone of 7648 CTH PD
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
5. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
6. Other
7. Next Meeting: July 18th, 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: 06/09/2023, Mark Geller, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, May 18, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack, Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:33 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 March 16th, 2023 – Motion to approve by Lukens, second by Slack. 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
 - Sherry Combs, 7454 Valley Road; confused about the timeline of the process; protecting farmland should be considered; concerned about water quality of the Sugar River and trout population; increased traffic; seems in conflict with the Comprehensive Plan
 - Kari Armenta, 2101 Sugar River Road; environmental impacts; possible blasting; possible salt from driveways getting into the Sugar River; trash concerns; traffic concerns; has DNR been consulted?
 - Dustin Poast, 1990 Hidden River Road; wants to minimize conflict between land uses specifically ag and residential; manure is spread on adjacent properties so how will that be affected; traffic concerns with farm equipment on the roads etc.
 - Tom Poast, 1990 Hidden River Road; lot sizes are less than 2-4 acres; concerns about conflict between adjacent land uses of residential and farming such as machinery, lights and night, children trespassing etc.
 - Jane Barnett, 2273 Sugar River Road; design is not clustered and not enough open space reserved; woods are sequestered; eliminates ag land; impact of septic on Sugar River; safety of only one access point to the neighborhood; impact to traffic;
 - Brent Darley, 2206 Brandancee Lane; concerns about ability to continue spreading manure;
 - d. Commissioner Comments
 - Mathies: proposed intersection appears to be in a flood zone – further investigation is necessary via emergency management personnel; shoreland zoning issues; more connectivity of green space; change the access to the wooded area to provide for machinery access if needed; define what the ridgeline is; wants trees included in landscape plan for screening purposes – consistent with rural character
 - Saalsaa Miller: is one access point sufficient; mailbox location could cause congestion issues; cul-de-sacs could be hammerhead for future connections
 - Slack: access concerns and possible floodplain issues; impact on current manure spreading should be considered; concept plan is consistent with the comp plan and

future land use map; access is public – would provide a place for local residents to walk; more connectivity of trail system; addition of trees and prairie restoration

5. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
 - a. Commissioner comments
 - Want clear definition of ridgeline - is it a line or a region – trees can mitigate the visual impact
 - b. Motion by Lukens, second by Slack to postpone further discussion and action until the June meeting; motion carried by voice vote.
6. Next Meeting: June 15th, 2023
7. Adjourn –Motion by Mathies, second by Slack. Motion carried by voice vote. Meeting adjourned at 8:32 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

Date: May 18, 2023
To: Town of Verona
Attn: Sarah
Hand Deliver
Re: Bovy Rezone – 7648 County Highway PD

Enclosed you will find the following related information:

- Land Use App

- Legal Description

- Location Map

- Preliminary CSM

 1 Number of copies

- For your approval and/or comment.
- Per your request.
- With our approval, as noted thereon.
- For your information.
- Preliminary only
- Revised copy

Please note the following additional remarks:

CC: Bob Bovy

Sincerely yours,
D'Onofrio, Kottke and Associates, Inc.



Nathan Lockwood, P.E.

FN: 23-05-101

2023-01

**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): Lot 1 CSM 12942
7648 County Highway PD, Verona, WI 53593

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category RR-4
 - new zoning category RR-8
- 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 608-845-7191

Address 7648 County Highway PD, Verona 53593 E-Mail krbovy@chorus.net

Applicant, if different from the property owner D'Onofrio Kottke & Assoc. - Nathan Lockwood

Applicant's Phone 608-206-6873 E-mail nlockwood@donofrio.cc

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

X Robert W. Booy Signature Date 5/17/23

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

Add existing barn and structures to existing 8 acre residential parcel to sell balance of agricultural parcel.

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.

Nathan Lockwood Applicant Signature Date 5/17/23

Print Name NATHAN LOCKWOOD

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 # 2023-01
 Fee \$650
 Paid by D'Onofrio Kottke
 Date 5-18-23 Check # _____
 Receipt # _____

County # 11963

Rezone Legal Description – Bovy

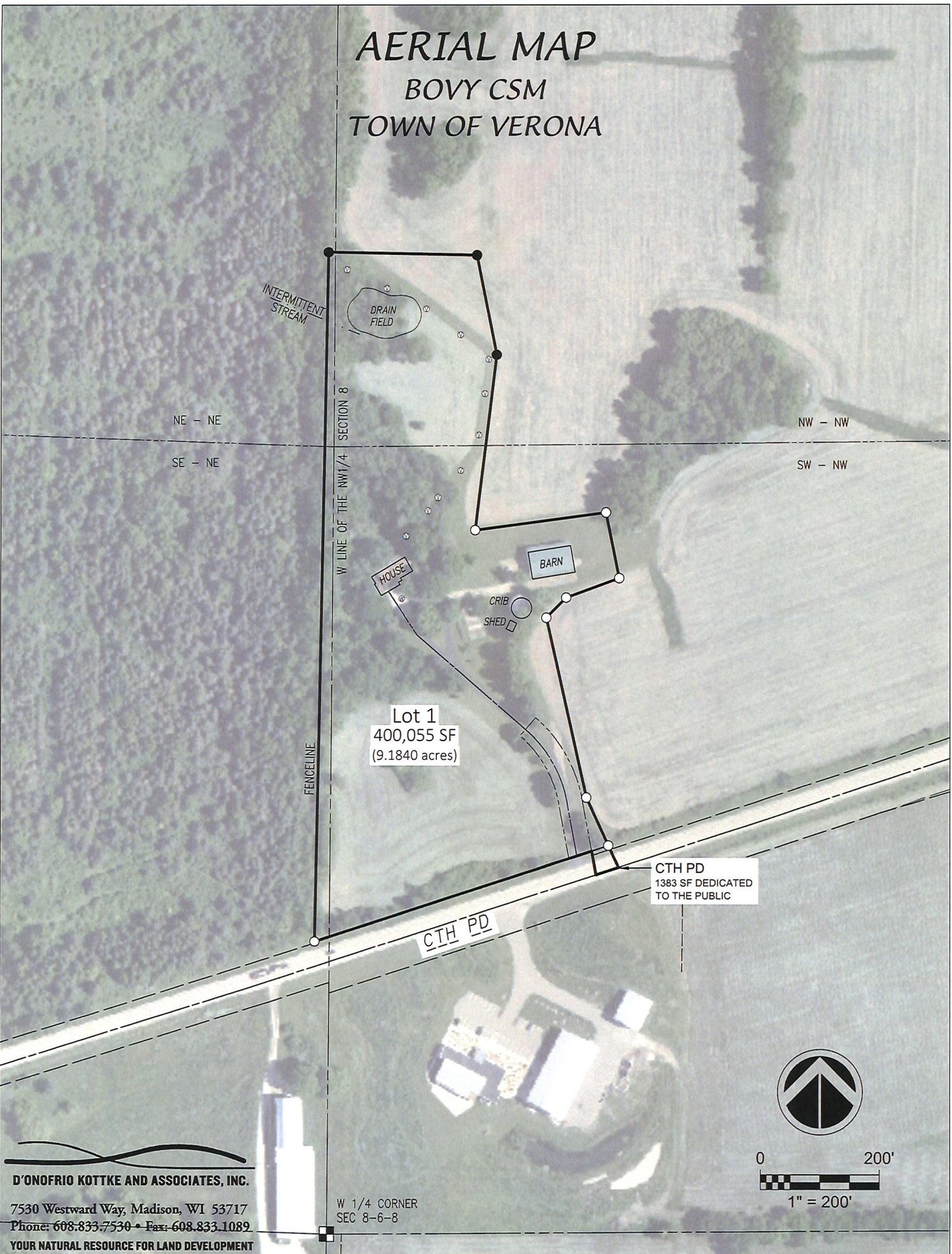
All of Lot 1 Certified Survey Map (CSM) 12942 and Part of the SW 1/4 of the NW 1/4 of Section 8; Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 401,439 square feet (9.2158 acres).

Commencing at the Northwest Corner of said Section 8; thence along the West line of the Northwest 1/4 of said Section 8, S00°27'37"W, 992.66 feet to the North line of Lot 1 of said CSM 12942 being the POINT OF BEGINNING; thence along said North line, S88°52'33"E, 238.71 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1, S11°17'53"E, 169.96 feet; thence continuing along said East line, S07°01'03"W, 297.12 feet; thence N82°19'48"E, 222.49 feet; thence S11°23'51"E, 112.20 feet; thence S69°46'41"W, 95.15 feet; thence S44°47'36"W, 47.47 feet; thence S12°36'05"E, 309.99 feet; thence S24°45'06"E, 129.06 feet to the centerline of CTH PD; thence along said centerline, S71°58'32"W, 39.59 feet; thence N10°28'53"W, 40.35 feet to the North right-of-way line of CTH PD; thence along said North right-of-way line, S71°58'32"W, 490.56 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1, N01°07'27"E, 1157.65 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, S88°52'33"E, 11.50 feet to the POINT OF BEGINNING.

AERIAL MAP

BOVY CSM

TOWN OF VERONA

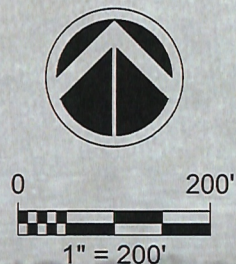


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

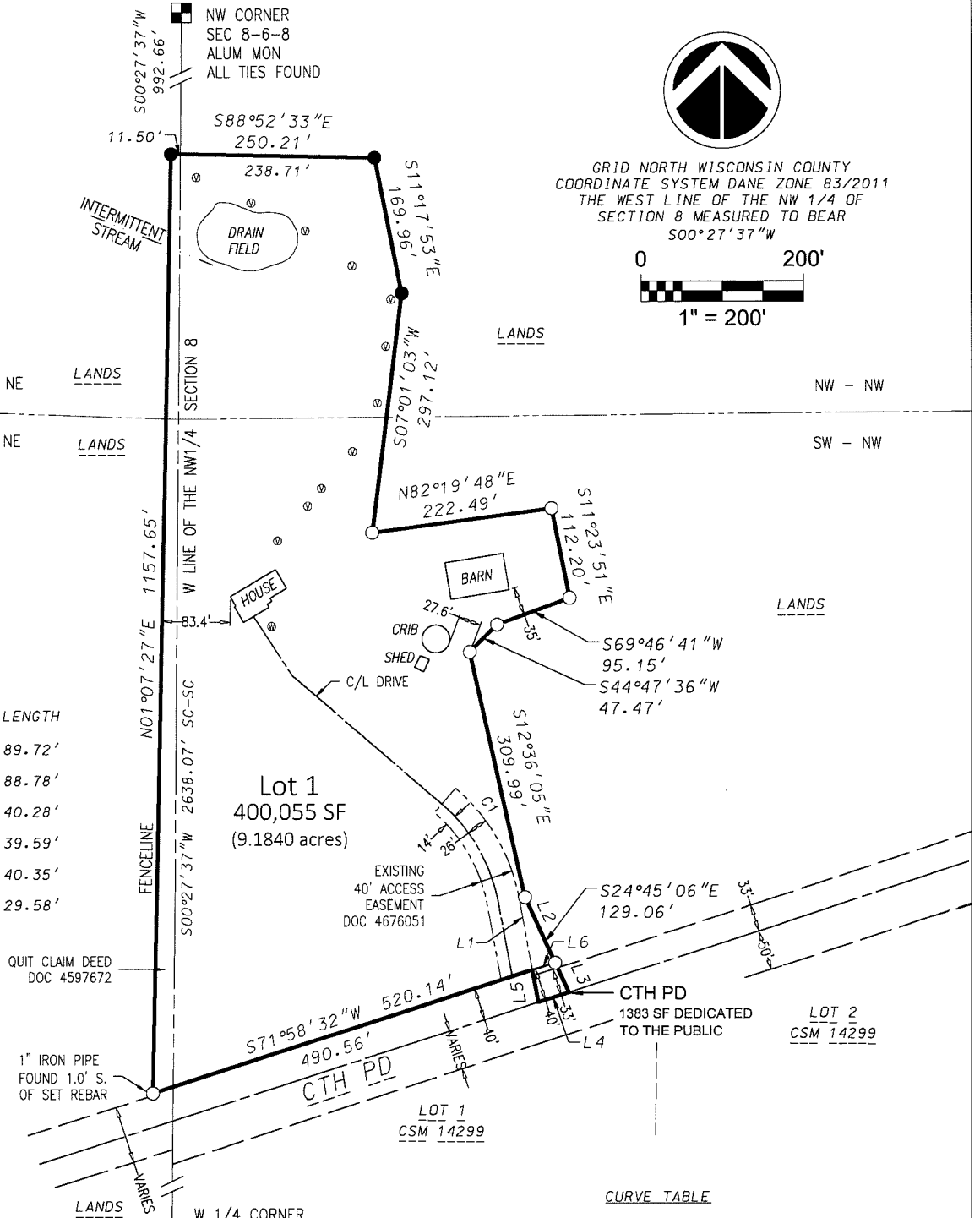
W 1/4 CORNER
SEC 8-6-8



PRELIMINARY

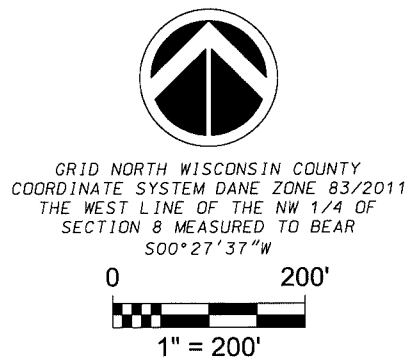
CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 12942 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8; TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



LINE TABLE

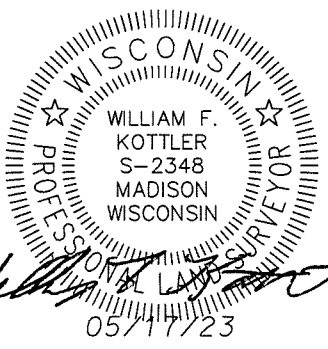
LINE#	DIRECTION	LENGTH
L1	N10°28'53"W	89.72'
L2	S24°45'06"E	88.78'
L3	S24°45'06"E	40.28'
L4	S71°58'32"W	39.59'
L5	N10°28'53"W	40.35'
L6	N71°58'32"E	29.58'



- NOTES:**
1. CTH PD is a controlled access highway. No access to be designated across the frontage of CTH PD except in the area of the existing access to Lot 1.
 2. Monument and ties for the Northwest corner of Section 8, T6N, R8E were found intact as shown on Chris Adams tie sheet dated May 16, 2016.
 3. Monument and ties for the West 1/4 of Section 8, T6N, R8E were found intact as shown on Chris Adams tie sheet dated May 4, 2016.

CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.96'	236.71'	38°43'10"	N29°50'28"W	156.94'



- LEGEND**
- DANE COUNTY PLSS MONUMENT
 - 3/4" REBAR FOUND
 - 3/4"x18" REBAR@1.50#/LF SET
 - () RECORDED AS
 - ⊗ SEPTIC VENT PIPE
 - * WELL

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

OWNER/SUBDIVIDER:
 ROBERT W. BOVY
 7648 COUNTY HIGHWAY PD
 VERONA, WI 53593

DATE: May 17, 2023
 F.N.: 23-05-101
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

PRELIMINARY

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 12942 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8; TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, William F. Kottler, Professional Land Surveyor, S-2348, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Verona, Dane County, Wisconsin and under the direction of the owner(s) listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. and that this land is located in

All of Lot 1 Certified Survey Map (CSM) 12942 and Part of the SW 1/4 of the NW 1/4 of Section 8; Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 401,439 square feet (9.2158 acres).

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Dated this 17th day of May, 2023.

William F. Kottler, Professional Land Surveyor, S-2348



OWNER'S CERTIFICATE

As owner(s), we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped, and dedicated as represented on this map.

We also certify that this map is required by s236.10 or s236.12 Wisconsin Statutes and S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Town of Verona and the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand and seal of said owner(s) Robert W. Bovy

This day of

Robert W. Bovy, owner

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this day of 20, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin My commission expires:

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

OWNER/SUBDIVIDER:
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7648 COUNTY HIGHWAY PD
VERONA, WI 53593

DATE: May 17, 2023
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TOWN OF VERONA APPROVAL

This Certified Survey Map and the public roadway dedication herein is hereby acknowledged and accepted by the Town of Verona for recording,

this _____ day of _____, 20_____.

Teresa Withee
Town of Verona Clerk

CITY OF VERONA CERTIFICATE (EXTRATERRITORIAL REVIEW)

Approved for recording by Common Council action on _____, 20_____.

Holly Licht, City of Verona Clerk

DANE COUNTY CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee

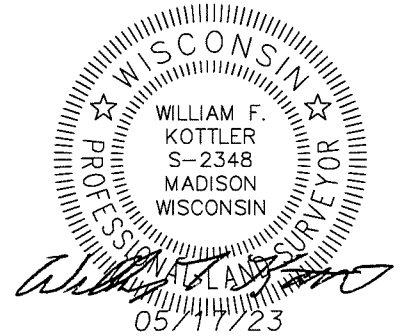
this _____ day of _____, 20_____.

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____ at _____ M.
and recorded in Volume _____ of Certified Survey Maps
on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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DATE: May 17, 2023
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VOL. SHEET

Planning Report

Town of Verona

June 16th, 2022

7648 County Highway PD

062/0608-082-9115-0

Summary: The property owner is applying for a CSM and rezone to create a 9.184-acre parcel and subsequent rezone from RR-4 to RR-8. The remainder of the adjacent parcel will remain in metes and bounds with no change to the zoning

Property Owner: Robert Bovy

Property Address: 7648 CTH PD
Verona WI 53593

Applicant: Nathan Lockwood
D'Onofrio Kottke & Associates
7530 Westward Way
Madison WI 53717

Location Map



Comprehensive Plan Guidance:

Land is currently zoned RR-4 and is shown as RR 2-4 on the Future Land Use Map from the Comprehensive Plan. A rezone from RR-4 to RR-8 would not significantly change the use of the parcel as the RR-8 designation would encompass the existing residence and accessory buildings. The remainder of the parcel would remain in metes and bounds and AT-35. The rezone would allow the applicant to sell the larger portion of the parcel, separate from the residence.

Current and Proposed Zoning: The current zoning is RR-4. The new zoning would be RR-8.

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 B and will be subject to review/approval of the JPC.

Surrounding Land Use and Zoning: The property is adjacent to institutional parcels where the Goodman Facility is located (west) and farm/agriculture uses on the north and east side. The parcel is currently farmed and no changes are expected in that use.

Site Features: None of significance.

Driveway Access: Access to the site is provide via existing driveway off of PD and will not change.

Staff Comments: Staff recommends approval of the rezone.