



## MEETING OF TOWN OF VERONA PLAN COMMISSION

**Thursday, April 15, 2021 6:30 p.m.**

Due to the COVID-19 pandemic, the Town of Verona Plan Commission will hold its meeting as 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/93350342358?pwd=TXBla254ZmFtWmFtT09NODI4cDRKZz09>

Meeting ID: 933 5034 2358

Passcode: 608885

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](mailto: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 conference call.

**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 March 18<sup>th</sup>, 2021
4. Discussion and Possible Action: Land Use Application 2021-08 submitted by Z Stanek for a CSM for parcel number 062/0608-313-9190-0 located at 1718 Spring Rose Road and 062/0608-313-8055-0 at 1645 Fritz Road
5. Discussion and Possible Action: Land Use Application 2021-09 submitted by Bill, Sara and Justine Schmid for a CSM and rezone from RR-8 to RR-16 for parcel number 062/0608-302-8700-0 (2109 Schmid Lane) from AT-35 parcel number 062/0608-302-8501-0 located adjacent to 2144 Schmid Lane
6. Discussion and Action: Draft Subdivision Ordinance
7. Other
8. Next Meeting: Thursday, May 20<sup>th</sup>, 2021
9. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at [www.town.verona.wi.us](http://www.town.verona.wi.us). Go to [www.town.verona.wi.us](http://www.town.verona.wi.us) and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona 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: 12 April 2021, Douglas Maxwell, Chair, Town of Verona Plan Commission

# Planning Report

Town of Verona

April 15<sup>th</sup>, 2021

## ***1718 Spring Rose Road***

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**Summary:** The applicant seeks a CSM due to the potential purchase of 2.55 acres from an adjacent landowner. The applicant parcel 062/0608-313-9190-0 (RR-8) will increase in size from 5.08 to 7.63 acres. The adjacent AT-35 parcel 062/0608-313-8055-0 will be reduced from 56.24 to 53.69 acres. The reduction in acreage for the AT-35 parcel will have no impact on its zoning classification.

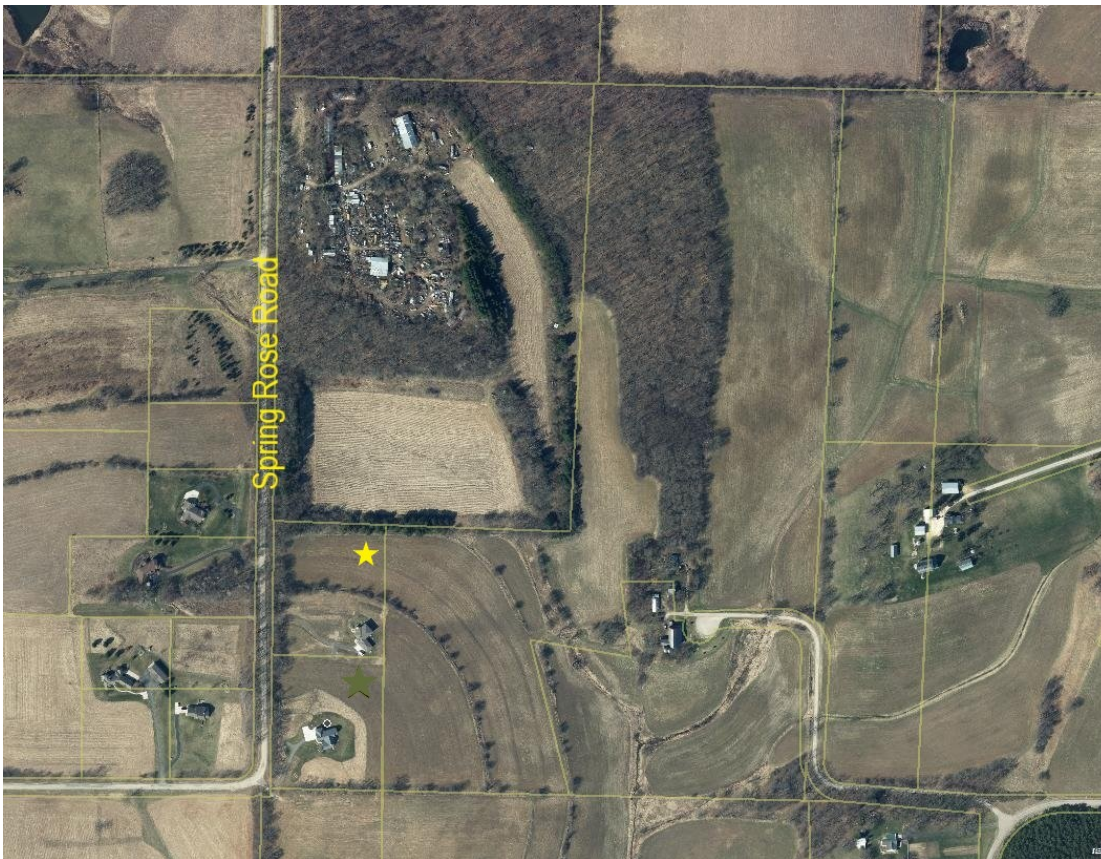
**Property Owner:** Zbigniew and Marta Stanek

**Property Addresses:** 1718 Spring Rose Road, Verona WI 53593

**Applicant:** Same

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### Location Map



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**Comprehensive Plan Guidance:**

The density of this area is Residential RR 2-4 acres which is 1 house per 2 acres. The parcel from which land will be acquired is zoned AT-35 and is in the RR 4-8 density category. Neither parcel will be affected by the change in acreage in terms of their respective zoning categories.

**Current and Proposed Zoning:** The current zoning for the parcels are RR 8 and AT-35 respectively, and will remain unchanged.

**Extra-territorial Review/Boundary Agreement Authority:** This parcel is in Area C of the boundary agreement with the City of Verona so further action is needed.

**Surrounding Land Use and Zoning:** The surrounding land use is RR 2 for the parcel directly north, AT-35 for the parcels to the east and northeast. This parcel is the in the southwest corner of the town – where the towns of Verona, Springdale, Montrose and Primrose all meet.

**Site Features:** The addition of the requested acreage will allow the parcel to follow an existing, vegetated fence line and will be a continuation of new lot configuration for the parcel directly to the south, recently approved by the Town.

**Driveway Access:** Unchanged

**Other:** There is a deed restriction recorded for parcel 062/0608-313-8055-0 (Lot 3, CSM 12831), dated January 4, 2010. Submission of an application to the Dane County Clerk for repeal or amendment is underway. A copy of the deed restriction is included for review.

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

1718 Spring Rose Road  
April 5, 2021

Re: Land Use Application submitted by Zbigniew and Marta Stanek for Lot Line Adjustment between Lot 1 and Lot 3 CSM 12831

Dear Plan Commission Members,

The purpose of this application is to adjust our lot line to include the area that encompasses the natural border of the fence and tree line illustrated by the attached plan.

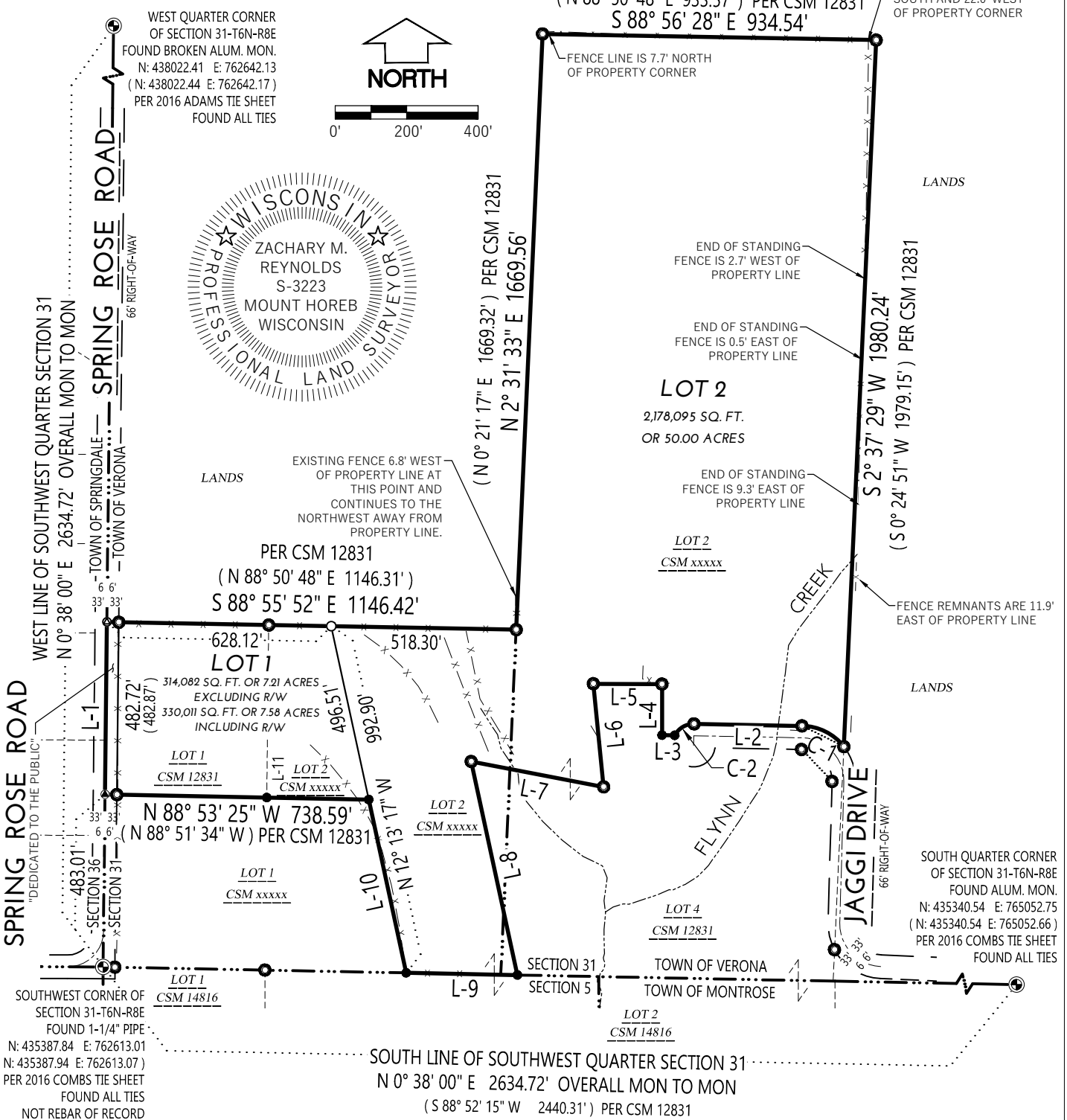
This would be consistent with the recently approved adjustment to lot number 2, south of our property (Rezone Petition DCPREZ-2021-11669), and as such would also simplify and align property lines for lots 1, 2 and 3.

The requested change would require a lot line adjustment between Lot 1 and Lot 3 CSM 12831. The current zoning for Lot 1 is RR-4 at 5.08 acres, and Lot 3 is zoned AT-35 at 56.24 acres. The proposed adjustment will add 2.55 acres to Lot 1. Zoning for both lots will stay unaffected. The 2.55 acres when added to lot Lot 1 will remain in the G4 classification and will continue to be farmed.

Sincerely,  
Zbigniew and Marta Stanek

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 12831, RECORDED IN VOLUME 81 OF CERTIFIED SURVEYS ON PAGES 184-186 AS DOCUMENT NO. 4623775, AND LOT 2 OF CERTIFIED SURVEY MAP NO. XXXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEYS ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



### LEGEND

- SECTION CORNER FOUND
- MAG NAIL FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 2.55 LB/FT
- MAG NAIL SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED/RECORD LINE
- STREAM/DITCH CENTERLINE
- FENCE LINE
- RECORDED INFORMATION

### NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 11TH, AND 18TH 2021.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, T6N, R8E, BEARS N 0°38' 00" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 6 FOR EXISTING IMPROVEMENT AND ADDITIONAL FENCE LINE DETAILS.
5. SEE SHEET 4 OF 6 FOR LINE AND CURVE TABLES.
6. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

File: C:\Projects\160320\_Dillis Driveway\DWG\160320-CSM\_StaneK.dwg Layout: CSM 1 of 6 User: Zach Plotted: Apr 04, 2021 - 9:00pm



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
ZBIGNIEW AND MARTA STANEK  
1718 SPRING ROSE ROAD  
VERONA, WI 53593

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: WPW

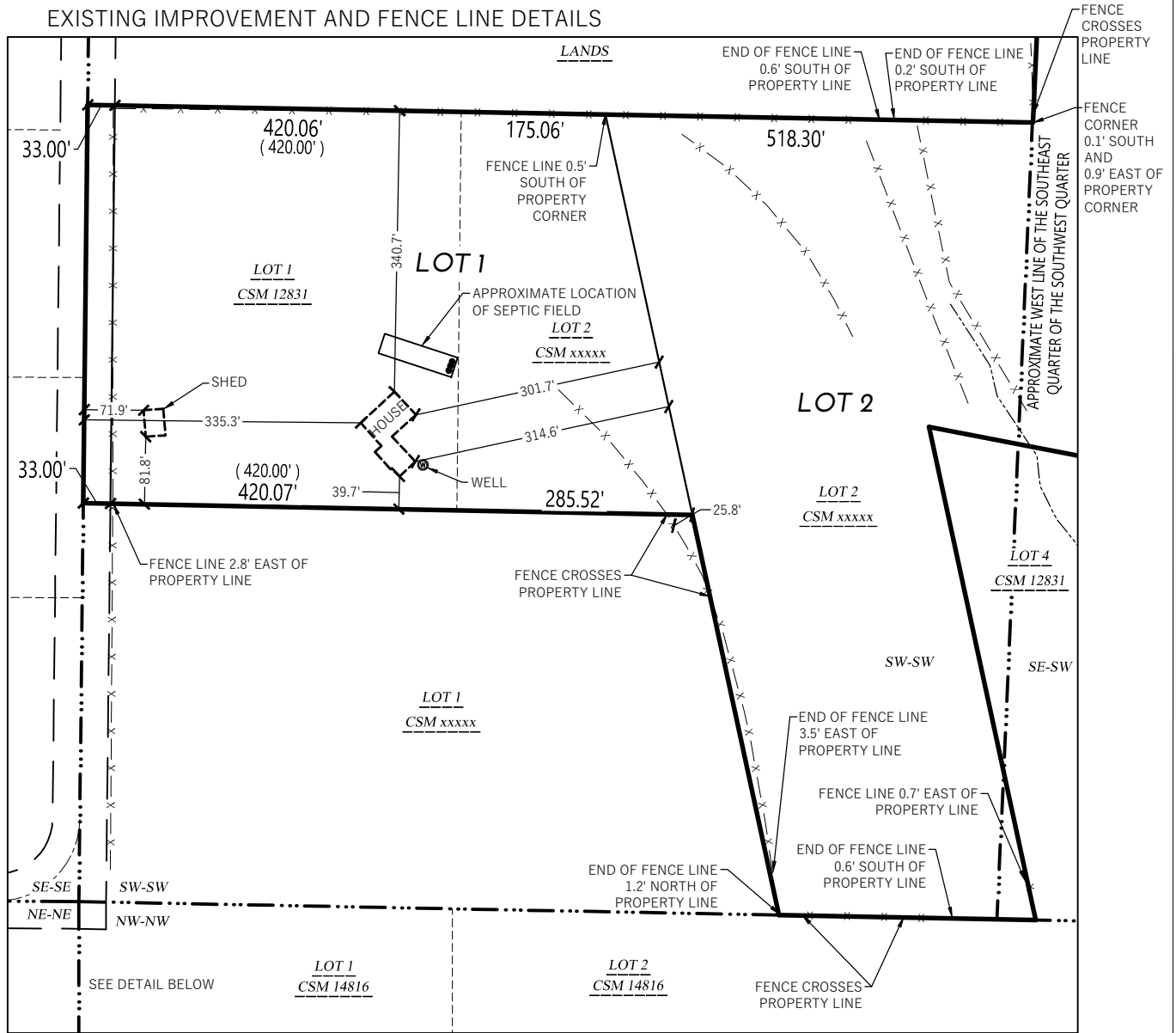
PROJECT NO: 160320  
SHEET NO: 1 of 6

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DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

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**EXISTING IMPROVEMENT AND FENCE LINE DETAILS**

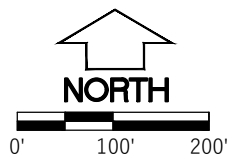


**LEGEND**

- CSM BOUNDARY
- - - RIGHT-OF-WAY LINE
- ..... CENTERLINE
- · - · - SECTION/QUARTER LINE
- PLATTED/RECORD LINE
- · - · - EXISTING EASEMENT
- x - x - FENCE LINE

**NOTES:**

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 6 FOR LINE AND CURVE TABLES.



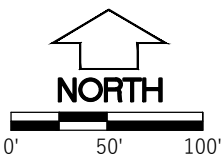
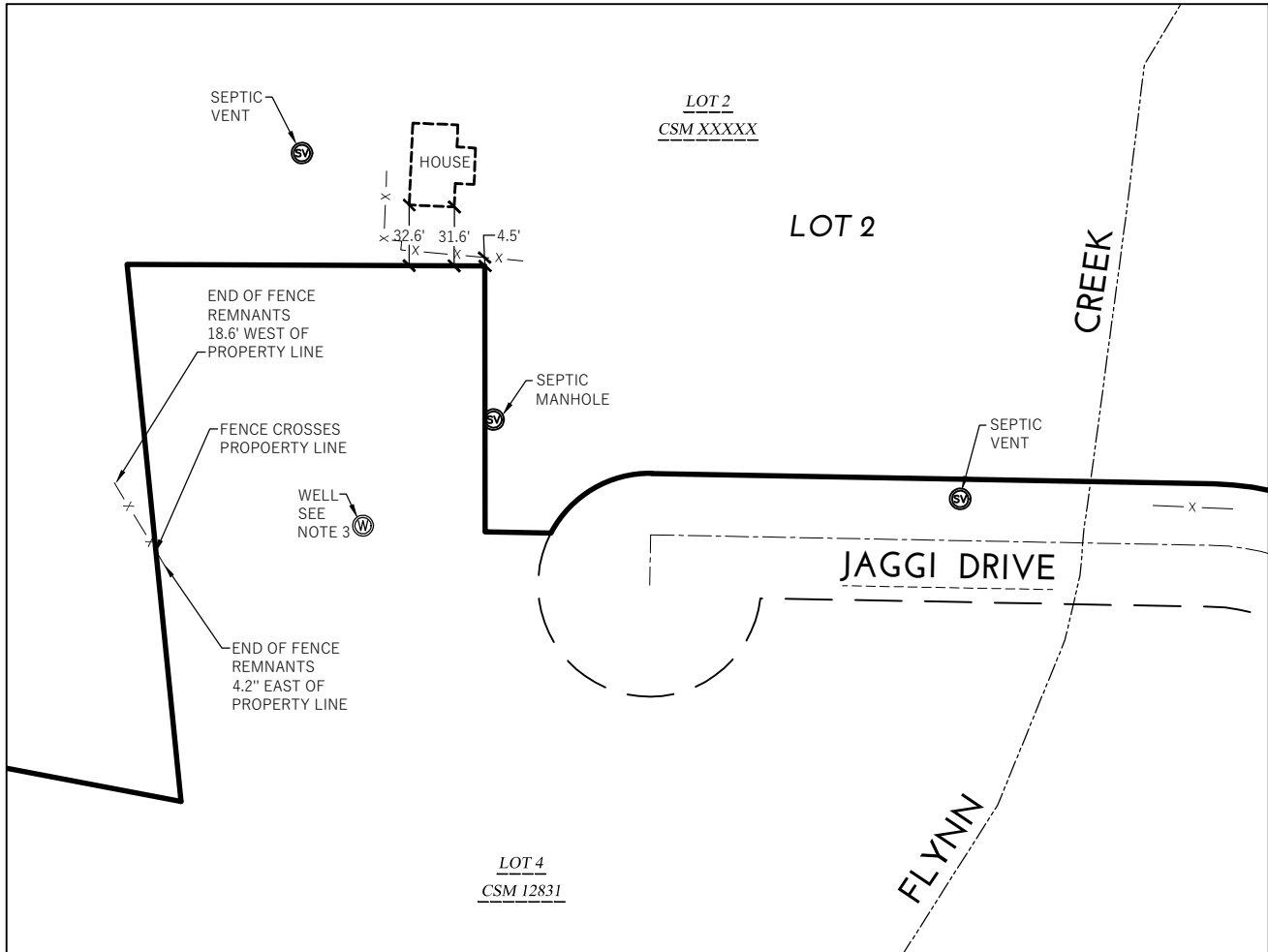
File: C:\Projects\160320\_Drives\160320-CSM\_StaneK.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Apr 04, 2021 - 9:01pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ZBIGNIEW AND MARTA STANEK 1718 SPRING ROSE ROAD VERONA, WI 53593	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 160320 SHEET NO: 2 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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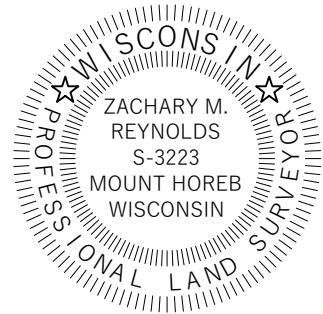


**LEGEND**

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
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- STREAM/DITCH CENTERLINE
- FENCE LINE

**NOTES:**

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 6 FOR LINE AND CURVE TABLES.
3. WELL IS SHARED BETWEEN THE HOUSE ON LOT 2 (FORMERLY LOT 2 OF CSM XXXXX AND FORMERLY LOT 3 OF CSM 12831) SHOWN HEREON AND A HOUSE ON LOT 4 OF CSM 12831. NO SHARED USE AGREEMENT CURRENTLY EXISTS.



File: C:\Projects\160320\_Drillis Driveway\DWG\160320-CSM\_StaneK.dwg Layout: CSM\_3 OF 6 User: Zach Plotted: Apr 04, 2021 - 9:01pm



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DRAWN BY: ZMR  
APPROVED BY: WPW

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LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 0° 38' 00" E	482.70'
(*)	N 1° 35' 29" W	482.86'
L-2	N 88° 55' 43" W	302.39'
(*)	S 88° 48' W	302.30'
L-3	N 88° 55' 43" W	35.43'
(*)	S 88° 48' W	
L-4	N 0° 02' 04" W	142.95'
(*)	N 1° 55' W	142.75'
L-5	N 89° 46' 50" W	192.40'
(*)	S 88° 04' 46" W	193.26'
L-6	S 5° 44' 22" E	290.20'
(*)	S 7° 57' 44" E	290.14'
L-7	N 79° 09' 07" W	377.57'
(*)	N 81° 25' 06" W	377.69'
L-8	S 12° 13' 17" E	611.50'
(*)	S 14° 27' 00" E	611.42'
L-9	N 88° 53' 18" W	311.43'
(*)	S 88° 52' 15" W	
L-10	N 12° 13' 17" W	496.39'
L-11	S 0° 37' 58" W	483.02'
(*)	S 1° 35' 29" E	482.96'
(*)	PER CSM 12831	

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	135.07'	153.00'	50° 34' 50"	N 63° 38' 18" W	130.72'	N 38° 20' 53" W	N 88° 55' 43" W
(*)	135.29'		50° 39' 52"	N 65° 52' 04" E	130.93'	N 40° 32' 08" W	S 88° 48' W
C-2	66.26'	60.00'	63° 16' 15"	S 59° 26' 09" W	62.94'	N 88° 55' 43" W	S 27° 48' 02" W
(*)	66.24'		63° 15' 23"	S 57° 10' 19" W	62.93'	S 88° 48' W	S 25° 32' 35" W
(*)	PER CSM 12831						

**LEGAL DESCRIPTION**

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12831, RECORDED ON JANUARY 5, 2010 IN VOLUME 81 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 184-186 AS DOCUMENT NO. 4623775, AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. XXXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEYS ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 2,508,107 SQUARE FEET OR 57.58 ACRES.

**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF ZBIGNIEW STANEK, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND CHAPTER 75, LAND DIVISION AND SUBDIVISION REGULATIONS, DANE COUNTY CODE OF ORDINANCES, DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE



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SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: WPW

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TOWN OF VERONA APPROVAL

THIS CERTIFIED SURVEY MAP AND PUBLIC ROAD RIGHT-OF-WAY DEDICATION IS HEREBY ACKNOWLEDGED AND APPROVED BY THE TOWN OF VERONA BOARD ACTION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
THERESA WITHEE  
TOWN CLERK, TOWN OF VERONA

\_\_\_\_\_  
DATE

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

BY: \_\_\_\_\_  
HELEN M JAGGI

\_\_\_\_\_  
RICHARD M JAGGI

\_\_\_\_\_  
MARIE L JAGGI

\_\_\_\_\_  
MARY L WEISENSEL

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED

THE ABOVE NAMED OWNERS, HELEN M. JAGGI, RICHARD M. JAGGI, MARIE L. JAGGI, AND MARY L. WEISENSEL, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES



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**OWNER'S CERTIFICATE CONTINUED**

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

BY: \_\_\_\_\_  
ZBIGNIEW STANEK \_\_\_\_\_ MARTA STANEK \_\_\_\_\_

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED

THE ABOVE NAMED OWNERS, ZBIGNIEW STANEK AND MARTA STANEK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

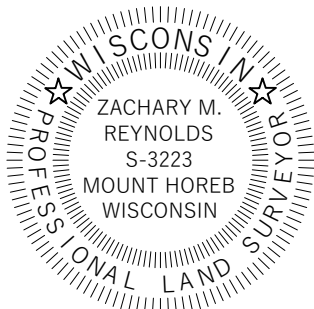
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**DANE COUNTY APPROVAL CERTIFICATE**

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

ACTION, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
DANIEL EVERSON, DATE: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE



OFFICE OF THE REGISTER OF DEEDS  
\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_  
\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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MOUNT HOREB, WI 53572  
www.wyserengineering.com

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Feb 4 2021

To: Town of Verona

We do not have plans to develop our property. I have lived here since 1958. I am employed locally and have no plans to move or develop at this time.

Richard M. Jagg



177.3'

493.8'

2.5ac

1,447.1'

502.1'

271.5'

493.8'

3.8ac

1,669.4'

514.3'

389.5'



# Planning Report

Town of Verona

April 15<sup>th</sup>, 2021

## ***2109 Schmid Lane, Verona WI 53593***

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**Summary:** The applicant seeks a CSM and rezone from RR 8 to RR 16 for parcel number 062/0608-302-8700-0 via addition of acreage from parcel number 062/0608-302-8501-0 (AT-35).

**Property Owner:** William, Sara and Justine Schmid

**Property Addresses:** 2109 Schmid Lane, Verona WI 53593

**Applicant:** Paul Spetz, Isthmus Surveying LLC

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### Location Map



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**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 8 and AT-35 (metes and bounds) so a rezone would be appropriate for this parcel.

**Current and Proposed Zoning:** The current zoning for the parcels are RR 8 and AT-35 (27.8 acres in size but it's a remnant parcel). The new zoning would be RR 16 due the addition of 7.18 acres, resulting in a total of 18.68 acres. The other tax parcel would be reduced from 27.8 acres to 20.62 acres but remain AT-35. Combined with the remnant parcel owned by J. Schmid directly to the south, the combined acreage is over 35 Acres thus the AT-35 zoning classification remains unchanged.

**Extra-territorial Review/Boundary Agreement Authority:** This parcel is in Area C of the boundary agreement with the City of Verona so further approvals are required.

**Surrounding Land Use and Zoning:** The surrounding land uses include AT-35, RM-16, and SFR-08.

**Site Features:** The site features agricultural land and larger woodlot. The woodlot is the area being added to the Schmid's residential parcel.

**Driveway Access:** There will be no change in driveway access.

**Other:** none

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

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

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

\*\*\*\*\*

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

Property address/legal description Lot 1, C.S.M. 9540 and part of the NW 1/4 of the NW 1/4 of Section 30, T6N, R8E

Please check all that apply:

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

Property Owner: Bill & Sara Schmid / Justine Schmid Phone# 608-209-8882

Address: 2109 Schmid Lane E-Mail SchmidIn@tds.net

Applicant, if different from the property owner: Paul Spetz / Isthmus Surveying LLC

Applicant's Phone# 608-209-0302 E-Mail isthmussurveying@sbcglobal.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 Paul Spetz  
to act as my agent in the application process for the above indicated land use change.

William Schmid \_\_\_\_\_ Date March 17-2021  
Signature Date

**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 will be grounds for denial of my request

William Schmid \_\_\_\_\_ Date March 17-2021  
Applicant Signature Date

Print Name William Schmid

**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](mailto:sgaskell@town.verona.wi.us)

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



**Existing lands currently zoned RR-8 to be rezoned in a New Parcel as RR-16 or RM-16:**

Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, containing 501,140 Square feet or 11.50 acres

**Existing lands currently zoned AT-35 to be rezoned in a New Parcel as RR-16 or RM-16:**

Part of the NW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin more particularly described as follows:

Commencing at a point on the northeasterly right-of-way line of Schmid Lane, at the Southwesterly corner of Lot 1, C.S.M. Number 1326, said point also being the point of beginning of this description, thence N 61°50'29" E, along the southeasterly platted boundary line said of Lot 1, Certified Survey Map No. 1326, 261.77 feet;  
thence S 76°25'34" E, 25.32 feet;  
thence S 38°57'35" E, 668.65 feet;  
thence S 36°41'05" E, 135.97 feet;  
thence S 35°05'22" W, 98.03 feet;  
thence S 70°48'32" W, 299.58 feet to a point on a Easterly platted boundary line of said Lot 1, C.S.M. No. 9540;  
thence N 11°36'52" W, along an easterly platted boundary line of said Lot 1, C.S.M. No. 9540, 204.90 feet;  
thence N 83°50'48" W, along a northerly platted boundary line of said Lot 1, C.S.M. No. 9540, 304.93 feet to a point of curvature;  
thence 176.49 feet along said right-of-way line along the arc of a 60.00 foot radius curve to the left, with a chord bearing of N 09°49'17" W, 119.40 feet, and a delta angle of 168°32'10";  
thence N 09°49'17" W, along the northeasterly right-of-way line of Schmid Lane, 104.46 feet;  
thence N 08°28'11" W, long the northeasterly right-of-way line of Schmid Lane, 238.71 feet to the point of beginning.

This description contains 312,820 Square Feet or 7.18 Acres.

### **Description of Total Area to be Rezoned to RR-16 or RM-16:**

A description containing Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner of Section 30, T6N, R8E, thence S 01°01'43" W, along the west line of the NW 1/4 of the NW 1/4 of said Section 30, 541.76 feet to a point on the southeasterly right-of-way line of County Highway G, said point being the northwesterly most boundary corner of said Lot 1 of C.S.M. No. 9540 and the point of beginning of this description;

thence N 56°40'42" E, along the northwesterly line of said Lot 1 and southeasterly right-of-way line, 43.36 feet;

thence S 08°28'11" E, along the northeasterly boundary line of said Lot 1 and southwesterly right-of-way line of Schmid Lane, 361.95 feet;

thence S 09°49'17" E, along the northeasterly boundary line of said Lot 1 and southwesterly right-of-way line of Schmid Lane, 224.64 feet;

thence N 80°10'43" E, along a northerly boundary line of said Lot 1 and southerly right-of-way line of Schmid Lane, 66.00 feet;

thence 176.49 feet along said right-of-way line along the arc of a 60.00 foot radius curve to the left, with a chord bearing of N 09°49'17" W, 119.40 feet, and a delta angle of 168°32'10";

thence N 09°49'17" W, along the northeasterly right-of-way line of Schmid Lane, 104.46 feet;

thence N 08°28'11" W, along the northeasterly right-of-way line of Schmid Lane, 238.71 feet;

thence N 61°50'29" E, along the southeasterly platted boundary line of Lot 1, Certified Survey Map No. 1326, 261.77 feet;

thence S 76°25'34" E, 25.32 feet;

thence S 38°57'35" E, 668.65 feet;

thence S 36°41'05" E, 135.97 feet;

thence S 35°05'22" W, 98.03 feet;

thence S 70°48'32" W, 299.58 feet to a point on a Easterly platted boundary line of said Lot 1, C.S.M. No. 9540;

thence S 11°36'52" E, along an easterly platted boundary line of said Lot 1, C.S.M. No. 9540, 431.13 feet;

thence S 03°50'20" W, along an easterly platted boundary line of said Lot 1, C.S.M. No. 9540, 489.54 feet;

thence N 80°21'17" W, along a southerly platted boundary line of said Lot 1, C.S.M. No. 9540, 174.05 feet;

thence N 38°30'02" W, along a southwesterly platted boundary line of said Lot 1, C.S.M. No. 9540, 237.58 feet;

thence N 01°54'42" E, along a westerly platted boundary line of said Lot 1, C.S.M. No. 9540, 463.52 feet;

thence N 88°58'17" W, along a southerly platted boundary line of said Lot 1, C.S.M. No. 9540, 305.40 feet;

thence N 01°01'43" E, along a westerly platted boundary line of said Lot 1, C.S.M. No. 9540, 1004.73 feet to the point of beginning.

This description contains an area of 813,960 Square Feet, or 18.68 Acres.

# Preliminary CERTIFIED SURVEY MAP

LOCATED IN:

Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin

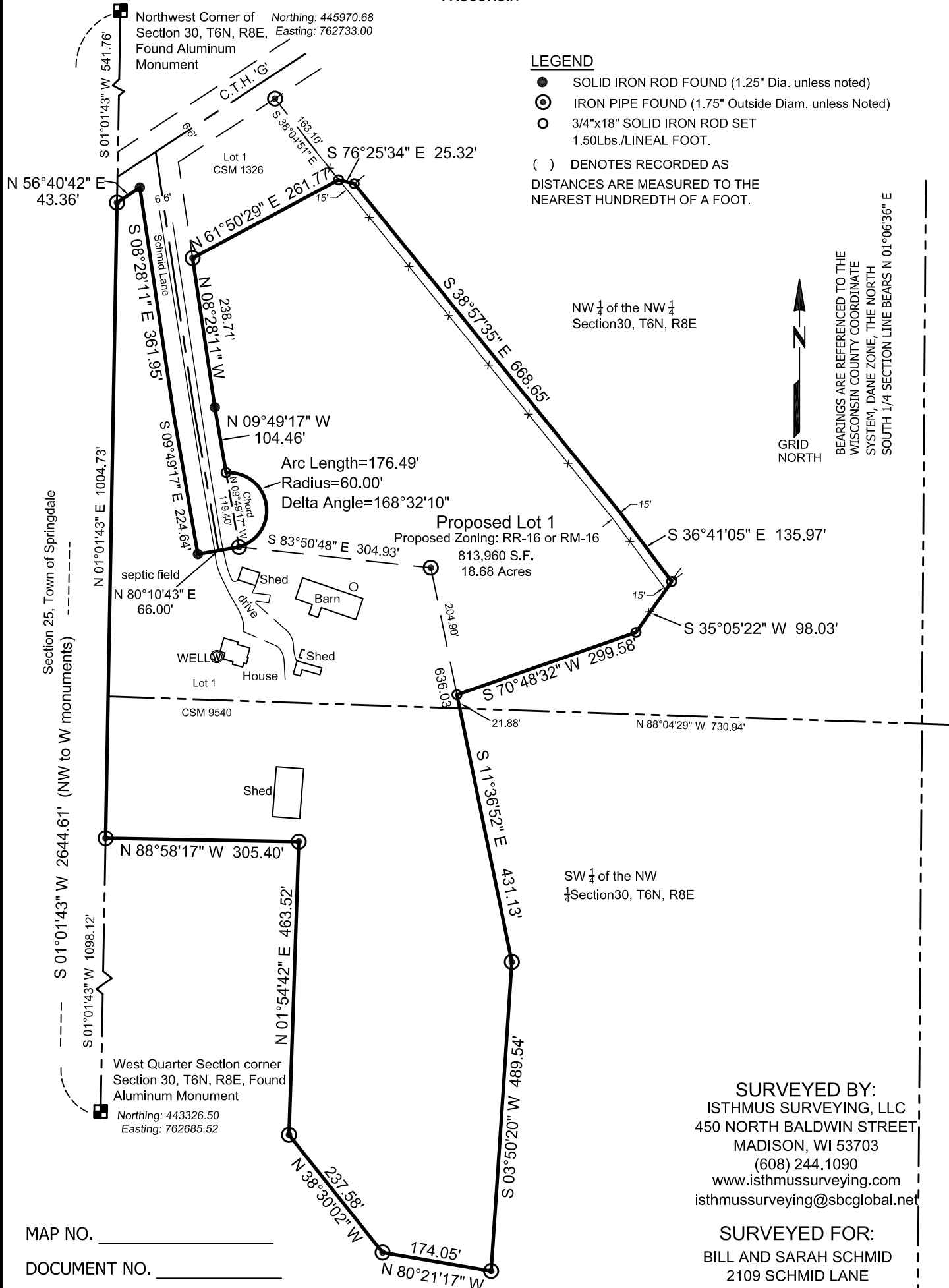
### LEGEND

- SOLID IRON ROD FOUND (1.25" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.75" Outside Diam. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- ( ) DENOTES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



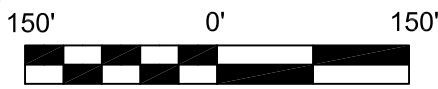
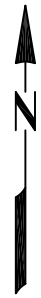
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, THE NORTH SOUTH 1/4 SECTION LINE BEARS N 01°06'36" E



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

**SURVEYED FOR:**  
 BILL AND SARAH SCHMID  
 2109 SCHMID LANE  
 VERONA, WI 53593  
 (608) 209.8882

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



S 87°51'59" E 500.57'

# Rezone Map

Located in:  
Lot 1, of Certified Survey Map Number 9540, as recorded in Volume 54, pages 258-262 of Certified Survey Maps of Dane County, as Document Number 3177213, and that part of the NW 1/4 of the NW 1/4 of Section 30, all in the NW 1/4 of the NW 1/4 of Section 30, T6N, R8E, and the SW 1/4 of the NW 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin

N 56°40'42" E 43.36'

Lot 1  
CSM 1326

S 76°25'34" E 25.32'

062/0608-302-8501-0  
Zoned AT-35

NW 1/4 of the NW 1/4  
Section 30, T6N, R8E

062/0608-302-8501-0

Area of acquisition  
312,819 S.F.  
7.18 Acres

N 09°49'17" W 104.46'

Arc Length=176.49'  
Radius=60.00'  
Delta Angle=168°32'10"

Proposed New Parcel  
Proposed Zoning: RR-16 or RM-16  
813,960 S.F.  
18.68 Acres

S 36°41'05" E 135.97'

N 01°01'43" E 1004.73'

N 80°10'43" E 66.00'

Lot 1

CSM 9540

Existing Parcel No. 062/0608-302-8700-0  
501,140 S.F.  
11.50 Acres

N 88°04'29" W 730.94'

SW 1/4 of the NW  
1/4 Section 30, T6N, R8E

I, Paul A. Spetz, Wisconsin Registered Land Surveyor No. 2525, of Isthmus Surveying LLC, hereby certify that, to the best of my knowledge and belief, this rezone map is a correct representation of the existing parcels of land.

Paul A. Spetz S. 2525 Dated: March 16, 2021

**PREPARED FOR:**

BILL & SARA SCHMID  
2109 SCHMID LANE  
VERONA, WI 53593

**PREPARED BY:**

ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

N 88°58'17" W 305.40'

N 01°54'42" E 463.52'

N 38°30'02" W 237.58'

N 80°21'17" W 174.05'

S 03°50'20" W 489.54'

409.25'

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S 83°50'48" E 304.93'

N 09°49'17" W 119.40'

S 09°49'17" E 224.64'

S 08°28'11" W 238.71'

N 08°28'11" E 361.95'

S 38°57'35" E 668.65'

S 38°04'51" E 163.10'

S 38°04'51" E 9.6'

C.T.H. 'G'

S 56°45'09" E 635.82'

S 00°24'40" W 1317.97'

Section 25, Town of Springdale