

Dane County Rezone Petition

Application Date	Petition Number
07/15/2021	DCPREZ-2021-11741
Public Hearing Date	
09/28/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MISHPACHA LLC (Harvey Temkin)	PHONE (with Area Code) (608) 206-5947	AGENT NAME DONOFRIO KOTTKE & ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 2313 SUGAR RIVER ROAD		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593-8741		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS htemkin1152@gmail.com		E-MAIL ADDRESS bstoffregan@donofrio.cc	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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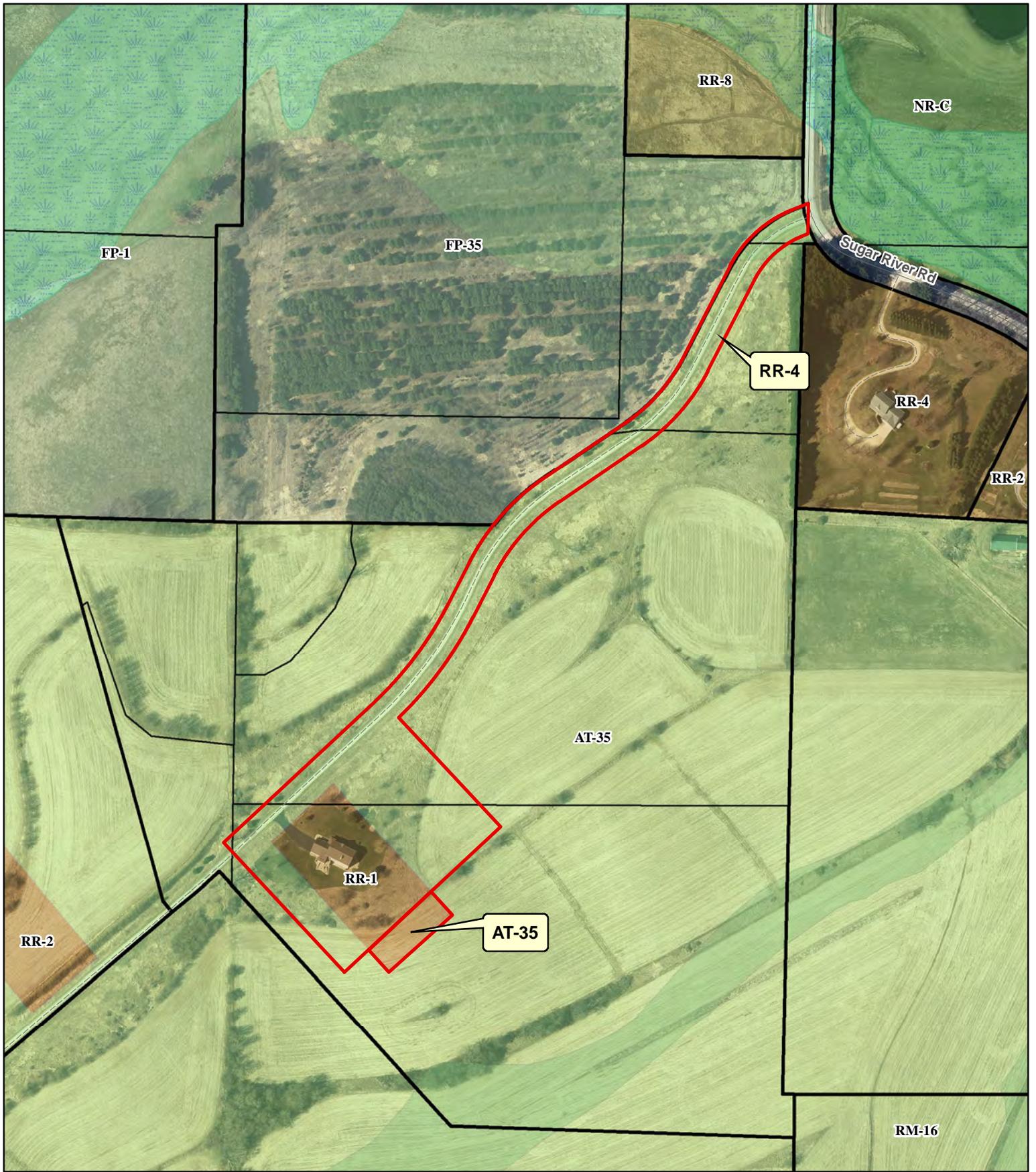
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2313 Sugar River Road					
TOWNSHIP VERONA	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-203-9002-7		0608-203-8722-8			

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

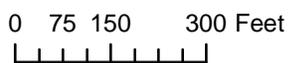
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	5.65
RR-1 Rural Residential District	RR-4 Rural Residential District	1.46
RR-1 Rural Residential District	AT-35 Agriculture Transition District	0.39

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11741
MISHPACHA LLC



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Mishpacha LLC - Harvey Temkin	Agent Name:	D'Onofrio Kottke - Brett Stoffregan
Address (Number & Street):	2313 Sugar River Road	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	htemkin1152@gmail.com	Email Address:	bstoffregan@donofrio.cc
Phone#:	(608) 206-5947	Phone#:	(608) 833-7530

PROPERTY INFORMATION

Township:	Verona	Parcel Number(s):	0608-203-9002-7 and 608-203-8722-8
Section:	19 and 20	Property Address or Location:	2313 Sugar River Road

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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The owner would like to split 7.11 acres off the 50.6 ownership area by reconfiguring the existing RR-2 parcel and add a "flag" to the parcel that will connect to Sugar River Road. This new zoning parcel will be RR-4. If approved a one lot CSM will be submitted for the new 7.11 acre area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35, RR-1	RR-4	7.11
RR-1	AT-35	0.39

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

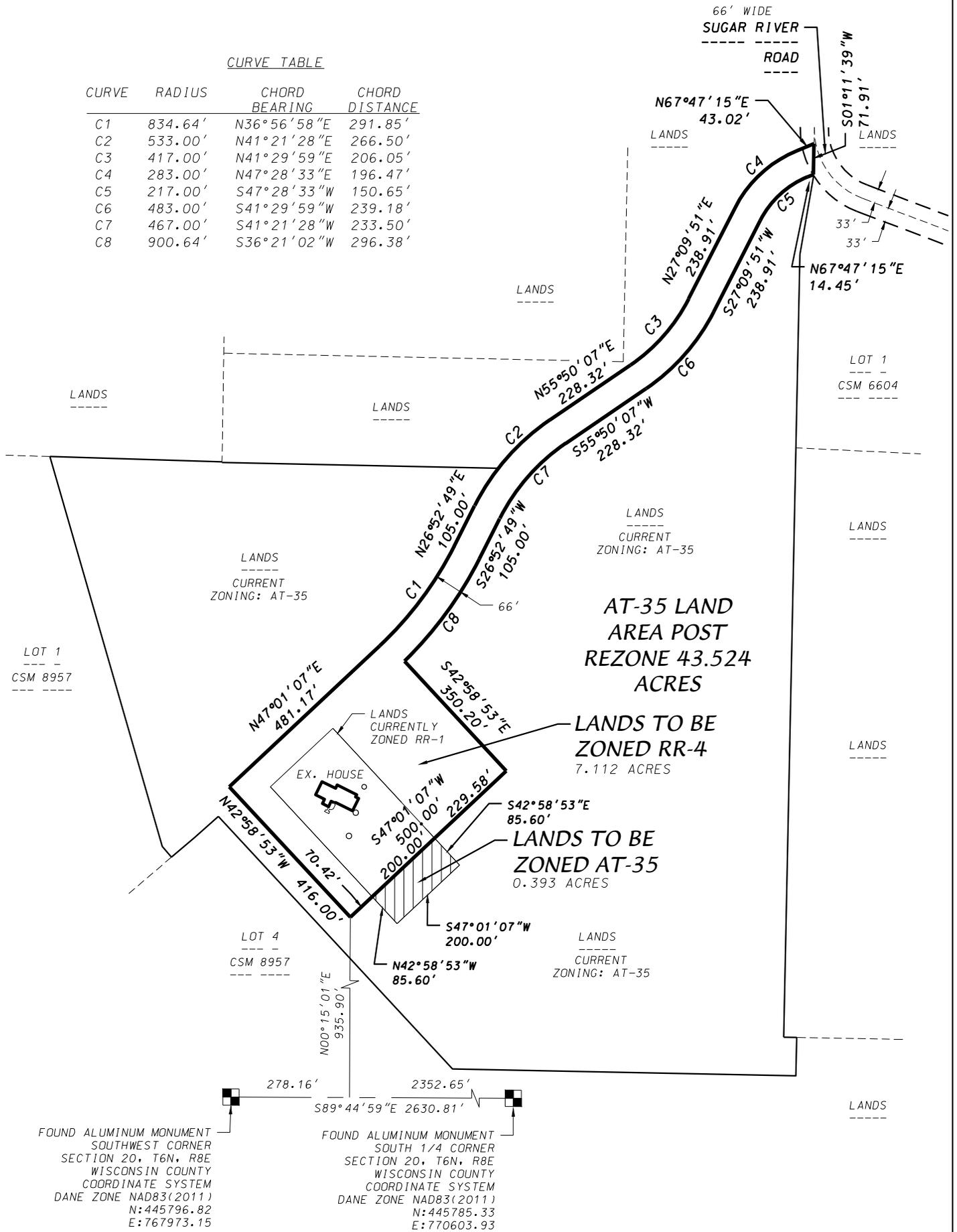
Owner/Agent Signature Brett Stoffregan

Date 7/8/21

MISHPACHA LLC - ZONING MAP

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	834.64'	N36°56'58"E	291.85'
C2	533.00'	N41°21'28"E	266.50'
C3	417.00'	N41°29'59"E	206.05'
C4	283.00'	N47°28'33"E	196.47'
C5	217.00'	S47°28'33"W	150.65'
C6	483.00'	S41°29'59"W	239.18'
C7	467.00'	S41°21'28"W	233.50'
C8	900.64'	S36°21'02"W	296.38'



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: July 8, 2021
 F.N.: 17-07-110

ZONING DESCRIPTIONS

AT-35 and RR-1 to RR-4

A parcel of land located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 19 and in the SW1/4 of the NW1/4, the NW1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 20; thence S89°44'59"E, 278.16 feet along the South line of said SW1/4; thence N00°15'01"E, 935.90 feet to the point of beginning; thence N42°58'43"W, 416.00 feet; thence N47°01'07"E, 481.17 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 834.64 feet and a chord which bears N36°56'58"E, 291.85 feet; thence N26°52'49"E, 105.00 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 533.00 feet and a chord which bears N41°21'28"E, 266.50 feet; thence N55°50'07"E, 228.32 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 417.00 feet and a chord which bears N41°29'59"E, 206.50 feet; thence N27°09'51"E, 238.91 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 283.00 feet and a chord which bears N47°28'33"E, 196.47 feet; thence N67°47'15"E, 43.02 feet; thence S01°11'39"W, 71.91 feet; thence S67°47'15"W, 14.45 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 217.00 feet and a chord which bears S47°28'33"W, 150.65 feet; thence S27°09'51"W, 238.91 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 483.00 feet and a chord which bears S41°29'59"W, 239.18 feet; thence S55°50'07"W, 228.32 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 467.00 feet and a chord which bears S41°21'28"W, 233.50 feet; thence S26°52'49"W, 105.00 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 900.64 feet and a chord which bears S36°21'02"W, 296.38 feet; thence S42°58'53"E, 350.20 feet; thence S47°01'07"W, 500.00 feet to the point of beginning. Containing 7.112 acres.

RR-1 to AT-35

A parcel of land located in the SW1/4 of the SW1/4 of Section 20, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the Southwest corner of said Section 20; thence S89°44'59"E, 278.16 feet along the South line of said SW1/4; thence N00°15'01"E, 935.90 feet; thence N47°01'07"E, 70.42 feet to the point of beginning; thence N47°01'07"E, 200.00 feet; thence S42°58'53"E, 85.60 feet; thence S47°01'07"W, 200.00 feet; thence N42°58'53"W, 85.60 feet to the point of beginning. Containing 0.393 acres.