

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/16/2018	DCPREZ-2018-11276
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STEVEN P REINEN	PHONE (with Area Code) (608) 335-6033	AGENT NAME DONOFRIO KOTTKE & ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 616 ROVALIA DR		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS STEVENREINEN@GMAIL.COM		E-MAIL ADDRESS RKLAAS@DONOFRIO.CC	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP NORTH AND WEST OF 6440 SUNSET DRIVE	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
TOWNSHIP VERONA	SECTION 36	TOWNSHIP
SECTION	SECTION	SECTION
PARCEL NUMBERS INVOLVED 0608-361-9090-0	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED

REASON FOR REZONE	CUP DESCRIPTION
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REASON FOR REZONE	CUP DESCRIPTION
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	R-4 Residence District	40.1		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
				PRINT NAME: RONALD R. KLAAS

COMMENTS: PROPOSED 16 UNIT CONDOMINIUM PLAT FOR SINGLE FAMILY HOMES.

DATE: 2-16-18



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Steven P and Karen J Reinen</u>	Agent's Name	<u>Ronald R Klaas, Donofrio Kottke & Associates</u>
Address	<u>616 ROVALIA DR</u> <u>VERONA WI 53593</u>	Address	<u>7530 Westward Way</u> <u>Madison WI 53717</u>
Phone	<u>(608) 335-6033</u>	Phone	<u>(608) 833-7530</u>
Email	<u>stevenreinen@gmail.com</u>	Email	<u>rklaas@donofrio.cc</u>

Town: Verona Parcel numbers affected: 185010, 190900, 188100 see attached map

Section: 36 Property address or location: Sunset Road (land is vacant, no address assigned)

Zoning District change: (To / From / # of acres) to R-4 from RH-1 [40.1 acres per DCI mapping]

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 100 % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

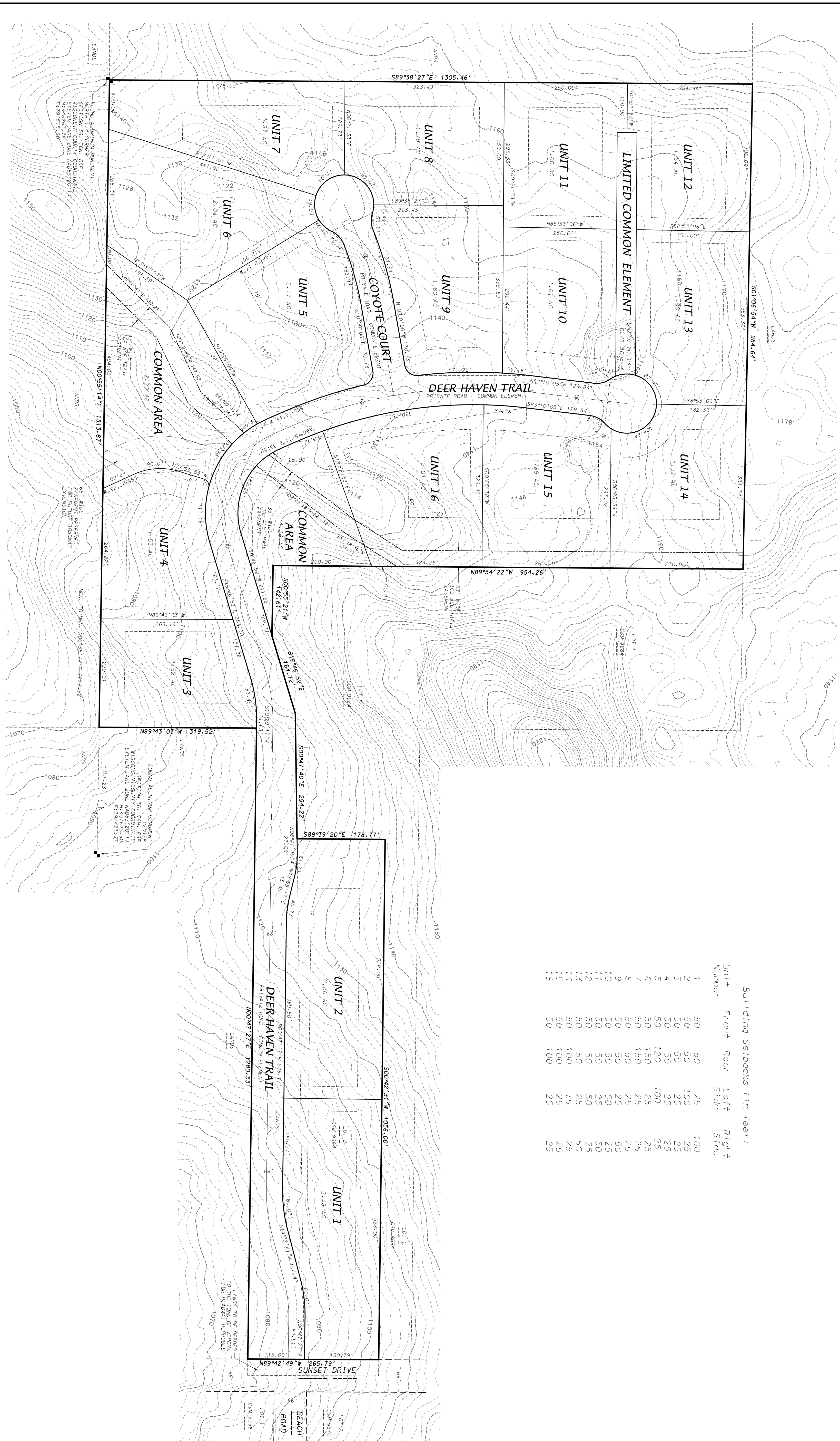
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

proposed 16 unit condominium plat for single family homes

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: 

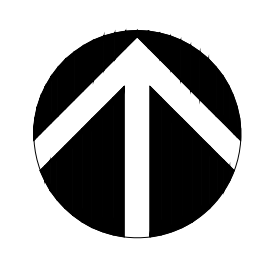
Date: 1-29-18



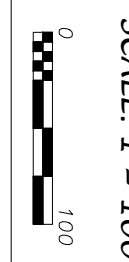
Building Setbacks (in feet)

Unit Number	Front	Rear	Left Side	Right Side
1	50	50	25	100
2	50	50	100	25
3	50	50	25	25
4	50	50	25	25
5	50	120	100	25
6	50	150	25	25
7	50	150	25	25
8	50	50	25	25
9	50	50	25	25
10	50	50	25	25
11	50	50	25	25
12	50	50	25	25
13	50	50	25	25
14	50	100	75	25
15	50	50	25	25
16	50	100	25	25

GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)



SCALE: 1" = 100'




DATE: 12-29-17
REVISED:

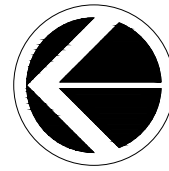
FN: 17-07-108
Sheet Number:
1 of 3

CONCEPT PLAT
DEER HAVEN ESTATES

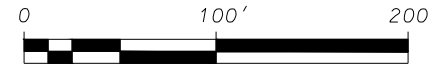
LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 36, T6N, R8E,
TOWN OF VERONA, DANE COUNTY, WISCONSIN



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



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE NAD83(2011)
THE WEST LINE OF THE NE1/4 OF
SECTION 36, T6N, R8E
BEARS N00°55'14"E



1"=100'

DEER HAVEN ESTATES

A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this condominium with respect to Sec. 703 Wis. Stats and is hereby approved for recording.

Dated this ____ day of _____, 20____

Dane County Planning and Development

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that the plat hereon is prepared in accordance with Wisconsin Statutes, Section 703.11 and is a correct representation of the condominium described. I further certify that such map correctly represents all exterior boundaries and that the locations of each unit and the common elements can be determined from the plat.

Dated this ____ day of _____, 2018.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

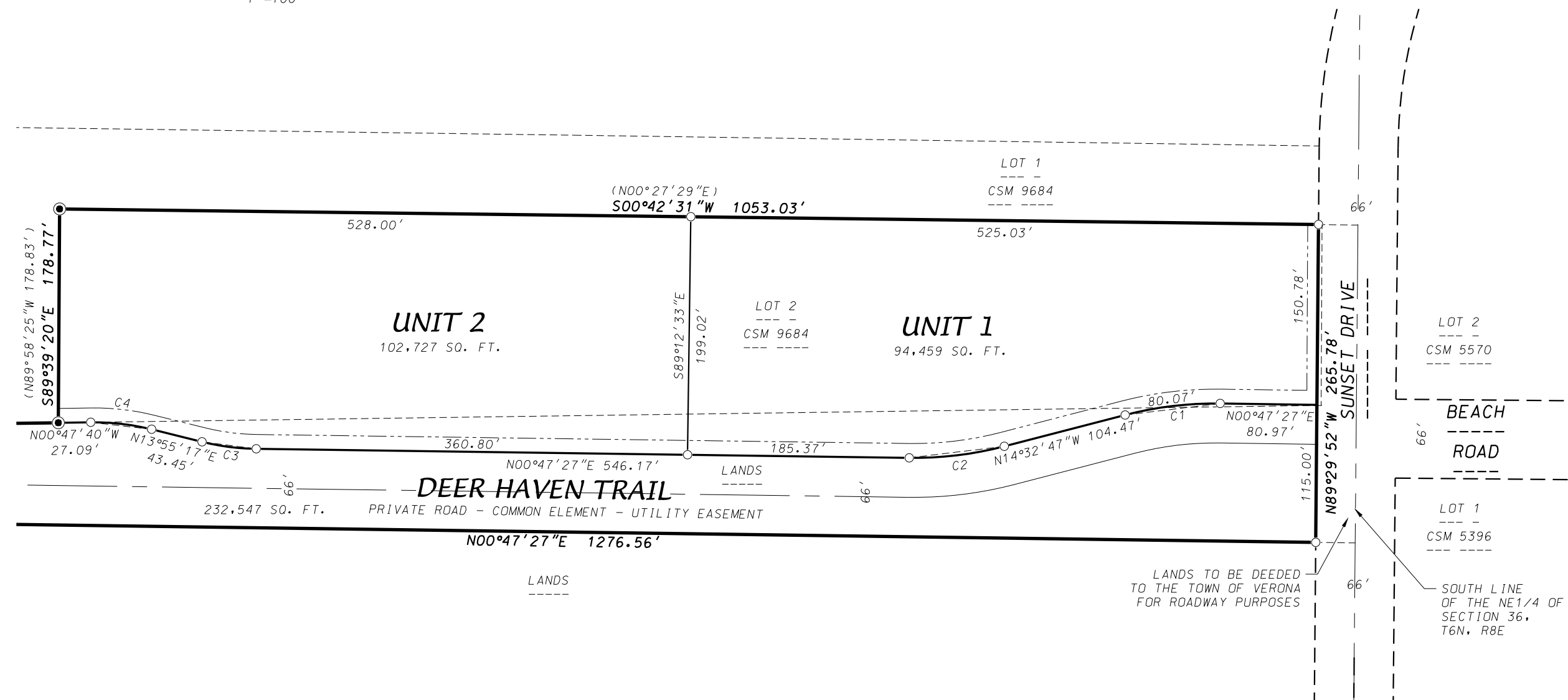
LEGAL DESCRIPTION

Part of Lot 2, Certified Survey Map No. 9684 and lands located in the NW1/4 and the SW1/4 of the NE1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:
Beginning at the North 1/4 corner of said Section 36; thence S89°38'27"E, 1305.46 feet along the North line of said NE1/4; thence S01°06'54"W, 984.64 feet to the Northeast corner of Lot 1, Certified Survey Map No. 9684; thence N89°34'22"W, 954.26 feet along the North line of and to the Northwest corner of said Lot 1; thence S00°55'21"W, 142.61 feet along the West line of said Lot 1; thence S16°46'52"E, 164.72 feet along the West line of said Lot 1; thence S00°47'40"E, 254.22 feet along the West line of said Lot 1; thence S89°39'20"E, 178.77 feet along the West line of said Lot 1; thence S00°42'31"W, 1056.00 feet along the West line of and to the Southwest corner of said Lot 1; thence N89°42'49"W, 265.79 feet along the North right-of-way line of Sunset Drive; thence N00°47'27"E, 1280.53 feet; thence N89°43'03"W, 319.52 feet to a point on the West line of said NE1/4; thence N00°55'14"E, 1313.87 feet along said West line to the point of beginning. Containing 1,701,393 square feet (39.059 acres).

REGISTER OF DEEDS CERTIFICATE

Received for recording this ____ day of _____, 2018 at _____ and recorded in Volume _____ of Condominium Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



NOTES

- The Ice Age Trail will be granted an easement through the 2 common elements as well as within the rear setbacks of Units 14, 15 and 16.

LEGEND

- FOUND 1" IRON PIPE (UNLESS NOTED)
- PLACED 3/4"X18" IRON REBAR (WT=1.5 LBS/FT)
- () "RECORDED AS" INFORMATION

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

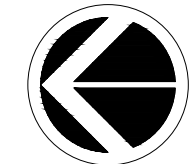
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-108

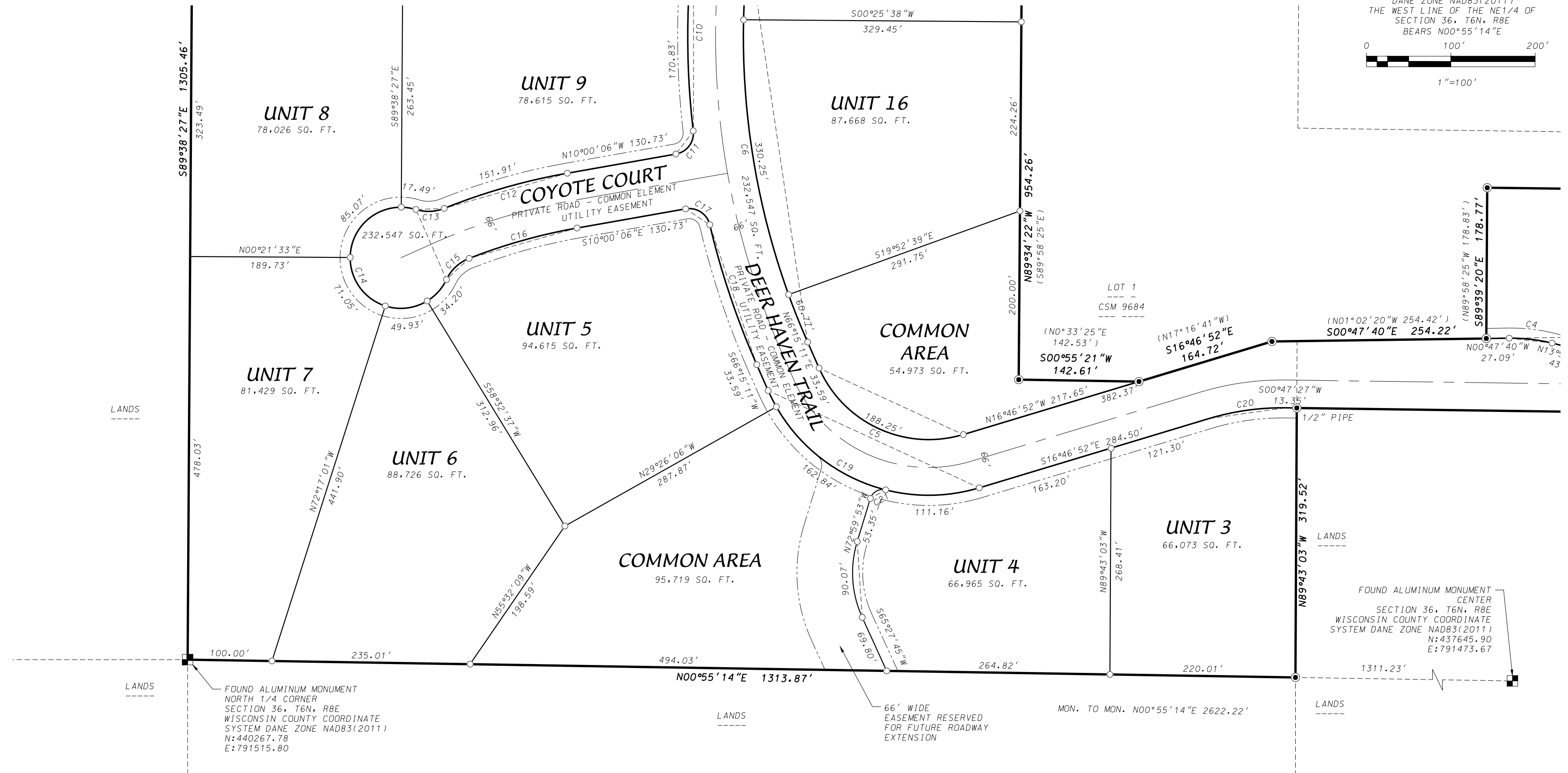
DEER HAVEN ESTATES

A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE NAD83(2011)
THE WEST LINE OF THE NE1/4 OF
SECTION 36, T6N, R8E
BEARS N00°55'14"E
0 100' 200'
1"=100'



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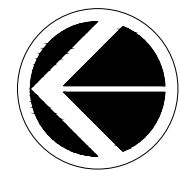
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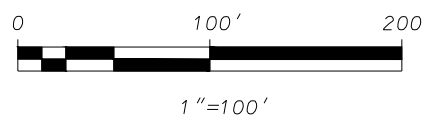
A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE NUMBER	UNIT/ELEMENT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		300.00	80.07	80.31	N06°52'40"W	15°20'14"	
2		300.00	80.07	80.31	N06°52'40"W	15°20'14"	
3		200.00	45.73	45.83	N07°21'22"E	13°07'50"	
4		200.00	51.23	51.37	N06°33'48.5"E	14°42'57"	
5		142.00	188.25	205.79	N24°44'09.5"E	83°02'03"	
6		900.00	474.65	480.33	N81°32'33"E	30°34'44"	
7	CA	900.00	60.77	60.78	N68°11'16"E	03°52'10"	
16		900.00	330.25	332.14	N80°41'41"E	21°08'40"	
15		900.00	87.38	87.41	S85°57'02"E	08°33'54"	
7		50.00	35.03	35.79	S62°39'40"E	41°00'50"	OUT-S42°09'15"E
8		60.00	90.55	274.40	N06°49'54"E	262°01'42"	OUT-S55°49'03"E
15		60.00	16.26	16.31	S49°56'22"E	15°34'14"	
14		60.00	104.55	126.92	N61°40'30"E	121°12'02"	
13		60.00	72.44	77.76	N36°03'19"W	74°15'36"	
LCE		60.00	40.06	40.84	S87°18'53"W	39°00'00"	
10		60.00	12.54	12.56	S61°48'58"W	11°59'50"	
9		50.00	35.03	35.79	S76°19'29"W	41°00'52"	
10		966.00	226.72	227.24	N89°54'26"W	13°28'42"	OUT-S83°21'13"W
9		966.00	56.18	56.19	N84°50'04"W	03°19'58"	
11		966.00	170.83	171.05	S88°25'35"W	10°08'44"	
12		25.00	34.31	37.81	N53°19'27"W	86°38'40"	
13		733.00	151.91	152.18	N15°56'59"W	11°53'44"	OUT-N21°53'51"W
14		50.00	33.61	34.28	N02°15'27"W	39°16'48"	OUT-N17°22'57"E
14		60.00	90.60	274.32	S66°24'18"W	261°57'18"	OUT-S64°34'21"E
9		60.00	17.49	17.55	N09°00'07"E	16°45'40"	
8		60.00	85.07	94.56	N44°31'34"W	90°17'42"	
7		60.00	71.05	76.04	S54°01'17"W	72°36'36"	
6		60.00	49.93	51.49	S06°52'12"E	49°10'22"	
5		60.00	34.20	34.68	S48°00'52"E	33°06'58"	
15		50.00	36.76	37.64	S43°00'24"E	43°07'54"	OUT-S21°26'27"E
16		667.00	132.94	133.16	S15°43'17"E	11°26'20"	
17		15.00	34.31	37.81	S33°19'14"W	86°38'42"	OUT-S76°38'35"W
18		966.00	174.93	175.17	S71°26'53"W	10°23'24"	
19		208.00	275.74	301.44	S24°44'09.5"W	83°02'03"	
5		208.00	21.59	21.60	S63°16'43.5"W	05°56'55"	
CA		208.00	162.84	167.31	S37°15'37"W	46°05'18"	
4		208.00	111.16	112.53	S01°16'57"E	30°59'50"	
20		300.00	91.64	92.00	S07°59'43"E	17°34'18"	
21		15.00	20.69	22.83	S29°23'27"E	87°12'52"	OUT-S14°12'59"W
22		127.00	90.07	92.07	S86°13'56"W	41°32'22"	



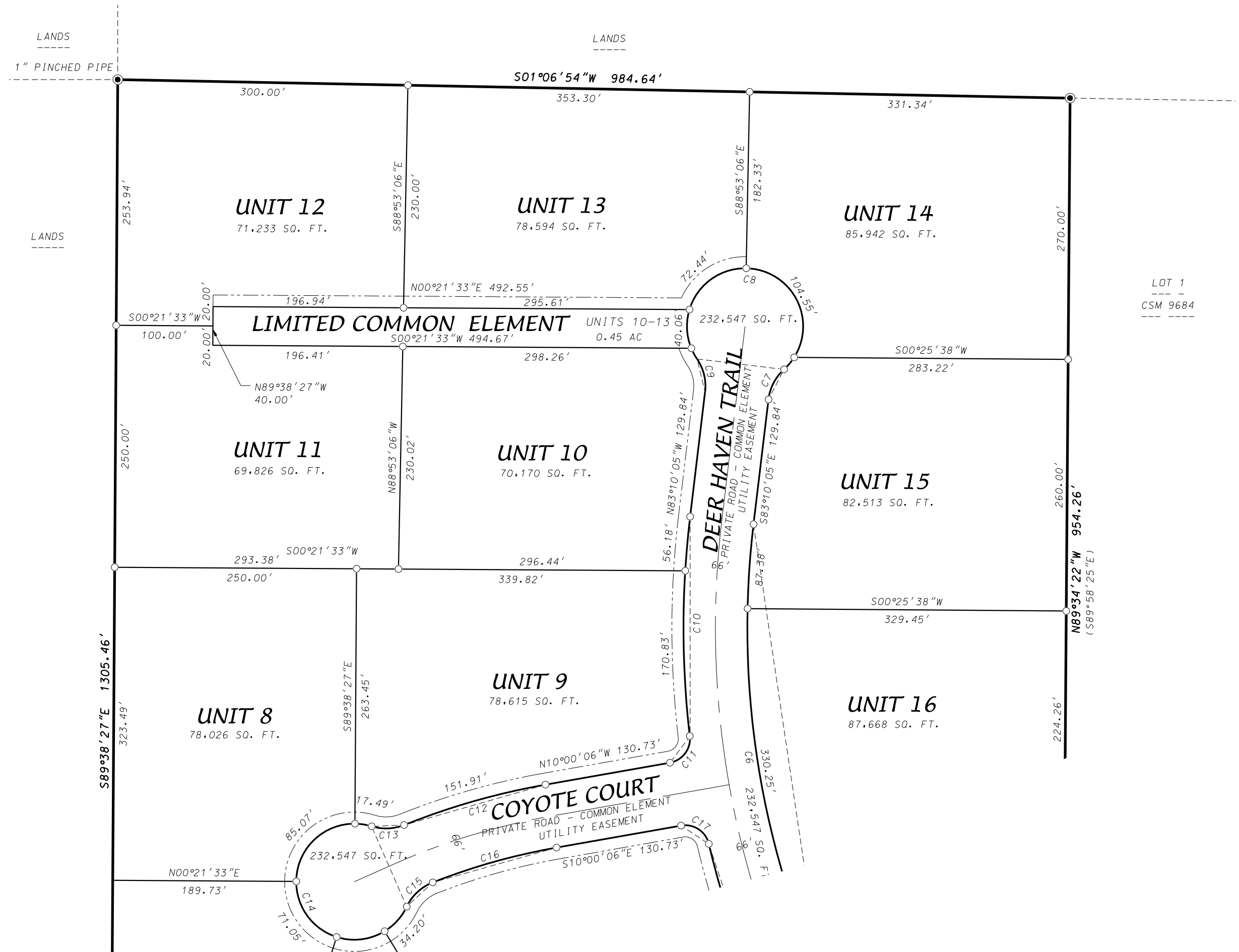
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE NAD83(2011)
THE WEST LINE OF THE NE1/4 OF
SECTION 36, T6N, R8E
BEARS N00°55'14"E



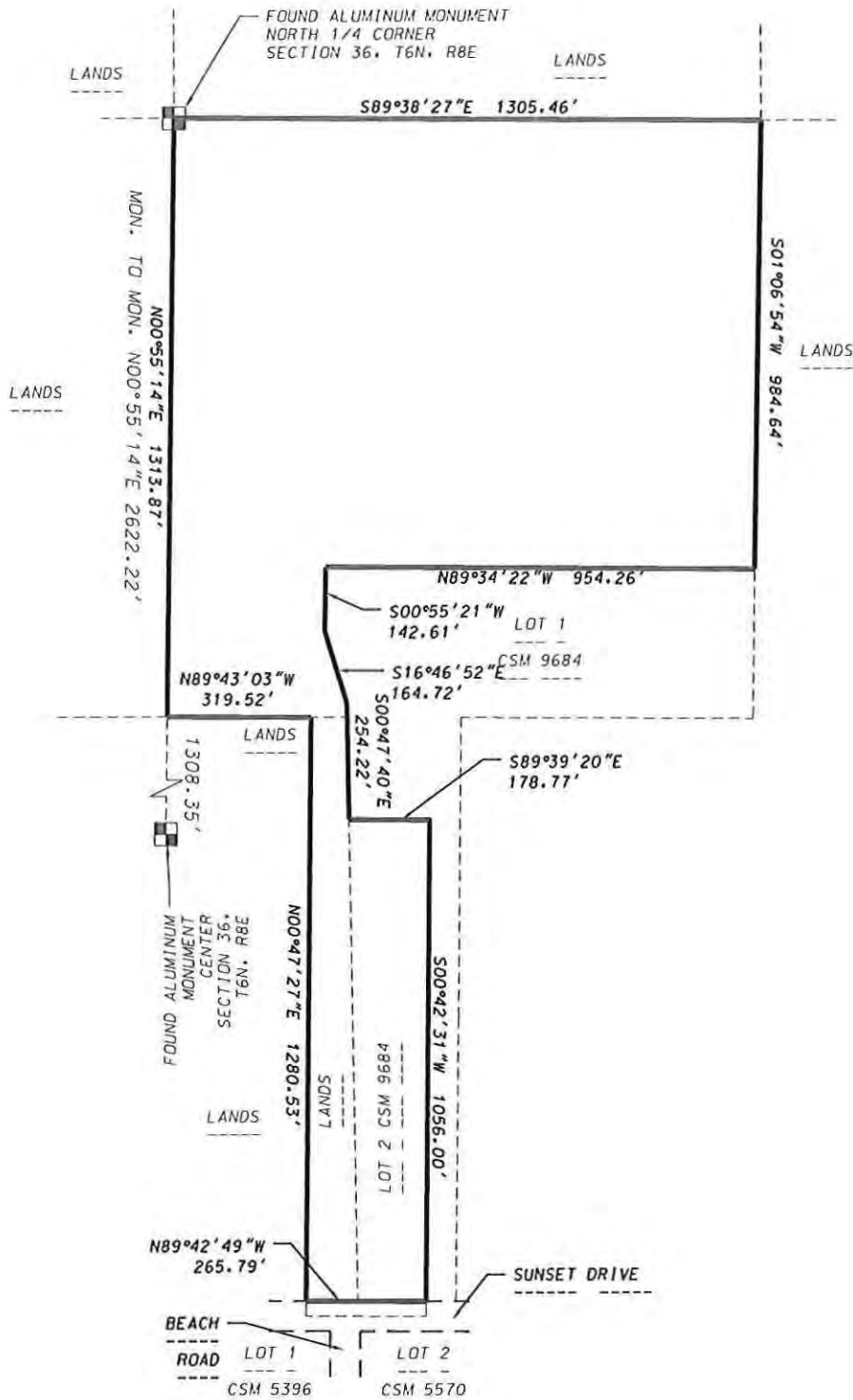
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-108



ZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



GRID NORTH
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)



Scale 1" = 400'

DATE: 01-26-18
 F.N.: 17-07-108



LANDS TO BE ZONED R-4

LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 9684 and lands located in the NW1/4 and the SW1/4 of the NE1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Beginning at the North 1/4 corner of said Section 36; thence S89°38'27"E, 1305.46 feet along the North line of said NE1/4; thence S01°06'54"W, 984.64 feet to the Northeast corner of Lot 1, Certified Survey Map No. 9684; thence N89°34'22"W, 954.26 feet along the North line of and to the Northwest corner of said Lot 1; thence S00°55'21"W, 142.61 feet along the West line of said Lot 1; thence S16°46'52"E, 164.72 feet along the West line of said Lot 1; thence S00°47'40"E, 254.22 feet along the West line of said Lot 1; thence S89°39'20"E, 178.77 feet along the West line of said Lot 1; thence S00°42'31"W, 1056.00 feet along the West line of and to the Southwest corner of said Lot 1; thence N89°42'49"W, 265.79 feet along the North right-of-way line of Sunset Drive; thence N00°47'27"E, 1280.53 feet; thence N89°43'03"W, 319.52 feet to a point on the West line of said NE1/4; thence N00°55'14"E, 1313.87 feet along said West line to the point of beginning. Containing 1,701,393 square feet (39.059 acres).

Parcel Number - 062/0608-361-8501-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR08E	36	NW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 36-6-8 NW1/4NE1/4 EXC CSM 9684 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	STEVEN P REINEN	
Current Co-Owner	KAREN J REINEN	
Primary Address	No parcel address available.	
Billing Address	616 ROVALIA DR VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2018 **	
Valuation Classification	G1	
Assessment Acres	36.000	
Land Value	\$327,600.00	
Improved Value	\$0.00	
Total Value	\$327,600.00	

**** The assessment values for this year includes values from parcel(s):**

060836190900

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
RH-1 DCPREZ-0000-02573
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps



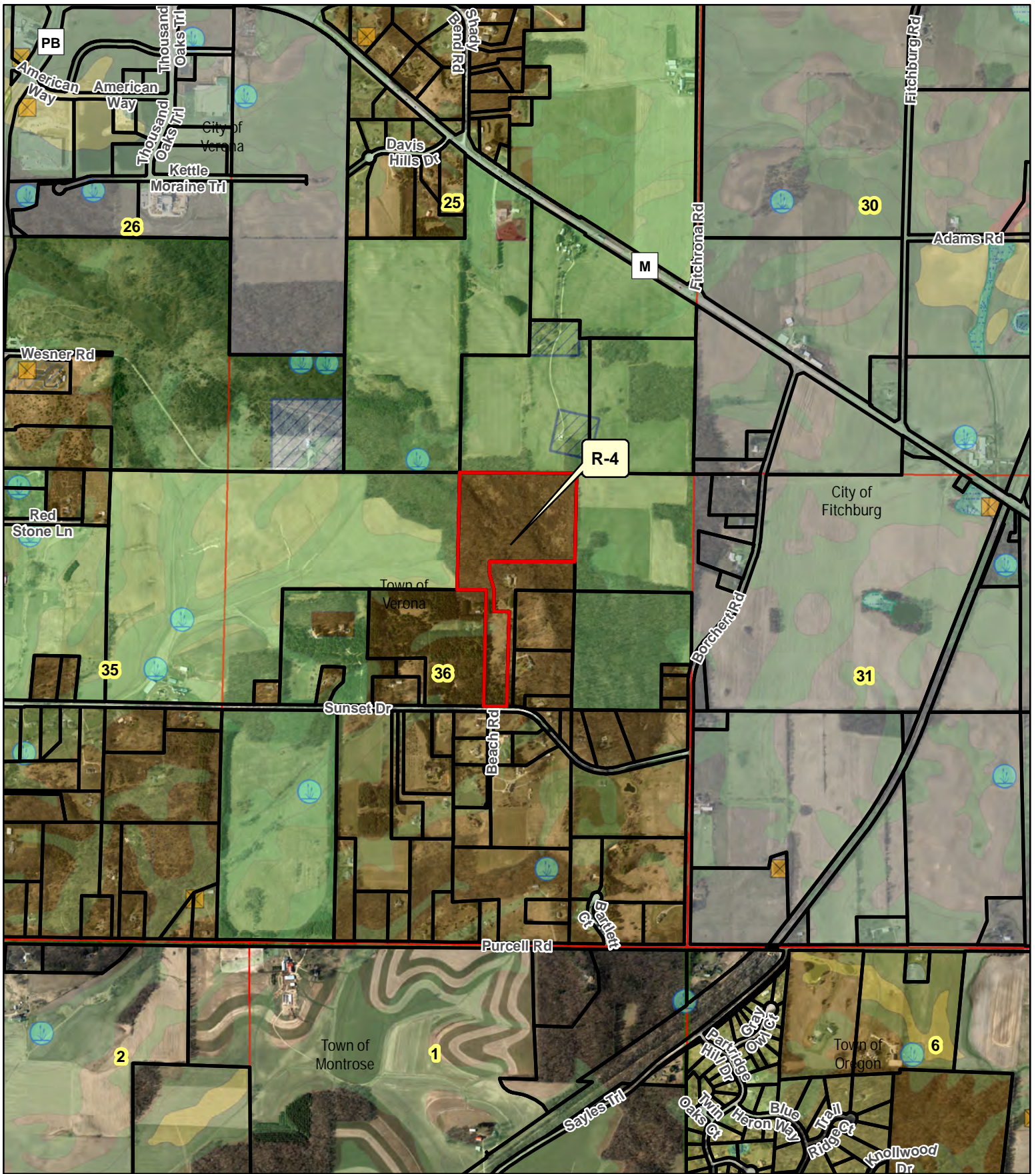
DCiMap

Tax Summary (2017) More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$327,600.00	\$0.00	\$327,600.00
Taxes:		\$6,500.54
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$6,500.54

District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT



Legend

Significant Soils Floodplain

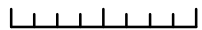
Class Wetland

Class 1

Class 2



0 470 940 1,880 Feet



Petition 11276
STEVEN P REINEN