

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/20/2014	DCPREZ-2014-10795
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HERFEL LIVING TR	PHONE (with Area Code) (608) 516-5250	AGENT NAME JSD PROFESSIONAL SERVICES	PHONE (with Area Code) (608) 444-3054
BILLING ADDRESS (Number & Street) 1955 LOCUST DR		ADDRESS (Number & Street) 161 HORIZON DR	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS JIM.BRICKER@JSDINC.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP 1969 LOCUST DR AND PROPERTY EAST		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP PARCEL EAST OF 1969 LOCUST DR	
TOWNSHIP VERONA	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP VERONA	SECTION 27
PARCEL NUMBERS INVOLVED 0608-274-8500-1		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED 0608-271-9375-0	

REASON FOR REZONE			CUP DESCRIPTION	
CREATE PARCEL FOR ACQUISITION BY VERONA AREA SCHOOL DISTRICT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-4 Agriculture District	18.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JB</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JB</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JB</i>	INSPECTOR'S INITIALS SJW3	SIGNATURE: (Owner or Agent) <i>James Bricker</i>
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COMMENTS: CREATE PARCEL FOR ACQUISITION BY VERONA AREA SCHOOL DISTRICT

PRINT NAME:
JAMES BRICKER

DATE:
20 December 2014

Petition # 10795

Public Hearing Date 01/27/14

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments:

Planning Review

- 1. Density Study Needed? Yes / No
 - 2. Determination of Legal Status Yes / No
 - 3. In compliance with Town plan? Yes / No
 - 4. Land Division Compliance? Yes / No
- Splits _____

Comments:

Contacts / Correspondence: (date: issue)



DANE COUNTY
PLANNING & DEVELOPMENT

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

Zoning Change Application

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>Curt Herfel</u>	Agent's Name <u>JIM BRICKER</u>
Address <u>1955 Locust Drive</u> <u>Verona, WI 53590</u>	Address <u>JSD Professional Services</u> 101 Horizon Dr <u>Verona</u>
Phone <u>(608) 516-5250</u>	Phone <u>608-444-3054</u>
Email _____	Email <u>jim.bricker@jsdinc.com</u>

Town: Verona Parcel numbers affected: 062/0608-274-8500-1, 0608-271-9375-0, 0608-273-8001-0

Section: 27 Property address or location: Locust Drive

Zoning District change: (To / From / # of acres) A1-EX to A-4 18.5 Acres

Soil classifications of area (percentages) Class I soils: 10 % Class II soils: 90 % 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:

Please see the attached Conditional Submission Notice. Rezoning is requested to create an 18.5 acre parcel proposed for acquisition by the Verona Area School District. The site adjoins the south boundary of the Cathedral Pointe Subdivision which is currently under construction. The future development of the site is consistent with the City of Verona Comprehensive Plan.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Curtis A Herfel

Date: 11-14-14

CONDITIONAL SUBMISSION NOTICE

Attached to this Conditional Submission Notice ("Notice") is a draft Certified Survey Map ("CSM") of certain property in the Town of Verona, Dane County, Wisconsin ("Property") as more particularly described on the CSM, which is owned by Curtis A. Herfel and Debra D. Herfel, Trustees of the Herfel Living Trust dated April 27, 2010 ("Seller"). Seller has signed the Corporate Owner's Certificate of the CSM and submitted the CSM for approval to the appropriate governmental entities in order to satisfy conditions in an Option Agreement ("Option") for the sale of the Property dated September 23, 2014 by and between Seller and Verona Area School District, a Wisconsin public school district ("Buyer").

By this Notice, Seller hereby notifies all interested parties, including but not limited to the Buyer and all governmental entities whose approval is required to record the CSM, as follows:

1. The draft CSM has been signed by Seller and is being submitted for the benefit of Buyer and, if Buyer does not purchase the Property in accordance with the terms of the Option, the draft CSM shall be null and void.
2. It is the Seller's intent by this submission that any and all approvals of the draft CSM shall be contingent upon recordation of a special warranty deed transferring ownership of the Property from Buyer to Seller, and the CSM shall not be recorded until such time as the special warranty deed from Seller to Buyer is recorded.

CURTIS A. HERFEL AND DEBRA D. HERFEL,
TRUSTEES OF THE HERFEL LIVING TRUST
DATED APRIL 27, 2010.

By: Curtis A. Herfel
Curtis A. Herfel, Trustee

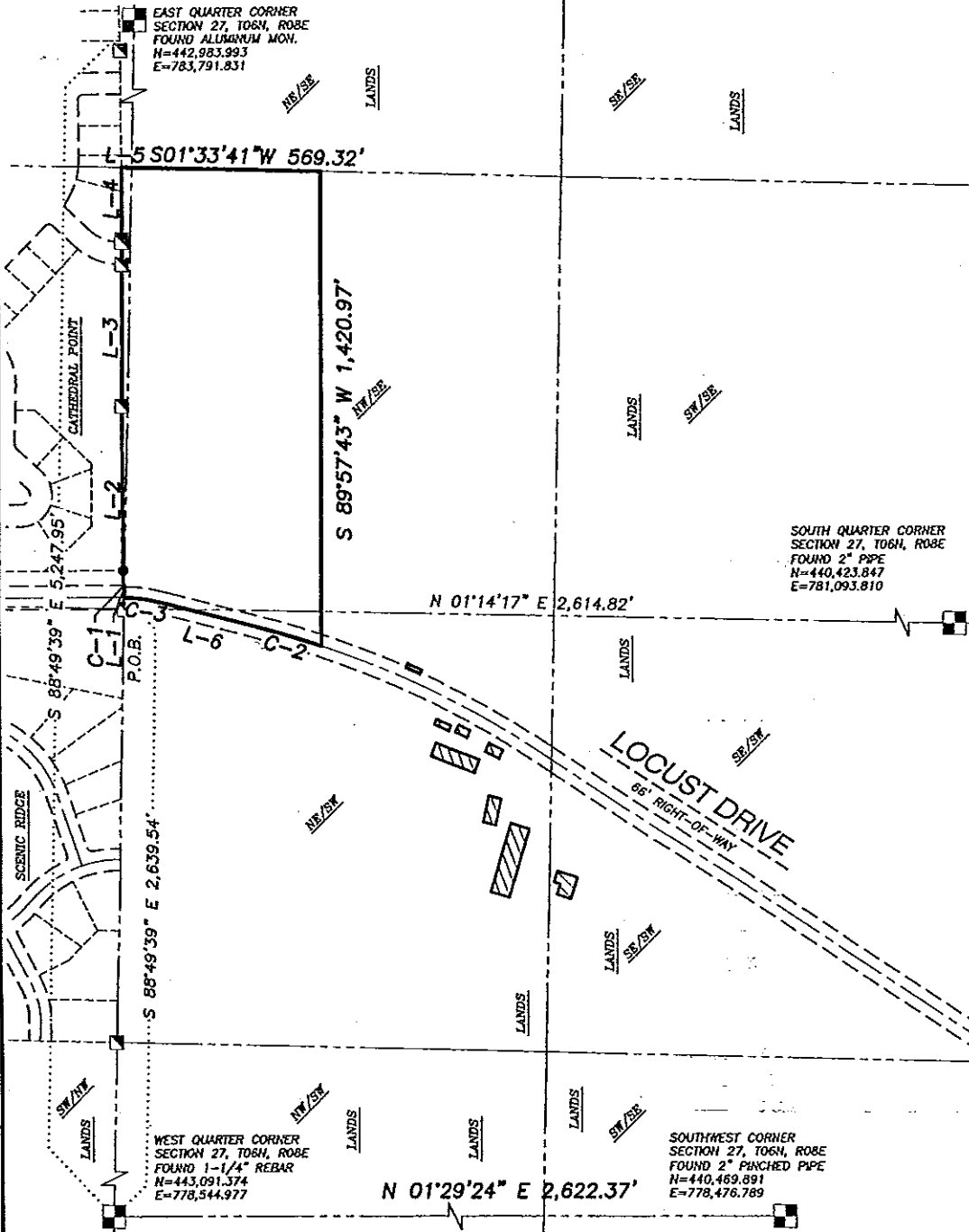
By: Debra D. Herfel
Debra D. Herfel, Trustee

Date: 11/14/14

Date: 11/14/14

REZONE EXHIBIT

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

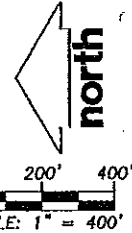


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- ▣ 1-1/4" REBAR FOUND
- REZONE BOUNDARY
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PLATTED LOT LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE WEST LINE OF THE SOUTHWEST QUARTER, BEARS N 01°29'24" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER 16, 2014.
3. SEE SHEET 2 FOR REZONE DESCRIPTION, LINE TABLE AND CURVE TABLE.
4. PARCEL WILL BE REZONED FROM A-1(EX) TO RH-4.



PREPARED BY: JSD Professional Services, Inc. <small>• EXPLORE • SURVEY • DESIGN</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: VERONA AREA SCHOOL DISTRICT 700 NORTH MAIN STREET VERONA, WI 53593	PROJECT NO.: 14-6247H FILE NO.: B-270 FIELDBOOK/PG.: - SHEET NO.: 1 OF 2	SURVEYED BY: MAD DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL.: _____ PAGE: _____ DOC. NO.: _____ C.S.M. NO.: _____
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COMMENCING AT THE WEST QUARTER CORNER OF SECTION 27, AFORESAID; THENCE SOUTH 88 DEGREES 49 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE THE SOUTHWEST QUARTER, 2,639.54 FEET TO THE CENTERLINE OF LOCUST DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 49 MINUTES 39 SECONDS EAST ALONG SAID NORTH LINE, 36.01 FEET TO THE CURVING EASTERLY RIGHT-OF-WAY LINE OF LOCUST DRIVE; THENCE NORTHEASTERLY 3.63 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 590.76 FEET, THE CHORD BEARING NORTH 01 DEGREES 59 MINUTES 14 SECONDS EAST, 3.63 FEET TO THE SOUTH LINE OF 'CATHEDRAL POINT' SUBDIVISION; THENCE FOLLOWING SAID SOUTH LINE NORTH 89 DEGREES 34 MINUTES 16 SECONDS EAST, 537.02 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 56 SECONDS EAST, 498.15 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 11 SECONDS EAST, 216.53 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 49 SECONDS WEST, 32.17 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 41 SECONDS WEST, 569.32 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST, 1,420.97 FEET TO THE CURVING CENTERLINE OF LOCUST DRIVE; THENCE NORTHEASTERLY 203.50 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3000.00 FEET, THE CHORD BEARING NORTH 16 DEGREES 34 MINUTES 03 SECONDS EAST, 203.46 FEET; THENCE NORTH 14 DEGREES 37 MINUTES 27 SECONDS EAST, 292.35 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 120.03 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 554.76 FEET, THE CHORD BEARS NORTH 08 DEGREES 25 MINUTES 33 SECONDS EAST, 119.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 808,721 SQUARE FEET OR 18.566 ACRES.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 88°49'39" E	36.01'
L-2	N 89°34'16" E	537.02'
()	N 89°10'17" E	539.97'
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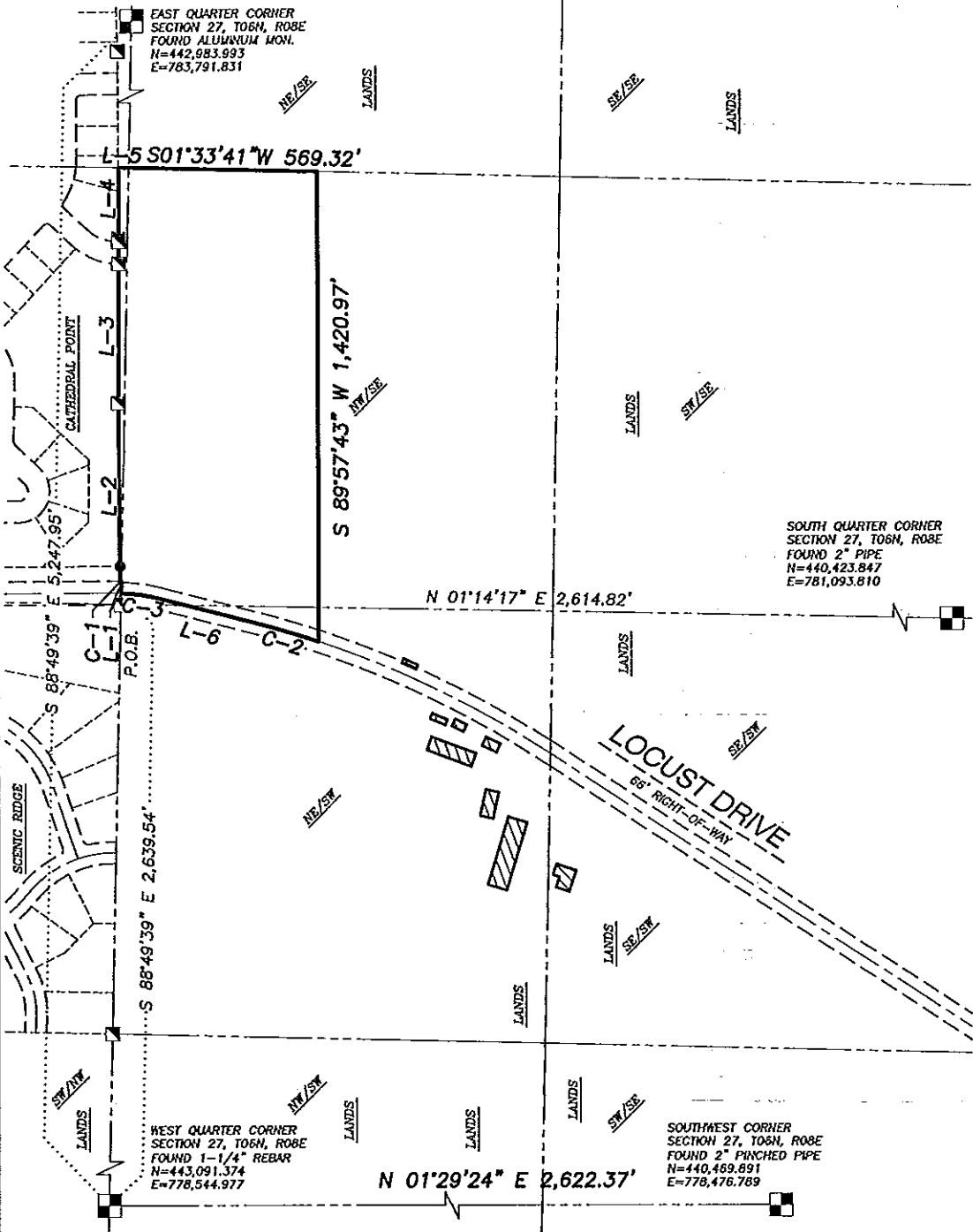
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CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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PREPARED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small> 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)448-5050	PREPARED FOR: VERONA AREA SCHOOL DISTRICT 700 NORTH MAIN STREET VERONA, WI 53593	PROJECT NO: <u>14-6247H</u> FILE NO: <u>B-270</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 2</u>	SURVEYED BY: <u>MAJ</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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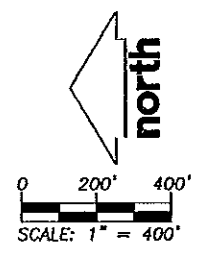


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