

Dane County Rezone Petition

Application Date	Petition Number
03/05/2025	DCPREZ-2025-12157
Public Hearing Date	
05/27/2025	

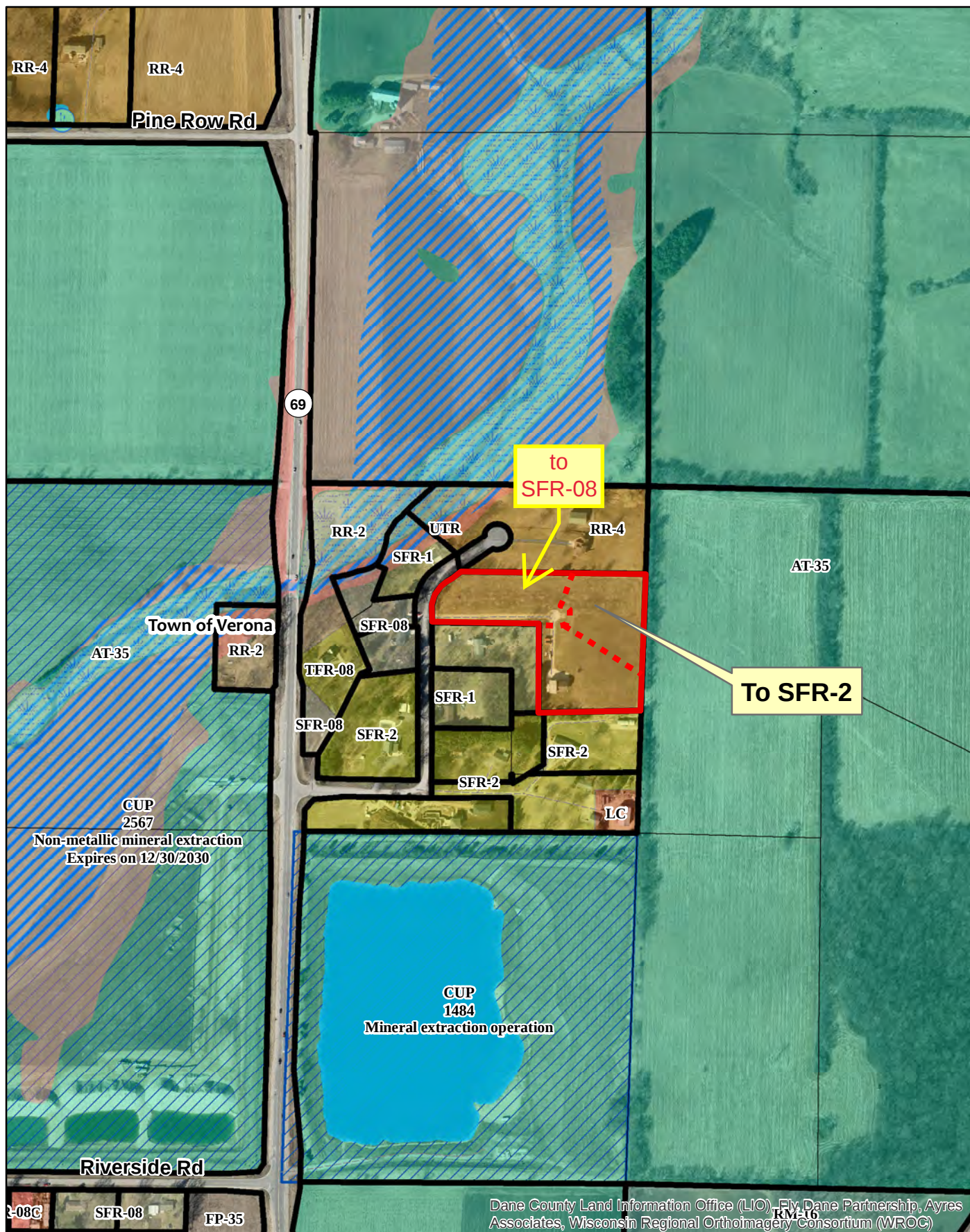
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NORBERT REPKA	PHONE (with Area Code) (608) 440-5571	AGENT NAME ☐	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2014 MANHATTAN DR		ADDRESS (Number & Street) ☐	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS norbert_reptka@hotmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2014 Manhattan Dr					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-284-8440-2					

REASON FOR REZONE
DIVIDING A RESIDENTIAL LOT INTO THREE RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	SFR-2 Single Family Residential District SFR-08 Single Family Residential District	6.2 4.2 2.0

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend



Wetland

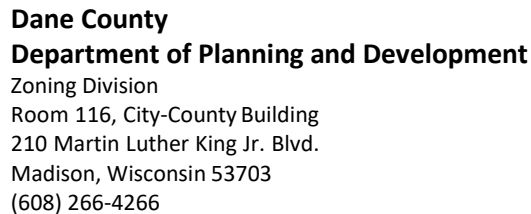


Floodplain



0 250 500 1,000 Feet

Petition 12157
Repka



REZONE APPLICATION

Owner/Agent Signature  Date

SURVEYED BY:
MOORE SURVEYING, LLC
N3131 ROBIN ROAD
POYNETTE, WI 53955
(608) 288-1860

DATE OF SURVEY:
NOVEMBER 14, 2024

PROPERTY SURVEYED:
2014 MANHATTAN DR.
VERONA, WI 53593

SURVEYED FOR:
NORBERT REPKA
2014 MANHATTAN DR.
VERONA, WI 53593

PROJECT: 2612

LEGEND

- 1" IRON PIPE FOUND
- 3/4" X 24" REBAR SET
WEIGHING 1.50 LBS/L.F.
- ◆ SECTION CORNER MON.
- (40') RECORDED DATA
- LOT LINE
- CENTER LINE ROAD
- RIGHT-OF-WAY LINE
- SECTION LINE
- UGE UNDERGROUND
ELECTRIC
- EASEMENT LINE
- PROPERTY LINE

NOTES

- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, RECORDED AS BEARING N 00°27'26" E.
- ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- NO ADDITIONAL ACCESS TO MANHATTAN DRIVE FOR LOT 1 OTHER THAN VIA THE SHARED DRIVEWAY.

LEGAL DESCRIPTION

A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 5947, LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5947.

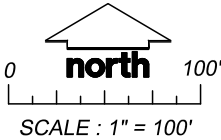
SAID PARCEL CONTAINS 270,289 SQUARE FEET OR 6.20 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF NORBERT REPKA, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

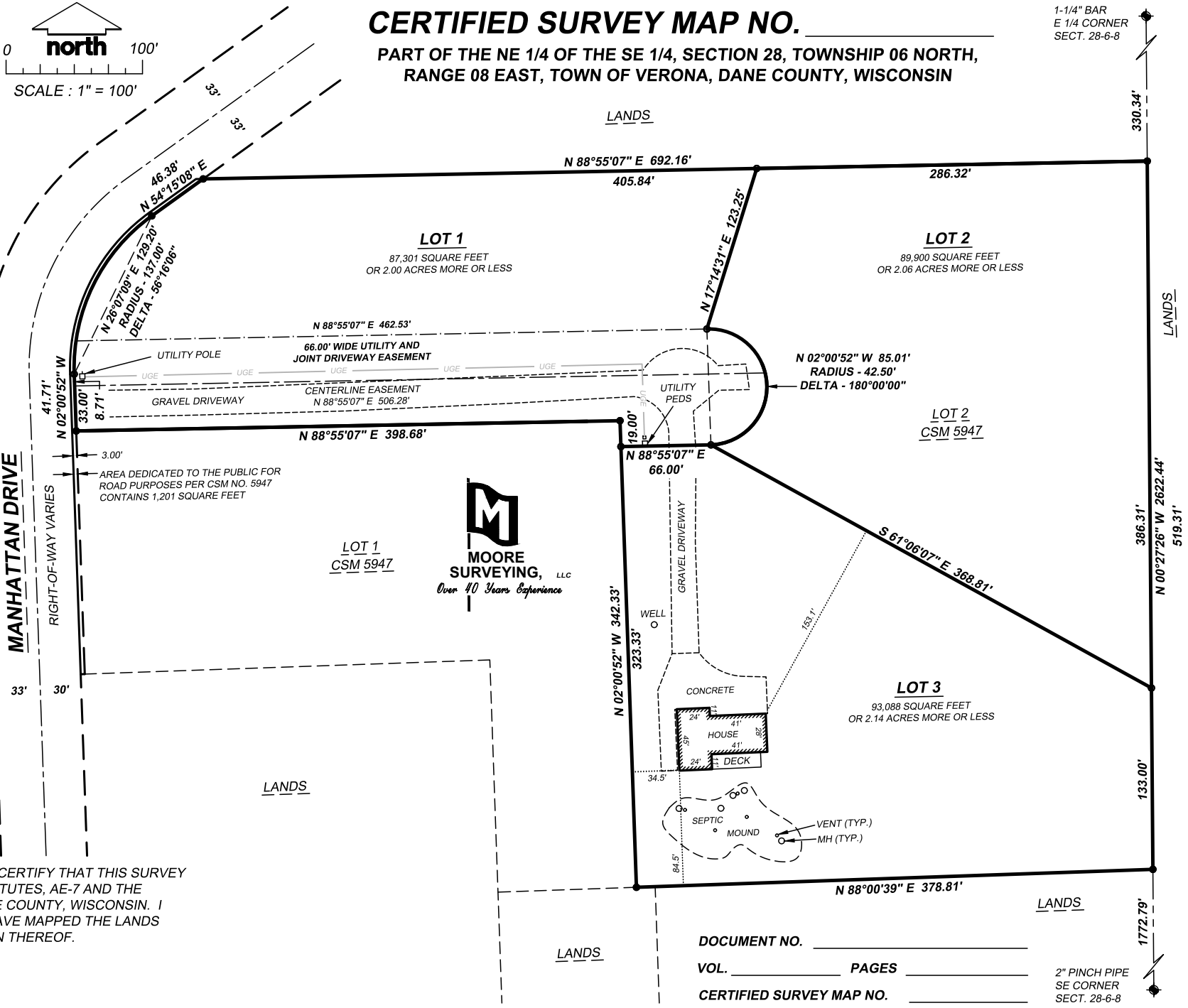
ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028



CERTIFIED SURVEY MAP NO. _____

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH,
RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

1-1/4" BAR
E 1/4 CORNER
SECT. 28-6-8



DOCUMENT NO. _____

VOL. _____ **PAGES** _____

CERTIFIED SURVEY MAP NO. _____

2" PINCH PIPE
SE CORNER
SECT. 28-6-8

CERTIFIED SURVEY MAP NO. _____

**PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST,
TOWN OF VERONA, DANE COUNTY, WISCONSIN**

TOWN OF VERONA CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED, ACCEPTED AND APPROVED FOR RECORDING BY THE TOWN OF
VERONA, DANE COUNTY, WISCONSIN

ON THIS _____ DAY OF _____, 20____

TERESA WITHEE, TOWN CLERK
TOWN OF VERONA

DATE

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____ AT _____
AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS, PAGES _____

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS

DATE

DANE COUNTY CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

_____, BY _____, AUTHORIZED REPRESENTATIVE.

OWNER'S CERTIFICATE

AS OWNER(S) WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED
AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS
REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND
LAND REGULATION COMMITTEE FOR APPROVAL. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE
SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____.

NORBERT REPKA

STATE OF WISCONSIN)
COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE-
NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT OF MORTGAGEE

UW CREDIT UNION, MORTGAGEE OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY CONSENT TO THE SURVEYING, DEDICATION,
DIVIDING AND MAPPING OF THE LAND DESCRIBED ABOVE, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF
NORBERT REPKA, OWNER.

AUTHORIZED REPRESENTATIVE, UW CREDIT UNION

DATE



DOCUMENT NO. _____

VOL. _____ PAGES _____

CERTIFIED SURVEY MAP NO. _____

Rezone Petition 12157 Legal Description (revised)

RR-4 to SFR-08

(proposed Lot 1)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S 00°27'26" E, 330.34 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S 88°55'07" W, 286.32 FEET TO THE POINT OF BEGINNING; THENCE S 17°14'31" W, 123.25 TO THE START OF A NON-TANGENT CURVE TO THE RIGHT; THENCE 133.54 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 42.50 FEET AND A CHORD WHICH BEARS S 02°00'52" E, 85.01 FEET; THENCE S 88°55'07" W, 66.00 FEET; THENCE N 02°00'52" W, 19.00 FEET; THENCE S 88°55'07" W, 398.68 FEET; THENCE N 02°00'52" W, 41.71 FEET TO THE START OF A CURVE TO THE RIGHT; THENCE 134.54 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 137.00 FEET AND A LONG CHORD WHICH BEARS N 26°07'09" E, 129.20 FEET; THENCE N 54°15'08" E, 46.38 FEET; THENCE N 88°55'07" E, 405.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 87,301 SQUARE FEET OR 2.00 ACRES MORE OR LESS.

RR-4 to SFR-2

(proposed Lots 2 and 3)

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S 00°27'26" E, 330.34 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING; THENCE S 88°55'07" W, 286.32 FEET; THENCE S 17°14'31" W, 123.25 TO THE START OF A NON-TANGENT CURVE TO THE RIGHT; THENCE 133.54 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 42.50 FEET AND A CHORD WHICH BEARS S 02°00'52" E, 85.01 FEET; THENCE S 88°55'07" W, 66.00 FEET; THENCE S 02°00'52" E, 323.33 FEET; THENCE N 88°00'39" E, 378.81 FEET; THENCE N 00°27'26" W, 519.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 182,988 SQUARE FEET OR 4.20 ACRES MORE OR LESS.

~~RR-4 to SFR-2~~

~~Lot 2, Certified Survey Map Number 5947, as recorded in Volume 28 of Certified Survey Maps, Pages 162-164, as Document Number 2162995, Dane County Register of Deeds, Located in the SE 1/4 Section 28, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin.~~