



Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
 Subdivision Preliminary Plat* Subdivision Final Plat


*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Mishpacha LLC c/o Harvey Temkin	D'Onofrio Kottke & Assoc - Brett Stoffregan	
Address	2313 Sugar River Road, Verona, WI 53593	7530 Westward Way, Madison, WI 53717	
Phone Number	(608) 206-5947	(608) 833-7530	
E-Mail Address	htempkin1152@gmail.com	bstoffregan@donofrio.cc	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Verona	Section	19/20
		¼	¼ ¼ ¼
Acreage			
Parcel Number(s) 0608-203-8512-2 / 0608-203-8722-8 / 0608-194-9501-5 / 0608-203-9002-7			
Current Zoning		Proposed Zoning	
AT-35, RR-1		no change	
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: _____
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features : Northeast corner of parcel falls in FEMA Zone A floodplain

Print Name: Brett T. Stoffregan Date: 10/02/2019

Signature: 



Dane County Zoning & Land Regulation Committee
Land Division / Subdivision Variance Application

Date: 1/22/20

Landowner information:

Name: Mishpacha LLC c/o Harvey Temkin
Address: 2313 Sugar River Rd City: Verona Zip Code: 53593
Daytime phone: (608) 206-5947
E-mail: htemkin1152@gmail.com

Applicant information (if different from landowner):

Name: D'Onofrio Korke & Assoc
Address: 7530 Westward Way City: Madison Zip Code: 53717
Daytime phone: (608) 833-7536
E-mail: rklaas@denofrio.ca
Relationship to landowner: Engineer / Surveyor
Are you submitting this application as an authorized agent for the landowner? Yes X No

Property information:

Property address: 2313 Sugar River Road, Verona, WI 53593
Tax Parcel ID #: 0608-203-8512-2 / 8722-8/902-7 0608-194-9501-5
Certified Survey Map application #: Date Submitted:
Subdivision Plat application #: Subdivision Name:
Rezone or CUP petition #(if any): Rezone / CUP public hearing date:

Summary of Variance Request:

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)

SEE ATTACHED LETTER

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

SEE ATTACHED LETTER

Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.

WAIVER REQUEST
FROM ROAD FRONTAGE REQUIREMENT

PROPOSED CSM
2313 SUGAR RIVER ROAD, TOWN OF VERONA

A 2 lot CSM has been approved by the Town of Verona for landowner Mishpacha, LLC (members Harvey & Barbara Temkin). Their letter to the Town explaining their situation & reasons for the CSM is attached.

The CSM fits within the framework of the Town Comprehensive Plan (2-4 Acre Lots) and is the initial phase of developing their land further per the Comprehensive Plan. A concept plan is attached that illustrates how that could be accomplished.

Because the Temkins will retain ownership of the large AG lot (Lot 1) in order to maintain control of future development, it creates a situation of Lot 2 not having road frontage. An existing access easement already exists and will remain, and a shared driveway agreement will be executed for Lots 1 and 2 of the proposed CSM.

Due to these unique circumstances, Mishpacha, LLC is requesting a variance from the lot frontage requirement. The only frontage for these lands is a narrow strip on Sugar River Road, and that will be part of Lot 1, and someday be the public road connection as additional lot divisions occur.

PROPOSED LOT DIVISION FOR 2313 SUGAR RIVER ROAD

Mishpacha, LLC, by its members, Barbara and Harvey Temkin, are applying for a lot division for the property located at 2313 Sugar River Road. We are applying for the lot division so that we can sell the house that we live in separately from the adjoining approximately 50 vacant acres.

Since we have retired and our kids have moved out of the area, we no longer have the need for such a large house. We are willing, and would like, to continue to own the adjoining land so that, hopefully, it can be designed with the adjoining neighbor. The joint design is something that I know the plan commission is also interested in having accomplished.

We, along with our neighbors, have had the attached concept plan for a proposed development prepared by D'Onofrio, Kottke and Associates. However, based on current construction costs and supply of lots in the area, now does not seem to be an appropriate time to proceed with that development.

Pursuant to the applicable Dane County ordinances, we need to have a certified survey map approved and then recorded to have the lot division occur. We are hereby requesting that the plan commission approve the attached certified survey map that D'Onofrio, Kottke & Associates has prepared on our behalf.

As a practical matter, nothing will change by the recording of the certified survey map other than that there can be two owners of the separate parcels. However, no additional development can occur on the remaining vacant acreage without further plan commission action.

In your consideration, please consider that the house is already zoned for residential use, while the remaining acreage continues to be exclusively agricultural.

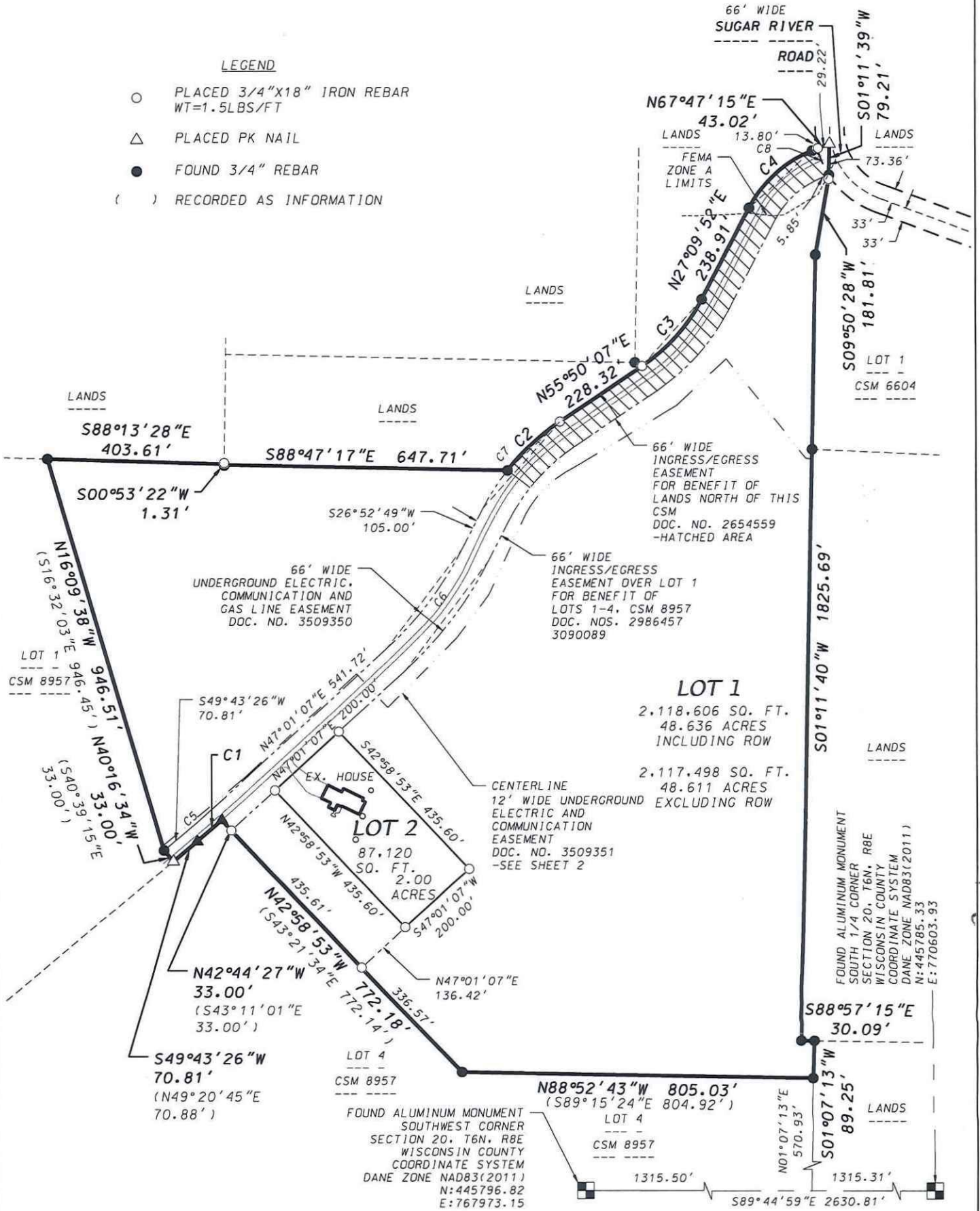
We appreciate your consideration and hope that you will allow two longtime Town residents to get on with their lives while allowing the Town to pursue its preferred approach of having the remaining lands designed together.

CERTIFIED SURVEY MAP

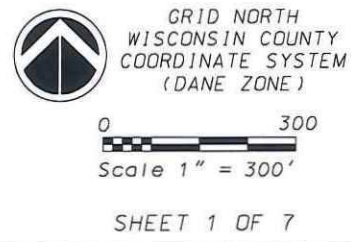
LANDS LOCATED IN THE SW1/4 OF THE SW1/4, NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 20 AND IN THE SE1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 19, ALL IN T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN

LEGEND

- PLACED 3/4"X18" IRON REBAR
WT=1.5LBS/FT
- △ PLACED PK NAIL
- FOUND 3/4" REBAR
- () RECORDED AS INFORMATION



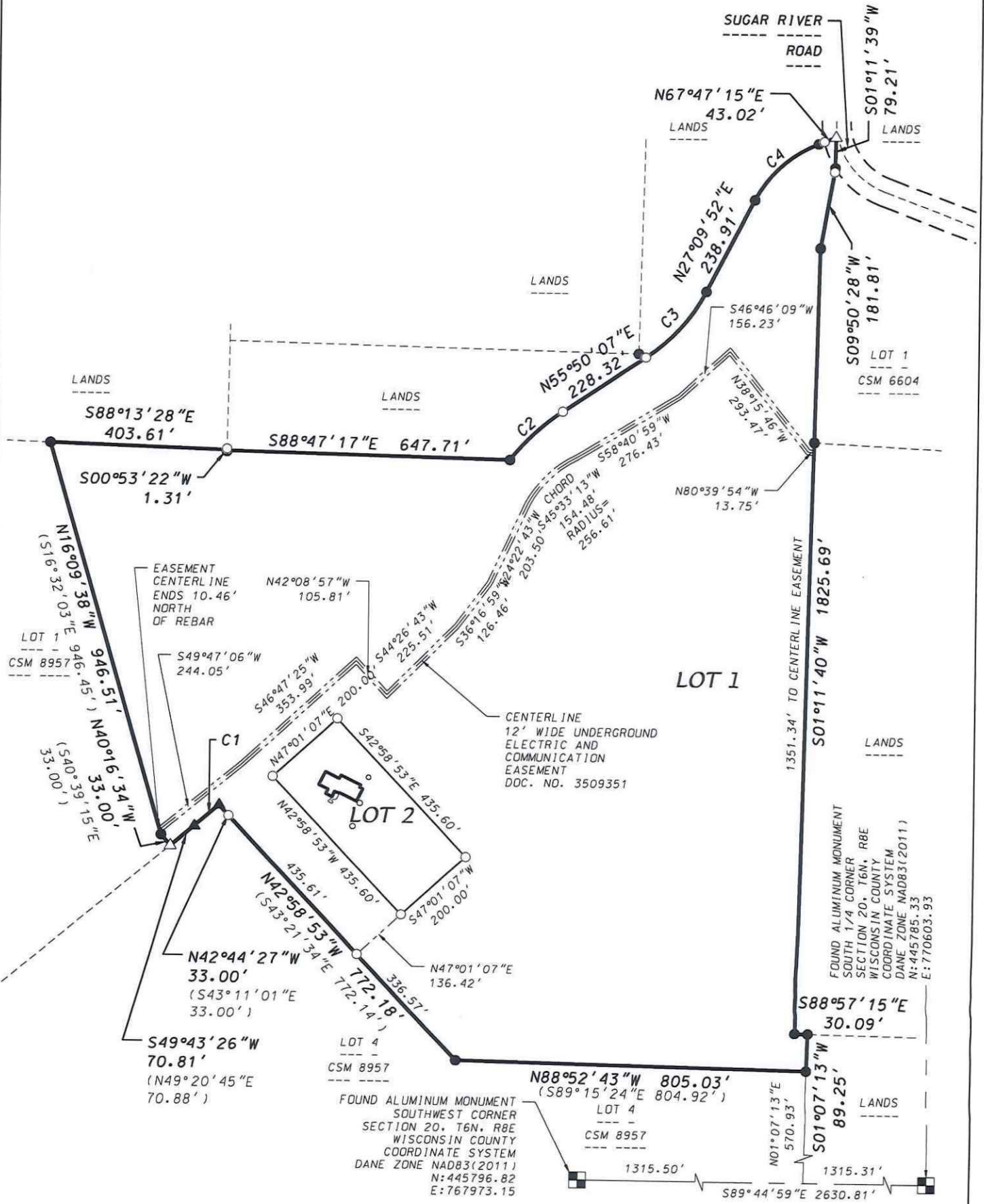
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



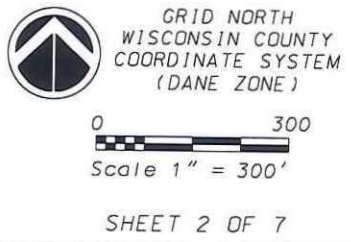
DATE: November 21, 2019
 F.N.: 17-07-110
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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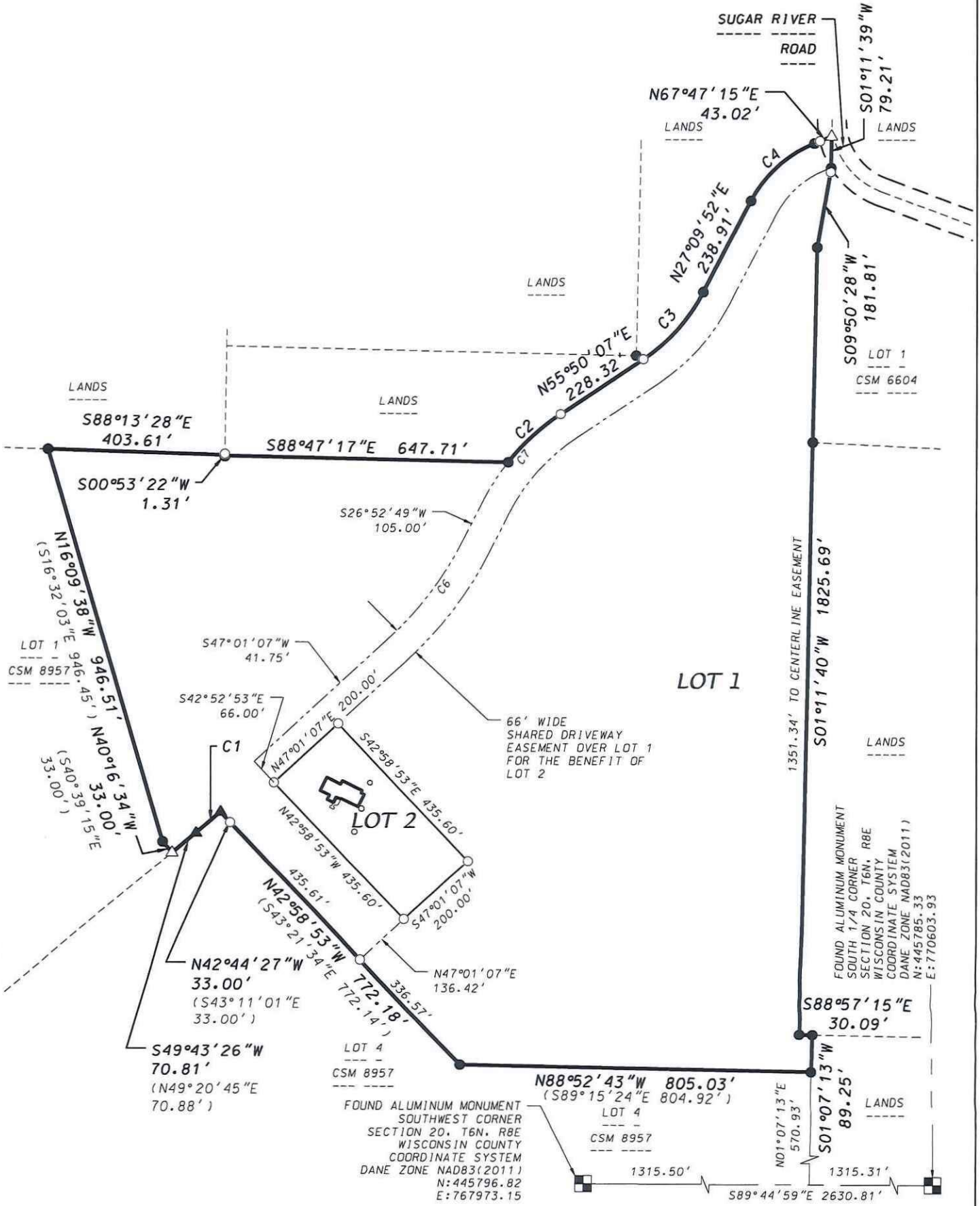
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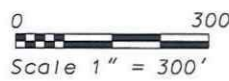
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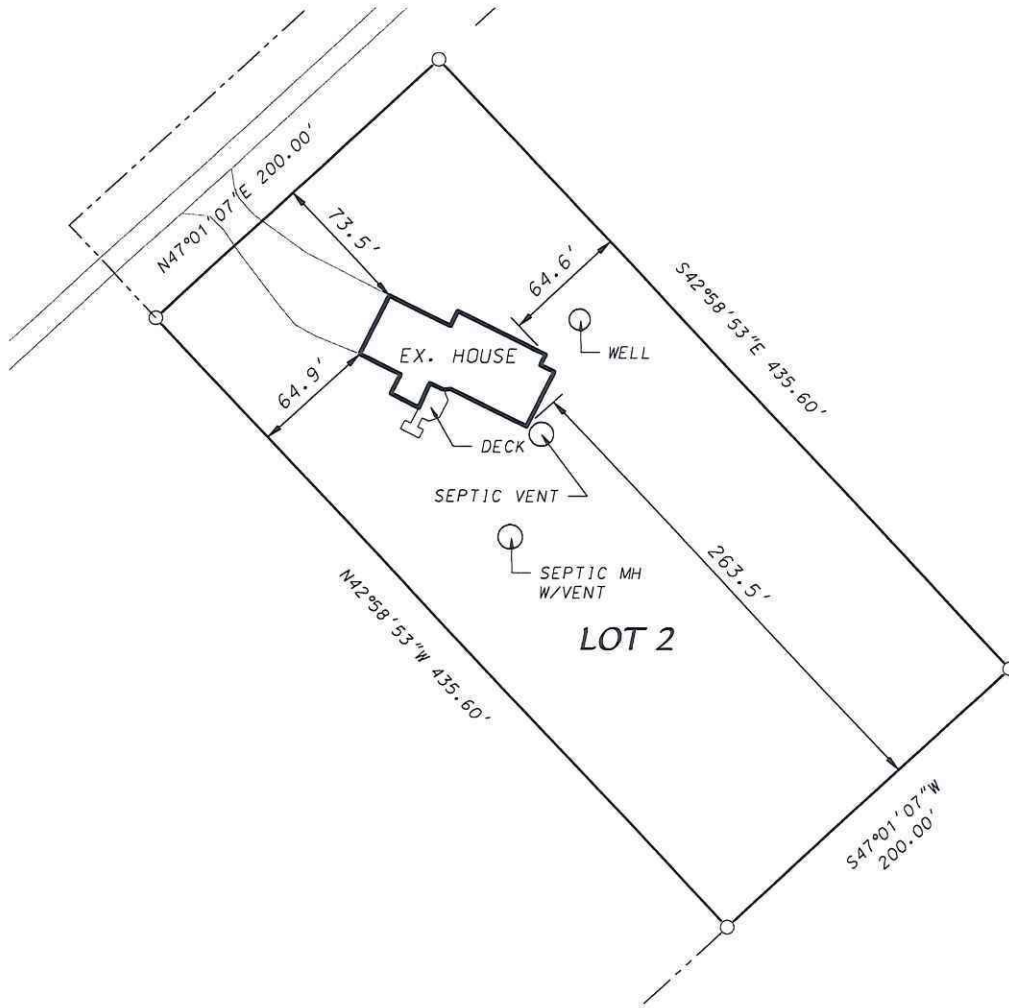


SHEET 3 OF 7

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CERTIFIED SURVEY MAP

LANDS LOCATED IN THE SW1/4 OF THE SW1/4, NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 20 AND IN THE SE1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 19, ALL IN T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN



NOTES

1. A portion of Lot 1 is with FEMA Zone A described as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
2. Refer to building site information contained in the Dane County Soil Survey.
3. Monuments and ties for the South 1/4 corner and the Southwest corner of Section 20, T6N, R8E were found intact.

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	1694.03	74.68	74.69	S48°27'39"W	02°31'34"	IN-S49°43'26"W
2	533.00	164.81	165.48	N46°56'27"E	17°47'18"	IN-N38°02'48"E
3	417.00	206.49	208.66	N41°29'59"E	28°40'14"	
4	283.00	196.47	200.65	N47°28'33"E	40°37'22"	
5	1661.03	78.41	78.42	N48°22'16"E	02°42'18"	
6	834.64	291.85	293.36	N36°56'58"E	20°08'18"	
7	533.00	266.50	269.36	N41°21'28"E	28°57'18"	
8	206.05	67.32	67.62	N22°16'51"E	18°48'10"	IN-N31°40'56"W OUT-N12°52'46"W

GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)



0 100
Scale 1" = 100'

SHEET 4 OF 7

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CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Verona and Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

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

Commencing at the Southwest corner of said Section 20; thence S89°44'59"W, 1315.50 feet along the South line of said SW1/4; thence N01°07'13"E, 570.93 feet to the Northeast corner of Lot 4, Certified Survey Map No. 8957, also being the point of beginning; thence N88°52'43"W, 805.03 feet along said Northeasterly line; thence N42°58'53"W, 772.18 feet along said Northeasterly line; thence N42°44'27"W, 33.00 feet along said Northeasterly line to a point of curve; thence along said Northeasterly line on a curve to the right which has a radius of 1694.03 feet and a chord which bears S48°27'39"W, 74.68 feet; thence S49°43'26"W, 70.81 feet along said Northeasterly line; thence N40°16'34"W, 33.00 feet along said Northeasterly line; thence N16°09'38"W, 946.51 feet along said Northeasterly line; thence S88°13'28"E, 403.62 feet; thence S00°53'22"W, 1.30 feet; thence S88°47'17"E, 647.73 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 N46°56'27"E, 164.81 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, 206.49 feet; thence N27°09'52"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 to a point on the West line of Lot 1, Certified Survey Map No. 6604; thence S01°11'39"W, 79.21 feet along said West line; thence S09°50'28"W, 181.81 feet along said West line; thence S01°11'40"W, 1825.69 feet along said West line and the Southerly extension thereof; thence S88°57'15"E, 30.09 feet; thence S01°07'13"W, 89.25 feet to the point of beginning. Containing 2,205,726 square feet (50.636 acres).

Dated this _____ day of _____, 2019.

Brett T. Stoffregan, Professional Land Surveyor S-2742

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OWNER'S CERTIFICATE

MISHPACHA, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

MISHPACHA, LLC, does further certify that this map is required by s.236.34 to be submitted to the Town of Verona and Dane County for approval.

IN WITNESS WHEREOF, the said MISHPACHA, LLC, has caused these presents to be signed this _____ day of _____, 2019.

MISHPACHA, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____



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TOWN OF VERONA CERTIFICATE

This Certified Survey Map is hereby acknowledged and accepted by the Town of Verona, Dane County, Wisconsin on _____, 2019.

John Wright, Clerk, Town of Verona

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 2019.

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019, at
o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps on Pages
_____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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