

Dane County Rezone Petition

Application Date	Petition Number
11/16/2022	DCPREZ-2022-11917
Public Hearing Date	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARVIN O & DIXIE L SCHWENN	PHONE (with Area Code) (608) 279-7359	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES, INC.	PHONE (with Area Code) (608) 206-6873
BILLING ADDRESS (Number & Street) 7562 COUNTY HIGHWAY PD		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS schwenn1@tds.net		E-MAIL ADDRESS nlockwood@donofrio.cc	

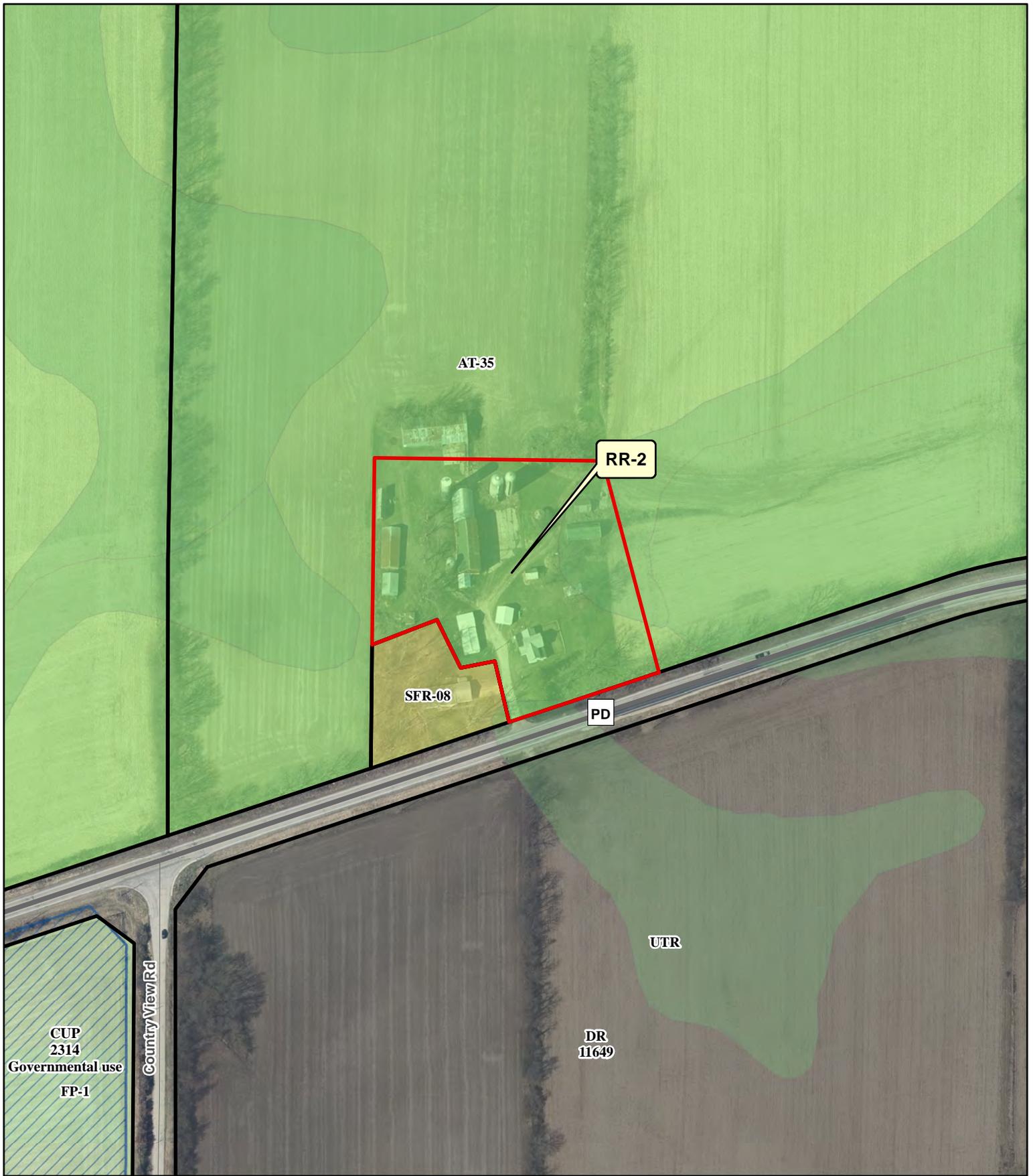
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7562 County Hwy PD					
TOWNSHIP VERONA	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-082-8000-8		0608-082-9502-0			

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

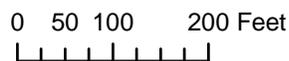
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District	3.1

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

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11917
 MARVIN O & DIXIE L
 SCHWENN



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:	Marvin O. and Dixie L. Schwenn	Agent Name:	D'Onofrio Kottke and Associates, Inc.
Address (Number & Street):	7562 County Highway PD	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	schwenn1@tds.net	Email Address:	nlockwood@donofrio.cc
Phone#:	608-279-7359	Phone#:	608-206-6873

PROPERTY INFORMATION

Township:	Verona T6N R8E	Parcel Number(s):	Part of 0608-082-8000-8 and Part of 0608-082-9502-0
Section:	Section 8	Property Address or Location:	7562 County Highway PD

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

Create +/- 3 acre lot with house and outbuildings for owner to retain and rezone RR-2 as defined on attached preliminary CSM. Remnant area to stay zoned AT-35.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-2	3.1

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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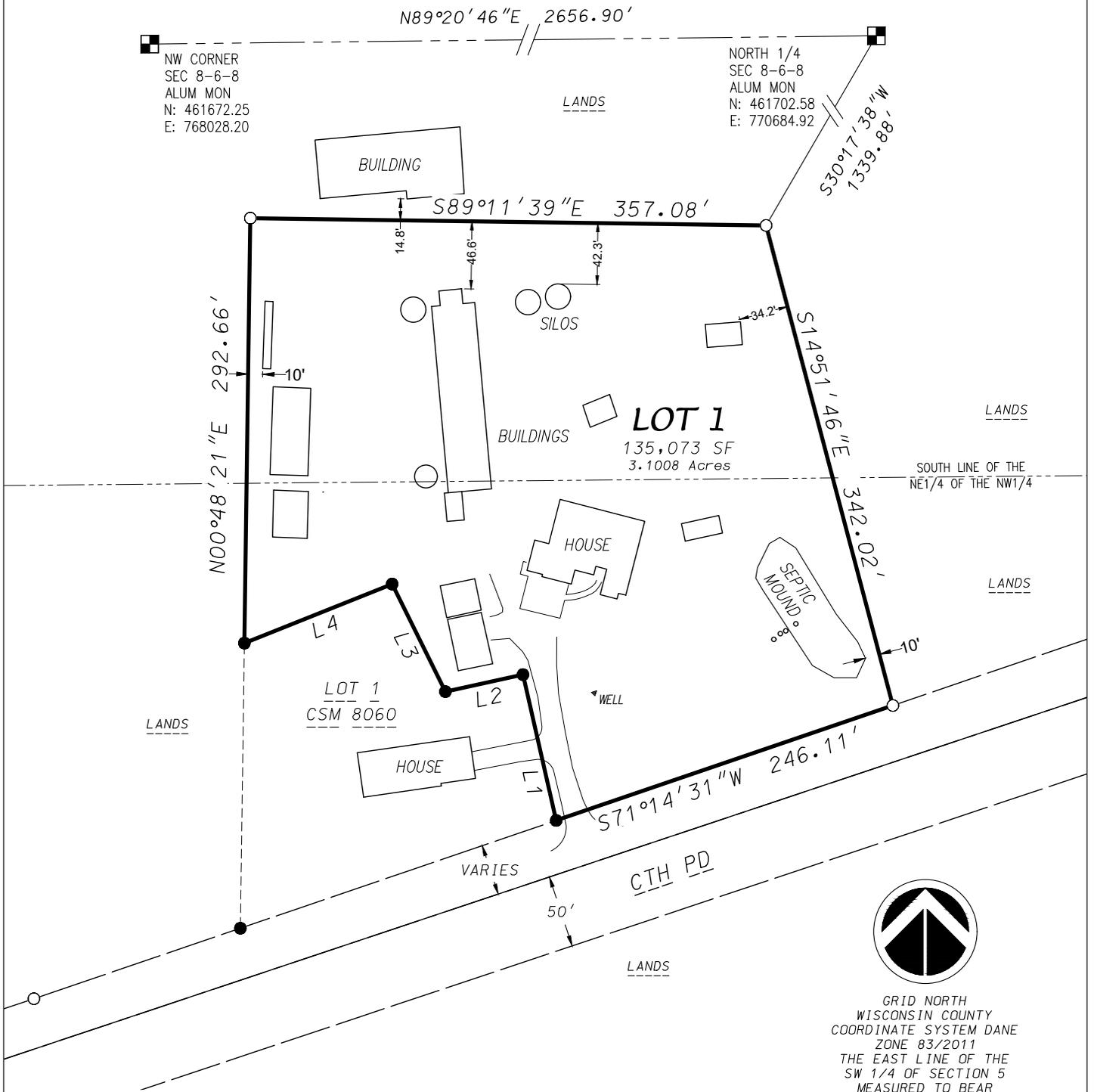
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 X Dixie L Schwenn

Date 11/15/22

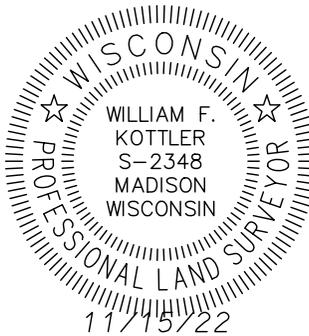
**PRELIMINARY
CERTIFIED SURVEY MAP**

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4, SECTION 8;
TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

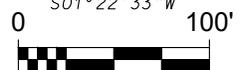


LINE TABLE

LINE#	DIRECTION	LENGTH	RECORDED AS	
			DIRECTION	LENGTH
L1	N12°53'09"W	102.99'	N11°59'54"W	102.67'
L2	S77°42'38"W	55.01'	S78°39'30"W	54.97'
L3	N26°26'51"W	82.74'	N25°30'56"W	82.91'
L4	S68°19'06"W	110.07'	S69°10'36"W	110.00'



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM DANE
ZONE 83/2011
THE EAST LINE OF THE
SW 1/4 OF SECTION 5
MEASURED TO BEAR
S01°22'33"W



LEGEND

- DANE COUNTY PLSS MONUMENT
- 3/4" REBAR FOUND
- 3/4"x18" REBAR@1.13#/LF SET
- 1 1/4" REBAR FOUND
- ◎ 1 1/4"x18" REBAR@3.65#/LF SET

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

OWNER/SUBDIVIDER:
SCHWENN REV LIVING TR,
MARVIN O & DIXIE L
7562 COUNTY HIGHWAY PD
VERONA, WI 53593

DATE: November 15, 2022

F.N.: 12-05-130

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

SHEET: 1 OF 3

PRELIMINARY
CERTIFIED SURVEY MAP

**PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4, SECTION 8;
TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, William F. Kottler, Professional Land Surveyor, S-2348, 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, Dane County, Wisconsin and under the direction of the owner(s) 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. and that this land is located in

Part of the NE 1/4 of the NW 1/4 and Part of the SE 1/4 of the NW 1/4, Section 8; All in Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 135,073 square feet (3.1008 ACRES)

Commencing at the North 1/4 Corner of said Section 8; thence S 30° 17' 38" W, 1339.88 feet to the POINT OF BEGINNING; thence S 14° 51' 46" E, 342.02 feet to the North right-of-way line of CTH PD; thence along said North right-of-way line S 71° 14' 31" W, 246.11 feet to the Southeast corner of Lot 1 of CSM 8060; thence along the East line of said Lot 1 N 12° 53' 09" W, 102.99 feet to the North line of said Lot 1; thence along said North line S 77° 42' 38" W, 55.01 feet; thence continuing along said North line N 26° 26' 51" W, 82.74 feet; thence continuing along said North line S 68° 19' 06" W, 110.07 feet; thence N 00° 48' 21" E, 292.66 feet; thence S 89° 11' 39" E, 357.08 feet to the POINT OF BEGINNING.

Dated this 15th day of November, 2022.

William F. Kottler, Professional Land Surveyor, S-2348



OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped as represented on this map.

We also certify that this map is required by s236.10 or s236.12 Wisconsin Statutes and S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Town of Verona and the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand and seal of said owner(s)

This _____ day of _____, _____.

owner signature

owner signature

print name

print name

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

Personally came before me this _____ day of _____, 20_____, 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:_____.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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OWNER/SUBDIVIDER:
SCHWENN REV LIVING TR,
MARVIN O & DIXIE L
7562 COUNTY HIGHWAY PD
VERONA, WI 53593

DATE: November 15, 2022

F.N.: 12-05-130

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CERTIFIED SURVEY MAP

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TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

TOWN OF VERONA APPROVAL

This Certified Survey is hereby approved for recording,
this _____ day of _____, 20____.

Teresa Withee
Town of Verona Clerk

DANE COUNTY CERTIFICATE

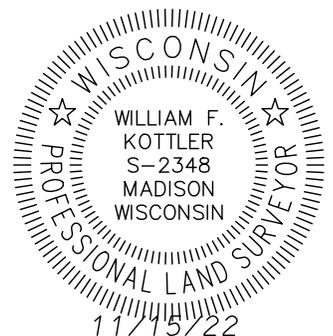
Approved for recording by the Dane County Zoning and Land Regulation Committee
this _____ day of _____, 20____.

Dan Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____ at _____ 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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Phone: 608.833.7530 • Fax: 608.833.1089
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OWNER/SUBDIVIDER:
SCHWENN REV LIVING TR,
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7562 COUNTY HIGHWAY PD
VERONA, WI 53593

DATE: November 15, 2022
F.N.: 12-05-130
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

SHEET: 3 OF 3

AT-35 to RR-2

Part of the NE 1/4 of the NW 1/4 and Part of the SE 1/4 of the NW 1/4, Section 8; All in Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 135,073 square feet (3.1008 ACRES)

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