

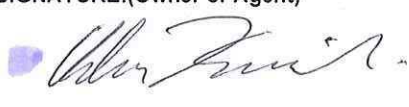


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/18/2019	DCPREZ-2019-11493
Public Hearing Date	C.U.P. Number
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOERFER BROTHERS INC	PHONE (with Area Code) (608) 444-0496	AGENT NAME JSD PROFESSIONAL SERVICES, INC.	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 2271 FITCHRONA RD		ADDRESS (Number & Street) 161 HORIZON DRIVE, SUITE 101	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS JJDOERFER@GMAIL.COM		E-MAIL ADDRESS TODD.BUHR@JSDINC.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6458 WHALEN ROAD		6458 WHALEN ROAD			
TOWNSHIP VERONA	SECTION 24	TOWNSHIP VERONA	SECTION 24	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-241-9280-5		0608-241-9001-2			

REASON FOR REZONE			CUP DESCRIPTION	
REZONING TO ENLARGE EXISTING RESIDENTIAL LOT.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 (Agriculture Transition) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.682		
RR-1 (Rural Residential, 1 to 2 acres) District	RR-2 (Rural Residential, 2 to 4 acres) District	1.266		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:  Adam Kaniewski
COMMENTS: REZONING TO ENLARGE EXISTING RESIDENTIAL LOT.				DATE:  9/18/19



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:

- **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.
- **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.

Adam Kaniewski

Owner's Name <u>Doefer Brother's Inc.</u>	Agent's Name <u>JSD Professional Services, Inc. c/o Todd Buhr</u>
Address <u>2271 Fitchrona Road</u> <u>Verona, WI 53593</u>	Address <u>161 Horizon Drive, Suite 101</u> <u>Verona, WI 53593</u>
Phone <u>(608) 444-0496</u>	Phone <u>(608) 848-5060</u>
Email <u>jjdoerfer@gmail.com</u>	Email <u>todd.buhr@jzdinc.com</u>

Town: verona Parcel numbers affected: 060824192805 ; 0608-241-9001-2

Section: 01 24 Property address or location: 6458 Whalen Road, Verona, WI 53593

Zoning District change: (To / From / # of acres) RR-2 From RR-1 & AT-35
3.948 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
SEE ATTACHED.

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:

This rezoning request is accompanied by a CSM that seeks to enlarge an existing residential lot to separate the existing structures from the cultivated agricultural lands. The rezoning request rezones a small area of land currently zoned AT-35 to RR-2 and rezones the existing residential lot from RR-1 to RR-2 to be consistent with the newly created lot. See attached narrative for more information.

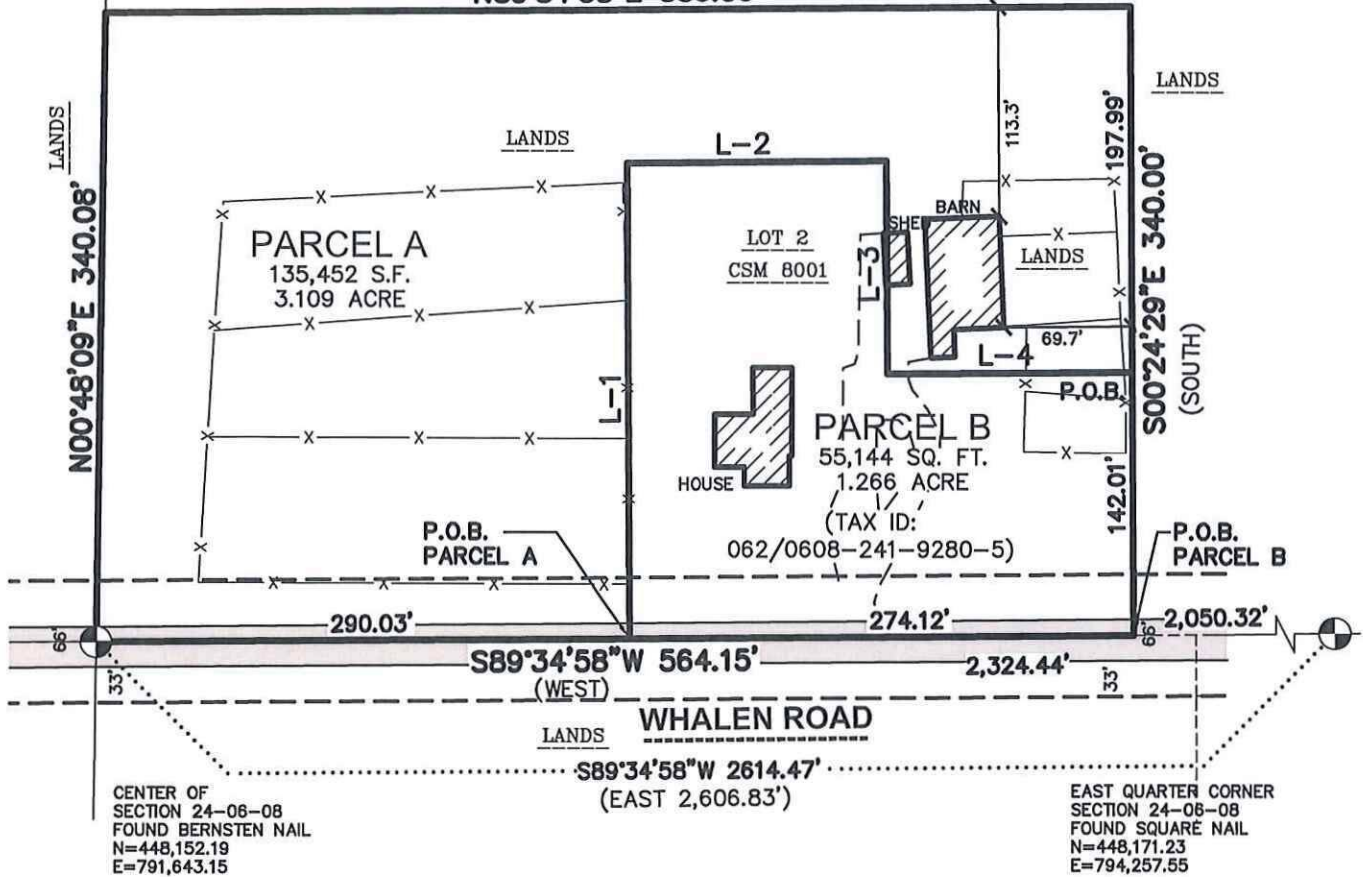
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: *John Doefer*

Date: 9/16/19

REMAINING PARENT PARCEL

1,527,594 S.F. OR 35.069 ACRE
(TAX ID: 062/0608-241-9001-2)

N89°34'58"E 556.96'



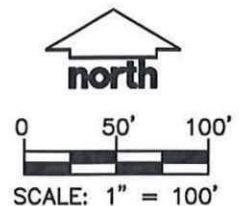
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N00°24'29"W	257.00'	L-3	S00°24'29"E	115.12'
()	NORTH	257.00'	()	SOUTH	115.00'
L-2	N89°34'57"E	141.02'	L-4	N89°34'57"E	132.98'
()	EAST	141.00'	()	EAST	133.00'

LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK WAS PERFORMED ON SEPTEMBER 6, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS S89°34'58"W.



File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 Exhibit Rezone(South).dwg Layout: Exhibit User: JK Plotted: Sep 17, 2019 - 12:27pm

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
 181 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

PROJECT:
DOERFER BROTHERS, INC.
 VERONA, WI 53593

SHEET TITLE:
REZONE FROM AT-35 AND RR-1 TO RR-2

JSD PROJECT NUMBER:
 18-8605-DB
 DRAWN BY: JK CHECKED BY: TJB
 DATE:
 SEPTEMBER 16, 2019

SHEET NUMBER:
 1



Legend

- Wetland > 2 Acres Significant Soils**
-  Wetland
 -  Floodplain
 -  Class 1
 -  Class 2



Petition 11493
**DOERFER BROTHERS
 INC**

Memorandum

www.jsdinc.com

To: Amanda Arnold, Town Administrator, Town of Verona
Roger Lane, Zoning Administrator, Dane County Planning & Development
Adam Sayre, Director of Planning & Development, City of Verona
Sonja Kruesel, City Planner/Zoning, City of Fitchburg

From: Jessica Vaughn, AICP, JSD Professional Services, Inc.

Re: Doerfer Farm Rezoning and CSM

JSD Project #: 19-9297

Date: September 17, 2019

cc: Todd Buhr (JSD), John Doerfer (Owner), Gary Doerfer (Owner)

On behalf of Doerfer Brothers, Inc., JSD Professional Services, Inc. (JSD) is submitting the enclosed land use applications to the Town of Verona, Dane County Planning & Development, City of Verona, and City of Fitchburg for review and consideration.

Enclosed please find:

- For reference, a draft Certified Survey Map (CSM) that expands the existing residential lot (roughly 1.27 acres) to separate the structures from the roughly 38-acre agricultural tract of land to create one residential parcel (roughly 3.948 acres), and one agricultural parcel (roughly 35 acres) that will remain in agricultural use; and
- A Rezoning Petition to rezone only the lands that will comprise the expanded residential lot, from their current zoning designations, RR-1 and AT-35, to RR-2 as a result of the expanded lot.

We look forward to working with Town, County and municipal staff to confirm the project details and a public hearing schedule.

Please do not hesitate to contact me with any questions regarding this matter or otherwise.

Project Background

The project site is located along the north side of Whalen Road, just west of the intersection Whalen and Fitchrona Roads as noted in the Vicinity Map at the right.

The project site consists of two parcels totaling roughly 39 acres owned by Doerfer Brothers, Inc.

The project site is subject to Dane County zoning, and is currently zoned AT-35 and RR-1.

Today, the project site is utilized as both a residence and active croplands.



Project Site Vicinity Map

Development Proposal

The development proposal includes two separate land use entitlement requests:

1. A CSM to expand the existing residential parcel, roughly 2.6-acres, to include the existing structures located just to the east of the parcel and thereby reducing the size of the agricultural tract to roughly 35 acres; and
2. A Rezoning Petition that rezones only the lands comprising the expanded residential lot to coincide with the new lot lines and lot standards per the County's Zoning Ordinances.

As part of the CSM a total of 0.427 acres of right-of-way will be dedicated along Whalen Road. The Land Use Summary Table below provides a summary of the development proposal.

Proposed Lot Summary Table			
Parcel ID	Parcel Use: Current / Future	Parcel Size: Existing / Proposed	Parcel Zoning: Existing / Proposed
060824190012	Agricultural / Agriculture	37.93 acres / 35.007 acres	AT-35 / AT-35
060824192805	Residential / Residential	1.27 acres / 3.948 acres	AT-35 and RR-1 / RR-2
	Right-of-way Dedication	0.427	N/A
	Total	Approx. 39 acres	N/A

Consistency with Comprehensive Plan

As shown on the Town of Verona Future Land Use Map, the project site is recommended for Transitional Agricultural land uses. The Town of Verona Comprehensive Plan (the "Plan") states that, the "...primary intent of this classification is to conserve rural use lands that may someday be used for rural residential development or lot splits within the next 20 years" (page 70, Town of Verona Comprehensive Plan). While the Town's Plan identifies the most appropriate zoning districts as AT-35 and AT-B, it does also provide policies for residential development within the transitional agriculture classification:

"When it is determined that land with the transition agriculture classification is appropriate for development, the Town will require a change in zoning to be consistent with the proposed land use. The highest default density for planned Transitional Agriculture areas shall be 1 residence per 8 acres" (Page 71, Town of Verona Comprehensive Plan).

The proposed CSM and rezoning is consistent with the policies identified in the Town's Comprehensive Plan related to residential development within the Agricultural Transitional land use classification insofar as:

- The proposed residential density is one dwelling unit per 3.94 acres; and
- The proposed zoning is consistent with the residential density and remaining agricultural lands.

REZONE FROM AT-35 TO RR-2

Legal Description

Parcel A

Part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of Section 24, aforesaid; thence South 89 degrees 34 minutes 58 seconds West along the South line of the Northeast Quarter, aforesaid, a distance of 2,324.44 feet to the Southwest corner of Lot 2, Certified Survey Map No. 8001, recorded in Volume 42 of Certified Survey Maps, on pages 256-257, as Document No. 2714763, also being the Point of Beginning; thence continuing South 89 degrees 34 minutes 58 seconds West along said line, 290.03 feet to the Center of Section 24, aforesaid; thence North 00 degrees 48 minutes 09 seconds East along the West line of the Northeast Quarter, aforesaid, 340.08 feet; thence North 89 degrees 34 minutes 58 seconds East, 556.96 feet to the Northerly extension of the East line of Lot 2, aforesaid; thence South 00 degrees 24 minutes 29 seconds East along said line, 197.99 feet to the Northeast corner of Lot 2, aforesaid; thence South 89 degrees 34 minutes 57 seconds West along the North line of said Lot 2, 132.98 feet; thence North 00 degrees 24 minutes 29 seconds West, 115.12 feet; thence South 89 degrees 34 minutes 57 seconds West, 141.02 feet; thence South 00 degrees 24 minutes 29 seconds East, 257.00 feet to the Point of Beginning.

Said parcel contains 135,452 square feet or 3.109 acres.



REZONE FROM RR-1 TO RR-2


Parcel B

Lot 2, Certified Survey Map No. 8001, recorded in Volume 42 of Certified Survey Maps, on pages 256-257, as Document No. 2714763, located in the Southwest Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

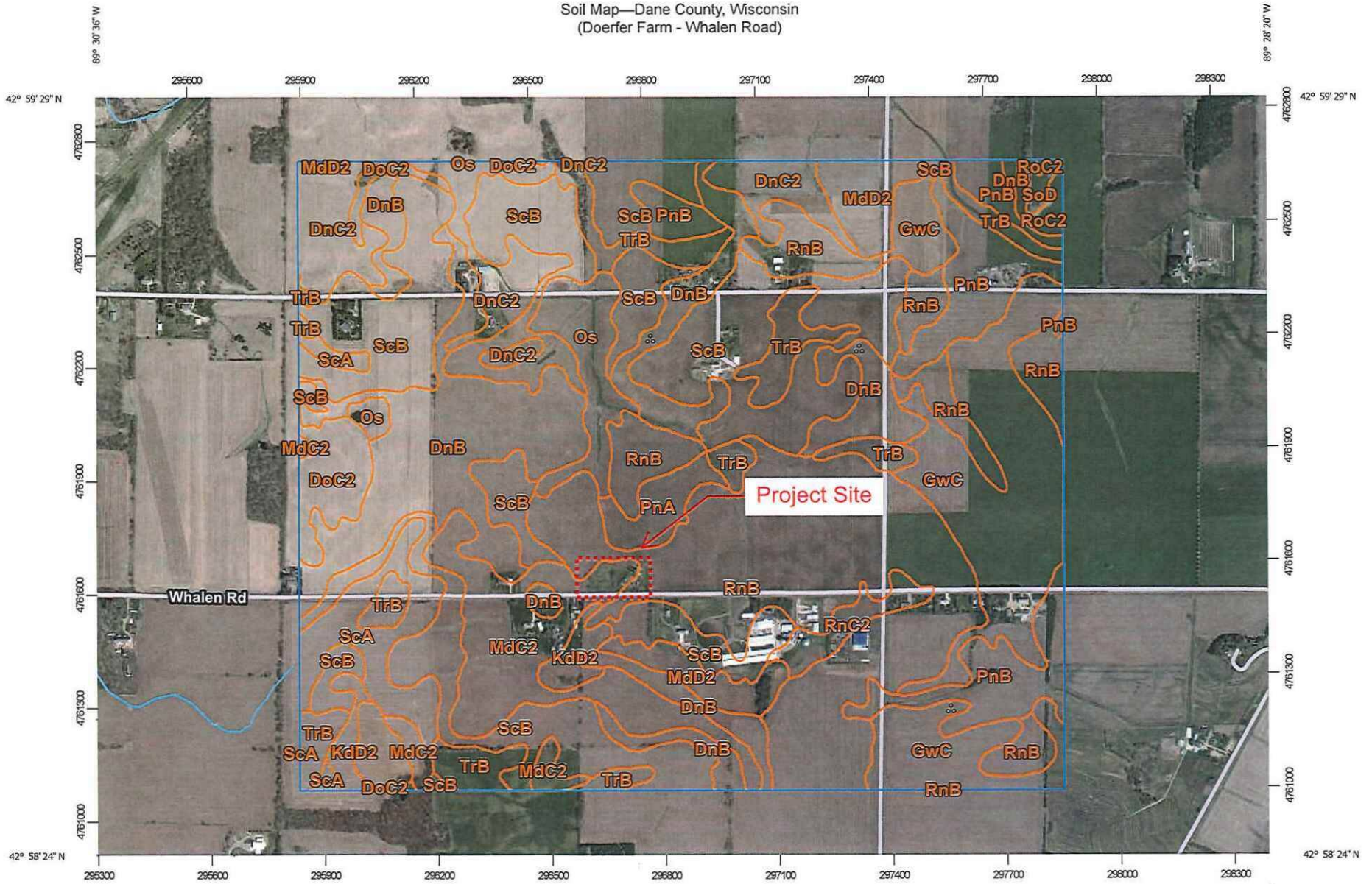
Commencing at the East Quarter Corner of Section 24, aforesaid; thence South 89 degrees 34 minutes 58 seconds West along the South line of the Northeast Quarter, aforesaid, a distance of 2,050.32 feet to the Southeast Corner of Lot 2, Certified Survey Map No. 8001, aforesaid; thence continuing South 89 degrees 34 minutes 58 seconds West along said line, 274.12 feet to the West line of Lot 2, aforesaid; thence North 00 degrees 24 minutes 29 seconds West along said line, 257.00 feet to the Northwest corner of said Lot 2; thence North 89 degrees 34 minutes 57 seconds West along the North line of Lot 2, aforesaid, 141.02 feet to the East line of Lot 2, aforesaid; thence South 00 degrees 24 minutes 29 seconds East along said East line, 115.12 feet to the North line of Lot 2, aforesaid; thence North 89 degrees 34 minutes 57 seconds East, 132.98 feet to the East line of Lot 2, aforesaid; thence South 00 degrees 24 minutes 29 seconds East along said line, 142.01 feet to the Point of Beginning.

Said parcel contains 55,144 square feet or 1.266 acres.

Parcel Number - 062/0608-241-9280-5**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR08E	24	SW of the NE
Plat Name	CSM 08001	
Block/Building		
Lot/Unit	2	
Plat Name	CSM 08001 (Click link above to access images for Plat)	
Parcel Description	LOT 2 CSM 8001 CS42/256&257 R31194/66&67-10/31/95 DESCR AS SEC 24-6-8 PRT NW1/4SE1/4 & PRT SW1/4NE1/4 (1.266 ACRES INCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	DOERFER BROTHERS INC 	
Primary Address	6458 WHALEN RD	
Billing Address	2271 FITCHRONA RD VERONA WI 53593	

Soil Map—Dane County, Wisconsin
(Doerfer Farm - Whalen Road)



Map Scale: 1:14,100 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





Zone X

Whalen Rd

6453

6437

6439

6485

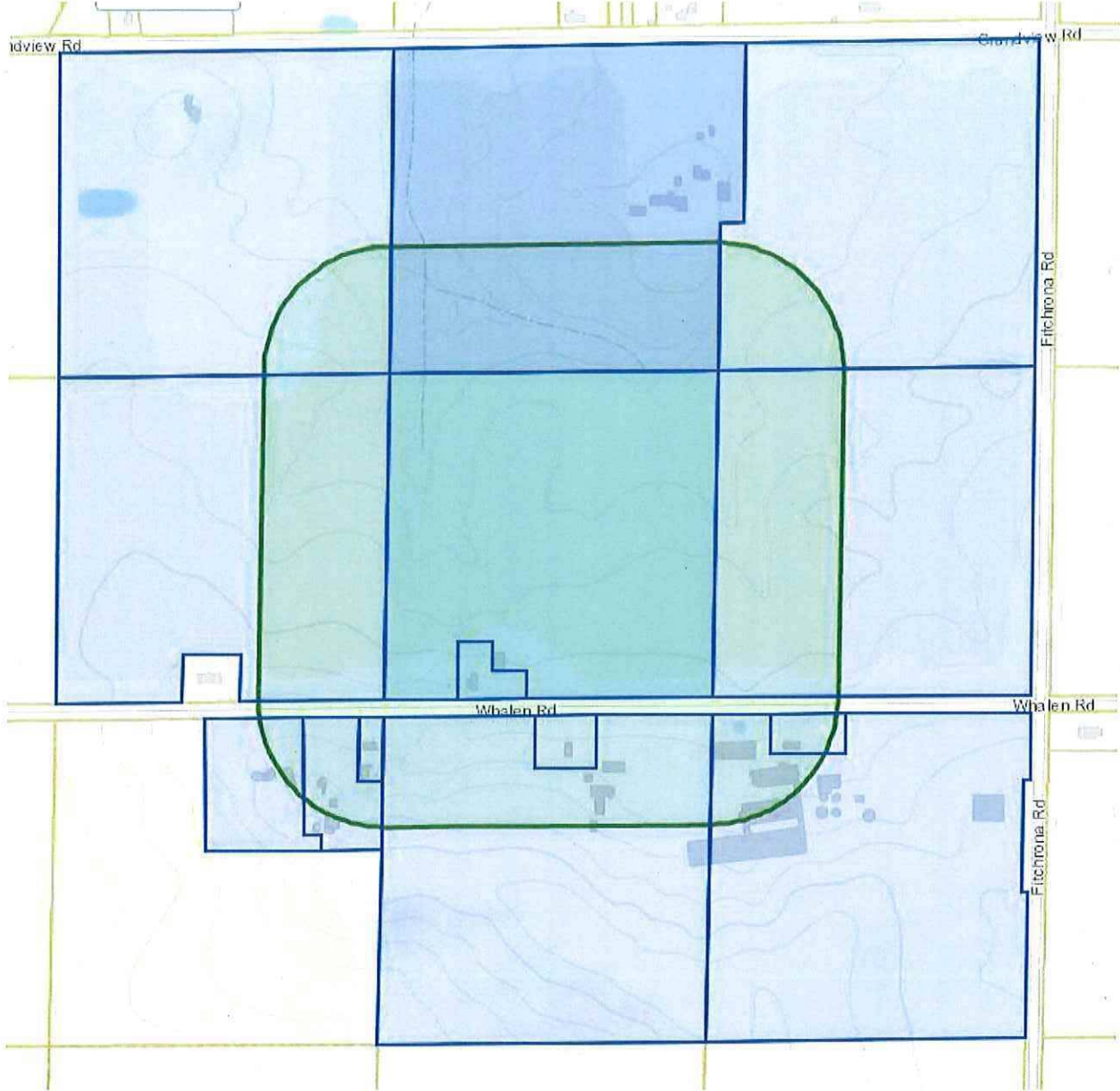
6497

6509

6441

6391

Rezone 11493



ROBERT F SUDDETH
6535 GRANDVIEW RD
VERONA, WI 53593

ROBERT F SUDDETH
6535 GRANDVIEW RD
VERONA, WI 53593

RONALD L HOFFMAN
6485 WHALEN RD
VERONA, WI 53593

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

WUTHRICH REV TR, NANCY L
6509 WHALEN RD
VERONA, WI 53593

Current Owner
2984 CASSIDY CT
FITCHBURG, WI 53711

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

GAIL J SIMMONS
739 SPRUCE ST
VERONA, WI 53593

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

GARY R DOERFER
JOLENE A DOERFER
6458 WHALEN RD
VERONA, WI 53593

DOERFER BROTHERS INC
2271 FITCHRONA RD
VERONA, WI 53593

GARY R DOERFER
JOLENE A DOERFER
6458 WHALEN RD
VERONA, WI 53593