

# Dane County Rezone & Conditional Use Permit

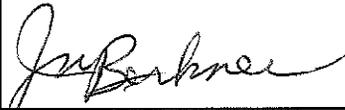
<b>Application Date</b>	<b>Petition Number</b>
09/15/2014	DCPREZ-2014-10771
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/25/2014	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME JAMES W BERKNER	PHONE (with Area Code) (608) 845-9110	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1751 LITTLETON RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS jberkner@tds.net		E-MAIL ADDRESS	

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	
1751 Littleton Rd				1751 Littleton Rd	
TOWNSHIP VERONA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP VERONA	SECTION 35
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-353-8501-4				0608-353-8080-4	

REASON FOR REZONE			CUP DESCRIPTION	
SPERATING RESIDENCE FROM FARMLAND AND CREATING THREE RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	34		

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) 
Applicant Initials <i>JWB</i>	Applicant Initials <i>JWB</i>	Applicant Initials <i>JWB</i>		PRINT NAME: JAMES W. BERKNER
				DATE: SEPT 15, 2014



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.

Owner's Name JAMES & SHARON BERKNER Agent's Name SELF  
 Address 1751 LITTLETON RD Address \_\_\_\_\_  
 Phone 608 845-9110 Phone \_\_\_\_\_  
 Email JBERKNER@TDS.NET Email \_\_\_\_\_

Town: VERONA Parcel numbers affected: 0608-353-8080-4  
0608-353-8501-4  
 Section: 01 SEC 35 Property address or location: 1751 LITTLETON RD, VERONA  
 Zoning District change: (To / From / # of acres) TO RH3 FROM A-1 EX 34

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% 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:  
SEPARATE RESIDENCE FROM THE FARMLAND  
AND CREATING THREE ADDITIONAL LOTS

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: J. Berkner Date: 9/15/2014



# DANE COUNTY PLANNING DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703 Fax (608) 267-1540

Planning  
(608)266-4251, Rm. 116

Records Support  
(608)266-4251, Rm. 116

Zoning  
(608)266-4266, Rm. 116

JAMES W BERKNER  
1751 LITTLETON RD  
VERONA WI 53593

Tuesday, March 04, 2014

Dear Town of Verona Landowner:

As part of Dane County's efforts to secure tax and other benefits for local farmers, the state Department of Agriculture, Trade and Consumer Protection has instructed the county to make certain amendments to its zoning map. Your property is one of those affected by the proposed rezone.

This rezone should not affect how you use your property, and in many cases, will bring your property and current uses into full compliance with the county zoning ordinance. As long as the current uses remain the same, this action should not affect your property taxes. I have attached some fact sheets that may answer some of your questions about this process and about the rules for each zoning district. In addition, the Town of Verona Plan Commission will hold a public meeting on Thursday, April 24, 2014 at 6:30 p.m. at the Town of Verona Hall, 335 N. Nine Mound Road. Town officials, and Department of Planning and Development staff will be present to answer any questions you may have.

Your property is proposed to be rezoned as follows:

Parcel Number	Current Zoning District	Proposed Zoning District
060835380804	A-1(EX)	RH-4 <i>16 Acres</i>

After we have met with landowners and the town, our office will submit appropriate rezoning petitions to the Dane County Board of Supervisors. You will not be charged a fee for this petition. Shortly after zoning petitions are filed, you will receive an official notice from the Department of Planning and Development. The Dane County Zoning and Land Regulations (ZLR) committee will hold a public hearing, tentatively scheduled for September 24, 2013. You will have an opportunity to attend the public hearing and to speak before the committee about any concerns you may have. You are not required to attend either the town or county public hearings. If you agree to the rezone, and have no further questions, there is no action you need to take at this time.

If you have further questions, please feel free to contact me at the above address, by e-mail at [standing@countyofdane.com](mailto:standing@countyofdane.com) or by telephone at (608) 267-4115.

Sincerely,

Brian Standing, Senior Planner



# DANE COUNTY PLANNING DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703 Fax (608) 267-1540

Planning  
(608)266-4251, Rm. 116

Records Support  
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Zoning  
(608)266-4266, Rm. 116

JAMES W BERKNER & SHARON A BERKNER  
1751 LITTLETON RD  
VERONA WI 53593

Tuesday, March 04, 2014

Dear Town of Verona Landowner:

As part of Dane County's efforts to secure tax and other benefits for local farmers, the state Department of Agriculture, Trade and Consumer Protection has instructed the county to make certain amendments to its zoning map. Your property is one of those affected by the proposed rezone.

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Your property is proposed to be rezoned as follows:

Parcel Number	Current Zoning District	Proposed Zoning District
060835385014	A-1(EX)	RH-2 <i>Y. J. J.</i>

After we have met with landowners and the town, our office will submit appropriate rezoning petitions to the Dane County Board of Supervisors. You will not be charged a fee for this petition. Shortly after zoning petitions are filed, you will receive an official notice from the Department of Planning and Development. The Dane County Zoning and Land Regulations (ZLR) committee will hold a public hearing, tentatively scheduled for September 24, 2013. You will have an opportunity to attend the public hearing and to speak before the committee about any concerns you may have. You are not required to attend either the town or county public hearings. If you agree to the rezone, and have no further questions, there is no action you need to take at this time.

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Sincerely,

Brian Standing, Senior Planner

*Y. J. J.*

A-1(EX)  
DCPREZ-0000-00000

LC-1  
DCPREZ-0000-05031

RH-1  
DCPREZ-0000-02573

Sunset Dr

Sunset Dr

6770

6766

6760

6742

Sunset Dr

1757

Black Cherry Ct

1741

Urrington Rd

1720

1727

A-1(EX)  
DCPREZ-0000-00000

1711

1710

1701

1700

RH-1  
DCPREZ-0000-08109

1689

1685

1690

RH-3  
DCPREZ-0000-05553

Parcel Number - 062/0608-353-8080-4

Current

**Parcel Detail**

[Less](#)

Municipality Name	TOWN OF VERONA
State Municipality Code	062
PLSS (T,R,S,QQ,Q)	06N 08E 35 NE SW (Click link above to access images for Qtr-Qtr)
Section	06N 08E 35 (Click link above to access images for Section)
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	(Click link above to see images for this Lot)
Parcel Description	SEC 35-6-8 PRT N1/2 SW1/4 COM SEC W1/4 COR TH N89DEGE 654.78 FT TO POB TH S 1325.34 FT TH N88DEGE 1137.14 FT TH N 1321.2 3 FT TH S89DEGW 1131.32 FT TO POB EXC R9949/15 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>
Current Owner	JAMES W BERKNER
Primary Address	No parcel address available.
Billing Address	1751 LITTLETON RD VERONA WI 53593

**Assessment Summary**

[More](#)

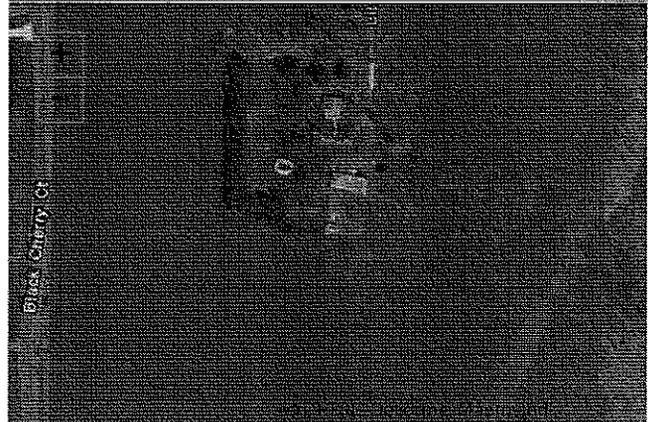
Assessment Year	2014
Valuation Classification	G4 G5
Assessment Acres	27.000
Land Value	\$4,400.00
Improved Value	\$0.00
Total Value	\$4,400.00

Show Valuation Breakout

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Parcel Maps**



[Surveyor Map](#)

[DCIMap](#)

**Tax Summary (2013)**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[More](#)

[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$4,400.00	\$0.00	\$4,400.00
<b>Taxes:</b>		\$87.39
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$87.39

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT
OTHER DISTRICT	31SD	STORMWATER MGMT DIST

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
	04/12/1994		3302	40

**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0608-353-8080-4

By Owner Name: JAMES W BERKNER

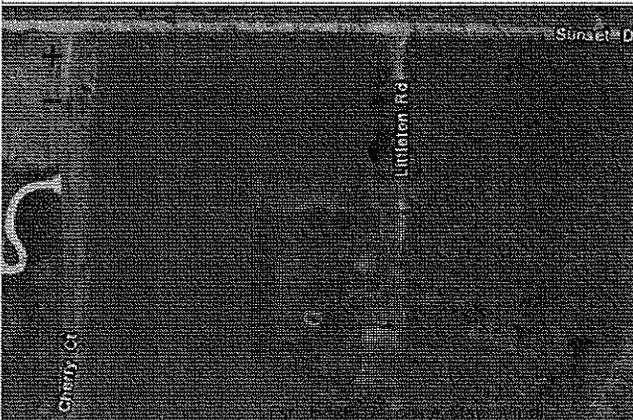
Document Types and their Abbreviations

Parcel Number - 062/0608-353-8501-4 Current

Parcel Detail	
<a href="#">Less</a>	
Municipality Name	TOWN OF VERONA
State Municipality Code	062
PLSS (T,R,S,QQ,Q)	06N 08E 35 NW SW (Click link above to access images for Qtr-Qtr)
Section	06N 08E 35 (Click link above to access images for Section)
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	(Click link above to see images for this Lot)
Parcel Description	SEC 35-6-8 PRT N1/2 SW1/4 COM SEC W1/4 COR TH N89DEG11'29"E ALG E-W 1/4 LN SD SEC 35 900.24 FT TH S00DEG01'55"E 33.00 FT TO S LN SUNSET DR & POB TH N89DEG11'29"E ALG S LN SUNSET DR 343.32 FT TH S00DEG01'55"E 336.55 FT TH N89DEG58'05"E 185.00 FT TH S00DEG01'55"E 360.00 FT TH S89DEG58'05"W 528.29 FT TH N00DEG01'55"W 691.90 FT TO S LN SUNSET DR & POB <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>
Current Owner	JAMES W BERKNER
Current Co-Owner	SHARON A BERKNER
Primary Address	1751 LITTLETON RD
Billing Address	1751 LITTLETON RD VERONA WI 53593
<b>Assessment Summary</b>	
<a href="#">More</a>	

Show Valuation Breakout

**Parcel Maps**



[Surveyor Map](#)     [DCIMap](#)     [Google Map](#)  
[Bing Map](#)

**Tax Summary (2013)**

[E-Statement](#)     [E-Bill](#)     [E-Receipt](#)     [More](#)  
[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$112,050.00	\$136,100.00	\$248,150.00
<b>Taxes:</b>		\$4,928.85
<b>Lottery Credit(-):</b>		\$133.72
<b>First Dollar Credit(-):</b>		\$78.52
<b>Specials(+):</b>		\$169.34
<b>Amount:</b>		\$4,885.95

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT
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**Recorded Documents**

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By Parcel Number: 0608-353-8501-4  
By Owner Name: JAMES W BERKNER

Assessment Year	2014
Valuation Classification	G4 G7
Assessment Acres	7.000
Land Value	\$112,050.00
Improved Value	\$142,800.00
Total Value	\$254,850.00
<b>Zoning Information</b>	

By Owner Name: SHARON A BERKNER  
 Document Types and their Abbreviations  
 Document Types and their Definitions

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets



REZONE # 10771  
 PUB HEAR 11-25-14  
 PRELIMINARY

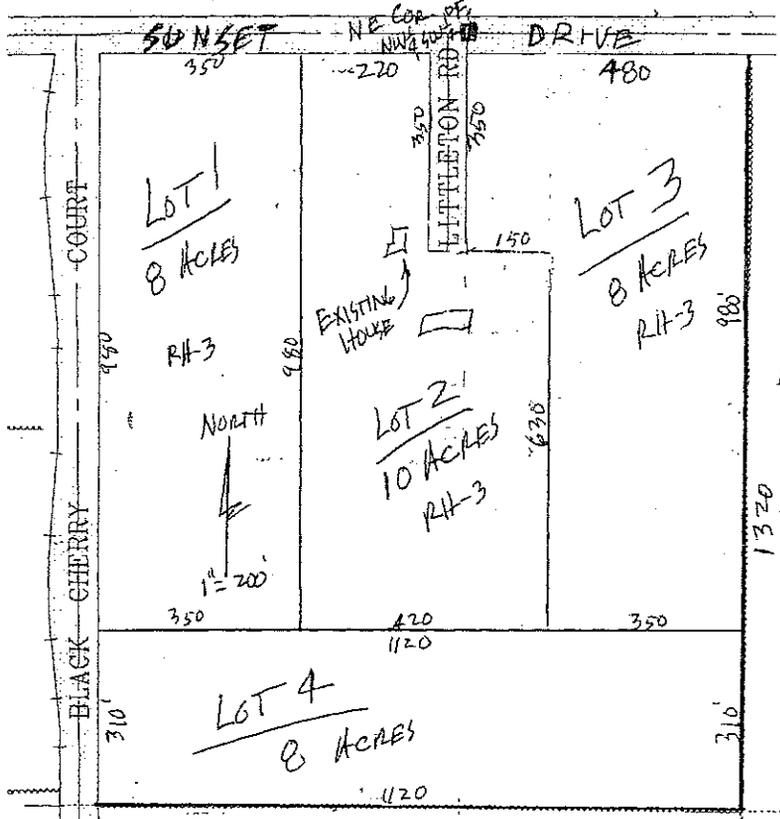
SURVEYOR'S CERTIFICATE  
 State of Wisconsin )  
 County of Dane ) SS.

**CERTIFIED SURVEY MAP**

Will be

I, Thom R. Grenlie, hereby certify that this survey, in compliance with Chapter 236.34 of Wisconsin Statutes I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

DED: YES  
 DENNER REZONE DESCRIPTION (U) (S) (E) (W)  
 PART OF THE NORTH 1/2 OF THE SW 1/4 OF SEC. 35, T6N, R8E, TOWN OF VERONA  
 DANE CO., WI, DESCRIBED THUSLY: BEGINNING AT THE NE CORNER OF NW 1/4, SW 1/4;  
 THENCE EAST 500', THENCE SOUTH 1320', THENCE WEST 1120', THENCE NORTH 1320',  
 THENCE EAST 660' TO POINT OF BEGINNING.



**LEGEND**  
 Scale: 1 inch =  
 ● iron stake found  
 ○ 1"x24" iron pipe set  
 min. wt.=1.13#/ln ft.  
 NOT

SURVEYED \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 FIELD BOOK \_\_\_\_\_  
 DATE 9-16-14 \_\_\_\_\_  
 TAPE/FILE \_\_\_\_\_

SURVEYED FOR: JIM & SHARON BERKNER 358-8821  
 1751 LITTLETON RD., VERONA, WI 53593  
 DESCRIPTION-LOCATION: PRT N1/2, SW1/4, SEC. 35, T6N, R8E  
 TOWN OF VERONA, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND  
 REG. COMM. \_\_\_\_\_ action of \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE**  
 Received for recording this \_\_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
 and recorded in Volume \_\_\_\_\_ of Certified Survey  
 Maps of Dane County on Page \_\_\_\_\_

Register of Deeds

OFFICE MAP NO. \_\_\_\_\_ DOCUMENT # \_\_\_\_\_  
 CERTIFIED SURVEY MAP # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_