

PRELIMINARY PLAT FOR PRAIRIE CIRCLE EXTENSION

LOCATED IN THE SE 1/4, SW 1/4, NW 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 7, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN, INCLUDING LOT 4 OF CERTIFIED SURVEY MAP NUMBER 9599 RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 55 OF CERTIFIED SURVEY MAPS, PAGES 106 THROUGH 108, AS DOCUMENT NO. 3190438, AND PART OF VACATED PRAIRIE CIRCLE PER DOCUMENT NO. _____



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 7-6-8
LINE TO BEAR N 87°45'18" W
SCALE 1" = 100'



PREPARED FOR:

DAVID DIMAGGIO
599 S.T.H. '78'
MT. HOREB, WI 53572
AND
TIM AND LINDA SWEENEY
2778 PRAIRIE CIRCLE
VERONA, WI 53593

ZONING

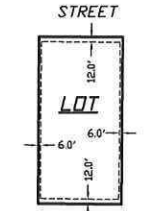
CURRENT ZONING:
AT-35 AND RM-16
PROPOSED ZONING:
SFR-2 = LOTS 1-6 AND 9-14
RR-4 = LOT 8
RR-8 = LOT 7
NR-C = OUTLOT 1

PROPOSED BUILDING SETBACKS:

MAIN BUILDING
SFR-2, RR-4, AND RR-8
ROAD = 30 FEET (LOTS 1,7,8 AND 9)
ROAD = 75 FEET (LOTS 2-6 AND 10-14)
SIDE = 15 FEET MINIMUM EACH SIDE
REAR = 50 FEET WITH 38 FEET FOR UNCOVERED DECKS / PORCHES.

ACCESSORY STRUCTURES IN REAR YARD:
SFR-2
4 FEET SIDE AND 4 FEET REAR
RR-4 AND RR-8
10 FEET SIDE AND 10 FEET REAR

TYPICAL UTILITY EASEMENT



LEGEND:

PD = PROPOSED DRIVEWAY
⊕ = TEST PIT

OBJECTING AUTHORITIES
DANE COUNTY HIGHWAY DEPARTMENT
WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
TOWN OF VERONA
DANE COUNTY

DESCRIPTION:

A parcel of land being part of the SE 1/4, SW 1/4, NW 1/4 and NE 1/4 of the SE 1/4 of Section 7, T6N, R8E, including all of Lot 4 Certified Survey Map No. 9599, recorded in the Dane County Register of Deeds Office in Volume 55 of Certified Survey Maps, Page 106, 107, and 108 as Document No. 3190438, and vacated Prairie Circle per Document No. _____, being more particularly described as follows:

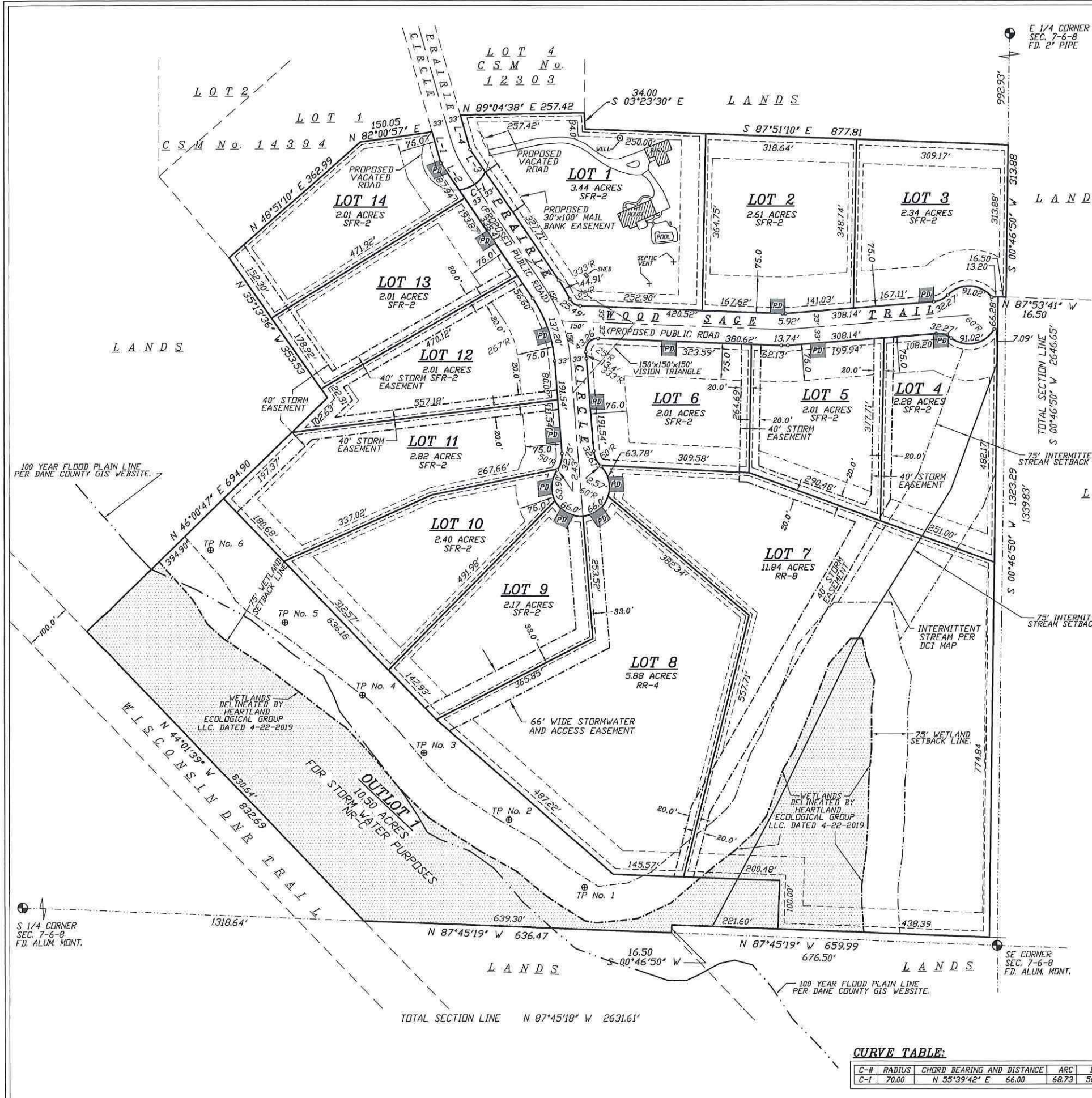
Commencing at the Southeast corner of said Section 7; thence N 87°45'18" W along the South line of the Southeast 1/4, 676.50 feet to the point of beginning.
Thence continue N 87°45'18" W, 636.47 feet; thence N 44°01'39" W, 832.69 feet; thence N 46°00'47" E, 694.90 feet; thence N 35°13'36" W, 353.53 feet; thence N 48°51'10" E, 362.99 feet; thence N 82°00'57" E, 150.05 feet; thence S 15°55'30" E, 66.94 feet; thence S 34°20'18" E, 67.21 feet; thence along an arc of a curve concave northerly having a radius of 70.00 feet and a long chord bearing of N 55°39'42" E, 66.00 feet; thence N 34°20'18" W, 56.52 feet; thence N 15°55'30" W, 73.83 feet; thence N 89°04'38" E, 257.42 feet; thence S 03°23'30" E, 34.00 feet; thence S 87°51'10" E, 877.81 feet to the East line of the Southeast 1/4, thence S 00°46'50" W along said East line, 313.88 feet; thence N 87°53'41" W, 16.50 feet; thence S 00°46'50" W, 1323.29 feet; thence N 87°45'18" W, 659.99 feet; thence S 00°46'50" W, 16.50 feet to the point of beginning. This parcel contains 2,567,485 sq. ft. or 58.94 acres thereof.

LINE TABLE:

LINE #	BEARING	DISTANCE
L-1	S 15°55'30" E	66.94
L-2	S 34°20'18" E	67.21
L-3	N 34°20'18" W	56.52
L-4	N 15°55'30" W	73.83

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DISTANCE	ARC	DELTA	TANGENT BEARING
C-1	70.00	N 55°39'42" E 66.00	68.73	56°15'15"	IN- N 83°47'20" E OUT- N 27°32'05" E



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**PRELIMINARY PLAT
FOR PRAIRIE CIRCLE EXTENSION**
LOCATED IN THE SE 1/4, SW 1/4, NW 1/4 AND NE 1/4 OF SECTION 7, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN, INCLUDING LOT 4 OF CERTIFIED SURVEY MAP NUMBER 9599.

DATE	OCTOBER 22ND, 2019	REVISION DATE	CHECK BY	N/A
SCALE	1" = 100'	DRAWING NO.	18V-189	
DRAWN BY	NEIL BERTZ	SHEET	1 OF 1	

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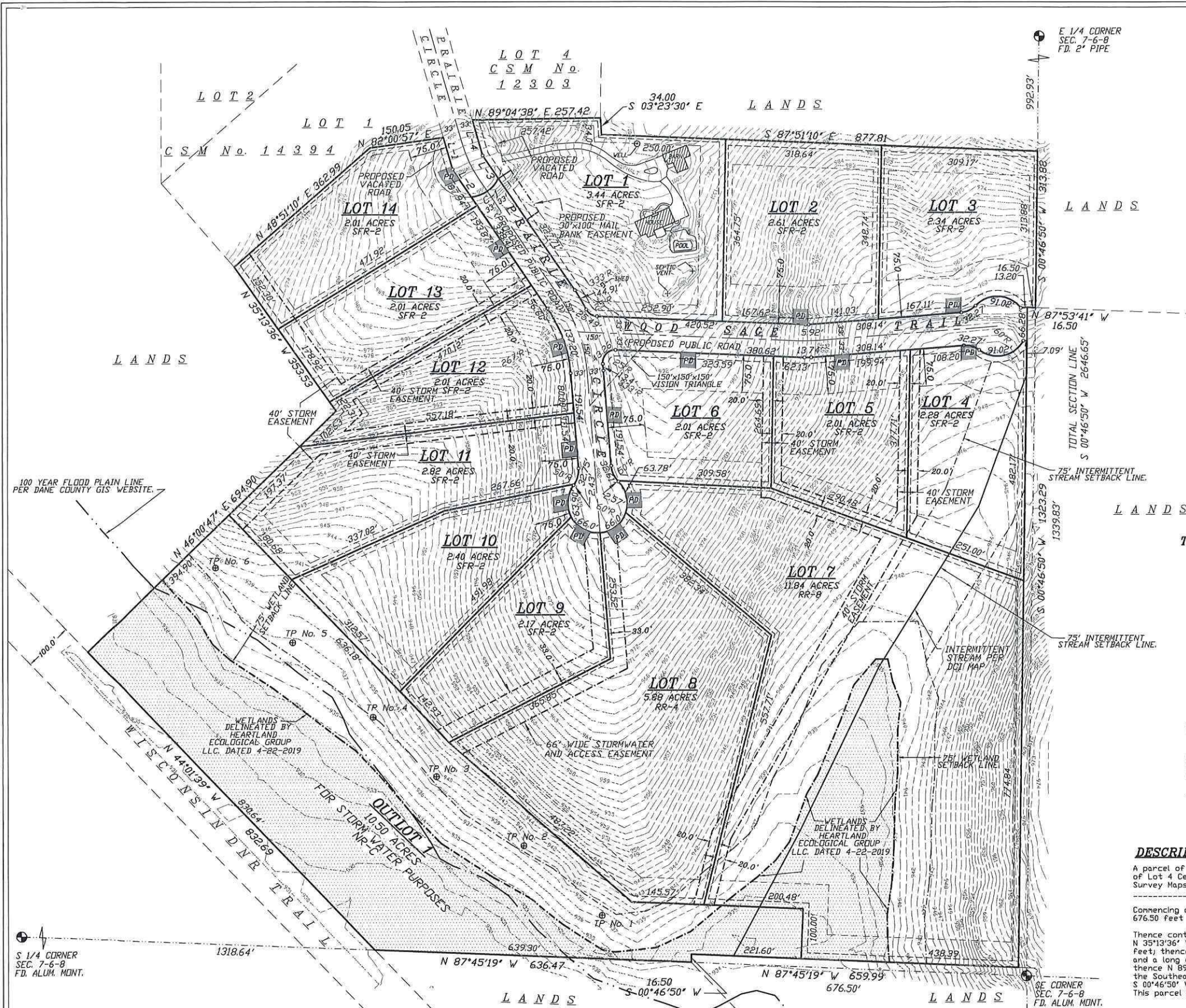
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S 1/4 CORNER
SEC. 7-6-8
FD. ALUM. MONT.

SE CORNER
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100 YEAR FLOOD PLAIN LINE
PER DANE COUNTY GIS WEBSITE.

TOTAL SECTION LINE N 87°45'18" W 2631.61'

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