

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/07/2021	DCPREZ-2021-11704
<b>Public Hearing Date</b>	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ZBIGNIEW AND MARTA STANEK	PHONE (with Area Code) (608) 440-3966	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1718 SPRING ROSE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS zstane1@gmail.com		E-MAIL ADDRESS	

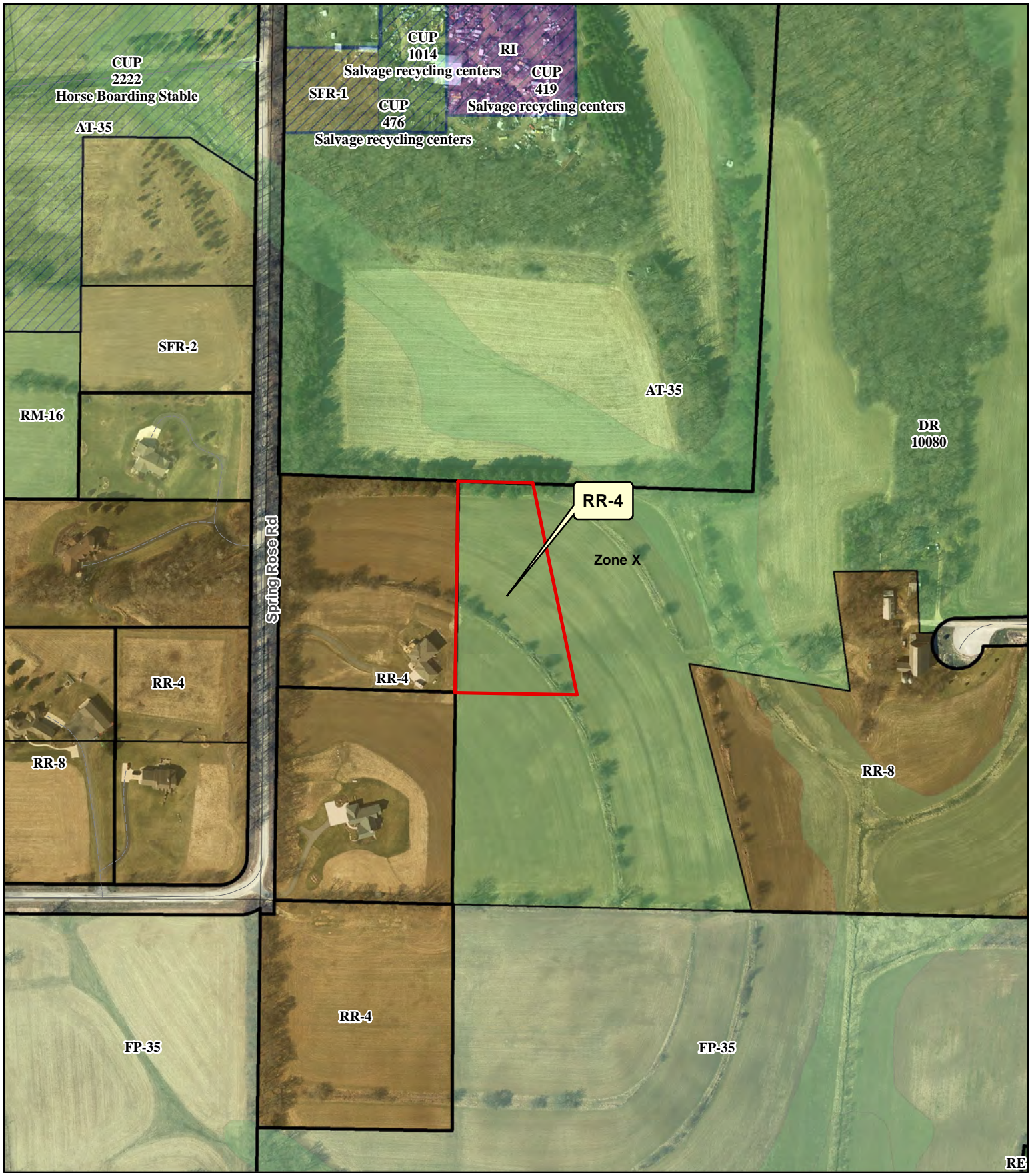
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1718 Spring Rose Road					
TOWNSHIP VERONA	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-313-9190-0		0608-331-8055-0			

## REASON FOR REZONE



ADDING 2.5 ACRES TO AN EXISTING RESIDENTIAL LOT

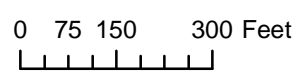
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	2.55

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



**Legend**

- |                                                                                               |                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  Wetland    | <b>Significant Soils</b>                                                                    |
|  Floodplain |  Class 1 |
|                                                                                               |  Class 2 |



Petition 11704  
**ZBIGNIEW and MARTA  
 STANEK**

RE





**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Zbigniew and Marta Stanek	Agent Name:	
Address (Number & Street):	1718 Spring Rose Road	Address (Number & Street):	
Address (City, State, Zip):	Verona, WI 35393	Address (City, State, Zip):	
Email Address:	zstanek1@gmail.com	Email Address:	
Phone#:	608 440 3966	Phone#:	

PROPERTY INFORMATION			
Township:	Town of Verona	Parcel Number(s):	060831391900 and 060831380550
Section:		Property Address or Location:	1718 Spring Rose Rd. and 1645 Fritz Rd., Verona, WI 53593

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

The reason for this application is to adjust our lot to include the area that encompasses the natural border of the fence and tree line illustrated by the attached plan. This would be consistent with the recently approved adjustment to lot number 2, south of our property (Rezone Petition DCPREZ-2021-11669), and as such would also simplify and align property lines for lots 1, 2 and 3.

This change would require a lot line adjustment between Lot 1 and Lot 3 CSM 12831. The current zoning for Lot 1 is RR-4 at 5.08 acres, and Lot 3 is zoned AT-35 at 56.24 acres. The proposed adjustment would add 2.55 acres to Lot 1. Zoning for both lots will stay unaffected. The 2.55 acres when added to lot Lot 1 will remain in the G4 classification and will continue to be farmed.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**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 type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
------------------------------------------------------------------------------------	----------------------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

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.

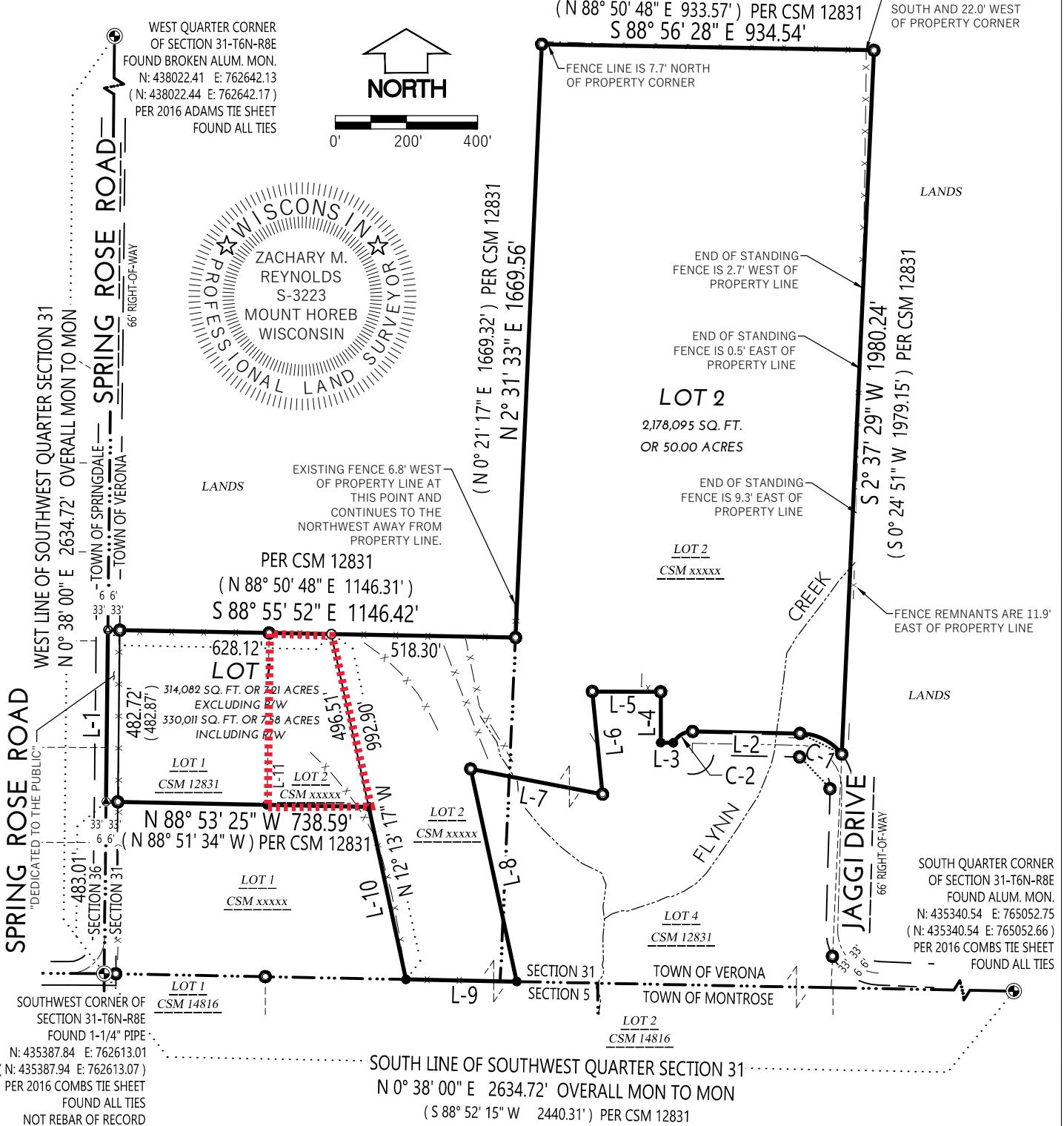
Owner/Agent Signature **Z Stanek**

Digitally signed by Z Stanek  
 DN: cn=Z Stanek, o, ou,  
 email=zstanek1@gmail.com, c=US  
 Date: 2021.04.05 14:15:15 -05'00'

Date 4/5/21

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 12831, RECORDED IN VOLUME 81 OF CERTIFIED SURVEYS ON PAGES 184-186 AS DOCUMENT NO. 4623775, AND LOT 2 OF CERTIFIED SURVEY MAP NO. XXXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEYS ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



### LEGEND

- SECTION CORNER FOUND
- MAG NAIL FOUND
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 2.55 LB/FT
- MAG NAIL SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED/RECORD LINE
- STREAM/DITCH CENTERLINE
- FENCE LINE
- RECORDED INFORMATION

### NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 11TH, AND 18TH 2021.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, T6N, R8E, BEARS N 0°38' 00" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 6 FOR EXISTING IMPROVEMENT AND ADDITIONAL FENCE LINE DETAILS.
5. SEE SHEET 4 OF 6 FOR LINE AND CURVE TABLES.
6. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

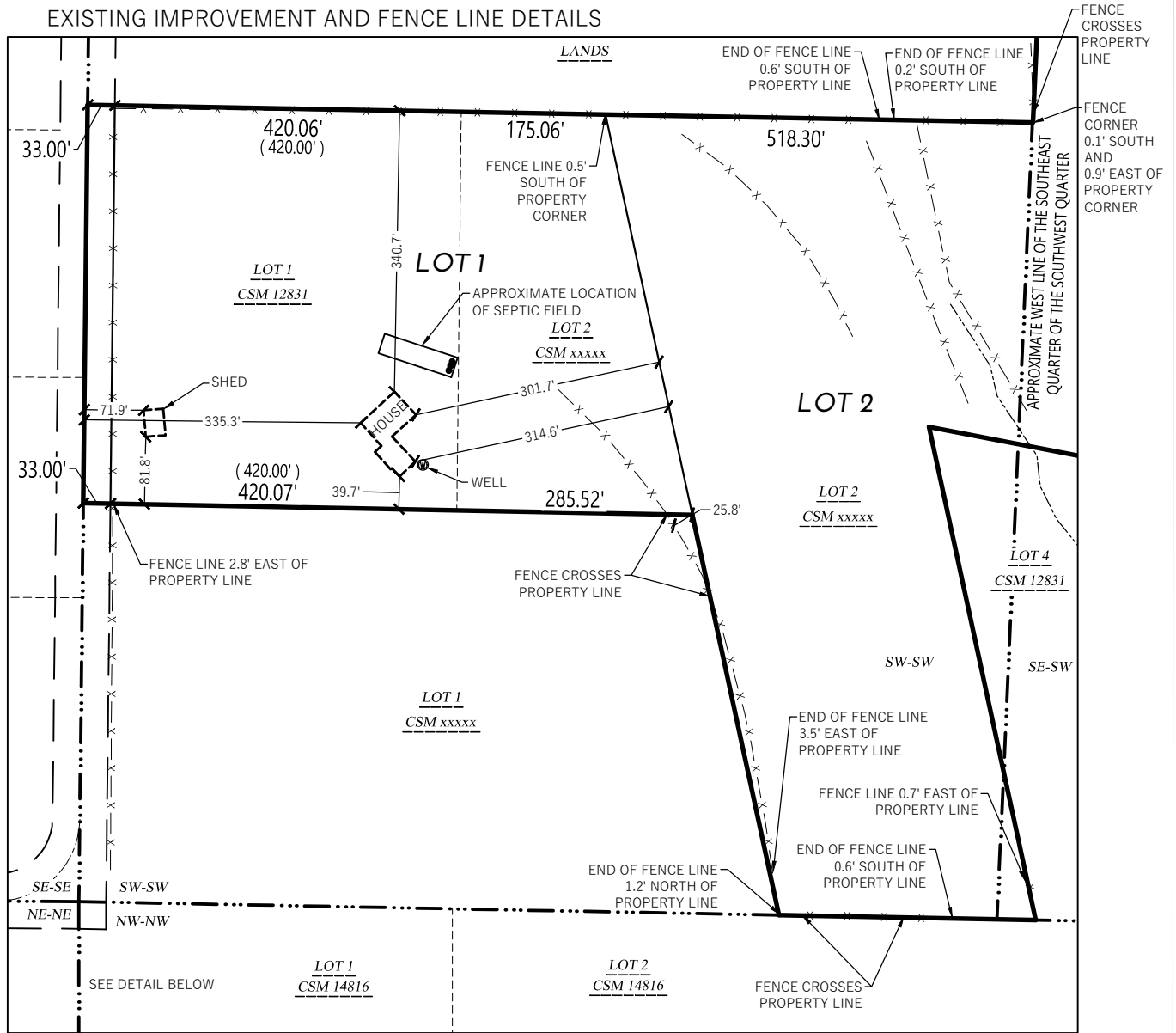
File: C:\Projects\160320\_Dillis Driveway\DWG\160320-CSM\_StaneK.dwg Layout: CSM 1 of 6 User: Zach Plotted: Apr 04, 2021 - 9:00pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ZBIGNIEW AND MARTA STANEK 1718 SPRING ROSE ROAD VERONA, WI 53593	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	PROJECT NO: 160320 SHEET NO: 1 of 6			

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1 OF CERTIFIED SURVEY MAP NO. 12831, RECORDED IN VOLUME 81 OF CERTIFIED SURVEYS ON PAGES 184-186 AS DOCUMENT NO. 4623775, AND LOT 2 OF CERTIFIED SURVEY MAP NO. XXXXX, RECORDED IN VOLUME XX OF CERTIFIED SURVEYS ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

**EXISTING IMPROVEMENT AND FENCE LINE DETAILS**

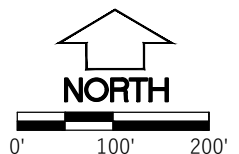


**LEGEND**

- CSM BOUNDARY
- - - RIGHT-OF-WAY LINE
- ..... CENTERLINE
- · - · - SECTION/QUARTER LINE
- PLATTED/RECORD LINE
- · - · - EXISTING EASEMENT
- x - x - FENCE LINE

**NOTES:**

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 6 FOR LINE AND CURVE TABLES.



File: C:\Projects\160320\_Drives\160320-05M\_StaneK.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Apr 04, 2021 - 9:01pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ZBIGNIEW AND MARTA STANEK 1718 SPRING ROSE ROAD VERONA, WI 53593	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 160320 SHEET NO: 2 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

#### **AT-35 to RR-4**

Part of Lot 3 of Certified Survey Map No. 12831, recorded on January 5, 2010 in Volume 81 of Certified Survey Maps of Dane County on Pages 184-186 as Document No. 4623775, located in the Southwest Quarter of the Southwest Quarter of Section 31, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin being more particularly described as follows: Beginning at the Northeast Corner of Lot 1 of aforesaid Certified Survey Map No. 12831, recorded on January 5, 2010 in Volume 81 of Certified Survey Maps of Dane County on Pages 184-186 as Document No. 4623775 (CSM 12831); thence along the North line of Lot 3 of said CSM 12831, South 88 degrees 55 minutes 52 seconds East, 175.06 feet; thence South 12 degrees 13 minutes 17 seconds East, 496.51 feet; thence North 88 degrees 53 minutes 25 seconds West, 285.52 feet to the Southeast corner of aforesaid Lot 1 of CSM 12831; thence along the East line of said Lot 1 of CSM 12831, North 00 degrees 37 minutes 58 degrees East, 483.02 feet back to the Point of Beginning. Above described area to be rezoned contains 111,250 square feet or 2.55 acres.