

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/17/2019	DCPREZ-2019-11440
Public Hearing Date	C.U.P. Number
07/23/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFERY A MONSON	PHONE (with Area Code) (608) 225-0735	AGENT NAME KATIE & BRIAN MONSON	PHONE (with Area Code) (608) 225-0735
BILLING ADDRESS (Number & Street) 7818 PAULSON RD		ADDRESS (Number & Street) 3185 TIMBER LN	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS K8MONSON1@GMAIL.COM		E-MAIL ADDRESS K8MONSON1@GMAIL.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	
3185 TIMBER LN		3185 TIMBER LN			
TOWNSHIP VERONA	SECTION 6	TOWNSHIP VERONA	SECTION 6	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-062-8070-0		0608-062-8400-0			
0608-062-8070-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	RH-3 Rural Homes District	8		
A-3 Agriculture District	RH-3 Rural Homes District	3.6		
RR-1 (Rural Residential, 1 to 2 acres) District	RR-8 (Rural Residential, 8 to 16 acres) District	8		
AT-35 (Agriculture Transition) District	RR-8 (Rural Residential, 8 to 16 acres) District	3.6		

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 HJH3	SIGNATURE: (Owner or Agent)
Applicant Initials	Applicant Initials	Applicant Initials		PRINT NAME:
				DATE:



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 Katie + Brian Monson Agent's Name N/A
 Address 3185 Timber Lane Address _____
 Phone Verona, WI 53593 Phone _____
608-225-0735, 608-334-2867
 Email k8monson1@gmail.com Email _____

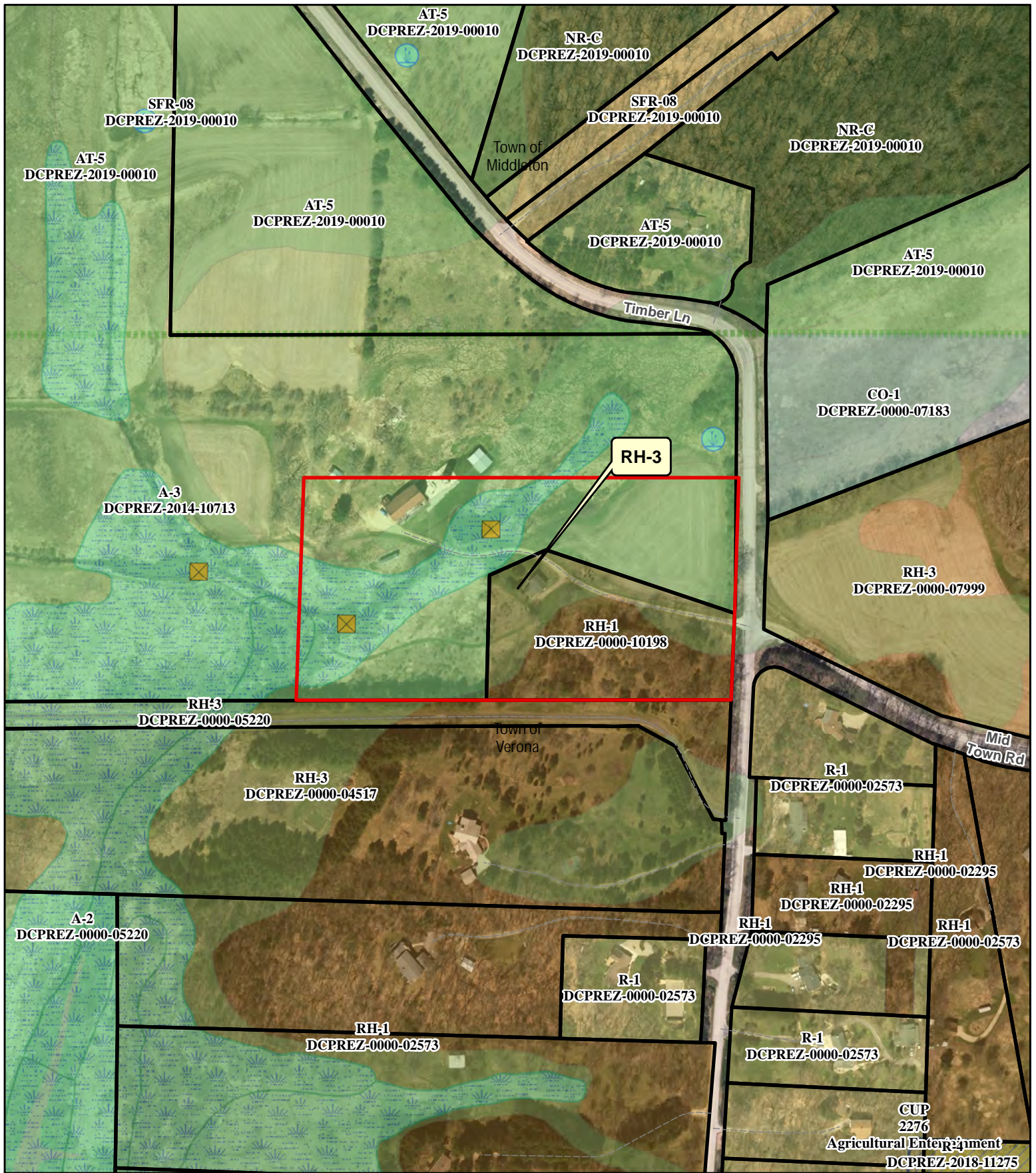
Town: Verona Parcel numbers affected: Lot 1 CSM No 12966 in Vol 82 of
certified survey - pg 300
 Section: 6 Property address or location: 3185 060804280700
 Zoning District change: (To / From / # of acres) A-3 to RH-3 060804284000

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: Adding to residential lot

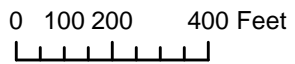
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 5-16-19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11440
JEFFERY A MONSON

LEGAL DESCRIPTION OF PARCEL TO BE REZONED

A-1 EX TO RH-3

DEB: YES

A part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 6; thence S 88°07'36" E, 48.18 feet; thence S 02°05'31" W, 314.70 feet to the point of beginning; thence S 02°05'31" W, 309.75 feet; thence N 71°23'27" W, 453.74 feet; thence S 66°24'26" W, 141.50 feet; thence S 01°41'16" W, 285.77 feet; thence N 89°54'17" W, 435.21 feet; thence N 02°05'31" E, 508.30 feet; thence S 89°54'17" E, 996.07 feet to the point of beginning, containing 8.00 acres..

ALSO REZONE RH-1 TO RH-3 DEB: YES

LOT 1, CSM NO. 12966, IN Vol 82 OF CERTIFIED SURVEYS, ON PAGE 300

SOILS

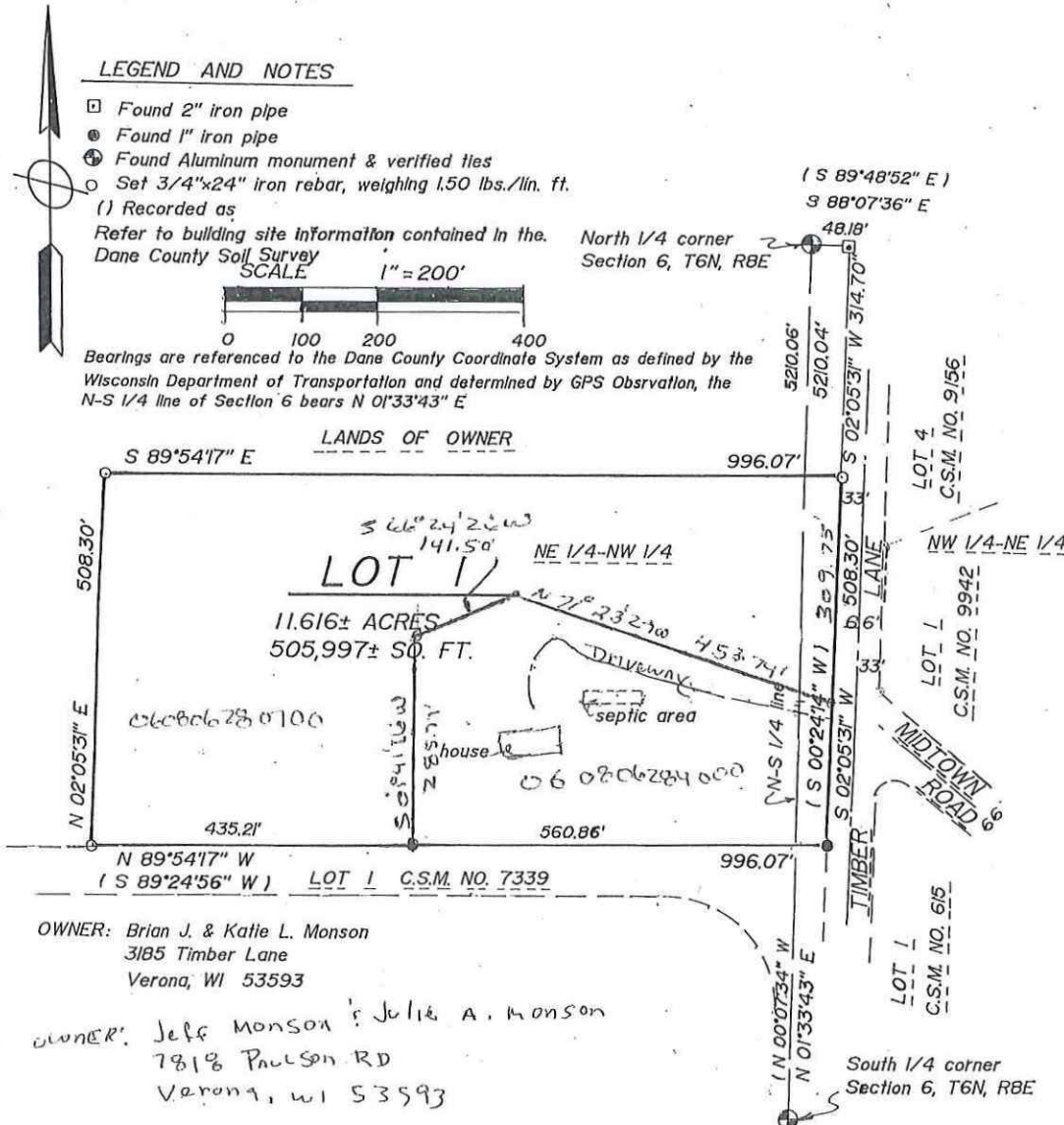
VWA	60%
RaA	20%
PrC	6%
EmD2	8%
Prb	6%

LEGEND AND NOTES

- ☐ Found 2" iron pipe
 - Found 1" iron pipe
 - ⊕ Found Aluminum monument & verified ties
 - Set 3/4"x24" iron rebar, weighing 1.50 lbs./lin. ft.
- () Recorded as:
Refer to building site information contained in the Dane County Soil Survey



Bearings are referenced to the Dane County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS Observation, the N-S 1/4 line of Section 6 bears N 01°33'43" E



OWNER: Brian J. & Katie L. Monson
3185 Timber Lane
Verona, WI 53593

OWNER: Jeff Monson & Julie A. Monson
7818 Paulson RD
Verona, WI 53593

South 1/4 corner Section 6, T6N, R8E



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

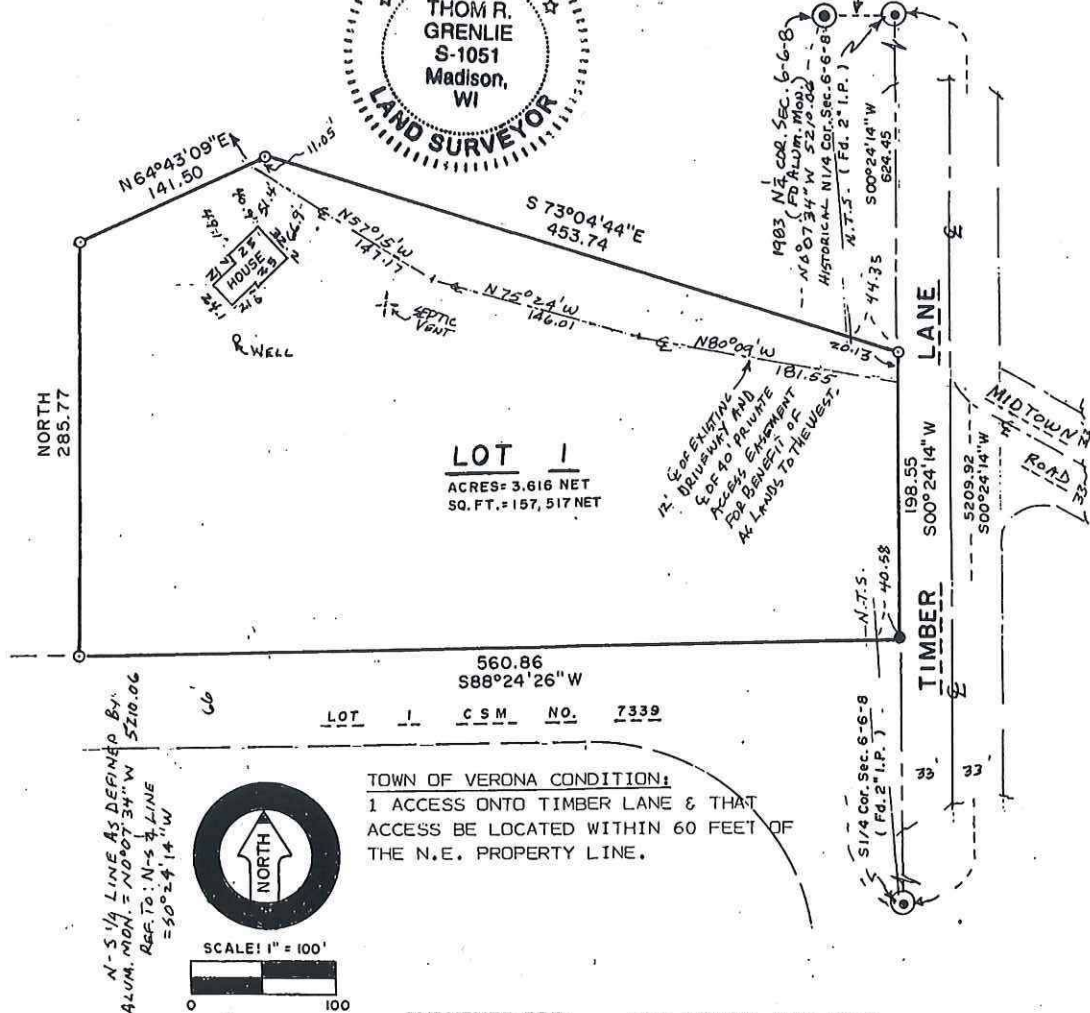
State of Wisconsin)

County of Dane) SS. A PART OF THE NE1/4 OF THE NW1/4, SECTION 6, T6N, R8E,
 * § NW1/4, NE1/4 TOWN OF VERONA, DANE COUNTY, WISCONSIN.

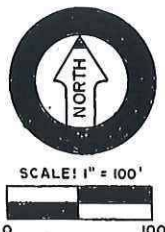
I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that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

CERTIFIED SURVEY MAP

Thom R. Grenlie 7-22-10
 Thom R. Grenlie, Registered Land Surveyor
 509°48'52"E 40.18'



N-S 1/4 LINE AS DEFINED BY ALUM. MON. = N0°07'34"W 5210.06' REF. TO: N-S 1/4 LINE = S0°24'14"W



TOWN OF VERONA CONDITION: 1 ACCESS ONTO TIMBER LANE & THAT ACCESS BE LOCATED WITHIN 60 FEET OF THE N.E. PROPERTY LINE.

LOT 1 C S M NO. 7339

LEGEND

- Scale: 1 inch = 100 ft.
- iron stake found
- 1"x24" iron pipe set
- min. wt.=1.13#/ln ft.
- N.T.S. = NOT TO SCALE
- SURVEYED TG EH
- DRAWN HC
- APPROVED _____
- FIELD BOOK 151-80
- DATE 7-22-10
- TAPE/FILE _____

SURVEYED FOR: JEFF MONSON 845-7642
7818 PAULSON ROAD, VERONA, WI 53593
 DESCRIPTION-LOCATION: PRT NE1/4, NW1/4, SEC. 6,
T6N, R8E, TOWN OF VERONA, DANE CO, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND
REG. COMM. action of AUGUST 24, 2010
Patrick Miles # 9210

REGISTER OF DEEDS CERTIFICATE PATRICK MILES, ZLR CHAIR
 Received for recording this 25th day of
August, 2010 at 1:51 o'clock p.m.
 and recorded in Volume 82 of Certified Survey
 Maps of Dane County on Page 300 + 301

Krista Chelkowski by Ellen M. A. Hecker Deputy
 Register of Deeds Rec'd 8-25-10 8:00 a.m.
 DOCUMENT # 4684855
 CERTIFIED SURVEY MAP # 129106 Vol. 82 Page 300

PAGE 1 OF 2 PAGES
 REVISED 8-19-10 PER DAN FRICK
 COUNTY SURVEYOR
 OFFICE MAP NO. 3712



Stock No. 26273

GRENLIE MAP NO. 3712

PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

LEGAL DESCRIPTION: A PART OF THE NE1/4 OF THE NW1/4^{*} OF SECTION 6, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT MARKING THE NORTH 1/4 CORNER OF SEC. 6; THENCE S89°48'52"E 48.18 FEET TO A 2" IRON PIPE MARKING THE HISTORICALLY-ACCEPTED NORTH 1/4 CORNER OF SEC. 6; THENCE S0°24'14"W 624.45 FEET TO THE POINT OF BEGINNING; THENCE S0°24'14"W 198.55 FEET; THENCE S88°24'26"W 560.86 FEET; THENCE DUE NORTH 285.77 FEET; THENCE N64°43'09"E 141.50 FEET; THENCE S73°04'44"E 453.74 FEET TO THE POINT OF BEGINNING.

* = 1/2 NW 1/4 OF THE NE 1/4.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

Jeffery A. Monson
JEFFERY A. MONSON

Julie A. Monson
JULIE A. MONSON

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME AUG 17, 2010, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT.

MY COMM. EXPIRES: 2-13-11

Ann R. Gavel
NOTARY PUBLIC

TOWN OF VERONA: APPROVED PER TOWN BOARD OF TOWN OF VERONA

DATE: 8/17/2010

Amy Volkman
AMY VOLKMAN, TOWN CLERK

CITY OF MADISON: (EXTRATERRITORIAL)
APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON, PLAN COMMISSION.

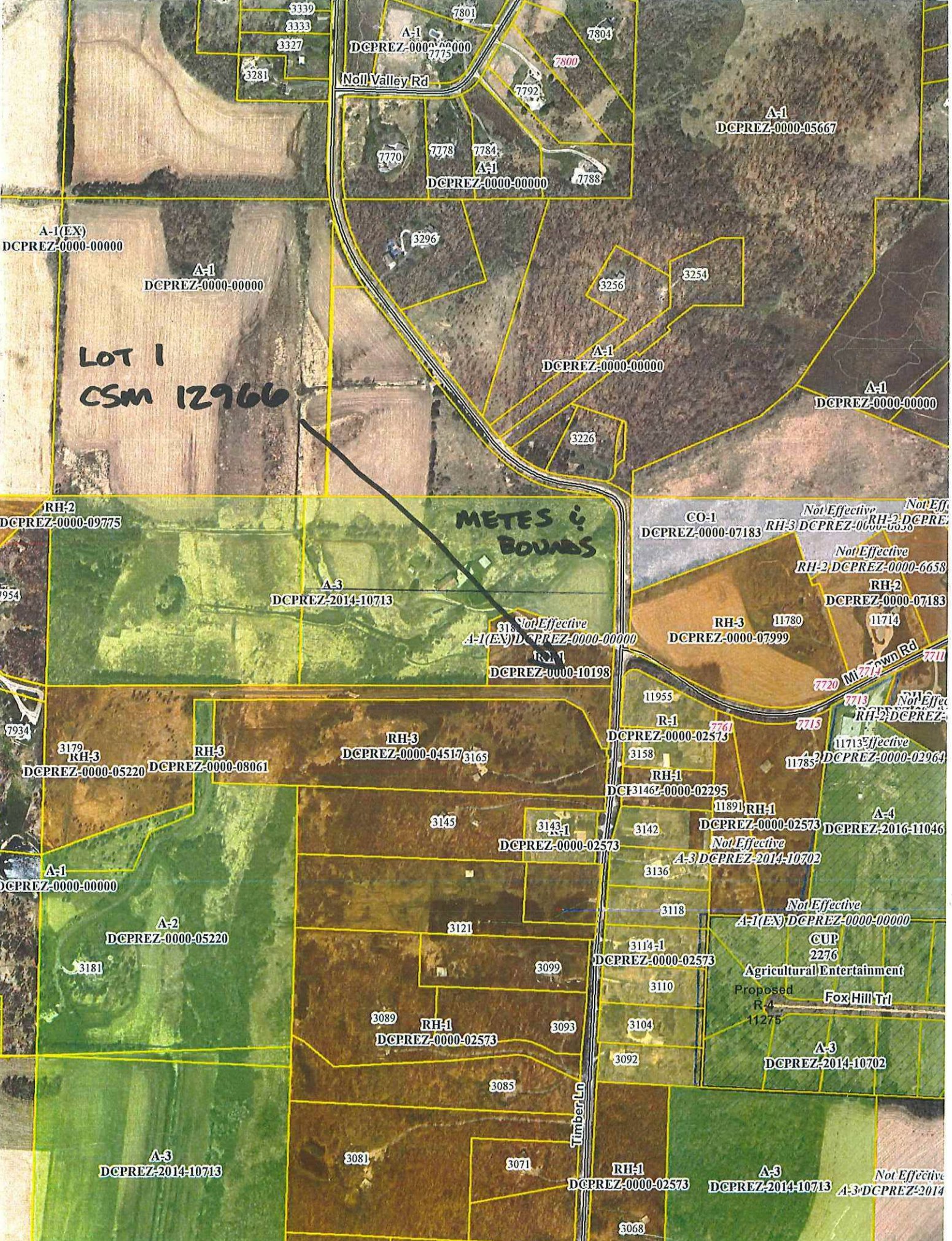


DATE: 8/19/2010

Mark A. Olinger FOR
MARK A. OLINGER, SECRETARY PLAN COMMISSION

REVISED 8-19-10
PER DAN FRICK, DANE Co. SURVEYOR
TO INCLUDE PRT. OF NW 1/4 OF NE 1/4.

NOTE: THIS CERTIFIED SURVEY MAP IS SUBJECT TO A BLANKET EASEMENT TO WISCONSIN POWER & LIGHT RECORDED AS DOC. NO. 598972.



A-1(EX)
DCPREZ-0000-00000

A-1
DCPREZ-0000-00000

LOT 1
CSM 12966

DCPREZ-0000-00000

A-1
DCPREZ-0000-05667

DCPREZ-0000-00000

A-1
DCPREZ-0000-00000

A-1
DCPREZ-0000-00000

RH-2
DCPREZ-0000-09775

METES & BOUNDS

CO-1
DCPREZ-0000-07183

A-3
DCPREZ-2014-10713

Not Effective
RH-3 DCPREZ-0600-05050

Not Effective
RH-2 DCPREZ-0000-6658

RH-2
DCPREZ-0000-07183

A-3
DCPREZ-2014-10713

Not Effective
A-1(EX) DCPREZ-0000-00000

RH-3
DCPREZ-0000-07999

DCPREZ-0000-10198

R-1
DCPREZ-0000-02573

Not Effective
RH-2 DCPREZ-0000-02964

RH-3
DCPREZ-0000-05220

RH-3
DCPREZ-0000-08061

RH-3
DCPREZ-0000-04517

RH-1
DCPREZ-0000-02573

Not Effective
A-3 DCPREZ-2014-10702

A-1
DCPREZ-0000-00000

A-2
DCPREZ-0000-05220

DCPREZ-0000-02573

A-4
DCPREZ-2016-11046

Not Effective
A-1(EX) DCPREZ-0000-00000

CUP
2276

Agricultural Entertainment
Proposed R-4
Fox Hill Trl
11275

RH-1
DCPREZ-0000-02573

A-3
DCPREZ-2014-10702

A-3
DCPREZ-2014-10713

RH-1
DCPREZ-0000-02573

A-3
DCPREZ-2014-10713

Not Effective
A-3 DCPREZ-2014

WRIGHT REV LIVING TR, ANDREW P & SARA B
11780 MID TOWN RD
VERONA, WI 53593

MILLER LIVING TR
3165 TIMBER LN
VERONA, WI 53593

THOMAS S WISE
3254 TIMBER LN
VERONA, WI 53593

STRACKA PRIMARY QUALIFIED PERS RES TR, JOHN A
3181 TIMBER LN
VERONA, WI 53593

JEFFERY A MONSON
7818 PAULSON RD
VERONA, WI 53593

JEFFREY BECKER
3145 TIMBER LN
VERONA, WI 53593

JEFFERY A MONSON
7818 PAULSON RD
VERONA, WI 53593

JOSEPH F WHOLEAN
3158 TIMBER LN
VERONA, WI 53593

BRIAN J MONSON
3185 TIMBER LN
VERONA, WI 53593

STRACKA PRIMARY QUALIFIED PERS RES TR, JOHN A
3181 TIMBER LN
VERONA, WI 53593

JEFFERY A MONSON
7818 PAULSON RD
VERONA, WI 53593

BENJAMIN P BEERE
3226 TIMBER LN
VERONA, WI 53593

4-D PROPERTIES LLP
4143 VILAS HOPE RD
COTTAGE GROVE, WI 53527

Current Owner
3256 TIMBER LN
VERONA, WI 53593

THOMAS S WISE
3254 TIMBER LN
VERONA, WI 53593

DAVID A CASIMIR
PO BOX 930498
VERONA, WI 53593

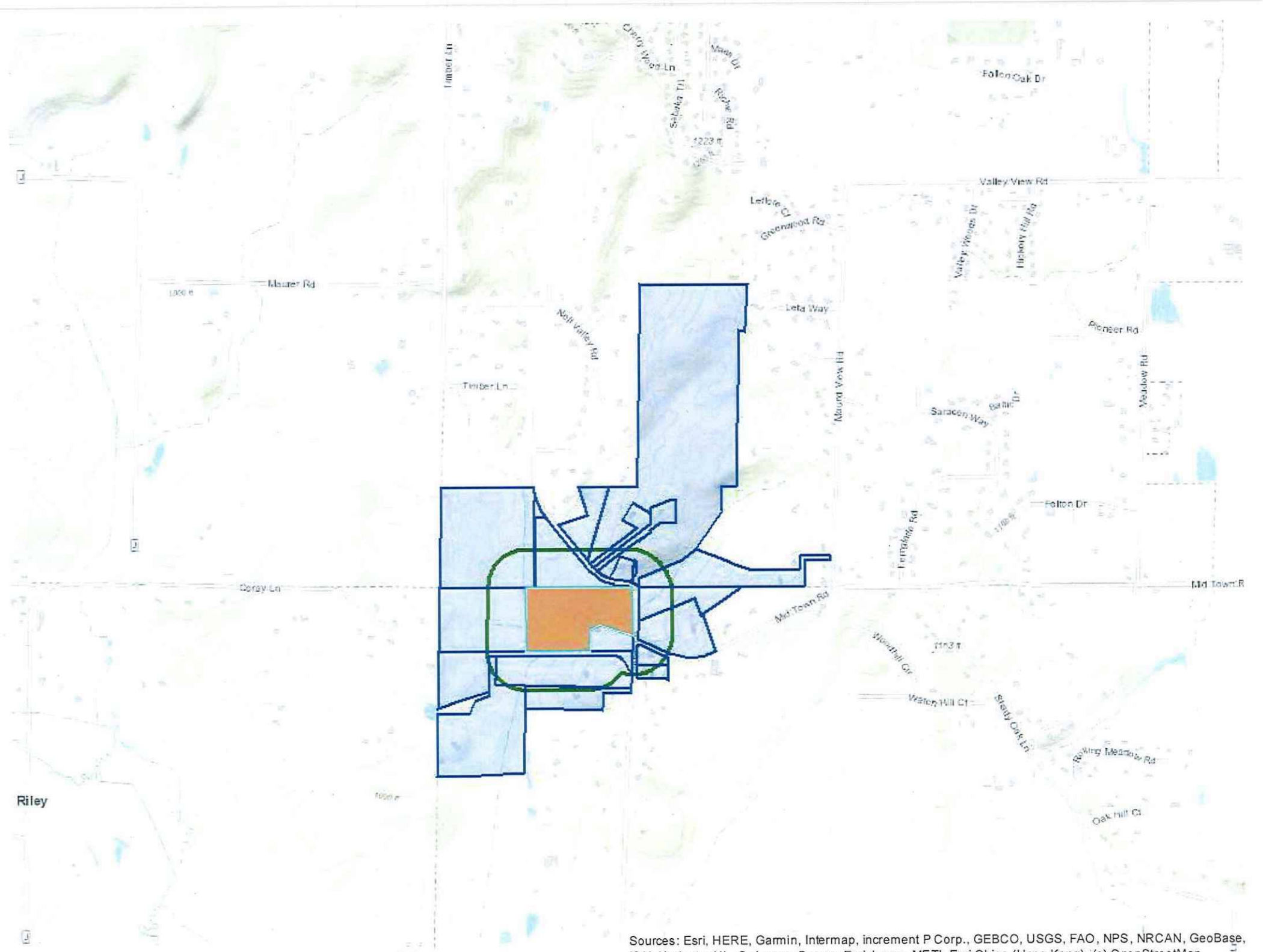
JEFFERY A MONSON
7818 PAULSON RD
VERONA, WI 53593

DAVID A CASIMIR
PO BOX 930498
VERONA, WI 53593

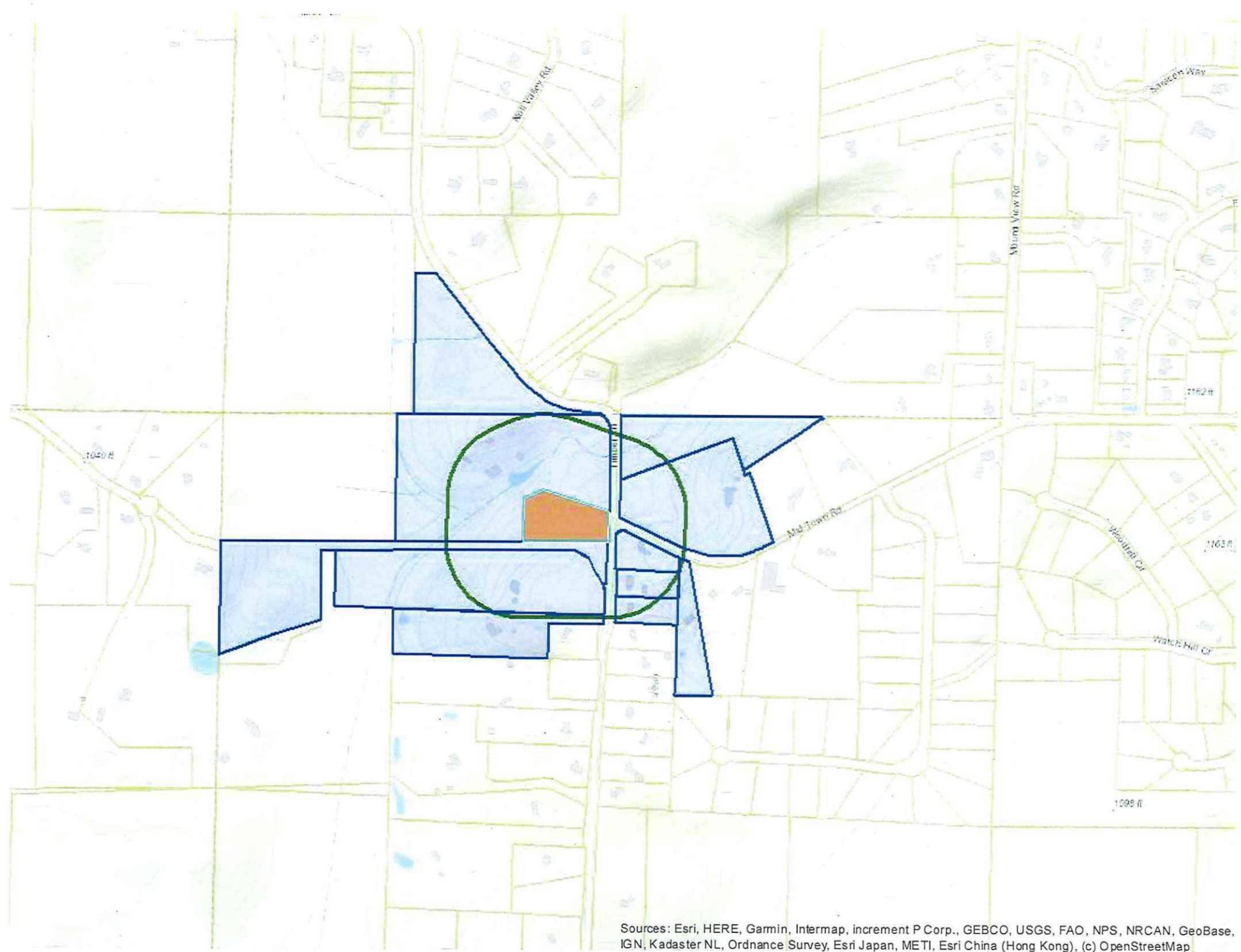
BENJAMIN P BEERE
3226 TIMBER LN
VERONA, WI 53593

ANTHONY GALBA
11955 MID TOWN RD
VERONA, WI 53593

ICE AGE TRAIL ALLIANCE INC
2110 MAIN ST
CROSS PLAINS, WI 53528



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap