

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
07/24/2019	DCPREZ-2019-11478
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
09/24/2019	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME DOERFER BROTHERS INC	PHONE (with Area Code) (608) 845-5674	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	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS SFORRER@BUNBURY.COM		E-MAIL ADDRESS TODD.BUHR@JSDINC.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6437 GRANDVIEW ROAD					
TOWNSHIP VERONA	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-241-8501-0					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 (Agriculture Transition) District	RR-8 (Rural Residential, 8 to 16 acres) District	9		
AT-35 (Agriculture Transition) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	31		

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:

COMMENTS: CREATING ONE RESIDENTIAL LOT- PETITION REVISED ON 7/24/19 TO REFLECT NEW ZONING DISTRICT NOT IN FARMLAND PRESERVATION DISTRICT.

DATE:
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# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
07/18/2019	DCPREZ-2019-11478
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
09/24/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DOERFER BROTHERS INC	PHONE (with Area Code) (608) 845-5674	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	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS SFORRER@BUNBURY.COM		E-MAIL ADDRESS TODD.BUHR@JSDINC.COM	

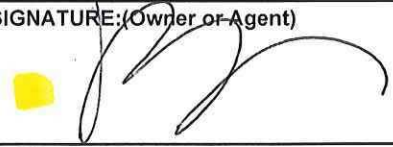

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6437 GRANDVIEW ROAD					
TOWNSHIP VERONA	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-241-8501-0					


REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

CREATING ONE RESIDENTIAL LOT	
------------------------------	--

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 (Agriculture Transition) District	RR-8 (Rural Residential, 8 to 16 acres) District	9		
AT-35 (Agriculture Transition) District	FP-1 (Small Lot Farmland Preservation) District	31		

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: 

COMMENTS: CREATING ONE RESIDENTIAL LOT.

DATE: 
--



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	<u>John &amp; Gary Doerfer</u>	Agent's Name	<u>JSD Professional Services, Inc.</u>
Address	<u>6437 Grandview Road, VERONA, WI 53593</u>	Address	<u>161 Horizon Dr. Verona, WI 53593</u>
Phone	<u>(608) 845-5674</u>	Phone	<u>(608) 848-5060</u>
Email	<u>stomer@kunkury.com</u>	Email	<u>todd.buhr@jdsdinc.com</u>

Town: Verona Parcel numbers affected: 062/0608-241-8501-0

Section: 24 Property address or location: 6437 Grandview Road 46439

Zoning District change: (To / From / # of acres) Change approx. 9 Acres to from AT-35 to RR-8 and approx. 31 acres from AT-35 to RM-16-FP-1

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:  
See attached.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Todd J. Buhr P.L.S. Date: 7-18-19

**REZONE**

From AT-35 to RR-8

Legal Description

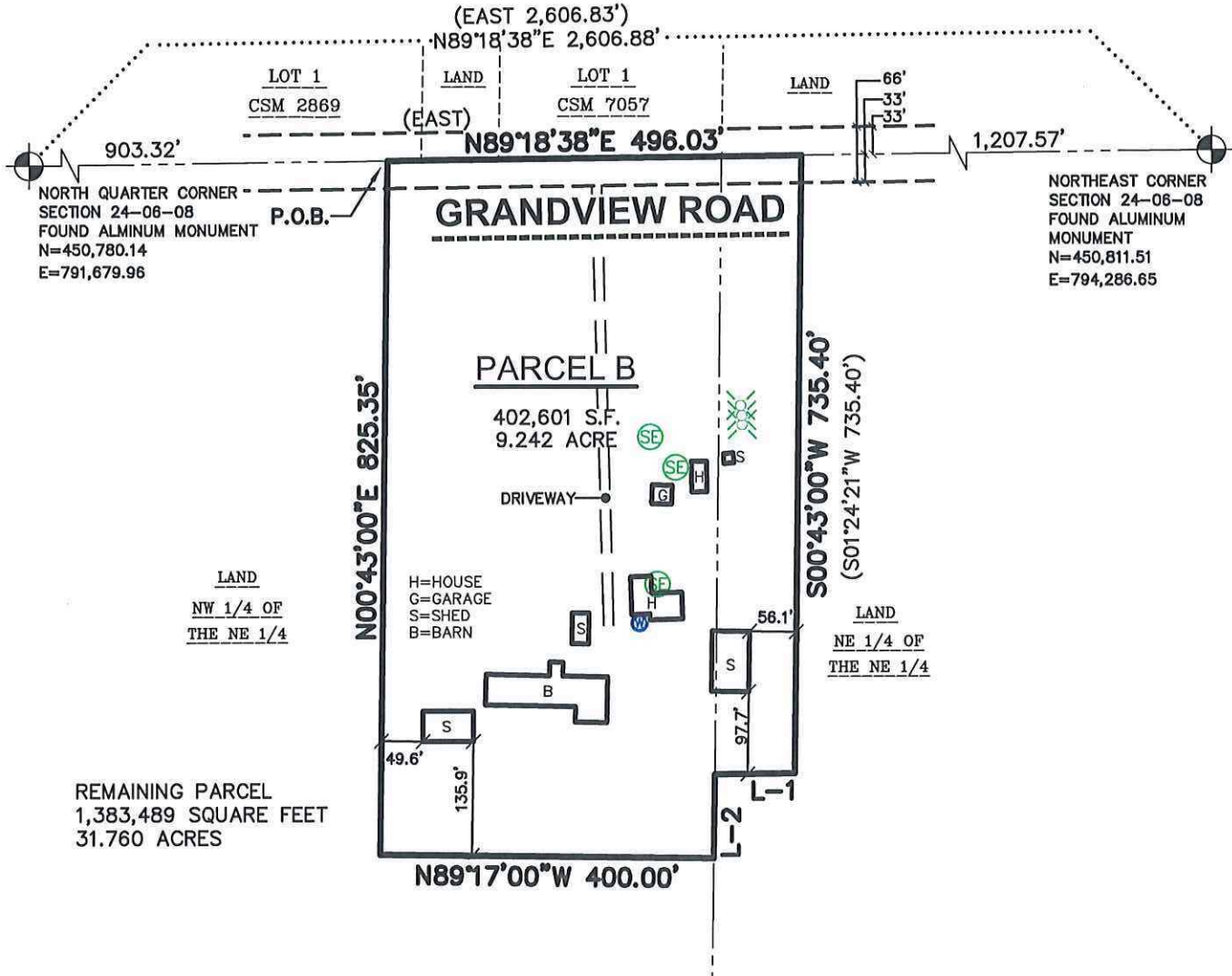
Part of the Northeast Quarter of the Northeast Quarter and all of the Northwest Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

**PARCEL B**

Commencing at the North Quarter corner of Section 24, aforesaid; thence North 89 degrees 18 minutes 38 seconds East along the North line of the Northeast Quarter of Section 24, aforesaid, 903.32 feet to the Point of Beginning; thence continuing North 89 degrees 18 minutes 38 seconds East along said line, 496.03 feet; thence South 00 degrees 43 minutes 00 seconds West, 735.40 feet; thence South 89 degrees 26 minutes 57 seconds West, 95.40 feet to the East line of the Northwest Quarter of the Northeast Quarter, aforesaid; thence South 00 degrees 43 minutes 00 seconds West, 100.00 feet; thence North 89 degrees 17 minutes 00 seconds West, 400.00 feet; thence North 00 degrees 43 minutes 00 seconds East, 825.35 feet to the Point of Beginning.

Parcel contains 402,601 square feet or 9.242 acres.

File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 Exhibit Rezoning.dwg Layout: Rezoning User: jk Plotted: Jul 18, 2019 - 12:46pm



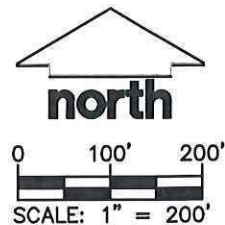
**LEGEND**

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

**NOTES**

1. FIELD WORK WAS PERFORMED ON JULY 17, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS N89°18'38"E.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°26'57"W	95.90'
( )	N89°51'41"W	95.90'
L-2	S00°43'00"W	100.00'
( )	S01°24'21"W	-



**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.**  
 6437 GRANDVIEW ROAD  
 VERONA, WI 53593

SHEET TITLE:  
**PARCEL B  
 REZONE FROM  
 AT35 TO RR-8**

JSD PROJECT NUMBER:  
 18-8605  
 DRAWN BY: JK CHECKED BY: TJB  
 DATE:  
 JULY 02, 2019

SHEET NUMBER:  
 1

**REZONE**  
From AT-35 to ~~RM-16~~ **FP-1**  
Legal Description

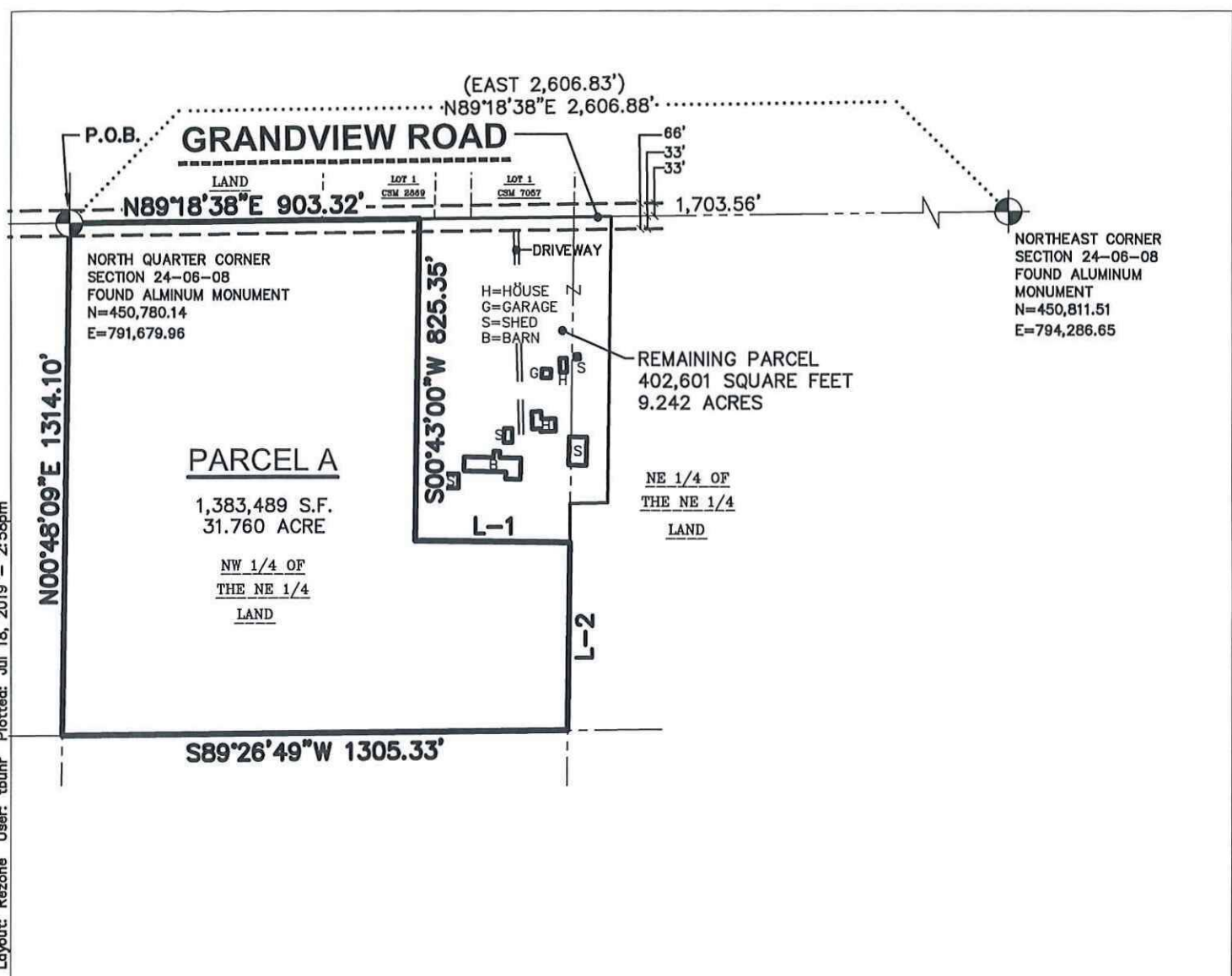
Part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

**PARCEL A**

Beginning at the North Quarter corner of Section 24, aforesaid; thence North 89 degrees 18 minutes 38 seconds East along the North line of the Northeast Quarter of Section 24, aforesaid, 903.32 feet; thence South 00 degrees 43 minutes 00 seconds West, 825.35 feet; thence South 89 degrees 17 minutes 00 seconds East, 400.00 feet to the East line of the Northwest Quarter of the Northeast Quarter, aforesaid; thence South 00 degrees 43 minutes 00 seconds West, 481.99 feet to the South line of the Northwest Quarter of the Northeast Quarter, aforesaid; thence South 89 degrees 26 minutes 49 seconds West along said line, 1305.33 feet to the West line of Northwest Quarter of the Northeast Quarter, aforesaid ; thence North 00 degrees 48 minutes 09 seconds East along said line, 1314.10 feet to the Point of Beginning.

Parcel contains 1,383,489 square feet or 31.760 acres.

File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 Exhibit Rezone(remainder).dwg Layout: Rezone User: tbuhr Plotted: Jul 18, 2019 - 2:58pm



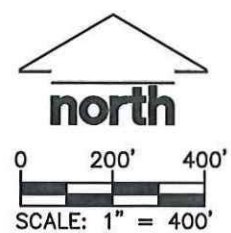
**LEGEND**

- 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 JULY 17, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS N89°18'38"E.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°17'00"E	400.00'
L-2	S00°43'00"W	481.99'



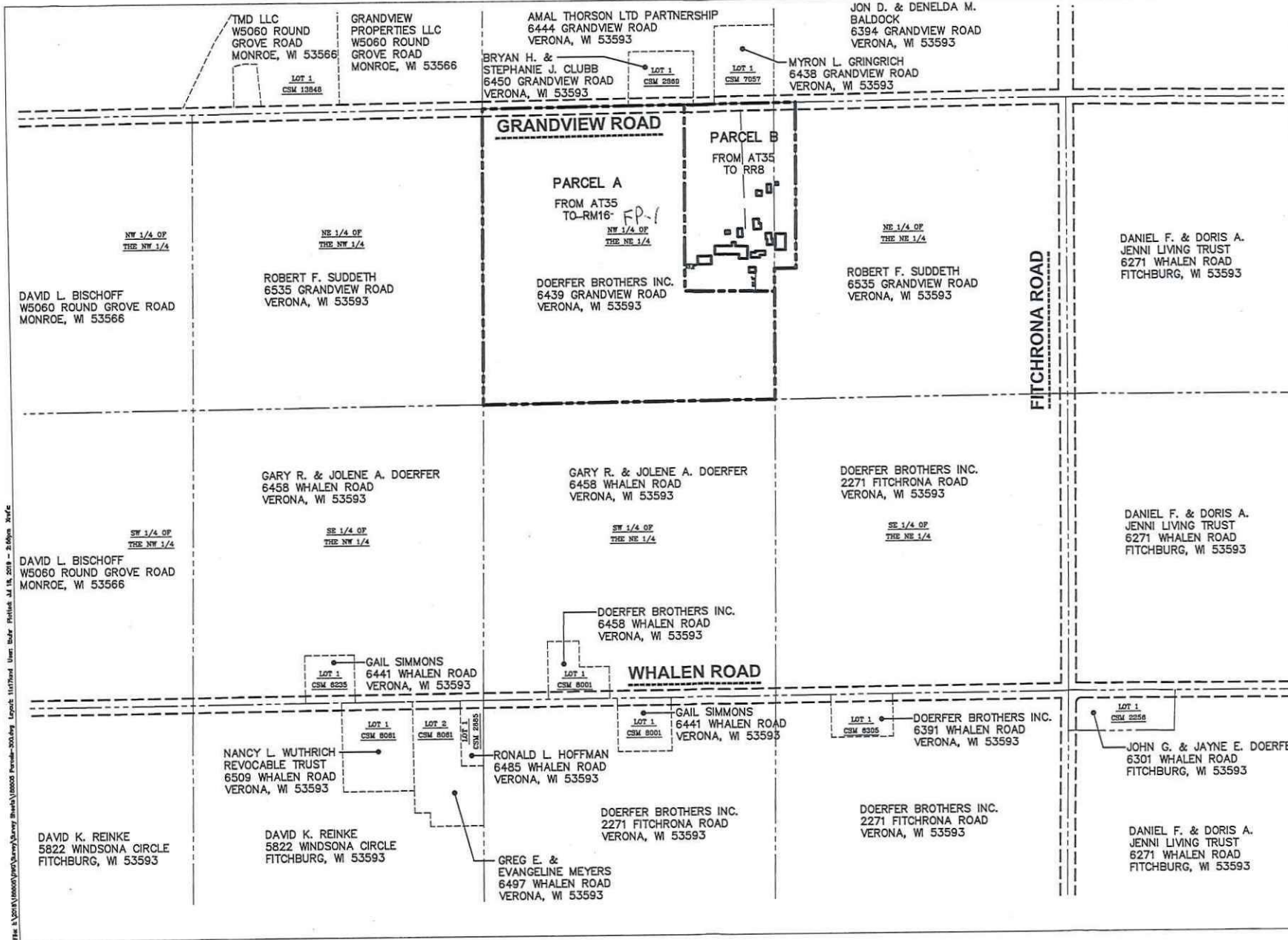
**JSD Professional Services, Inc.**  
*Engineers • Surveyors • Planners*  
 MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

PROJECT:  
**DOERFER BROTHERS, INC.**  
 6437 GRANDVIEW ROAD  
 VERONA, WI 53593

SHEET TITLE:  
**PARCEL A  
 REZONE FROM  
 AT35 TO RM16**

JSD PROJECT NUMBER:  
 18-8605  
 DRAWN BY: JK      CHECKED BY: TJB  
 DATE:  
 JULY 02, 2019

SHEET NUMBER:  
 1



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE  
KENOSHA | APPLETON | WAUSAU

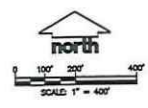
MADISON REGIONAL OFFICE  
211 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5569

CLIENT:  
**DOERFER BROTHERS, INC.**

CLIENT ADDRESS:  
6439 GRANDVIEW ROAD  
VERONA, WI 53593

PROJECT:  
**DOERFER BROTHERS FARM**

PROJECT LOCATION:  
TOWN OF VERONA  
DANE COUNTY, WISCONSIN



Design/Drawn: JJK 07/03/19  
Approved: TJB 07/03/19

SHEET TITLE:  
**LAND OWNERS  
WITHIN 300 FEET**

SHEET NUMBER:  
**1 OF 1**

File: S:\2019\100000\Drawings\Survey\Drawings\100000 Revise-300.dwg Exported: 11/17/2019 User: Bahr PlotSize: 11.0 x 17.0 - 21.00m x 29.70m

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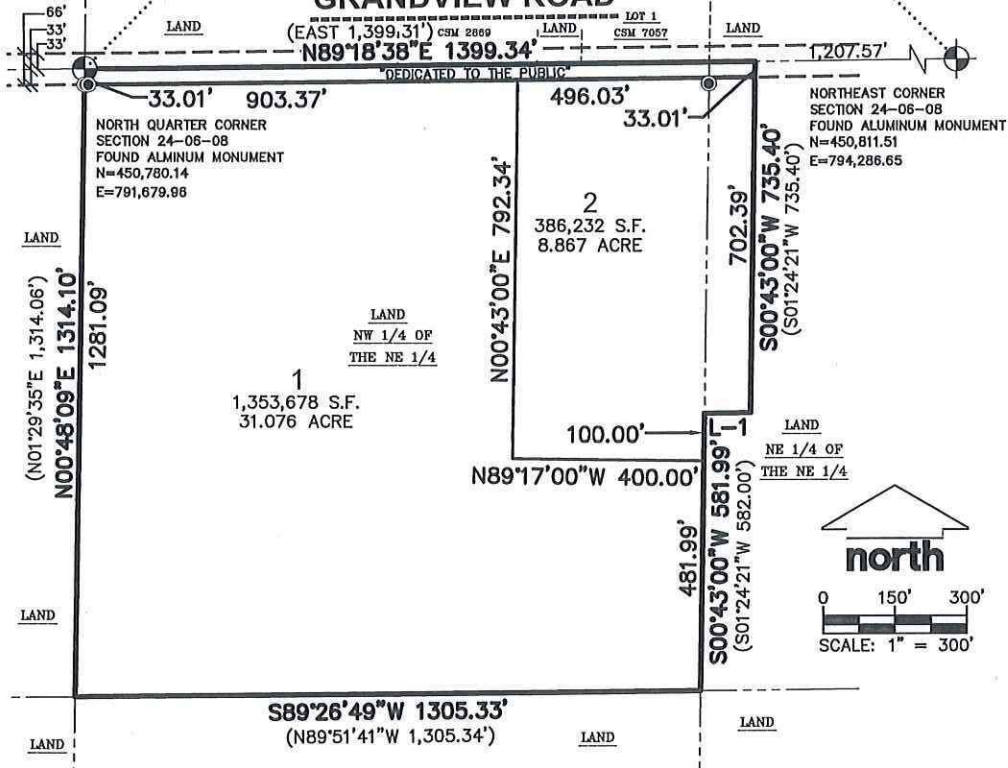


# PRELIMINARY

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

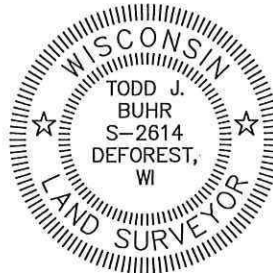
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA,  
DANE COUNTY, WISCONSIN  
(EAST 2,606.83')  
N89°18'38"E 2,606.88'

### GRANDVIEW ROAD



#### LINE TABLE

LINE	BEARING	DISTANCE
L-1	S89°26'57"W	95.90'
( )	N89°51'41"W	95.90'



#### LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- 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 JULY 17, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS N89°18'38"E.

SURVEYED BY:

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
MADISON REGIONAL OFFICE  
151 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5050

SURVEYED FOR:

**DOERFER BROTHERS, INC.**  
6437 GRENVIEW ROAD  
VERONA, WI 53593

PROJECT NO: 18-8605  
FIELDBOOK/PAGE: —  
SHEET NO: 1 OF 4

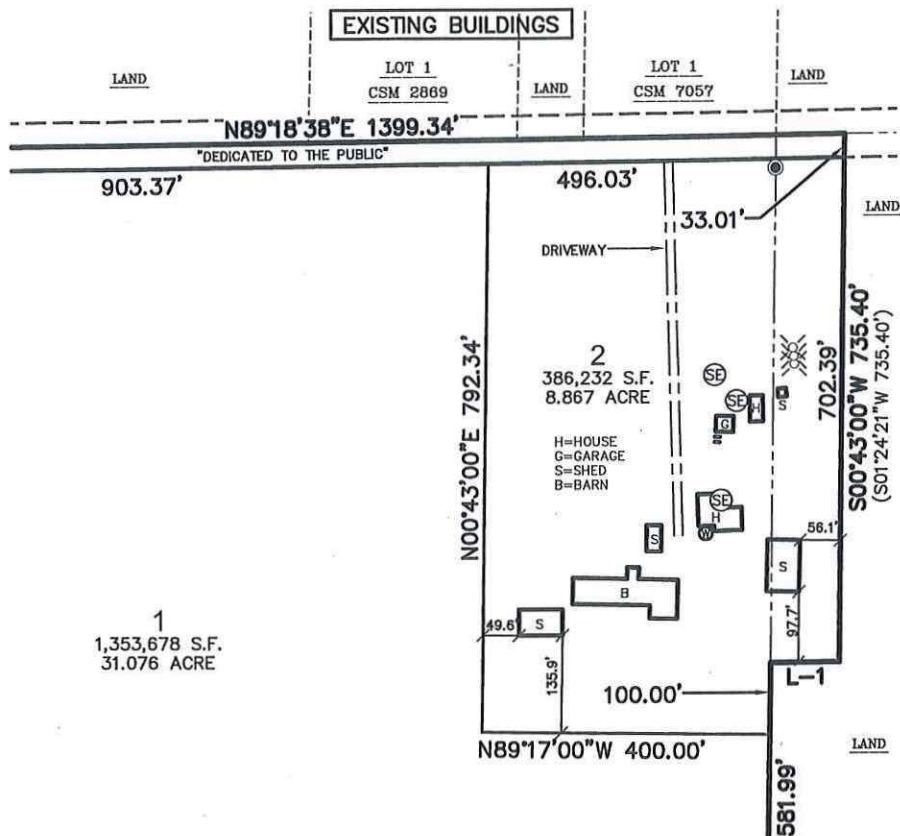
SURVEYED BY: —  
DRAWN BY: JK  
CHECKED BY: TJB  
APPROVED BY: —

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

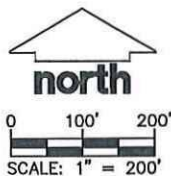
# PRELIMINARY

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 08 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°26'57"W	95.90'
( )	N89°51'41"W	95.90'



### LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- SEPTIC MANHOLE
- VENT PIPE
- WELL
- 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 JULY 17, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS N89°18'38"E.

SURVEYED BY:

**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
 MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5000

SURVEYED FOR:

**DOERFER BROTHERS, INC.**  
 6437 GRANDVIEW ROAD  
 VERONA, WI 53593

PROJECT NO: 18-8605

FIELDBOOK/Pg: -

SHEET NO: 2 OF 4

SURVEYED BY: -

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: -

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

**PRELIMINARY**

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

**LEGAL DESCRIPTION**

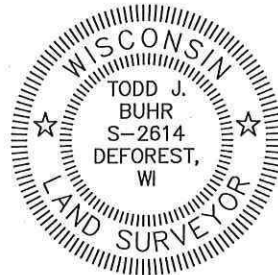
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 24, AFORESAID; THENCE NORTH 89 DEGREES 18 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, 1,399.34 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, 735.40 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 57 SECONDS WEST, 95.90 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, 581.99 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 49 SECONDS WEST ALONG SAID LINE, 1,305.33 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AFORESAID; THENCE NORTH 00 DEGREES 48 MINUTES 09 SECONDS EAST ALONG SAID LINE, 1,314.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,786,089 SQUARE FEET OR 41.003 ACRES.

**SURVEYOR'S CERTIFICATE**

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF DOERFER BROTHERS, INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

**CORPORATE OWNER'S CERTIFICATE**

DOERFER BROTHERS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID DOERFER BROTHERS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DOERFER BROTHERS, INC.,

BY: \_\_\_\_\_

GARY R. DOERFER, \*\*\*\*\*

JOHN DOERFER, \*\*\*\* \*\*\*\*\*

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED DOERFER BROTHERS, INC., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

File: I:\2018\188605\DWG\Survey\Survey Sheets\188605 P-CSM.dwg Layout: Sheet 3 User: tbuhr Plotted: Jul 18, 2019 - 1:32pm

**JSD** Professional Services, Inc.  
\* Engineers \* Surveyors \* Planners  
MADISON REGIONAL OFFICE  
181 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5889

SURVEYED FOR:  
**DOERFER BROTHERS, INC.**  
6437 GRANDVIEW ROAD  
VERONA, WI 53593

PROJECT NO: 18-8605  
FIELDBOOK/PG: —  
SHEET NO: 3 OF 4

SURVEYED BY: —  
DRAWN BY: JK  
CHECKED BY: TJB  
APPROVED BY: —

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

PRELIMINARY

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

BMO HARRIS BANK, NA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DOERFER BROTHERS, INC., OWNER.

WITNESS THE HAND AND SEAL OF BMO HARRIS BANK, NA, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\*\*\*\* \* \*\*\*\*\* VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BMO HARRIS BANK, NA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

TOWN OF VERONA BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF VERONA BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF VERONA.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF VERONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

JOHN WRIGHT, TOWN CLERK
TOWN OF VERONA

CITY OF FITCHBURG

THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\*\*\*\* \* \*\*\*\*\* DATE

CITY OF FITCHBURG

DANE COUNTY ZONING

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REGULATION COMMITTEE ACTION OF \_\_\_\_\_, 2019, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE.

AUTHORIZED REPRESENTATIVE



OFFICE OF THE REGISTER OF DEEDS
\_\_\_\_\_ COUNTY, WISCONSIN
RECEIVED FOR RECORD
20 \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M
AS DOCUMENT # \_\_\_\_\_
IN VOL. \_\_\_\_\_ OF CERTIFIED
SURVEY MAPS ON PAGE(S) \_\_\_\_\_
REGISTER OF DEEDS

SURVEYED BY: JSD Professional Services, Inc.
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR: DOERFER BROTHERS, INC.
6437 GRANDVIEW ROAD
VERONA, WI 53593

PROJECT NO: 18-8605
FB/PG: -
SHEET NO: 4 OF 4
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: -

## Memorandum

[www.jsdinc.com](http://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 #: 18-8605CSM

Date: July 18, 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 replats the existing agricultural tract of land (roughly 40 acres in size) to create one residential parcel (roughly nine acres), and one agricultural parcel (roughly 31 acres) that will remain in agricultural use; and
- A Rezoning Petition to rezone both the existing agricultural parcel from AT-35 to ~~RM-16~~ <sup>FP-1</sup> (Lot 1) and the newly created residential lot (Lot 2) from AT-35 to RR-8.

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 south side of Grandview Road, just west of the intersection Grandview and Fitchrona Roads as noted in the Vicinity Map at the right.

The project site consists of one parcel totaling roughly 40 acres owned by Doerfer Brothers, Inc.

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

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



Vicinity Map

The development proposal includes two separate land use entitlement requests:

1. A CSM to replat the existing 40-acre parcel to create two lots that reflect the current uses, including a residential parcel (nine acres) and an agricultural parcel (roughly 31 acres); and
2. A Rezoning Petition that rezones the overall project site to coincide with the new lots and existing uses.

As it relates to newly created Lot 1, because the remaining lot area is less than the minimum standard (35 acres) at roughly 31 acres, the rezoning petition seeks to rezone these lands from AT-35 to RM-16, where the minimum lot area is 16 acres or more. The use of these lands will remain agricultural.

As it relates to the newly created Lot 2, the rezoning petition seeks to rezone the lands comprising Lot 1 from AT-35 to RR-8. The result will align the zoning accordingly with the newly created lot and the existing residential use and buildings. Refer to the Lot Summary Table provided below for additional information.

Lot Summary Table		
	Size	Existing Zoning / Proposed Zoning
Lot 1	31.076 acres	AT-35 / RM-16 <i>FP-1</i>
Lot 2	8.867 acres	AT-35 / RR-8
Right-of-way Dedication	1.059	AT-35 / <del>RM-16</del> and RR-8
<b>Total</b>	41.002 acres	<i>FP-1</i> 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 nine acres; and
- The proposed zoning is consistent with the residential density and remaining agricultural lands.

**Letter of Transmittal**

www.jsdinc.com

To:	Roger Lane, Zoning Administrator Dane County Dept. of Planning and Development 210 Martin Luther King, Jr. Blvd. Room 116 Madison, WI 53703	cc:	Jessica Vaughn, JSD John Doerfer, Owner Gary Doerfer, Owner
From:	Todd Buhr, JSD Professional Services, Inc.	JSD Project Name:	Doerfer CSM
Re:	Doerfer CSM & Rezoning	JSD Project No.	18-8605CSM
Date:	July 18, 2019	Location:	Verona, WI

These items have been transmitted via:

<input type="checkbox"/> US Mail	<input type="checkbox"/> DHL/FedEX/UPS	<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Other	<input type="checkbox"/> Pick-up
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We are transmitting the following:

Copies	Dated	No.	Item Description
3	07/18/19	1	Completed Application Form and Fee
3	07/18/19	2	Letter of Intent
3	07/18/19	3	Parcels within 300 feet
3	07/18/19	4	Rezone Legal and Exhibits
3	07/18/19	5	Draft CSM (for reference only)

They are transmitted as indicated:


<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> For Approval	<input type="checkbox"/> As Requested
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**Notes:**

Materials submitted for review and comments. Please contact our office if you have any questions. Thank you.



**Parcel Number - 062/0608-241-8501-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR08E	24	NW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 24-6-8 NW1/4 NE1/4 & PRT NE1/4 NE1/4 DESCR AS BEG N1/4 COR SEC 24 TH E ALG N LN NE1/4 1399.31 FT TH S01DEG24'21"W 735.40 FT TH N89DEG51'41"W 95.90 FT TO E LN NW1/4NE1/4 SEC 24 TH S01DEG24'21"W ALG SD E LN 582.00 FT TO SE COR TH N89DEG51'41"W ALG S LN SD NW1/4NE1/4 1305.34 FT TO SW COR TH N01DEG29'35"E ALG W LN NW1/4NE1/4 1314.06 FT TO N1/4 COR & 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	DOERFER BROTHERS INC 	
Primary Address	6437 GRANDVIEW RD	
Additional Address	6439 GRANDVIEW RD	
Billing Address	2271 FITCHRONA RD VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G5 G7	
Assessment Acres	39.910	
Land Value	\$161,200.00	
Improved Value	\$319,000.00	
Total Value	\$480,200.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~07/16/2019 - 02:00 PM~~

Ends: ~~07/16/2019 - 06:00 PM~~

[About Open Book](#)

**Board Of Review**

Starts: 08/01/2019 - 06:00 PM

Ends: 08/01/2019 - 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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

**Zoning**

AT-35 DCPREZ-2019-00022

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

Google Map

Bing Map

**Tax Summary (2018)**

**More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$112,400.00	\$236,600.00	\$349,000.00
<b>Taxes:</b>		\$7,178.35
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$89.39
<b>Specials(+):</b>		\$227.67
<b>Amount:</b>		\$7,316.63

**District Information**

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	03/11/2013	4968526		

Show More ▼

## 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: 0608-241-8501-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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 City-County Bldg. Room 116  
 Madison, WI 53703



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AMAL THORSON LTD PARTNERSHIP  
W222S4233 TIMM DR  
WAUKESHA, WI 53189

ROBERT F SUDDETH  
6535 GRANDVIEW RD  
VERONA, WI 53593

AMAL THORSON LTD PARTNERSHIP  
W222S4233 TIMM DR  
WAUKESHA, WI 53189

ROBERT F SUDDETH  
6535 GRANDVIEW RD  
VERONA, WI 53593

BRYAN H CLUBB  
6450 GRANDVIEW RD  
VERONA, WI 53593

GRANDVIEW PROPERTIES LLC  
W5060 ROUND GROVE RD  
MONROE, WI 53566

MYRON L GINGRICH  
6438 GRANDVIEW RD  
VERONA, WI 53593

BRYAN H CLUBB  
6450 GRANDVIEW RD  
VERONA, WI 53593

BRYAN H CLUBB  
6450 GRANDVIEW RD  
VERONA, WI 53593

DOERFER BROTHERS INC  
2271 FITCHRONA RD  
VERONA, WI 53593

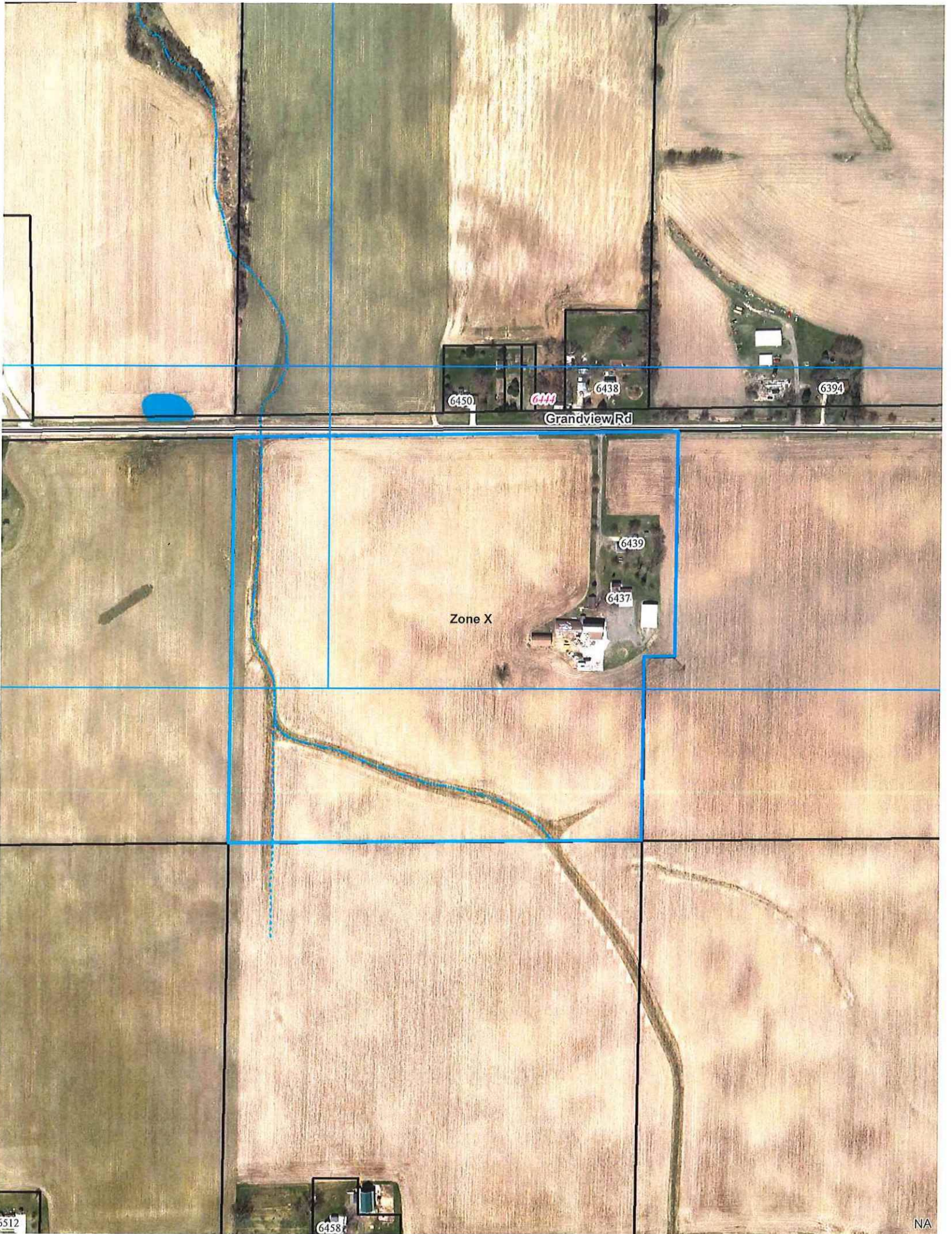
JON O BALDOCK  
4146 SCHNEIDER DR  
OREGON, WI 53575

DOERFER BROTHERS INC  
2271 FITCHRONA RD  
VERONA, WI 53593

DOERFER BROTHERS INC  
2271 FITCHRONA RD  
VERONA, WI 53593

GARY R DOERFER  
6458 WHALEN RD  
VERONA, WI 53593

GARY R DOERFER  
6458 WHALEN RD  
VERONA, WI 53593



6450

644

6438

6394

Grandview Rd

Zone X

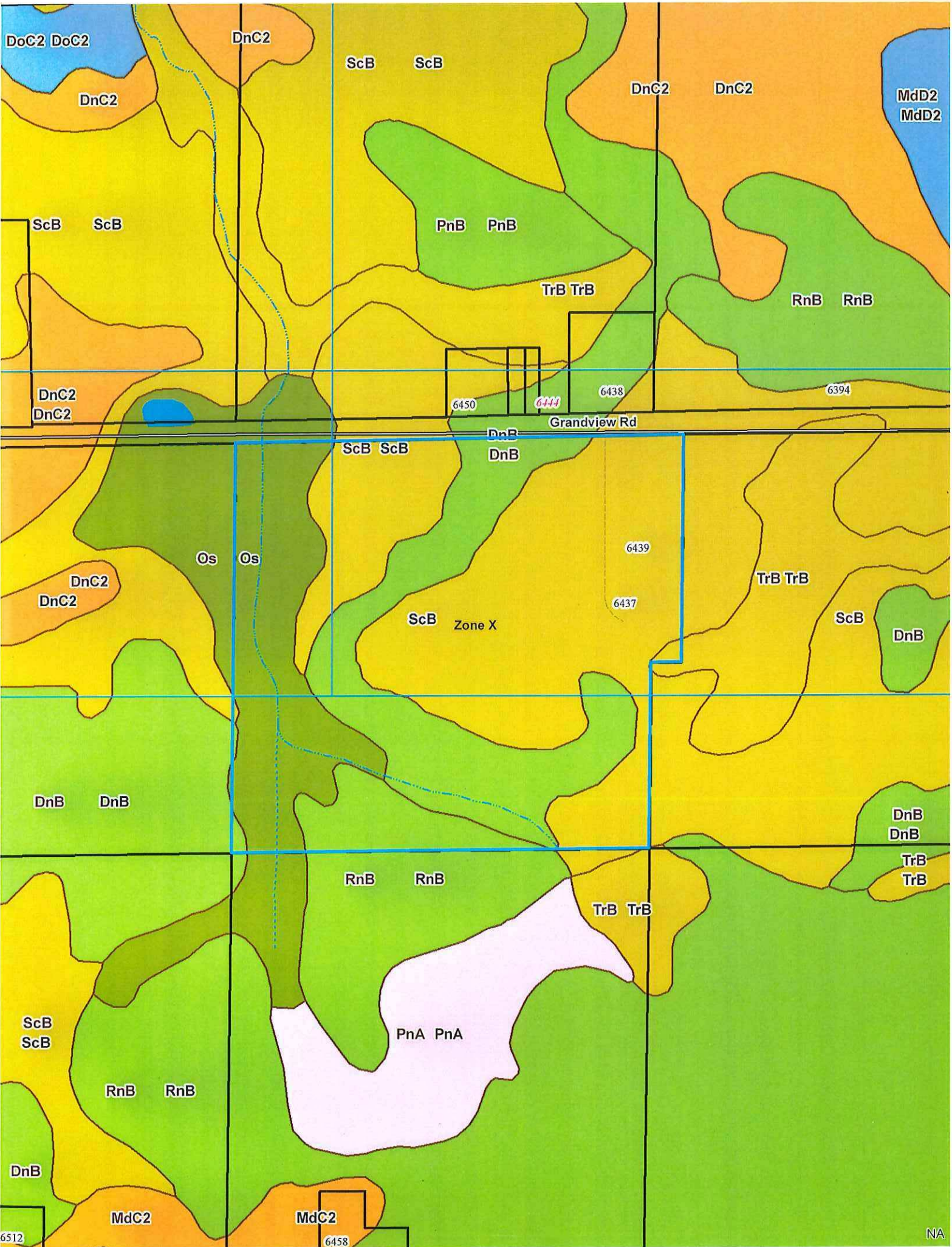
6439

6437

6512

6458

NA



DoC2 DoC2

DnC2

ScB ScB

DnC2 DnC2

MdD2  
MdD2

ScB ScB

PnB PnB

TrB TrB

RnB RnB

DnC2  
DnC2

6450

6444

6438

6394

Grandview Rd

ScB ScB

DnB  
DnB

Os Os

6439

DnC2  
DnC2

TrB TrB

ScB Zone X

6437

ScB

DnB

DnB DnB

DnB  
DnB

RnB RnB

TrB  
TrB

TrB TrB

ScB  
ScB

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RnB RnB

DnB

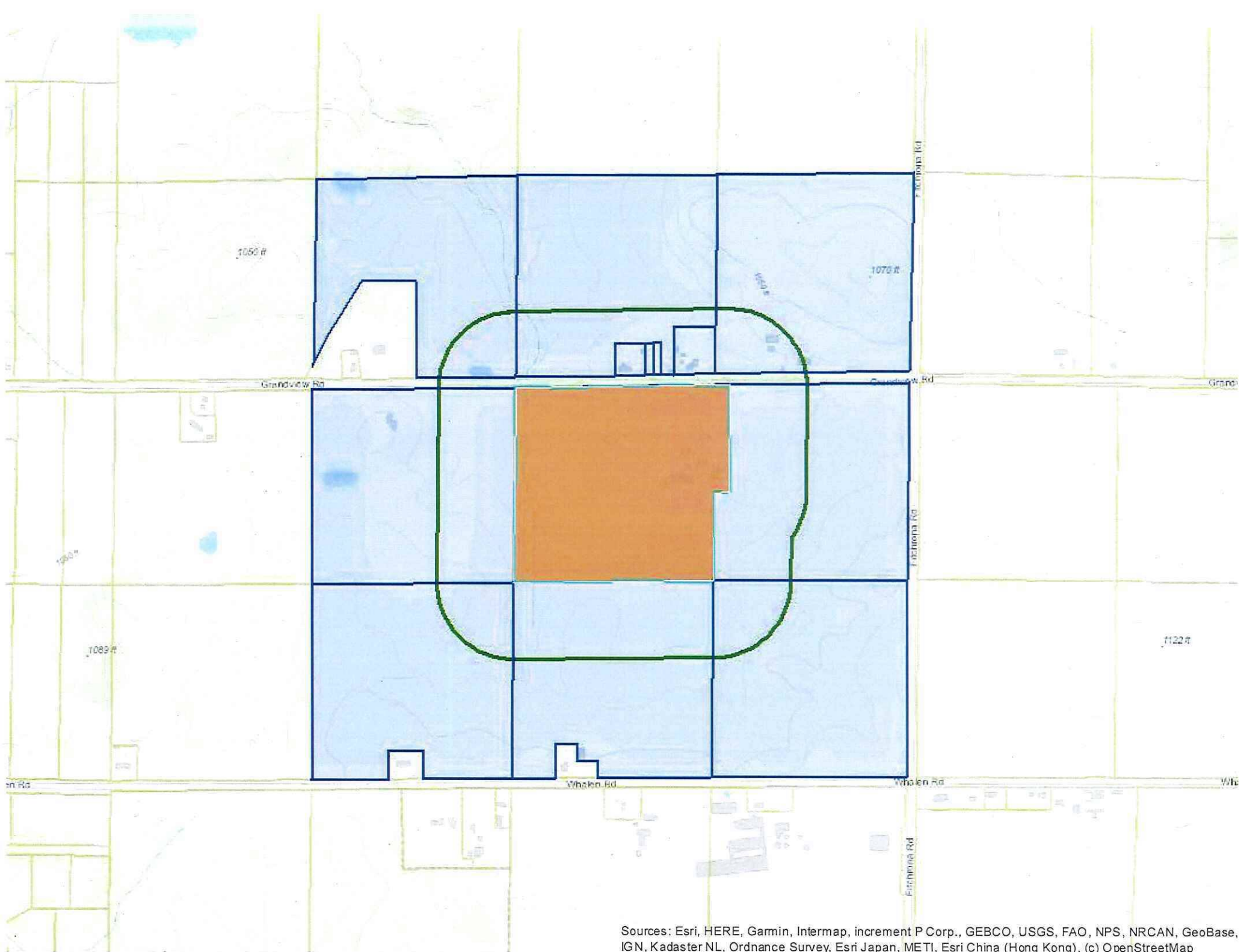
MdC2

MdC2

6512

6458

NA



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