

**From:** [Norbert Repka](#)  
**To:** [Standing, Brian](#)  
**Cc:** "[Sarah Gaskell](#)"; [Lane, Roger](#); [Everson, Daniel](#); [mhahn@nowlan.com](mailto:mhahn@nowlan.com)  
**Subject:** Re: Petition 11854  
**Date:** Wednesday, August 3, 2022 12:21:34 PM

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Dear Mr. Standing,

Thank you for your email. A couple observations you can add to the comments you made:

1. It is clear that the language of the comprehensive plan does not prohibit the use of a Condo Plat anywhere but points out the use in ETJ.
2. As far as the depth of lot >> this does not specify the "excessive depth" but shows a design recommendation. In either case my highest depth to width ratio is about 1:2.5 which cannot possibly be excessive (as the excess ratio is not even specified; I have numerous examples of lots with much worse ratios within the Town). It would be more excessive if I would have 3 or 2 lots where this ratio would be much worse (simple math). On the other hand, having 5 lots would get me closer to this design recommendation...

Also, it seems the Town's Land Division and Development Ordinance was issued on March of 2022 which is after the submission of both of my petitions. In either case this yet again shows the Town's and County's discriminatory actions (compared to numerous other petitions these documents were not followed to the extent I am held to).

Regards,  
Norbert Repka

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**From:** Standing, Brian <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)>  
**Sent:** Thursday, July 28, 2022 12:38 PM  
**To:** 'Norbert Repka' <[norbert\\_repka@hotmail.com](mailto:norbert_repka@hotmail.com)>  
**Cc:** 'Sarah Gaskell' <[SGaskell@town.verona.wi.us](mailto:SGaskell@town.verona.wi.us)>; Lane, Roger <[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)>; Everson, Daniel <[Everson.daniel@countyofdane.com](mailto:Everson.daniel@countyofdane.com)>; [mhahn@nowlan.com](mailto:mhahn@nowlan.com)  
<[mhahn@nowlan.com](mailto:mhahn@nowlan.com)>  
**Subject:** RE: Petition 11854

Hello, Mr. Repka

I will make sure your comments are included in the information presented to the Zoning and Land Regulations committee.

- With respect to the interpretation of the town/county comprehensive plan, I think we will

have to agree to disagree.

- With respect to the language in the [Town of Verona Land Division ordinance](#), please see Policy 7-2(5) on page 30, which reads:  
*(5) DEPTH OF LOT/UNIT. Excessive depth in relation to width shall be avoided, and a proportion of two (depth) to one (width) shall be considered desirable.*

I hope this helps clarify things.

Brian Standing

Senior Planner

[Dane County Planning & Development](#)

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[Dane County Equity and Inclusion Plans](#)

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**From:** Norbert Repka <norbert\_repka@hotmail.com>

**Sent:** Monday, July 18, 2022 3:20 PM

**To:** Standing, Brian <Standing@countyofdane.com>

**Cc:** 'Sarah Gaskell' <SGaskell@town.verona.wi.us>; Lane, Roger <lane.roger@countyofdane.com>; Everson, Daniel <Everson.daniel@countyofdane.com>; mhahn@nowlan.com

**Subject:** Re: Petition 11854

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Dear Mr. Standing, et al.,

Thank you for your email. I did my due diligence and here are my comments to the staff report (11854) you have provided:

**TOWN PLAN:** *The property is within an Urban Residential planning area in the Town of Verona / Dane County Comprehensive Plan. Residential development is supported up to a density of one unit per 1.5 acres, provided design and other criteria are met. The "Future Development Guidance" section of the plan allows for condominium plat development only "in areas where extraterritorial jurisdiction would hinder the ability of the town to develop a subdivision." The site is not within the extraterritorial jurisdiction of any incorporated municipality. The Town of Verona Land Division and Development Ordinance sets a maximum lot/unit-length to width ratio of 2:1. As proposed, the*

*buildable area of Unit 1 would have a length-to-width ratio of over 3:1.*

**My response** (citing from the Town of Verona Comprehensive Plan):

*“The land condominium tool **may be used** in areas where Extraterritorial Jurisdiction would hinder the ability of the Town to develop a subdivision”*

The plan says MAY >> that is not SHALL nor MUST

Also went through the Town of Verona Land Division and Development Ordinance and it does not have any wording on any kind of land division ratio. This is made up again.

It seems that the bias against me and my family still continues, whether from the Town or Dane County. In this case I have to defend myself against such intentional misconduct by the Town and County officials. These kinds of practices that I have endured for more than a year have no place in a civilized society where my civil rights are violated repetitively. Both of my petitions (using a CSM and Condo Plat) do fulfill all the requirements of the Town (ToVCP) and Dane County (Ordinance).

On the contrary, I have numerous examples (from ZLR meetings; Town documents) which I will bring up at the court hearing/s where the Town and the County was not following the measures I am currently held to.

Apart from this I am of the opinion (after discussing it with my lawyer) that such intentional misconduct shall be reported either via a tort claim arising from intentional misconduct of a state employee or discriminatory claim and/or the use of excessive land-use regulation.

Respectfully,  
Norbert Repka

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**From:** Standing, Brian <[Standing@countyofdane.com](mailto:Standing@countyofdane.com)>

**Sent:** Friday, July 8, 2022 10:34 AM

**To:** 'norbert\_repka@hotmail.com' <[norbert\\_repka@hotmail.com](mailto:norbert_repka@hotmail.com)>

**Cc:** 'Sarah Gaskell' <[SGaskell@town.verona.wi.us](mailto:SGaskell@town.verona.wi.us)>; Lane, Roger <[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)>; Everson, Daniel <[Everson.daniel@countyofdane.com](mailto:Everson.daniel@countyofdane.com)>

**Subject:** Petition 11854

Dear NORBERT REPKA,

This email contains information about your proposed **Petition 11854** which will be heard by the Dane County Zoning & Land Regulation (ZLR) committee at a public hearing on 7/26/2022 at 6:30 PM.

**This will be HYBRID meeting where you have the option to attend either remotely by computer or phone, or in person in Room 354 of the City-County Building, 210 Martin Luther King Jr BLVD,**

**Madison, WI.**

**Please follow the link below to register for the meeting at your earliest convenience:**

[https://zoom.us/webinar/register/WN\\_SG62cW44Rka-76ypk70U9A](https://zoom.us/webinar/register/WN_SG62cW44Rka-76ypk70U9A)

Attached are the following items related to your proposal:

- Copy of the county staff report
- A preliminary meeting agenda
- Information on attending the hybrid meeting either in person or by computer/phone

Please review the information carefully and let me know if you have any questions or need assistance registering for the meeting. Department staff will be following up with you as we get closer to the meeting date.

Thanks,

Brian Standing  
(608) 267-4115  
[standing@countyofdane.com](mailto:standing@countyofdane.com)