

Dane County Rezone Petition

Application Date	Petition Number
05/19/2023	DCPREZ-2023-11963
Public Hearing Date	
07/25/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT W BOVY	PHONE (with Area Code) (608) 845-7191	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES - NATHAN LOCKWOOD	PHONE (with Area Code) (608) 206-6873
BILLING ADDRESS (Number & Street) 7648 COUNTY HIGHWAY PD		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS krbovy@chorus.net		E-MAIL ADDRESS nlockwood@donofrio.cc	

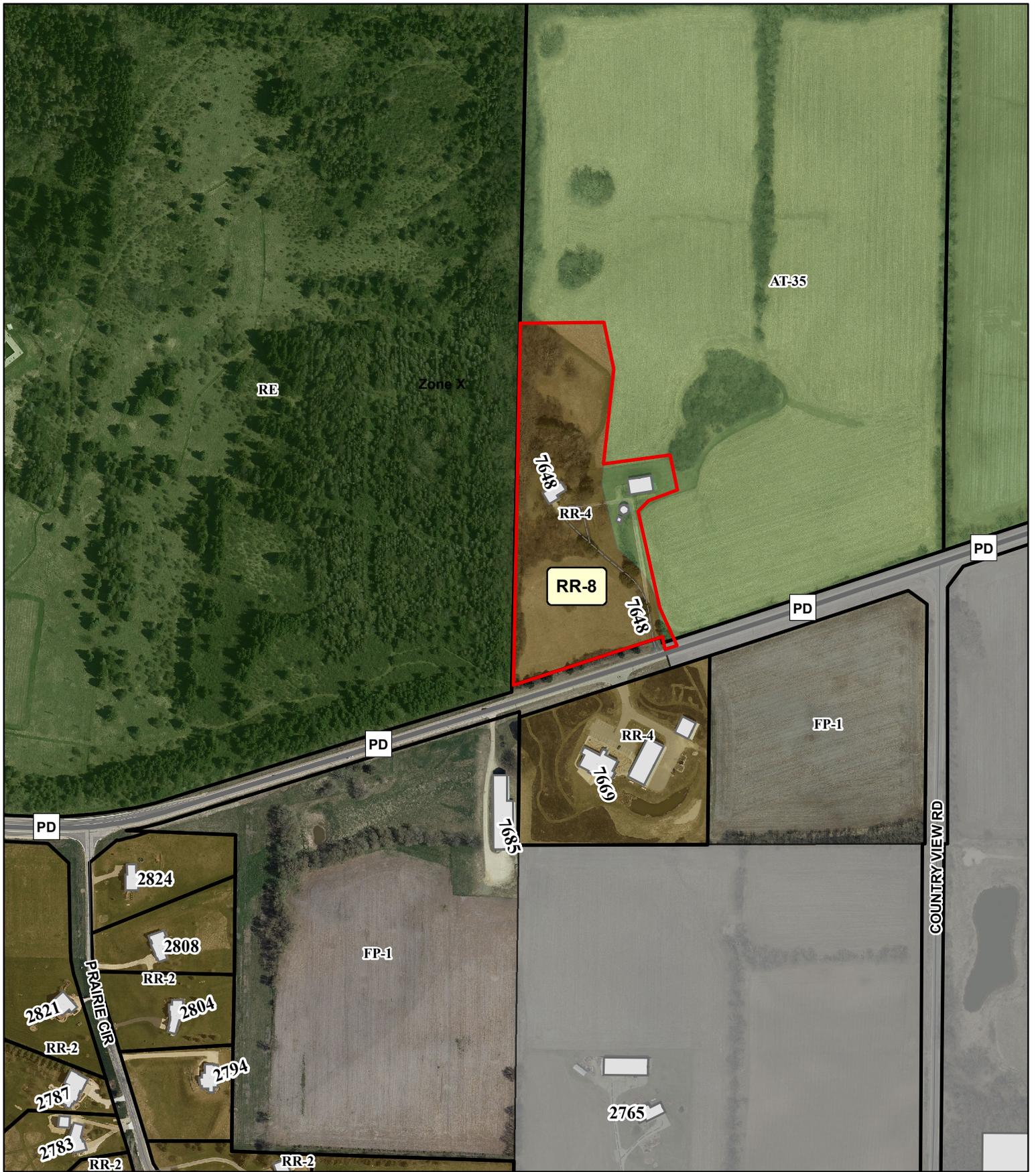
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7648 County Hwy PD					
TOWNSHIP VERONA	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-082-9115-0		0608-082-9001-0			

REASON FOR REZONE

EXPAND THE SIZE OF AN EXISTING RESIDENTIAL LOT

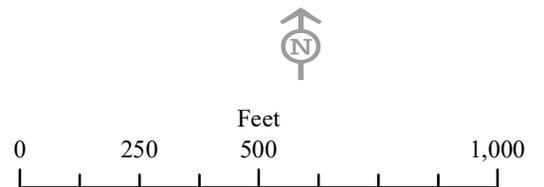
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-8 Rural Residential District	7.95
AT-35 Agriculture Transition District	RR-8 Rural Residential District	1.15

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 11963

-  Floodway Areas in Zone AE
-  Floodplain





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

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Robert W. Bovy	Agent Name:	D'Onofrio Kottke and Associates, Inc.
Address (Number & Street):	7648 County Highway PD	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	krbovy@chorus.net	Email Address:	nlockwood@donofrio.cc
Phone#:	608-845-7191	Phone#:	608-206-6873

PROPERTY INFORMATION

Township:	Verona T6N R8E	Parcel Number(s):	0608-082-9115-0, 0608-082-9001-0
Section:	7 and 8	Property Address or Location:	7648 County Highway PD, Verona, WI 53593

REZONE DESCRIPTION

Reason for the request. 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.

Is this application being submitted to correct a violation?
 Yes No

Owner desires to add existing structures and surrounding land to existing 7.95 acre residential parcel. This will result in a lot in excess of 8 acres, and requires a rezone from RR-4 to RR-8. The balance of the agricultural parcel to remain AT-35.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-8	7.95 9.1
AT-35	RR-8	1.15

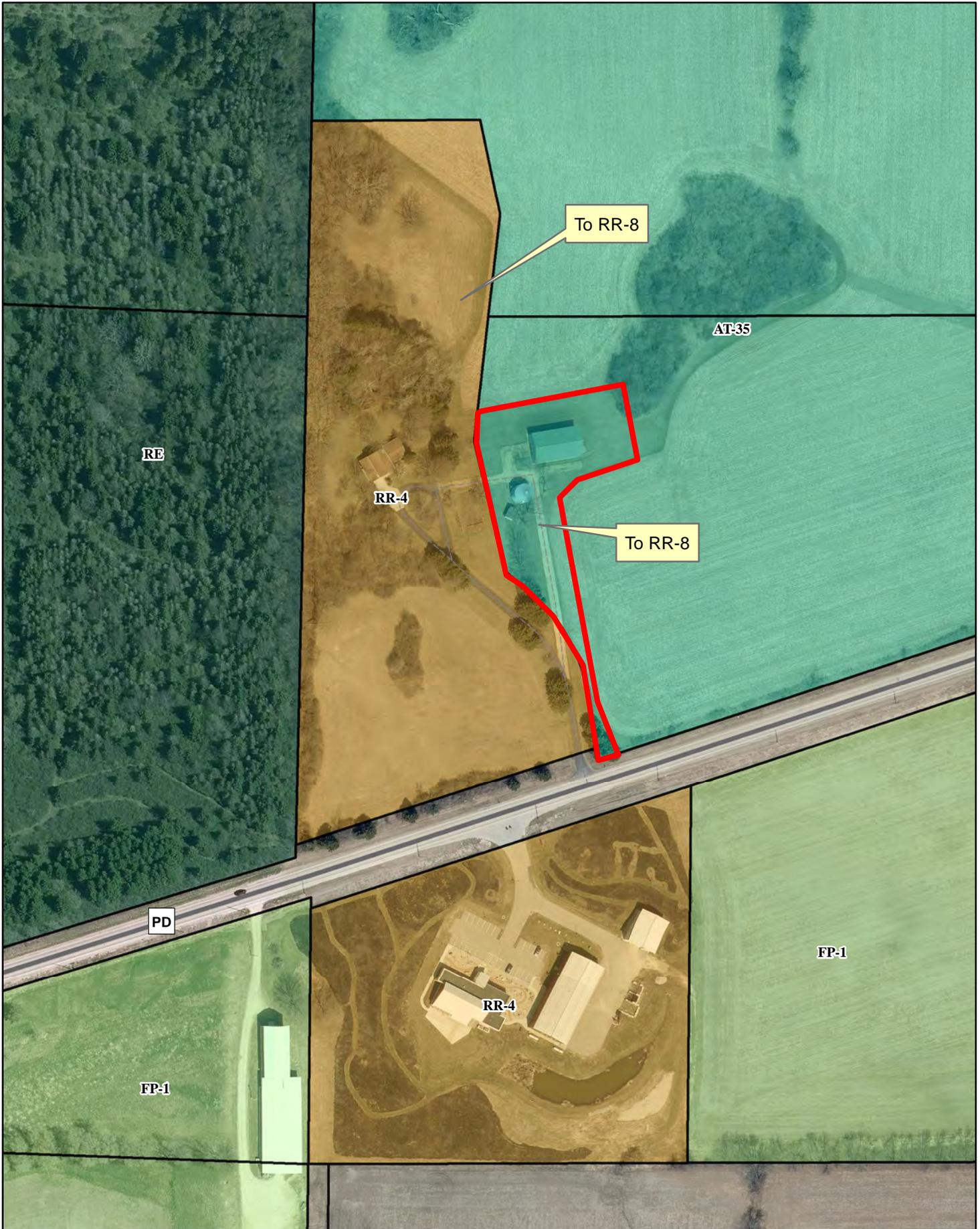
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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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 Robert W. Bovy

Date 5/17/23



0 100 200 400 Feet

Bovy

AERIAL MAP

BOVY CSM

TOWN OF VERONA

INTERMITTENT
STREAM

DRAIN
FIELD

NE - NE

NW - NW

SE - NE

SW - NW

W LINE OF THE NW 1/4 SECTION 8

HOUSE

BARN

CRIB
SHED

FENCELINE

Lot 1
400,055 SF
(9.1840 acres)

CTH PD
1383 SF DEDICATED
TO THE PUBLIC

CTH PD



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

W 1/4 CORNER
SEC 8-6-8

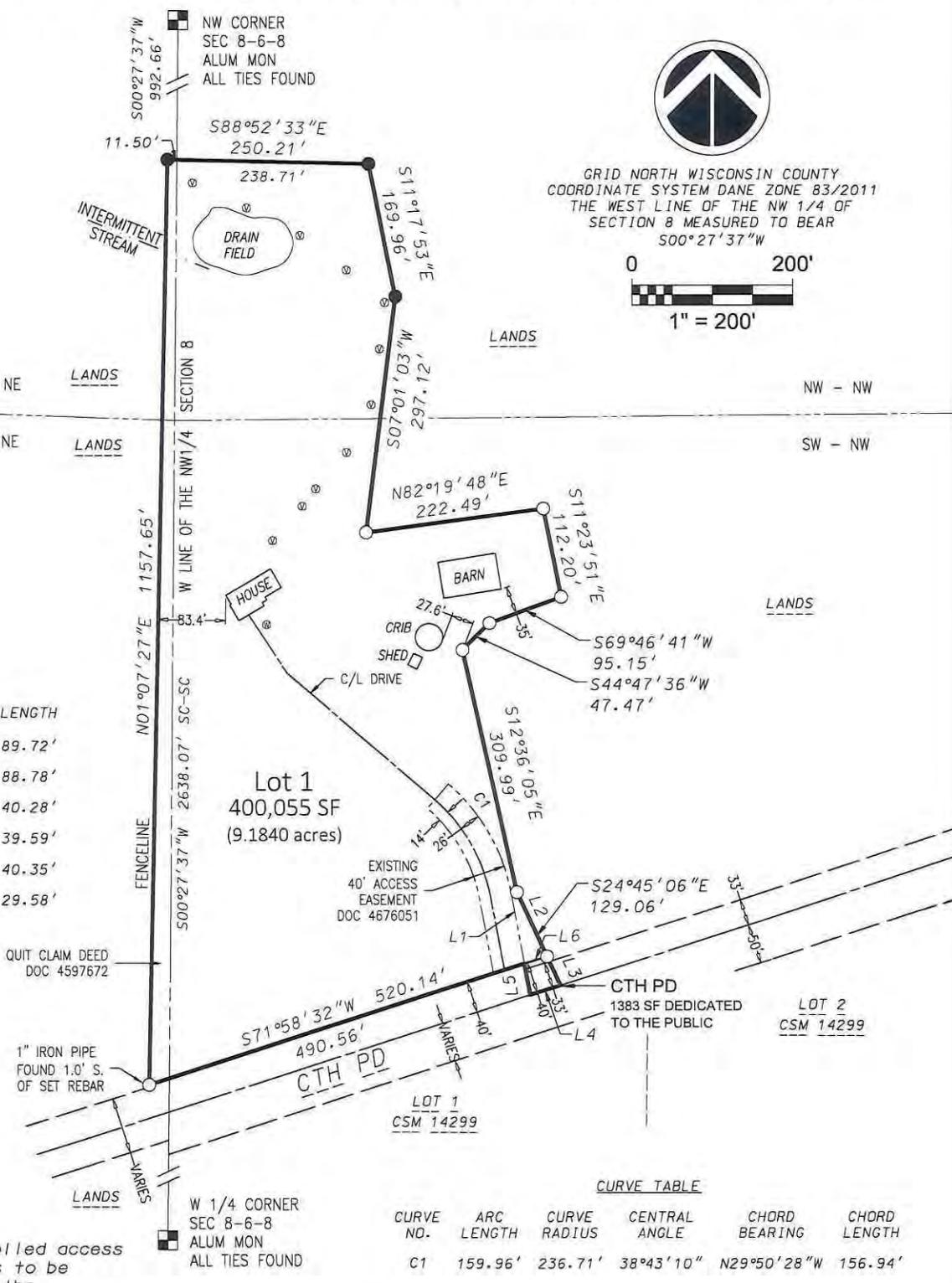
AT-35 and RR-4 to RR-8

All of lot 1 Certified Survey Map (CSM) 12942 and Part of the SW 1/4 of the NW 1/4 of Section 8; Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin. Commencing at the Northwest Corner of said Section 8; thence along the West line of the Northwest 1/4 of said Section 8, S00°27'37"W, 992.66 feet to the North line of Lot 1 of said CSM 12942 being the POINT OF BEGINNING; thence along said North line, S88°52'33"E, 238.71 feet to the Northeast corner of said lot 1; thence along the East line of said lot 1, S11°17'53"E, 169.96 feet; thence continuing along said East line, S07°01'03"W, 297.12 feet; thence N82°19'48"E, 222.49 feet; thence S11°23'51"E, 112.20 feet; thence S69°46'41"W, 95.15 feet; thence S44°47'36"W, 47.47 feet; thence S12°36'05"E, 309.99 feet; thence S24°45'06"E, 129.06 feet to the centerline of CTH PD; thence along said centerline, S71°58'32"W, 39.59 feet; thence N10°28'53"W, 40.35 feet to the North right-of-way line of CTH PD; thence along said North right-of-way line, S71°58'32"W, 490.56 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1, N01°07'27"E, 1157.65 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, S88°52'33"E, 11.50 feet to the POINT OF BEGINNING. Contains 9.1 acres excluding ROW.

PRELIMINARY

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP 12942 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8; TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N10°28'53"W	89.72'
L2	S24°45'06"E	88.78'
L3	S24°45'06"E	40.28'
L4	S71°58'32"W	39.59'
L5	N10°28'53"W	40.35'
L6	N71°58'32"E	29.58'



- NOTES:**
1. CTH PD is a controlled access highway. No access to be designated across the frontage of CTH PD except in the area of the existing access to Lot 1.
 2. Monument and ties for the Northwest corner of Section 8, T6N, R8E were found intact as shown on Chris Adams tie sheet dated May 16, 2016.
 3. Monument and ties for the West 1/4 of Section 8, T6N, R8E were found intact as shown on Chris Adams tie sheet dated May 4, 2016.

CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.96'	236.71'	38°43'10"	N29°50'28"W	156.94'



- LEGEND**
- DANE COUNTY PLSS MONUMENT
 - 3/4" REBAR FOUND
 - 3/4"x18" REBAR@1.50#/LF SET
 - () RECORDED AS
 - ⊗ SEPTIC VENT PIPE
 - ⊕ WELL

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER/SUBDIVIDER:
 ROBERT W. BOVY
 7648 COUNTY HIGHWAY PD
 VERONA, WI 53593

DATE: May 17, 2023
 F.N.: 23-05-101
 C.S.M. NO. _____
 DDC. NO. _____
 VOL. _____ SHEET _____

PRELIMINARY

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SURVEYOR'S CERTIFICATE

I, William F. Kottler, Professional Land Surveyor, S-2348, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Verona, Dane County, Wisconsin and under the direction of the owner(s) listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. and that this land is located in

All of Lot 1 Certified Survey Map (CSM) 12942 and Part of the SW 1/4 of the NW 1/4 of Section 8; Township 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, containing 401,439 square feet (9.2158 acres).

Commencing at the Northwest Corner of said Section 8; thence along the West line of the Northwest 1/4 of said Section 8, S00°27'37"W, 992.66 feet to the North line of Lot 1 of said CSM 12942 being the POINT OF BEGINNING; thence along said North line, S88°52'33"E, 238.71 feet to the Northeast corner of said Lot 1; thence along the East line of said Lot 1, S11°17'53"E, 169.96 feet; thence continuing along said East line, S07°01'03"W, 297.12 feet; thence N82°19'48"E, 222.49 feet; thence S11°23'51"E, 112.20 feet; thence S69°46'41"W, 95.15 feet; thence S44°47'36"W, 47.47 feet; thence S12°36'05"E, 309.99 feet; thence S24°45'06"E, 129.06 feet to the centerline of CTH PD; thence along said centerline, S71°58'32"W, 39.59 feet; thence N10°28'53"W, 40.35 feet to the North right-of-way line of CTH PD; thence along said North right-of-way line, S71°58'32"W, 490.56 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1, N01°07'27"E, 1157.65 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, S88°52'33"E, 11.50 feet to the POINT OF BEGINNING.

Dated this 17th day of May, 2023.

William F. Kottler, Professional Land Surveyor, S-2348



OWNER'S CERTIFICATE

As owner(s), we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, and mapped, and dedicated as represented on this map.

We also certify that this map is required by s236.10 or s236.12 Wisconsin Statutes and S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Town of Verona and the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand and seal of said owner(s) Robert W. Bovy

This _____ day of _____, _____.

Robert W. Bovy, owner

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires: _____
Notary Public, Dane County, Wisconsin

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7580 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER/SUBDIVIDER:
ROBERT W. BOVY
7648 COUNTY HIGHWAY PD
VERONA, WI 53593

DATE: May 17, 2023
F.N.: 23-05-101
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TOWN OF VERONA APPROVAL

This Certified Survey Map and the public roadway dedication herein is hereby acknowledged and accepted by the Town of Verona for recording,

this _____ day of _____, 20____.

Teresa Withee
Town of Verona Clerk

CITY OF VERONA CERTIFICATE (EXTRATERRITORIAL REVIEW)

Approved for recording by Common Council action on _____, 20_____.

Holly Licht, City of Verona Clerk

DANE COUNTY CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee

this _____ day of _____, 20_____.

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____ at _____ M.
and recorded in Volume _____ of Certified Survey Maps
on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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SHEET: 3 OF 3