



**Dane County Zoning & Land Regulation Committee  
Land Division / Subdivision Variance Application**

**Date:** Jan. 3, 2017

**Landowner information:**

Name: Dave Dimaggio  
Address: 599 S.T.H. 78 City: Mt Horeb Zip Code: 53572  
Daytime phone: 608-523-4061  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Applicant information (if different from landowner):**

Name: Williamson Surveying & Associates, LLC  
Address: 104A W. Main St City: Wausaukee Zip Code: 53597  
Daytime phone: 608-255-5705  
Fax: 608-849-9760 E-mail: chris@williamsonsurveying.com  
Relationship to landowner: Surveyor  
Are you submitting this application as an authorized agent for the landowner? Yes  No

**Property information:**

Property address: 2771 Prairie Cir., Verona WI 53593  
Tax Parcel ID #: 0608-074-8533-0  
Certified Survey Map application #: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Subdivision Plat application #: \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Rezone or CUP petition #(if any): 10914 Rezone / CUP public hearing date: 1-10-2017

**Summary of Variance Request:**

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)  
66' Lot road frontage requirement for proposed lots 2 and 3

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

The Town plan and County ordinances call for 66' of road frontage per lot. The town has decided that in this scenario they do not want 4 driveways compromising the integrity of the cul-de-sac. Therefor they have approved this rezone/CSM with the requirement of 1 shared driveway that has a multi-use driveway easement for all the lots to use.

**Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.**

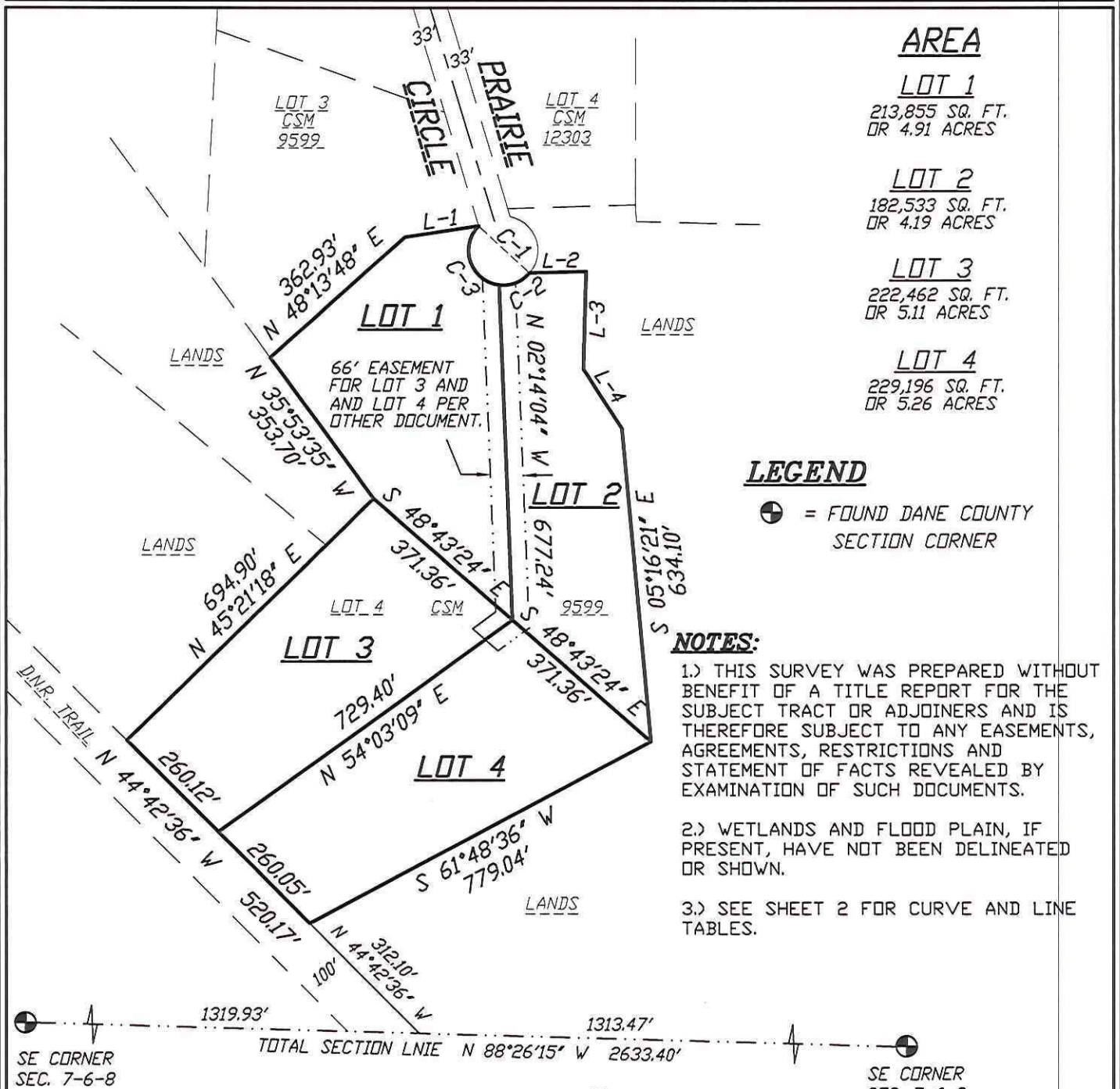


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SW 1/4, SE 1/4, NE 1/4, NW 1/4 of the SE 1/4 Section 7, T6N, R8E, Town of Verona, Dane County, Wisconsin. Including part of Lots 4, C.S.M. No. 9599



### AREA

**LOT 1**  
213,855 SQ. FT.  
OR 4.91 ACRES

**LOT 2**  
182,533 SQ. FT.  
OR 4.19 ACRES

**LOT 3**  
222,462 SQ. FT.  
OR 5.11 ACRES

**LOT 4**  
229,196 SQ. FT.  
OR 5.26 ACRES

### LEGEND

⊕ = FOUND DANE COUNTY SECTION CORNER

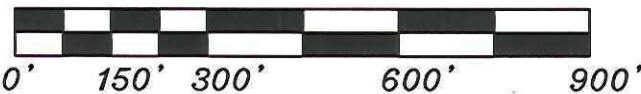
### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SEE SHEET 2 FOR CURVE AND LINE TABLES.

### PREPARED FOR:

DAVE DIMAGGIO  
599 S.T.H. '78'  
MT. HOREB, WI 53572

SCALE 1" = 300'



DOCUMENT NO. \_\_\_\_\_

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

Sheet 1 of 4

SURVEYORS SEAL

PRELIMINARY FOR REVIEW

16W-428

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 7-6-8 LINE TO BEAR N 88°26'15" W





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## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4, SE 1/4, NE 1/4, NW 1/4 of the SE 1/4 Section 7, T6N, R8E, Town of Verona, Dane County Wisconsin. Including part of Lot 4 Certified Survey Map Number 9599, recorded in the Dane County Register of Deeds Office in Volume 55 of Certified Survey Maps, Page 106, 107, and 108, as Document Number 3190438. Being more particularly described as follows:

Commencing at the Southeast Corner of said Section 7; thence N 88°26'15" W along the south line of said Southeast 1/4, 1313.47 feet; thence N 44°42'36" W, 312.10 feet to the point of beginning.

thence continue N 44°42'36" W, 520.17 feet; thence N 45°21'18" E, 694.90 feet; thence N 35°53'35" W, 353.70 feet; thence N 48°13'48" E, 362.93 feet; thence N 81°20'44" E, 150.00 feet to the right of way of Prairie Circle, thence along said right of way on an arc of a curve concaved southeasterly having a radius of 70.00 feet and a long chord bearing of S 47°09'07" E, 139.89 feet; thence N 88°22'00" E, 113.68 feet; thence S 01°33'50" W, 196.67 feet; thence S 32°38'42" E, 143.63 feet; thence S 05°16'21" E, 634.10 feet; thence S 61°48'36" W, 779.04 feet to the point of beginning. This parcel contains 848,047 sq. ft. or 19.47 acres thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA	TAN. BEARING
C-1	70.00	S 47°09'07" E 139.89'	225.53'	184°35'45"	
C-2	70.00	S 68°40'38" W 66.00	68.73	56°15'15"	S 40°33'01" W
C-3	70.00	N 19°01'29" W 126.01	156.80	128°20'30"	N 83°11'44" W

## LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 81°20'44" E	150.00
L-2	N 88°22'00" E	113.68
L-3	S 01°33'50" W	196.67
L-4	S 32°38'42" E	143.63

SURVEYORS SEAL

PRELIMINARY  
FOR REVIEW





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### OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
David H. Dimaggio

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named David H. Dimaggio to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

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WITNESS the hand seal of said owners this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Salvatore Dimaggio

\_\_\_\_\_  
Beverly Dimaggio

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Salvatore Dimaggio and Beverly Dimaggio to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

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### **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
John Wright  
Town Clerk

### **NOTE:**

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

### **DANE COUNTY APPROVAL**

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

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

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PRELIMINARY  
FOR REVIEW