

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
12/01/2021	DCPREZ-2021-11797
<b>Public Hearing Date</b>	
02/22/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NORBERT REPKA	PHONE (with Area Code) (608) 440-5571	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 200 PRAIRIE HEIGHTS DR APT 202		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS norbert_repka@hotmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2014 Manhattan Drive					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-284-8440-2					

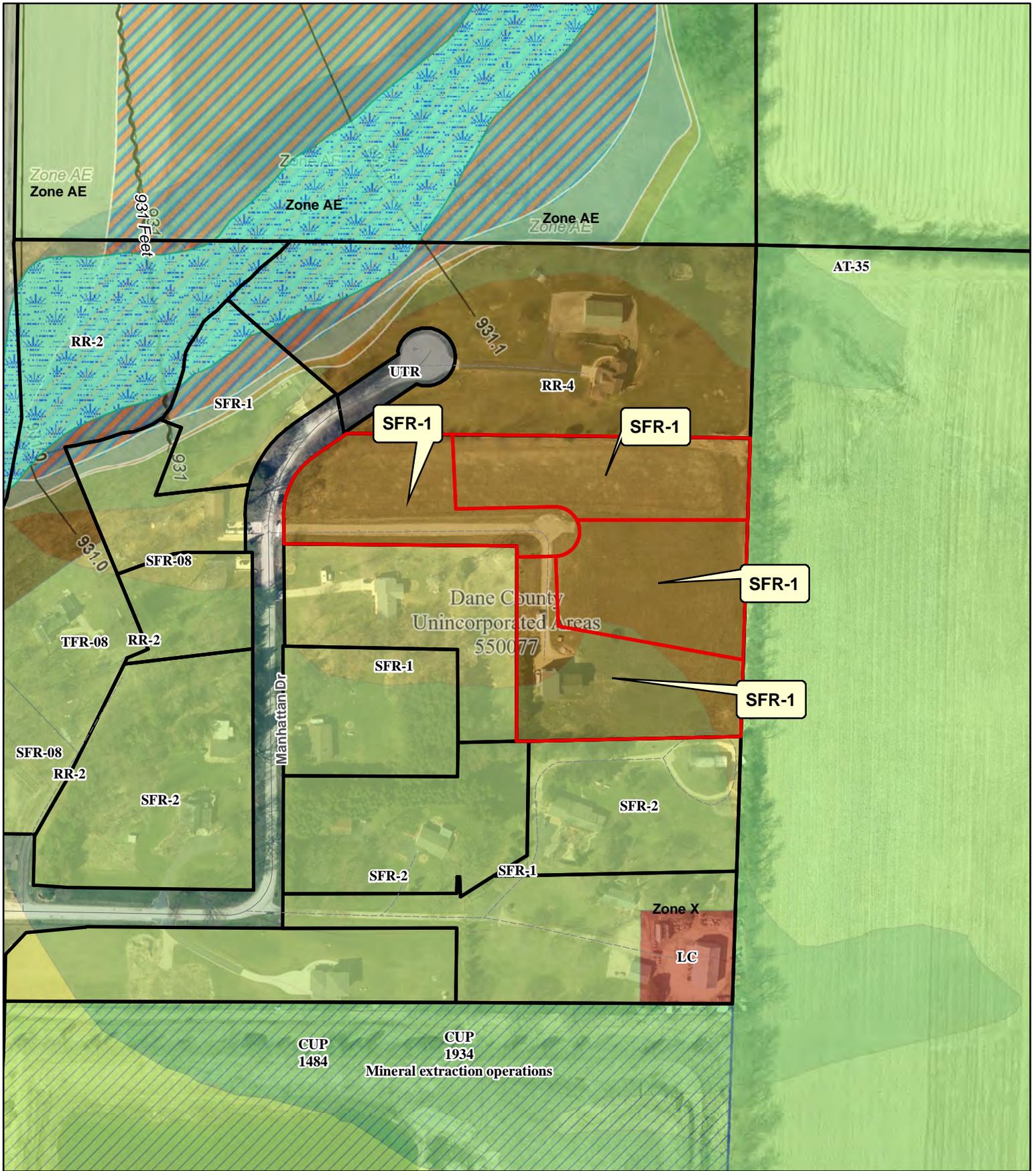
## REASON FOR REZONE

CREATING 3 RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	SFR-1 Single Family Residential District	6.21

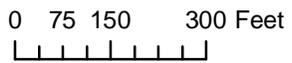
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>
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COMMENTS: 3 OF THE PROPOSED LOTS DO NOT HAVE ROAD FRONTAGE. EITHER A VARIANCE WILL NEED TO BE OBTAINED FOR LACK OF ROAD FRONTAGE OR A PERMIT FOR A SHARED DRIVEWAY AGREEMENT WILL NEED TO BE OBTAINED.



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11797  
**NORBERT REPKA**



**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
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Norbert Repka	Agent Name:	
Address (Number & Street):	2014 Manhattan Dr.	Address (Number & Street):	
Address (City, State, Zip):	Verona, WI, 53593	Address (City, State, Zip):	
Email Address:	norbert_repka@hotmail.com	Email Address:	
Phone#:	608-440-5571	Phone#:	

PROPERTY INFORMATION			
Township:	Town of Verona	Parcel Number(s):	062/0608-284-8440-2
Section:	28	Property Address or Location:	2014 Manhattan Dr.

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Parcel Description: LOT 2 CSM 5947 CS28/162&164 R13335/55-9/20/89 DESCR AS SEC 28-6-8 PRT NE1/4SE1/4

Intent: Proposed future lot split. Current zoning is RR-4. The new zoning SFR-1 is proposed. Most of the adjacent lots in this neighborhood were rezoned already to SFR-08, SFR-1 and SFR-2. Four residential lots will be created (with acreage between 1-2 acres each; as per proposed and applicable zoning) with access to each lot through driveway easement.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	SFR-1	6.21

**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 type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 Norbert Repka

Digitally signed by Norbert Repka  
 DN: CN=Norbert Repka, OU=Users, OU=Madison,  
 OU=AEI Offices, DC=aeieng, DC=lan  
 Date: 2021.10.12 14:58:43-05'00'

Date 11/1/21

**SURVEYED BY:**  
 MOORE SURVEYING, LLC  
 N3131 ROBIN ROAD  
 POYNETTE, WI 53955  
 (608) 288-1860

**DATE OF SURVEY:**  
 JUNE 11, 2020

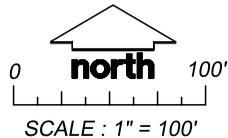
**PROPERTY SURVEYED:**  
 2014 MANHATTAN DR.  
 VERONA, WI 53593

**SURVEYED FOR:**  
 NORBERT REPKA  
 2014 MANHATTAN DR.  
 VERONA, WI 53593

**PROJECT:** 2612

**LEGEND**

- 1" IRON PIPE FOUND
- 3/4" X 24" REBAR SET WEIGHING 1.50 LBS/L.F.
- ◆ SECTION CORNER MON.
- (40') RECORDED DATA
- - - - - LOT LINE
- - - - - CENTER LINE ROAD
- - - - - RIGHT-OF-WAY LINE
- - - - - SECTION LINE
- - - - - UNDERGROUND ELECTRIC
- - - - - EASEMENT LINE
- — — — — PROPERTY LINE



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH,  
 RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

1-1/4" BAR  
 E 1/4 CORNER  
 SECT. 28-6-10

SHEET 1 OF 2

**NOTES**

1. BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, RECORDED AS BEARING N 00°27'26" E.
2. ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED.
3. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

**LEGAL DESCRIPTION**

A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NUMBER 5947, LOCATED IN THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 5947.

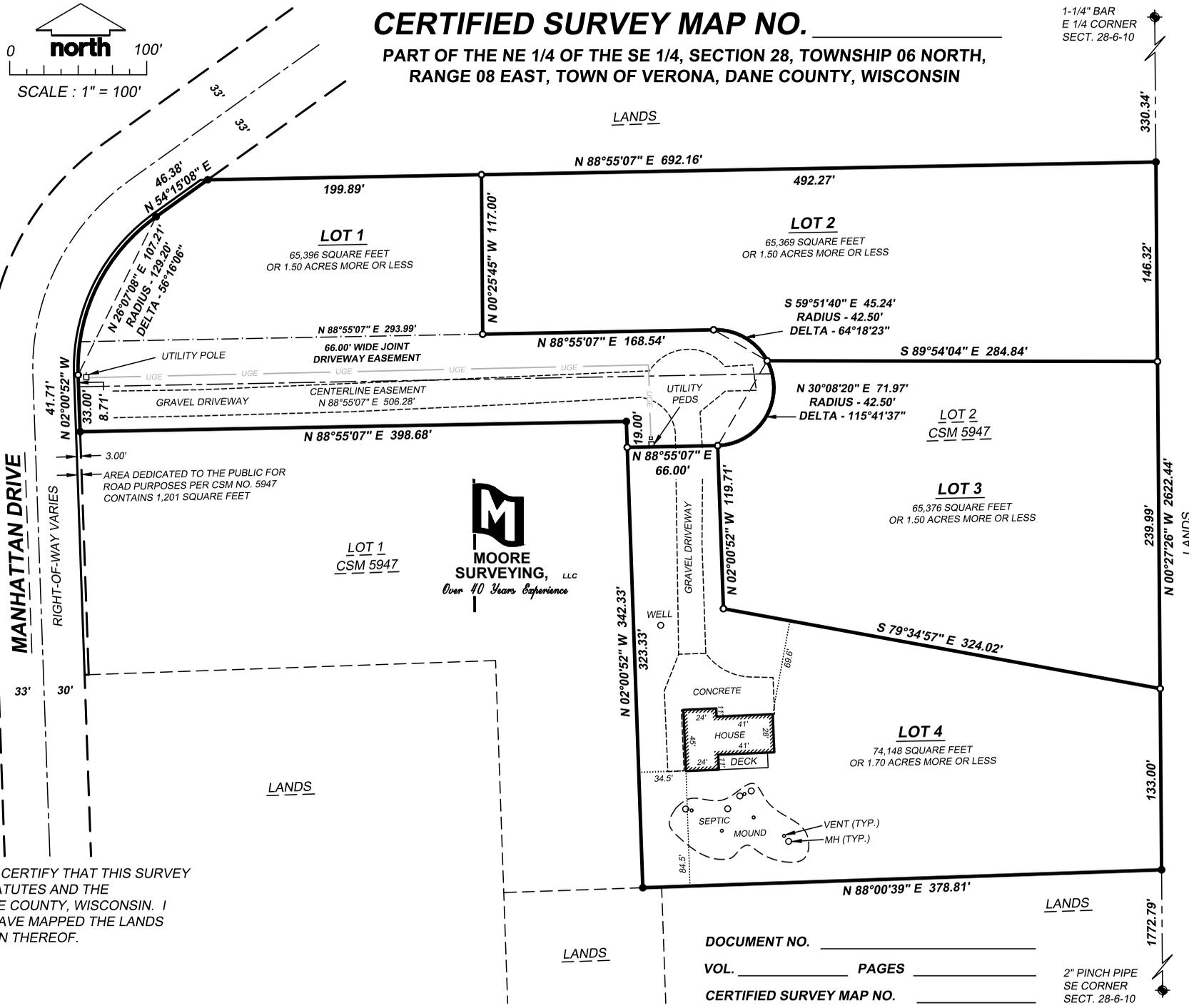
SAID PARCEL CONTAINS 270,289 SQUARE FEET OR 6.20 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

**SURVEYORS CERTIFICATE**

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF NORBERT REPKA, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028



**DOCUMENT NO.** \_\_\_\_\_  
**VOL.** \_\_\_\_\_ **PAGES** \_\_\_\_\_  
**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

2" PINCH PIPE  
 SE CORNER  
 SECT. 28-6-10

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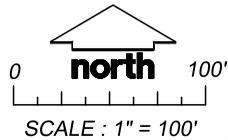
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 VERONA, WI 53593

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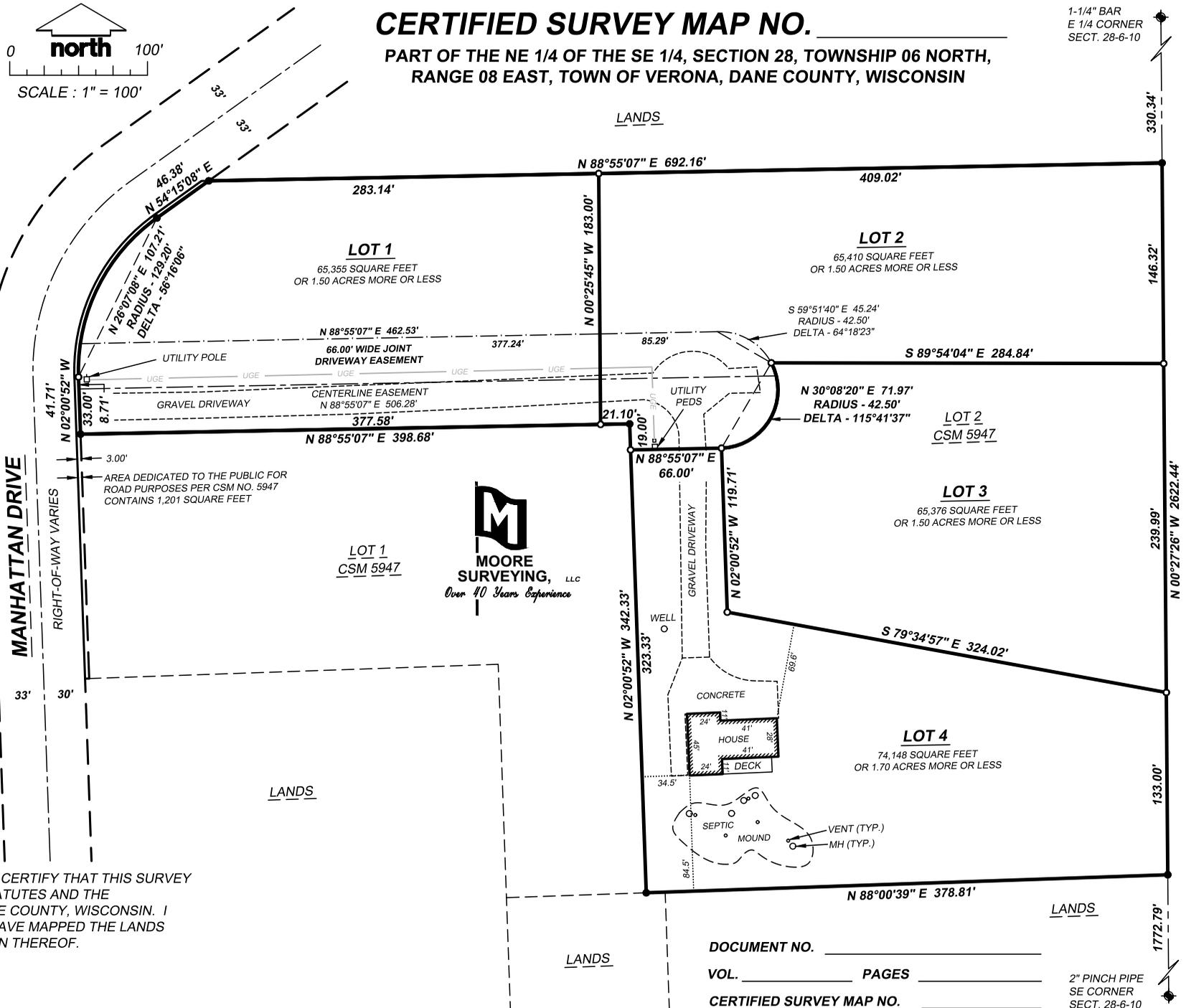
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 SE CORNER  
 SECT. 28-6-10

**RR-4 to SFR-1**

Lot 2 of Certified Survey Map 5947, Section 28, Town 06 North, Range 08 East, Town of Verona,  
Dane County, Wisconsin