

Dane County Rezone Petition

Application Date	Petition Number
04/26/2022	DCPREZ-2022-11854
Public Hearing Date	
07/26/2022	

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) 2014 MANHATTAN DR		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	

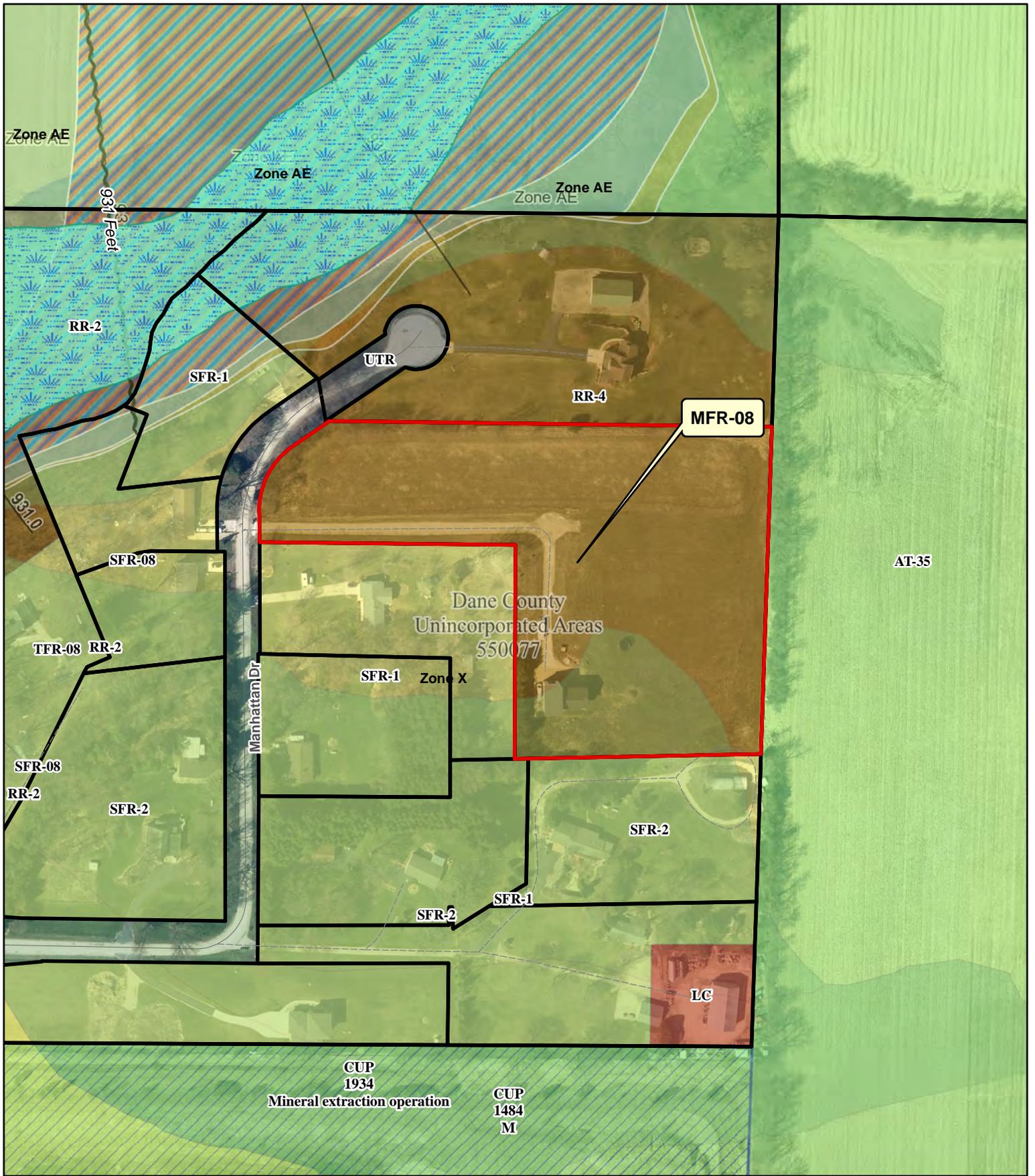
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2014 Manhattan Drive					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS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

REASON FOR REZONE

CREATING A CONDOMINIUM PLAT FOR 4 SINGLE-FAMILY RESIDENCES

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	MFR-08 Multi-Family Residential District	6.21

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

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



0 50 100 200 Feet



Petition 11854
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"> • 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:	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>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.</p>	<p>Is this application being submitted to correct a violation? 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: The property is in an urban residential area. A condominium plat is proposed to create 4 condominium units (with each unit being at least 1.5 acres as per ToVCP) with access to each lot through a common shared driveway. Current zoning is RR-4. The new zoning MFR-08 is proposed.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	MFR-08	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 (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 Norbert Repka Digitally signed by Norbert Repka

Date 4/21/22

Norbert Repka

2014 Manhattan Dr

Verona, WI 53593

4/21/2022

Petition to Create a Condominium Plat – Manhattan Condominiums

Description:

The current lot at 2014 Manhattan Dr. as recorded on the CSM 5947, Volume 28, p. 163 has 6.21 acres. The owner wants to use a condominium plat to create four residential units. The current zoning of the lot is RR-4 (Rural Residential District). The re-zoning to MFR-08 is proposed. Based on Town of Verona Comprehensive Plan (TVCP 2018-2038) this neighborhood is a “Town Neighborhood” and is designated as Urban Residential Area (as per Map 9.4 of the TVCP). Based on data in Access Dane, most of the neighboring lots are zoned SFR-08, SFR-1, SFR-2 and LC (Residential District) with lot sizes from 0.8 acres to 2.0 acres. The applicable policy for this neighborhood is specified under Urban Residences as shown below (as per TVCP 2018-2038, p. 112):

- 1. The Town will limit new development to a density of one (1) residential dwelling unit per one and a half (1.5) acres for single-family dwellings.*

Based on the attached drawing (see Appendix and CSM), the Condominium Plat would consist of 4 residential units:

- Unit-1: with a proposed area of 1.5 acres
- Unit-2: with a proposed area of 1.5 acres
- Unit-3: with a proposed area of 1.5 acres
- Unit-4: with a proposed area of 1.7 acres

Access to each lot will be provided via common shared driveway as shown in the Condominium Plat and drawing attached in the appendix.

The proposed lot split complies with all requirements of the TVCP 2018-2038, Chapter 75 Dane County of Ordinances and Wisconsin State Statute 236.

As mentioned above this lot is located in the “Town Neighborhood” and is not subject of the extra-territorial jurisdiction (ETJ; see Section 8, bullet 8.05 Area D: Town Neighborhoods). Based on the above mentioned, the owner would like to submit this petition to create a Condominium Plat – Manhattan Condominiums.

Thank you,

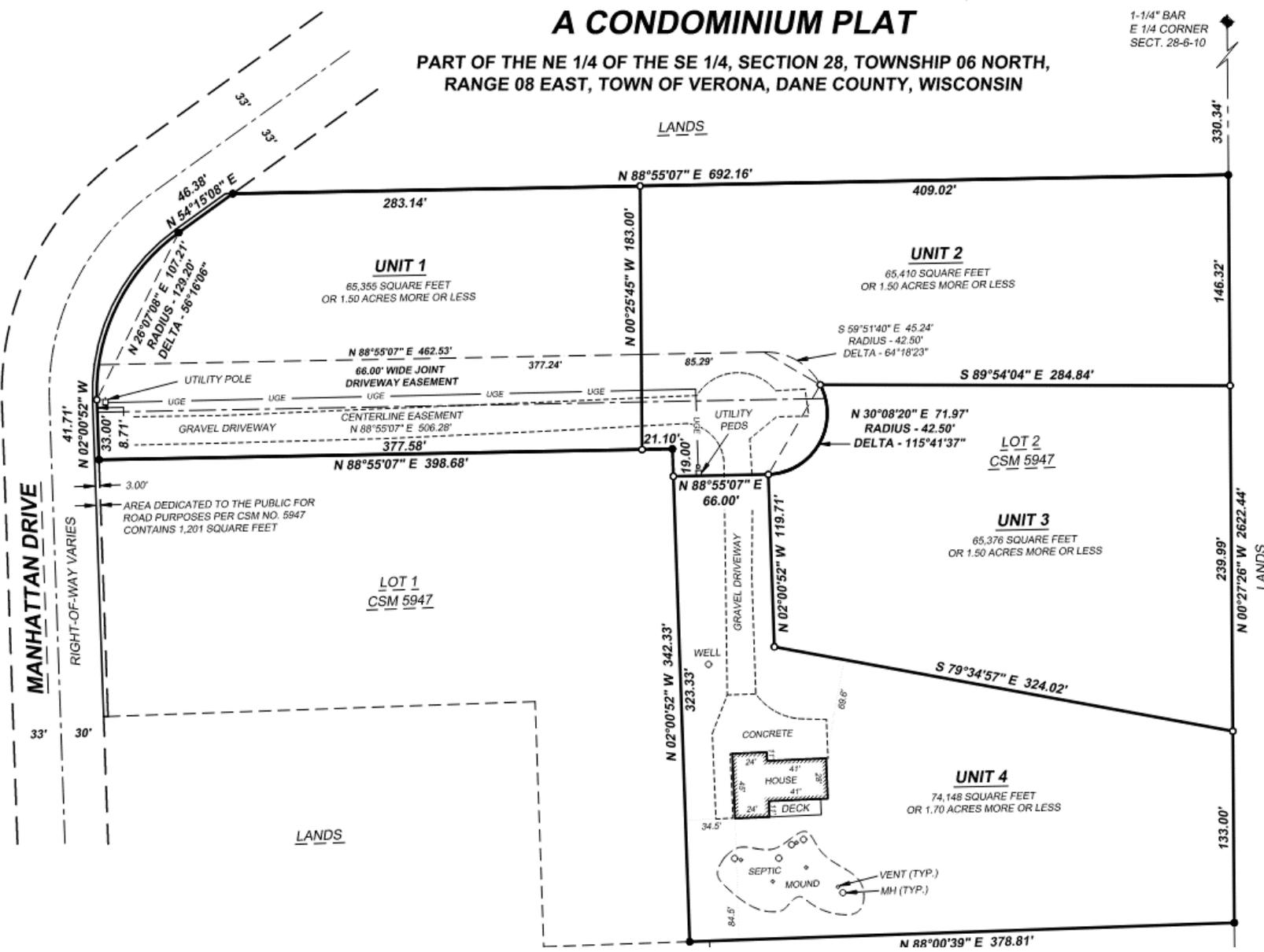


Norbert Repka, PhD.

MANHATTAN CONDOMINIUMS, A CONDOMINIUM PLAT

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



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

DATE OF SURVEY:
 JUNE 11, 2020

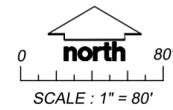
PROPERTY SURVEYED:
 2014 MANHATTAN DR.
 VERONA, WI 53593

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
- UGE — UNDERGROUND ELECTRIC
- - - - - EASEMENT LINE
- — — — PROPERTY LINE



**MANHATTAN CONDOMINIUMS,
 A CONDOMINIUM PLAT**

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

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM WITH RESPECT TO SEC. 703 WIS. STATS. AND IS HEREBY APPROVED FOR RECORDING.

DATED THIS _____ DAY OF _____, 20_____

DANE COUNTY PLANNING AND DEVELOPMENT

NOTES

- 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.
- ALL PLSS MONUMENTS AND TIES WERE FOUND AND VERIFIED.

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 PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

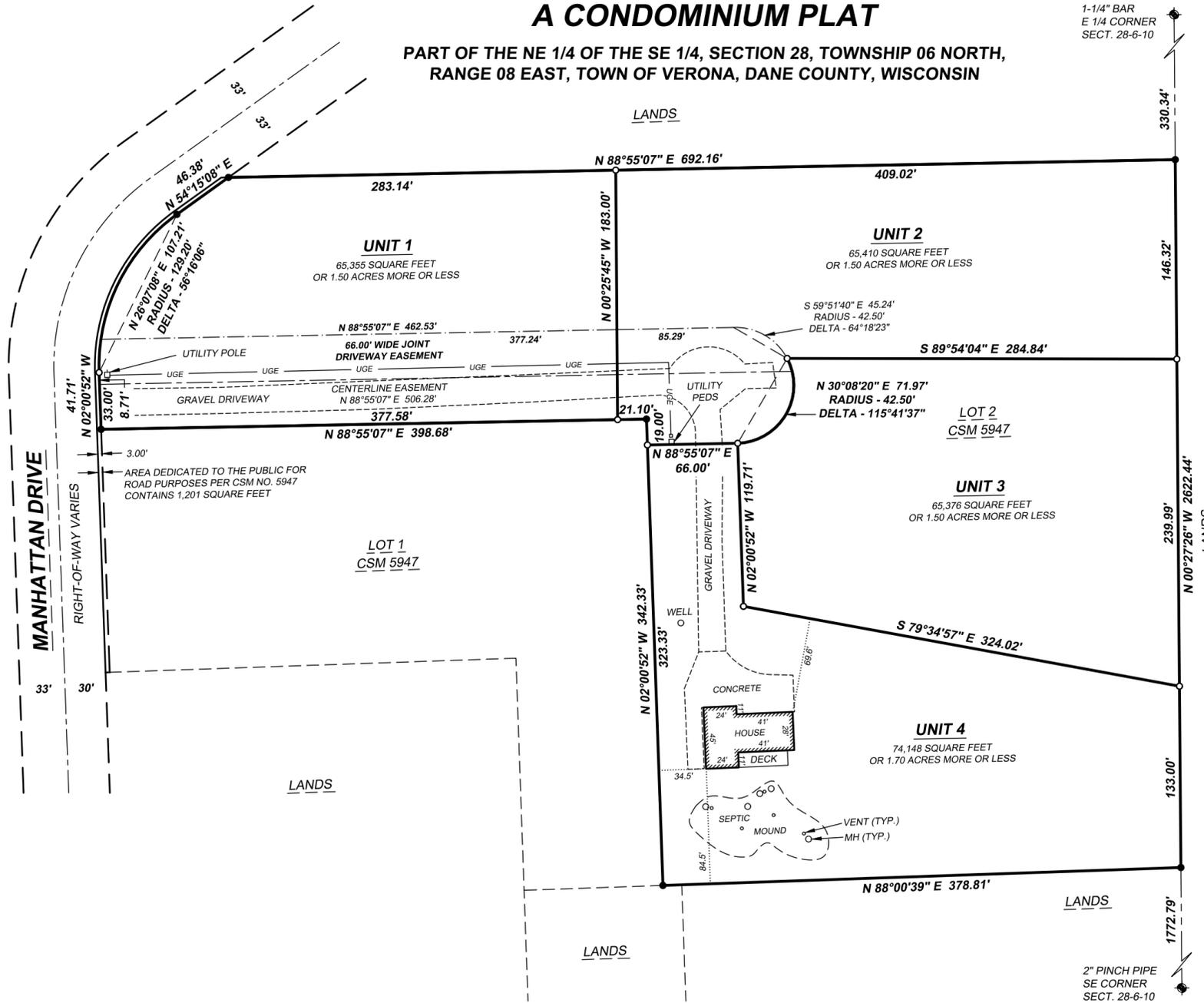
ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028
 MOORE SURVEYING, LLC

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20_____ AT _____

AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS, PAGES _____

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS _____ DATE _____



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

