

Dane County Rezone Petition

Application Date	Petition Number
02/14/2024	DCPREZ-2024-12033
Public Hearing Date	
05/28/2024	

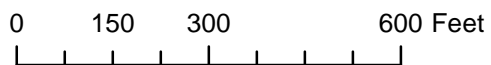
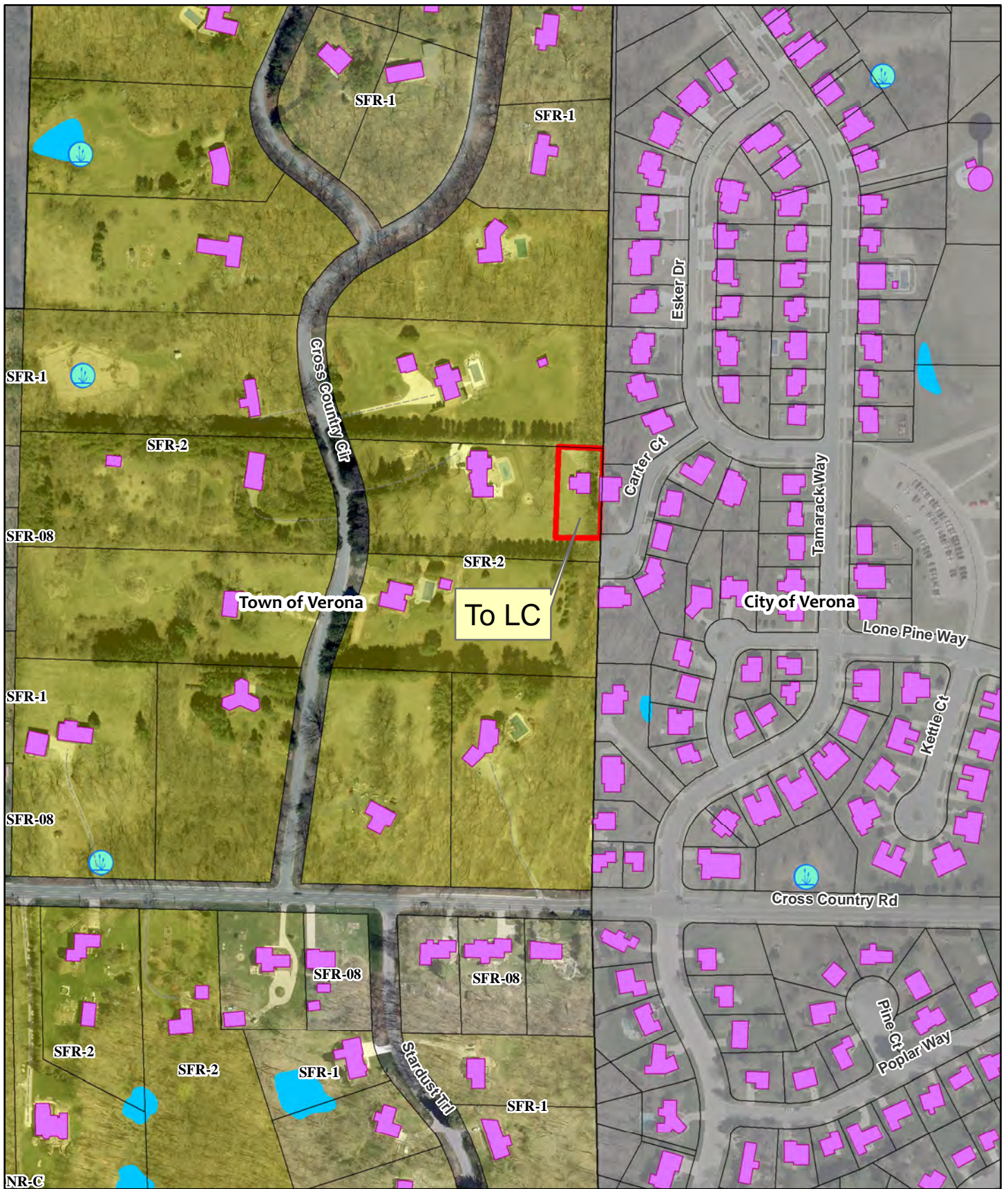
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STUART & JUDITH KEEL	PHONE (with Area Code) (608) 770-1788	AGENT NAME TOWN OF VERONA	PHONE (with Area Code) (608) 807-4460
BILLING ADDRESS (Number & Street) 2744 CROSS COUNTRY CIR		ADDRESS (Number & Street) 7669 COUNTY HWY PD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS keelfamily@charter.net		E-MAIL ADDRESS sgaskell@town.verona.wi.us	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2744 Cross Country Circle					
TOWNSHIP VERONA	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-094-9450-8					

REASON FOR REZONE
RESTORE PREVIOUSLY APPROVED LC ZONING TO PROPERTY

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-2 Single Family Residential District	LC Limited Commercial District	0.46

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 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 12033



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:	Stuart and Judith Keel	Agent Name:	Town of Verona
Address (Number & Street):	2744 Cross Country Circle	Address (Number & Street):	1669 Cty Hwy PD
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Verona WI
Email Address:	keelfamily@charter.net	Email Address:	szaskelle@town.verona.wi.us
Phone#:	608-770-1788	Phone#:	608. 807-4460

PROPERTY INFORMATION			
Township:	Verona	Parcel Number(s):	0608=094-9450-8
Section:	09	Property Address or Location:	2744 Cross Country Circle

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	
The petition is being submitted to correct a zoning oversight that occurred under a Town blanket rezone, Petition 11772, for the properties around Cross Country Circle. The property located at 2744 Cross Country Circle had an LC zoning area that was to be retained. During rezoning petition 11772, the entire property was rezoned to SFR-2.		
NOTE: The previous LC zoning district area was deed restricted to the inside storage of two snow plow trucks and one bobcat. See attached deed restriction		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-2	LC	0.46 acres

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 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 Szaskelle

Date 2.13.24



0 150 300 600 Feet

Keel Property
2744 Cross Country Cir
0608-094-9450-8

ZONING ORDINANCE AMENDMENT NO. 2319

Amending Section 10.03 relating to Zoning Districts in the Town of

VERONA

The Dane County Board of Supervisors does ordain as follows:

That the Zoning District Maps of the Town of Verona be amended to include in the LC-1 Limited Commercial District the following described land:

Part of the SW 1/4 SE 1/4 of Section 9, Town of Verona, described as follows:

Commencing at the Southeast corner of the said SW 1/4 SE 1/4; thence N 00° 58' W, 1056 feet along the East line of the said SW 1/4 SE 1/4 to the point of beginning; thence West 101 feet; thence S 00° 58' E, 200 feet; thence East 101 feet; thence N 00° 58' W, 200 feet to the point of beginning.

This amendment shall become effective, if within forty (40) days, following adoption by the Dane County Board of Supervisors the owner or owners of the land shall record the following restrictions running in favor of Dane County as well as the owners of the land:

The premises may be used only for the storage of two (2) trucks with snow plow equipment and one bob-cat machine with accessory equipment.

EFFECTIVE: APR 1 1980

1. WHEREAS, Glenn W. and Karen K. Fisher is/are the owner or owners of the following described land in the Town of Verona, Dane County, Wisconsin, to-wit:

Part of the SW 1/4 SE 1/4 of Section 9, Town of Verona, described as follows:

Commencing at the Southeast corner of the said SW 1/4 SE 1/4; thence N 00° 58' W, 1056 feet along the East line of the said SW 1/4 SE 1/4 to the point of beginning; thence West 101 feet; thence S 00° 58' E, 200 feet; thence East 101 feet; thence N 00° 58' W, 200 feet to the point of beginning.

2. WHEREAS, the said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter;
3. NOW, THEREFORE, in consideration of the mutual benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed and shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

The premises may be used only for the storage of two (2) trucks with snow plow equipment and one bob-cat machine with accessory equipment.

4. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

- (a) The County Government of Dane County, Wisconsin, provided that the lands are under the jurisdiction of a zoning ord-

inance of said County at the time the enforcement action is commenced; and

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- (b) The Town Government of the Town of Verona, Dane County, Wisconsin, provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.
5. The restrictions set forth in paragraph 3. above may be amended in the following manner:
- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner(s) of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Agricultural Extension & Education, Zoning, Planning & Water Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled. Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner(s) shall draft the amendatory covenant instrument, have same executed by the owner(s) of the lands subject to the restrictions and record same.
- (b) Such amendment shall also require approval of the Town Board of the Town of Verona the same as a re-zoning petition.
6. The restrictions set forth in paragraph 3. above may be terminated in the following manner:
- (a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in paragraph 5 (a) hereof, except that the petition shall call for termination rather than amendment of the restrictions and the instrument which is recorded shall be an instrument of termination. Such termination shall also require approval of the Town Board of the Town of Verona.

(b) In addition to the termination provided for in paragraph 6 (a), the restrictions shall be terminated in the event the lands subject to the restrictions become placed in a zoning district other than the LC-1 Limited Commercial District of the Dane County Zoning Ordinance. The owner(s) shall, within ten (10) days of the effective date of any zoning amendment which so changes the zoning classification of such lands, record a termination instrument.

7. Invalidation of any one of these restrictions by judgement or court order shall not affect any other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the said grantor(s) have hereunder set their hand(s) and seal(s) this 12TH day of MARCH 1980
SIGNED AND SEALED IN THE PRESENCE OF

~~Glenn M. Fisher~~
M. Blum

~~Glenn M. Fisher~~ (SEAL)

Joel Humm

Glenn M. Fisher (SEAL)

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me, this 12TH day of MARCH 1980,
the above named Glenn M. Fisher & Karen K. Fisher to
me known to be the person(s) who executed the foregoing instrument
and acknowledged the same.

James G. Batker
JAMES G. BATKER
My Commission Expires Aug. 30, 1981

This instrument drafted by
L. J. Enger

Notary Public DANE
County, Wisconsin.
My Commission Expires 8/30/81

Office of Register of Deeds)
Dane County, Wisconsin)
Recorded March 12 1980
At 11:01 o'clock A.M.
Carol R. Menke, Register