

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/10/2019	DCPREZ-2019-11416
Public Hearing Date	C.U.P. Number
05/28/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ZURBUCHEN LIVING TR, MARILYN S	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2216 SPRING ROSE RD		ADDRESS (Number & Street) 104A W MAIN ST.,	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS chris.williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
lands east of 2216 Spring Rose Road		north of 2144 Schmid		north of 2144 Schmid	
TOWNSHIP VERONA	SECTION 30	TOWNSHIP VERONA	SECTION 19	TOWNSHIP VERONA	SECTION 19
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-302-8570-2		0608-193-9000-2		0608-193-8500-9	

REASON FOR REZONE			CUP DESCRIPTION	
27 RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 (Agriculture Transition) District	SFR-1 (Single Family Residential, 1 to 2 acres) District	48.16		
AT-35 (Agriculture Transition) District	RR-2 (Rural Residential, 2 to 4 acres) District	6.98		
AT-35 (Agriculture Transition) District	NR-C (Natural Resource - Conservation) District	19.40		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent)
				PRINT NAME:

COMMENTS: SHORELAND FEE DUE \$145.00

DATE:

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/12/2019	DCPREZ-2019-11416
Public Hearing Date	C.U.P. Number
05/28/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ZURBUCHEN LIVING TR, MARILYN S	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2216 SPRING ROSE RD		ADDRESS (Number & Street) 104A W MAIN ST.,	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS chris.williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
lands north of 2144 Schmid Lane		north of 2144 Schmid		north of 2144 Schmid	
TOWNSHIP VERONA	SECTION 30	TOWNSHIP VERONA	SECTION 19	TOWNSHIP VERONA	SECTION 19
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-302-8570-2		0608-193-9000-2		0608-193-8500-9	

REASON FOR REZONE	CUP DESCRIPTION
27 RESIDENTIAL LOTS	

SEE REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1A Residence District	48.16		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	6.98		
A-1Ex Exclusive Ag District	CO-1 Conservancy District	19.40		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>CA</i>	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>CA</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>CA</i>	INSPECTOR'S INITIALS SCW1	SIGNATURE: (Owner or Agent) 
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COMMENTS: SHORELAND FEE DUE \$145.00

PRINT NAME: <i>Chris Adams</i>
DATE: <i>3-12-19</i>

74.54A



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Bret Saalsaa</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>7935 Almor Dr. Verona, WI 53593</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 576-6136</u>	Phone <u>608-255-5705</u>
Email <u>bretsaalsaa@aol.com</u>	Email <u>chris@williamsonsurveying.com</u>

Town: Verona Parcel numbers affected: 062/0608-302-8570-2, 062/0608-193-9000-2, and 062/0608-193-8500-9

Section: 19 and 30 Property address or location: SW 1/4, NW 1/4 - SW 1/4 SEC. 19 AND NW 1/4 - NW 1/4 SEC. 30

Zoning District change: (To / From / # of acres) R-1A/A1-EX/48.16 RH-1/A1-EX/6.98 CO-1/A1-EX/19.40

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 47 % Other: 53 %

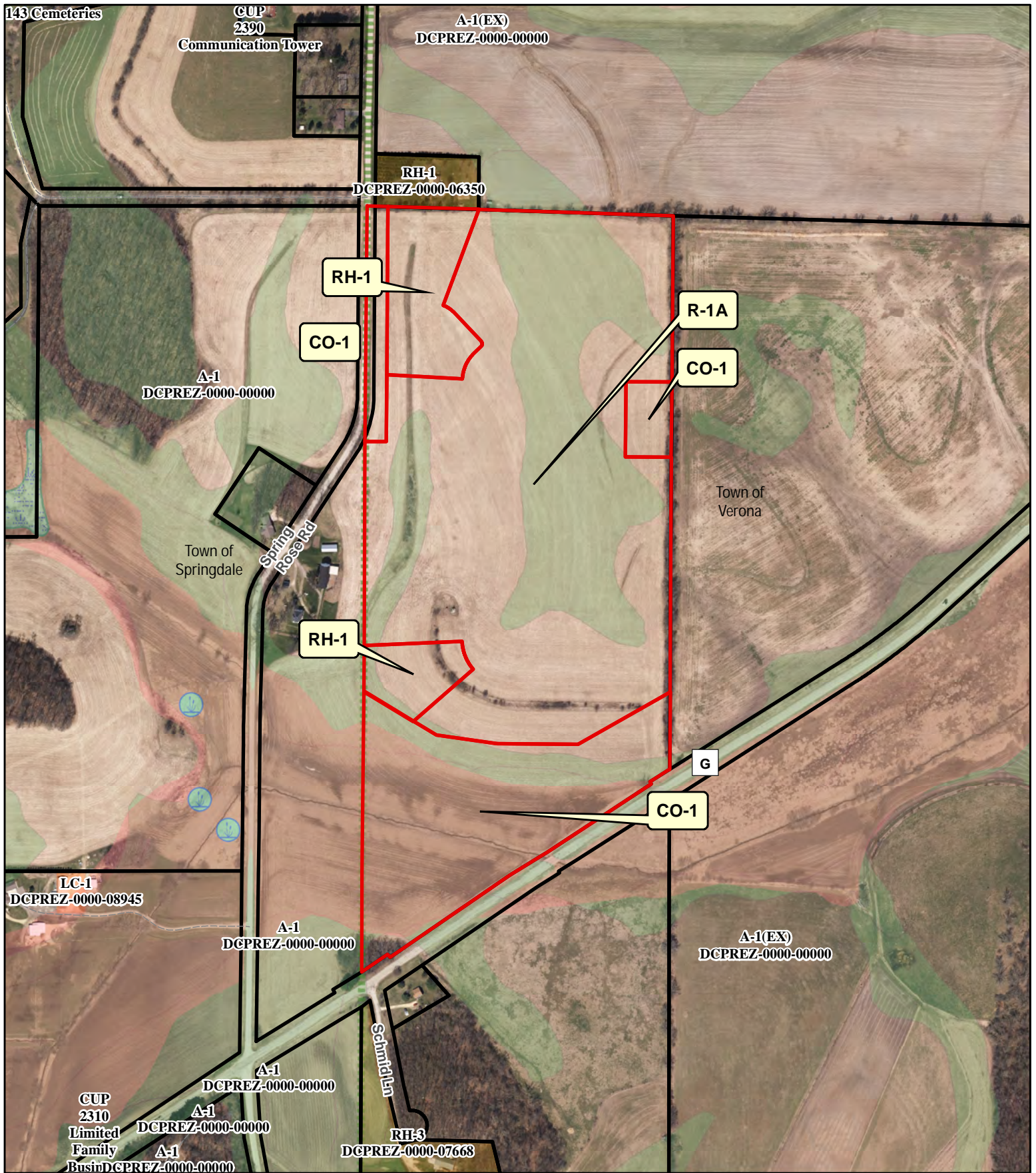
Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland
- ☒ Creation of a residential lot
- ☐ Compliance for existing structures and/or land uses
- ☐ Other:

Chris Zurbuchen is selling the land to Bret Saalsaa is on conditions that Bret will be able to
subdivide the land into a Plat. Bret will be creating 27 residential lots, which 24 lots will be zoned
R-1A and 3 lots that will be zoned RH-1. There will also be 4 outlots zoned CO-1.





I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 03/06/2019



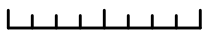
Legend

Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



0 175 350 700 Feet



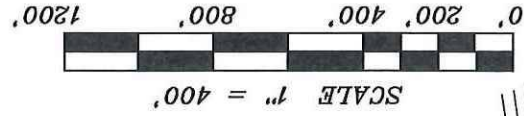
Petition 11416
 ZURBUCHEN LIVING TR,
 MARILYN S

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE SW 1/4 OF SECTION 19-6-8
LINE TO BEAR N 00°39'49" E



#	RADIUS	CHORD BEARING	CHORD DIST.	ARC	DELTA
C1	153.00	N 24°55'58" E	113.27	116.03	43°27'02"
C2	15.00	N 01°39'29" E	21.21	23.56	90°00'00"
C3	117.00	N 56°18'16" W	52.49	52.49	25°55'31"
C4	183.00	N 21°36'32" W	120.73	123.04	38°31'19"
C5	11515.00	S 58°26'18" W	120.37	120.37	00°35'56"
C6	11505.00	S 57°24'10" W	296.85	296.86	01°28'42"

CURVE TABLE



19W-17

● = FOUND SECTION
CORNER (AS NOTED)

LEGEND

- A1-EX TO R-1A
2,097.746 SQ. FT.
OR 48.16 ACRES
- A1-EX TO RH-1
304,215 SQ. FT.
OR 6.98 ACRES
- A1-EX TO CD-1
845,223 SQ. FT.
OR 19.40 ACRES

AREA

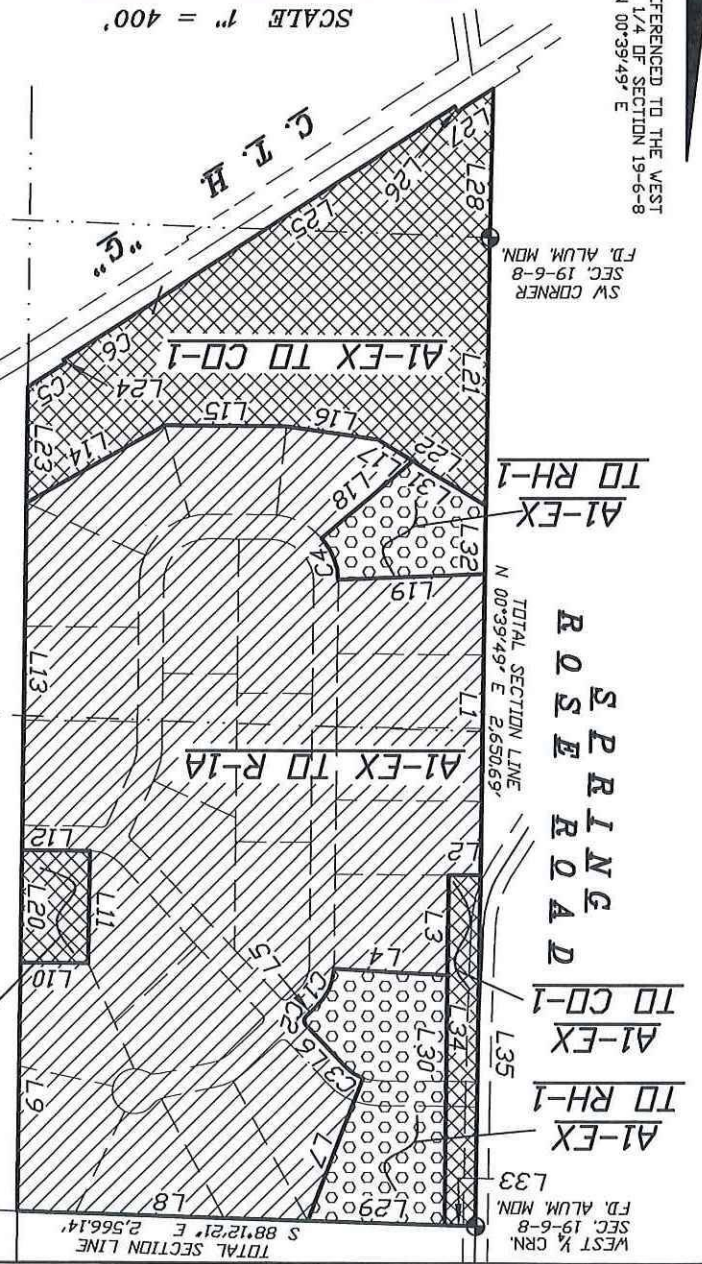
L-#	BEARING	DIST.
L1	N 00°39'49" E	808.24
L2	S 89°39'05" E	85.85
L3	N 00°30'36" E	267.33
L4	S 86°47'33" E	303.39
L5	N 46°39'29" E	37.95
L6	N 43°20'31" W	158.53
L7	N 20°44'06" E	409.59
L8	S 88°12'21" E	778.74
L9	S 00°34'21" W	667.99
L10	N 89°23'31" W	184.23
L11	S 00°36'29" W	300.00
L12	S 89°23'31" E	184.42
L13	S 00°34'21" W	933.94
L14	S 60°43'17" W	425.95
L15	N 89°32'13" W	324.72
L16	N 81°53'14" W	246.10
L17	N 58°38'50" W	109.10
L18	N 49°07'49" E	319.09
L19	S 87°39'08" W	392.45
L20	N 00°34'21" E	300.00
L21	N 00°39'49" E	716.39
L22	S 58°38'50" E	340.29
L23	S 00°34'21" W	310.09
L24	S 31°51'29" E	10.00
L25	S 56°39'49" W	948.30
L26	N 33°20'11" W	15.00
L27	S 56°50'30" W	113.51
L28	N 01°43' E	402.01
L29	S 88°12'21" E	365.61
L30	N 00°30'36" E	671.93
L31	S 58°38'50" E	231.19
L32	S 00°39'49" W	184.69
L33	S 88°12'21" E	83.35
L34	S 00°30'36" W	939.26
L35	N 00°39'49" E	941.37

LINE TABLE

● CENTER OF SEC.
SEC. 19-6-8
F.D. BRASS MON.

1,338.44'

A1-EX
TO CD-1



TOTAL SECTION LINE
S 88°12'21" E 2,566.14'

WEST 1/4 CORN.
SEC. 19-6-8
F.D. ALUM. MON.

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

REZONE





WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

A1-EX TO R-1A

A parcel of land located in the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 19; thence N $00^{\circ}39'49''$ E along the west line of the Southwest $\frac{1}{4}$, 901.08 feet to the point of beginning.

Thence continue N $00^{\circ}39'49''$ E along the said west line of the Southwest $\frac{1}{4}$, 808.24 feet; thence S $89^{\circ}39'05''$ E, 85.85 feet; N $00^{\circ}30'36''$ E, 267.33 feet; thence S $86^{\circ}47'33''$ E, 303.39 feet; thence along an arc of a curve concaved southeasterly having a radius of 153.00 feet and a long chord bearing of N $24^{\circ}55'58''$ E, 113.27 feet; thence N $46^{\circ}39'29''$ E, 37.95 feet; thence along an arc of a curve concaved southwesterly having a radius of 15.00 feet and a long chord bearing of N $01^{\circ}39'29''$ E, 21.21 feet; thence N $43^{\circ}20'31''$ W, 158.53 feet; thence along an arc of a curve concaved southwesterly having a radius of 117.00 feet and a long chord bearing of N $56^{\circ}18'16''$ W, 52.49 feet; thence N $20^{\circ}44'06''$ E, 409.59 feet to a point on the north line of the Southwest $\frac{1}{4}$; thence S $88^{\circ}12'21''$ E along the said north line of the Southwest $\frac{1}{4}$, 778.74 feet to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S $00^{\circ}34'21''$ W along the east line of the west half of the Southwest $\frac{1}{4}$, 667.99 feet; thence N $89^{\circ}23'31''$ W, 184.23 feet; thence S $00^{\circ}36'29''$ W, 300.00 feet; thence S $89^{\circ}23'31''$ E, 184.42 feet to a point on the said east line of the west half of the Southwest $\frac{1}{4}$; thence S $00^{\circ}34'21''$ W along said east line of the west half of the Southwest $\frac{1}{4}$, 933.94 feet; thence S $60^{\circ}43'17''$ W, 425.95 feet; thence N $89^{\circ}32'13''$ W, 324.72 feet; thence N $81^{\circ}53'14''$ W, 246.10 feet; thence N $58^{\circ}38'50''$ W, 109.10 feet; thence N $49^{\circ}07'49''$ E, 319.09 feet; thence along an arc of a curve concaved northeasterly having a radius of 183.00 feet and a long chord bearing of N $21^{\circ}36'32''$ W, 120.73 feet; thence S $87^{\circ}39'08''$ W, 392.45 feet to the point of beginning. This parcel contains 2,097,746 sq. ft. or 48.16 acres thereof.

A1-EX TO RH-1

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ Corner of said Section 19; thence S 88°12'21" E along the north line of the Southwest ¼, 83.35 feet to the point of beginning.

Thence continue S 88°12'21" E along said north line of the Southwest ¼, 365.61 feet; thence S 20°44'06" W, 409.59 feet; thence along an arc of a curve concaved southwesterly having a radius of 117.00 feet and a long chord bearing of S 56°18'16" E, 52.49 feet; thence S 43°20'31" E, 158.53 feet; thence along an arc of a curve concaved southwesterly having a radius of 15.00 feet and a long chord bearing of S 01°39'29" W, 21.21 feet; thence S 46°39'29" W, 37.95 feet; thence along an arc of a curve concaved southeasterly having a radius of 153.00 feet along a long chord bearing S 24°55'58" W, 113.27 feet; thence N 86°47'33" W, 303.39 feet; thence N 00°30'36" E, 671.93 feet to the point of beginning. This parcel contains 207,140 sq. ft. or 4.75 acres thereof.

A1-EX TO RH-1

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Section 19; thence N 00°39'49" E along the west line of the Southwest ¼, 716.39 feet to the point of beginning.

Thence S 58°38'50" E, 231.19 feet; thence N 49°07'49" E, 319.09 feet; thence along an arc of a curve concaved northeasterly having a radius 183.00 feet and a long chord bearing N 21°36'32" W, 120.73 feet; thence S 87°39'08" W, 392.45 feet to a point on the said west line of the Southwest ¼; thence S 00°39'49" W along the said west line of the Southwest ¼, 184.69 feet to the point of beginning. This parcel contains 97,075 sq. ft. or 2.23 acres thereof.

A1-EX TO CO-1

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ Corner of said Section 19; thence S 88°12'21" E along the north line of the Southwest ¼, 1227.70 feet to the Northeast Corner of the Northwest ¼ of the Southwest ¼; thence S 00°34'21" W along the east line of the west half of the Southwest ¼, 667.99 feet to the point of beginning

Thence N 89°23'31" W, 184.23 feet; thence S 00°36'29" W, 300.00 feet; thence S 89°23'31" E, 184.42 feet to a point on the said east line of the west half of the Southwest ¼, thence N 00°34'21" W along the said east line of the west half of the Southwest ¼, 300.00 feet to the point of beginning. This parcel contains 55,297 sq. ft. or 1.27 acres thereof.

A1-EX TO CO-1

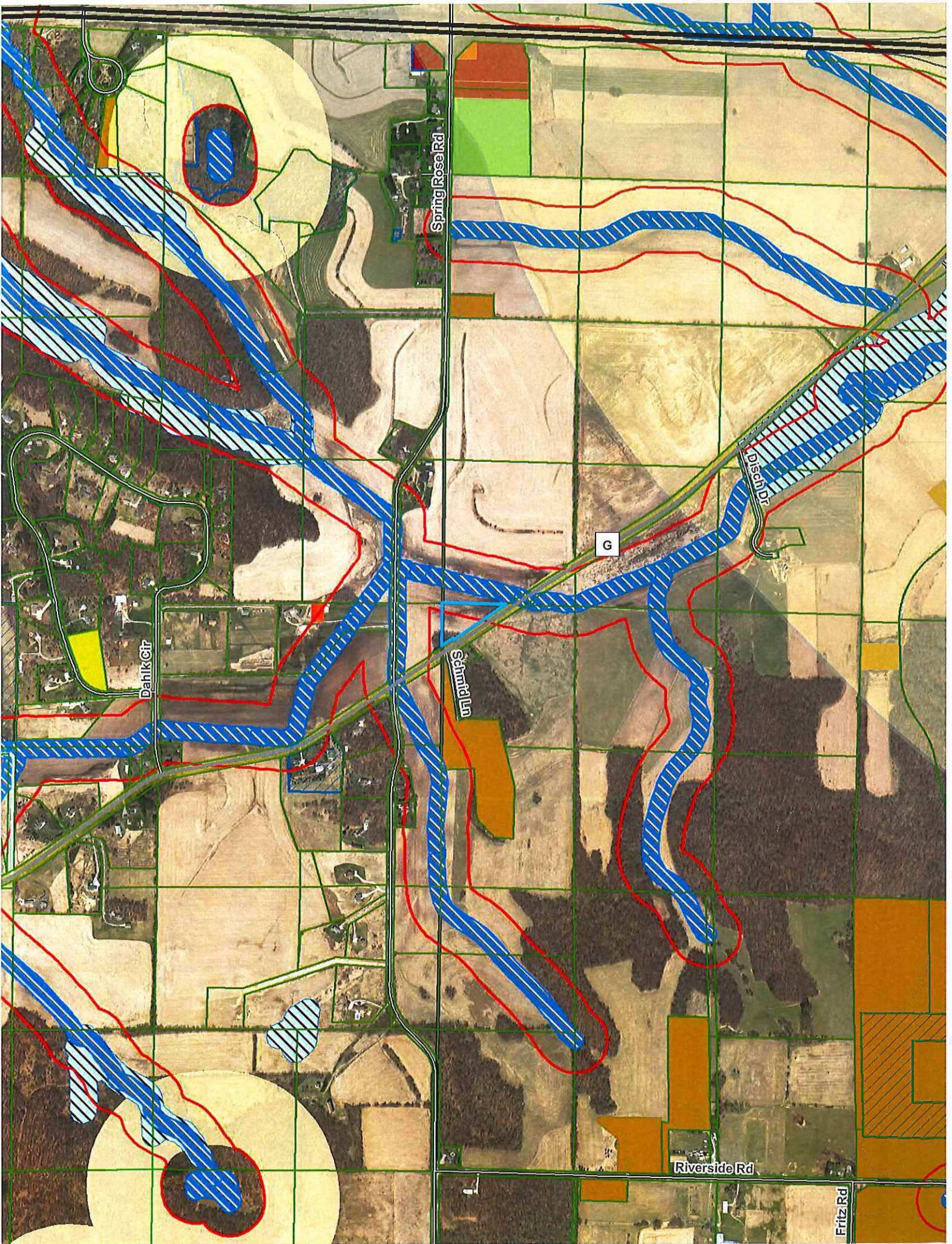
A parcel of land located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19 and the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, all in T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southwest Corner of said Section 19; thence N $00^{\circ}39'49''$ E along the west line of the Southwest $\frac{1}{4}$, 716.39 feet; thence S $58^{\circ}38'50''$ E, 340.29 feet; thence S $81^{\circ}53'14''$ E, 246.10 feet; thence S $89^{\circ}32'13''$ E, 324.72 feet; thence N $60^{\circ}43'17''$ E, 425.95 feet to a point on the east line of the west half of the Southwest $\frac{1}{4}$; thence S $00^{\circ}34'21''$ W along said east line of the west half of the Southwest $\frac{1}{4}$, 310.09 feet to the northwest right-of-way of County Trunk Highway "G"; thence along said northwest right-of-way of County Trunk Highway "G" for the next 6 courses along an arc of a curve concaved southeasterly having a radius of 11,515.00 feet and a long chord bearing of S $58^{\circ}26'18''$ W, 120.37 feet; thence S $31^{\circ}51'29''$ E, 10.00 feet; thence along an arc of a curve concaved southeasterly having a radius of 11,515.00 feet and a long chord bearing of S $57^{\circ}24'10''$ W, 296.85 feet; thence S $56^{\circ}39'49''$ W, 948.30 feet; thence N $33^{\circ}20'11''$ W, 15.00 feet; thence S $56^{\circ}50'30''$ W, 113.51 feet to a point on the west line of the said Northwest $\frac{1}{4}$ of Section 30; thence N $01^{\circ}01'43''$ E along said west line of the Northwest $\frac{1}{4}$ of Section 30, 402.01 feet to the point of beginning. This parcel contains 710,384 sq. ft. or 16.30 acres thereof.

A1-EX TO CO-1

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West $\frac{1}{4}$ Corner of said Section 19; thence S $88^{\circ}12'21''$ E along the north line of the Southwest $\frac{1}{4}$, 83.35 feet; thence S $00^{\circ}30'36''$ W, 939.26 feet; thence N $89^{\circ}39'05''$ W, 85.85 feet to a point on the west line of the Southwest $\frac{1}{4}$; thence N $00^{\circ}39'49''$ E along the said west line of the Southwest $\frac{1}{4}$, 941.37 feet to the point of beginning. This parcel contains 79,542 sq. ft. or 1.83 acres and is subject to a road right-of-way over the westerly side thereof.



GUST TR
2528 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

GUST TR
2528 SPRINGROSE RD
VERONA, WI 53593

BRETT ZAHLER
2385 SPRING ROSE RD
VERONA, WI 53593

ANNA MAY RHINER
304 BARBARA ST
VERONA, WI 53593

BETTY J STIVARIUS
304 WELSH ST
REWEY, WI 53580

LINDA & GENE FARLEY CENTER FOR PEACE JUSTICE & SUSTAINABILIT
2299 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2304 SPRING ROSE RD
VERONA, WI 53593

JOHN K ZIMMER
2327 SPRING ROSE RD
VERONA, WI 53593

THEODORE S SMITH
2361 SPRING ROSE RD
VERONA, WI 53593

ANNA MAY RHINER
304 BARBARA ST
VERONA, WI 53593

LINDA & GENE FARLEY CENTER FOR PEACE JUSTICE & SUSTAINABILIT
2299 SPRING ROSE RD
VERONA, WI 53593

LINDA & GENE FARLEY CENTER FOR PEACE JUSTICE & SUSTAINABILIT
2299 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

DEREK E MUELLER
2315 SPRING ROSE RD
VERONA, WI 53593

JOEL G GRANT
7589 BOBCAT LN
VERONA, WI 53593

Current Owner
2239 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2349 SPRING ROSE RD
VERONA, WI 53593

ANNA MAY RHINER
304 BARBARA ST
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2002 E BLUE MOUNDS RD
MOUNT HOREB, WI 53572

WILLIAM RESOP
2200 BRANDANCEE LN
VERONA, WI 53593

JOHNSON LIVING TR
2155 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2295 SPRING ROSE RD
VERONA, WI 53593

WILLIAM RESOP
2200 BRANDANCEE LN
VERONA, WI 53593

THOMAS R GUST
2506 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

THOMAS R GUST
2506 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

WILLIAM R SCHMID
2109 SCHMID LN
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

R & J ACRES LLC
8982 COUNTY HIGHWAY G
MT HOREB, WI 53572

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

DOUGLAS R ANDERSON
2144 SCHMID LN
VERONA, WI 53593

JOHNSON LIVING TR
2155 SPRING ROSE RD
VERONA, WI 53593

JOHNSON LIVING TR
2155 SPRING ROSE RD
VERONA, WI 53593

Current Owner
2216 SPRING ROSE RD
VERONA, WI 53593

JUSTINE SCHMID
408 EDWARD ST
VERONA, WI 53593

JUSTINE SCHMID
408 EDWARD ST
VERONA, WI 53593

WILLIAM RESOP
2200 BRANDANCEE LN
VERONA, WI 53593

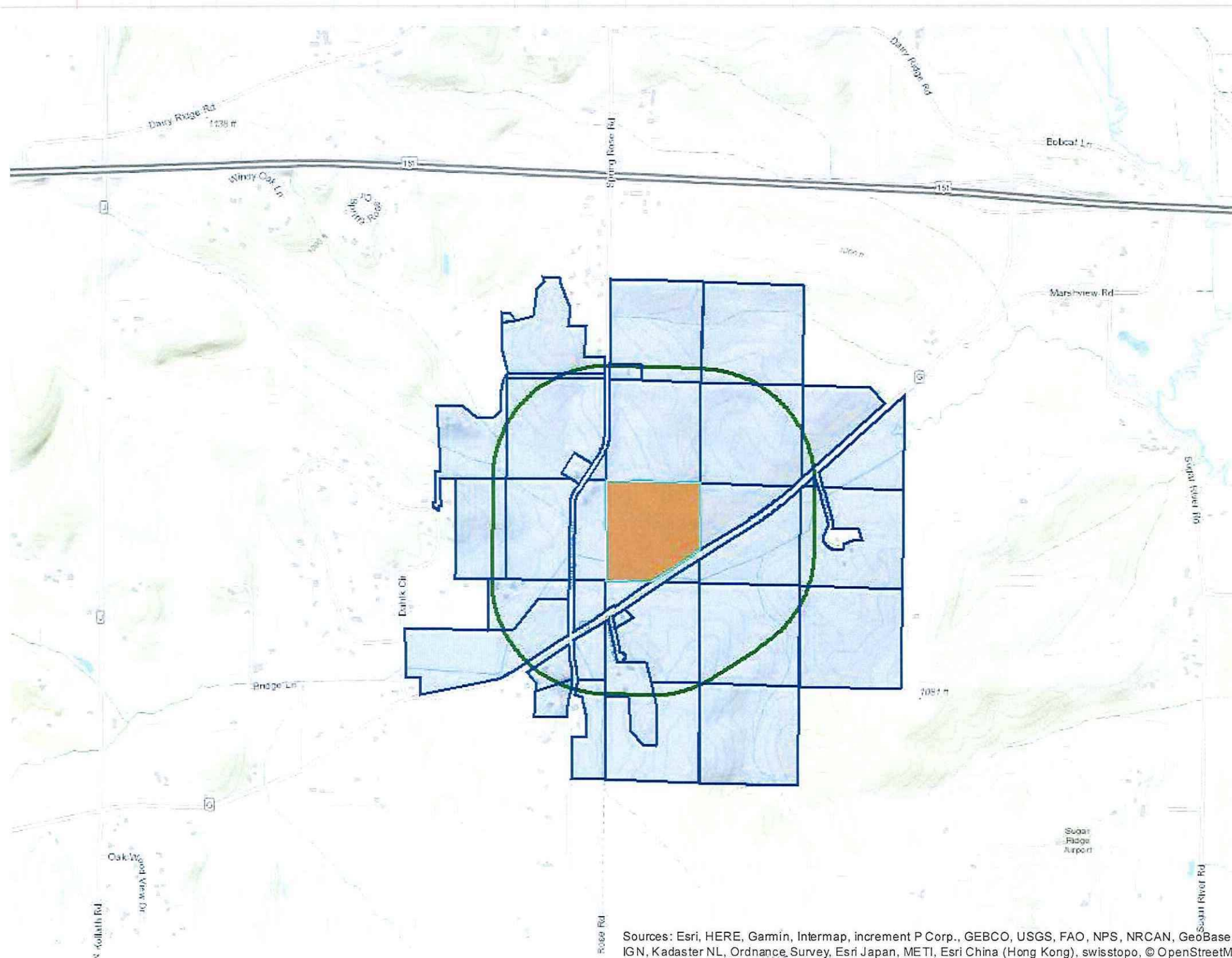
WILLIAM RESOP
2200 BRANDANCEE LN
VERONA, WI 53593

Current Owner
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VERONA, WI 53593

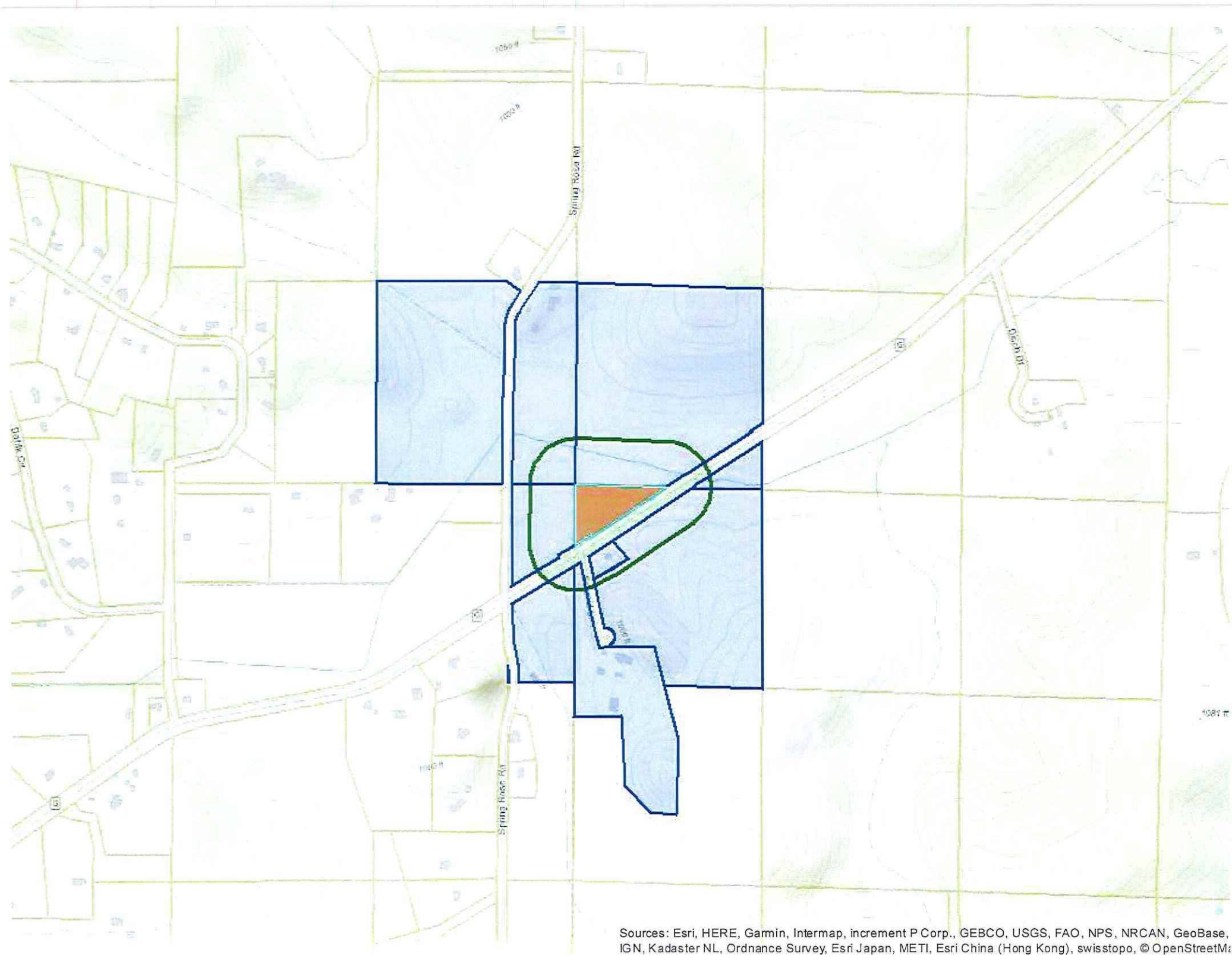
JUSTINE SCHMID
408 EDWARD ST
VERONA, WI 53593

WILLIAM RESOP
2200 BRANDANCEE LN
VERONA, WI 53593

JUSTINE SCHMID
408 EDWARD ST
VERONA, WI 53593



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM:

