

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/21/2025	DCPREZ-2025-12196
<b>Public Hearing Date</b>	
09/16/2025	

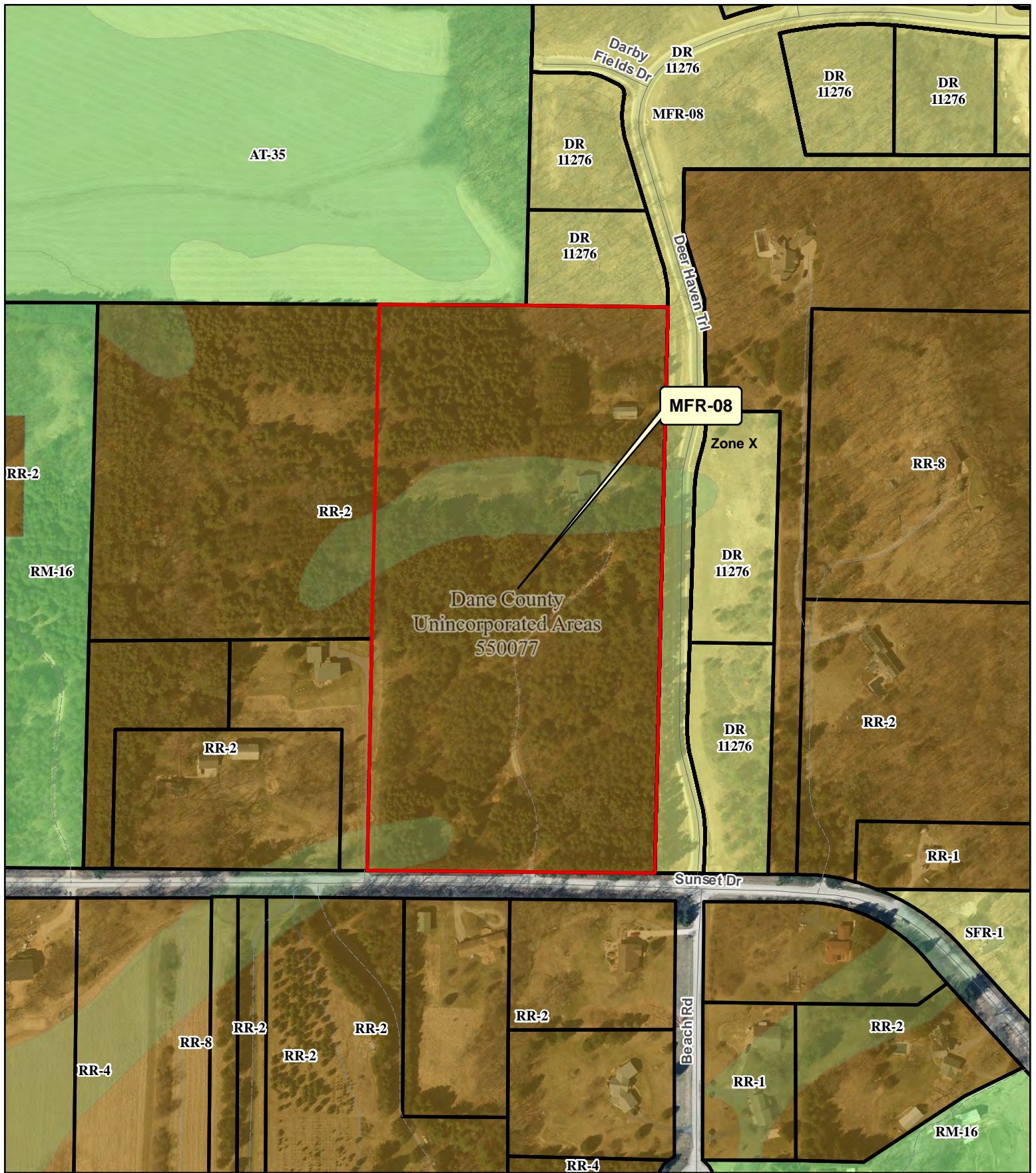
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OLSEN TRUST	PHONE (with Area Code) (608) 845-7972	AGENT NAME D'ONOFRIO KOTTKE AND ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 6466 SUNSET DR		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS		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	
6466 Sunset Drive					
TOWNSHIP VERONA	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-361-9100-7		0608-361-9190-9		0608-362-9500-2	

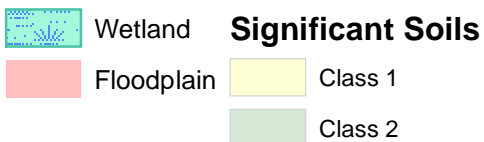
REASON FOR REZONE
CREATING A CONDOMINIUM PLAT FOR 4 SINGLE-FAMILY HOMES

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	MFR-08 Multi-Family Residential District	19.4


<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input 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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## Legend



0 100 200 400 Feet



Petition 12196  
Olsen Trust





**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:	Olsen Trust	Agent Name:	Ronald R Klaas, D'onofrio Kottke
Address (Number & Street):	6466 Sunset Drive	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:		Email Address:	
Phone#:	608-845-7972	Phone#:	608-833-7530

### PROPERTY INFORMATION

Township: Verona Parcel Number(s): 060836191007, 060836191909, 060836295002  
Section: 36 Property Address or Location: 6466 Sunset Drive

### 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 ☐ No ☒

The landowner would like to create 3 additional building sites in addition to their existing house on the 20 acres that comprise these 3 parcels. Because their land is within the Fitchburg ETJ, they are proposing a 4 unit condo plat, per the attached sketch. Zoning for the condo plat would need to be MFR-08.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
R-2	MFR-08	19.4

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.

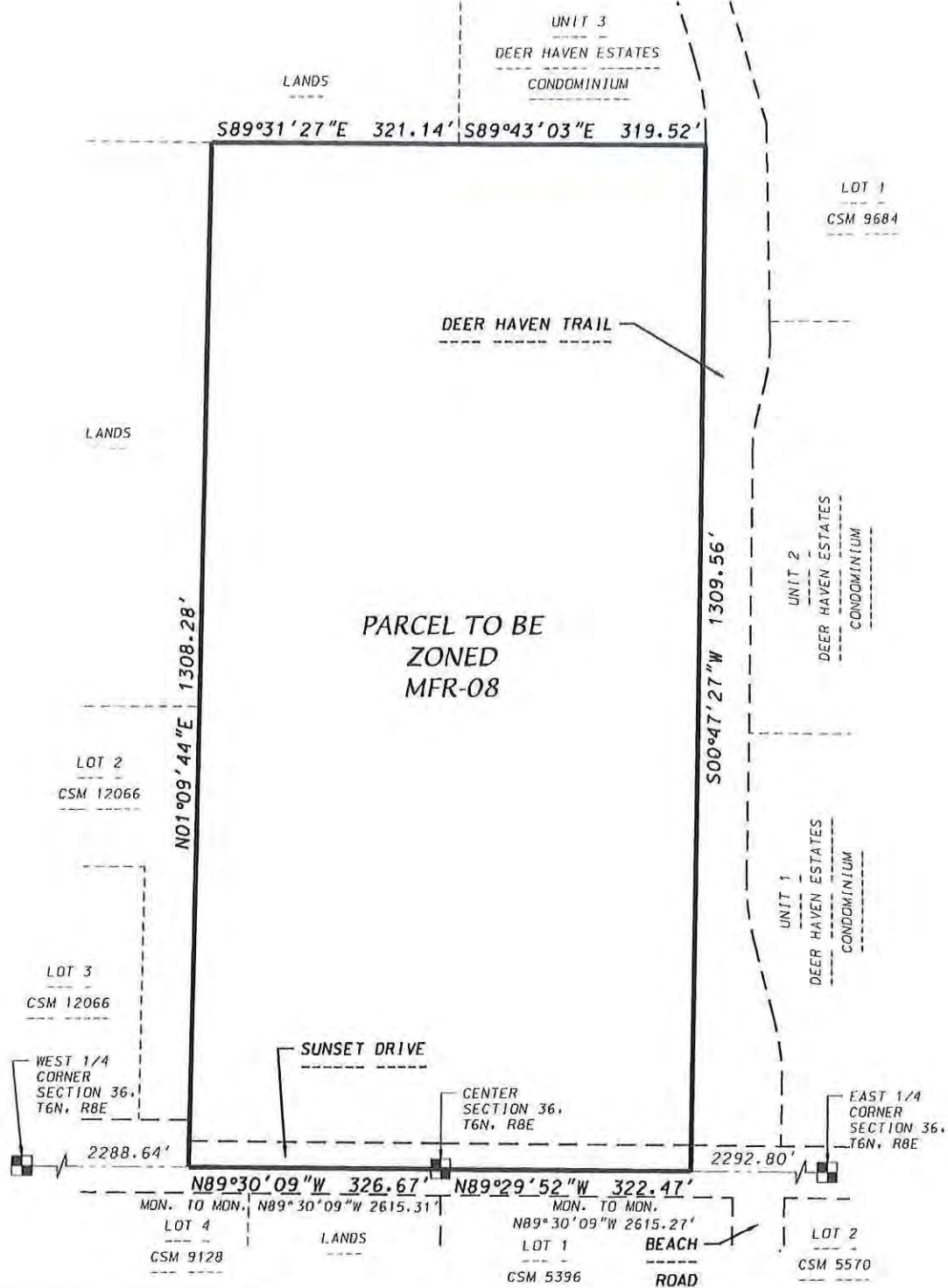
- |                                                                                    |                                                                            |                                                                                 |                                                                                                 |                                                                                                                     |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <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 checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

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 Ronald R Klaas

Date 7-7-25

# OLSEN - ZONING MAP



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



Scale 1" = 200'

DATE: 10-21-21

F.N.: 18-02-151

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

# SUNSET DRIVE PINES

## A CONDOMINIUM PLAT

LOCATED IN THE SE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4  
OF SECTION 36, T6N, R8E,  
TOWN OF VERONA, DANE COUNTY, WISCONSIN

Building Setbacks (in feet)

Unit Number	NORTH	SOUTH	EAST	WEST
1	50	100	50	50
2	50	100	50	50
3	50	50	50	50
4	50	50	50	50

GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
(DANE ZONE)

THE SOUTH LINE OF THE NE  
1/4 OF SECTION 36, T6N,  
R8E BEARS N89°29'52"W

- LEGEND**
- PLACED 3/4"X18" IRON REBAR (WT=1.5 LBS/FT)
  - FOUND 3/4" IRON REBAR
  - ⊙ FOUND 1" IRON PIPE
  - ⊙ FOUND 1/2" IRON PIPE
  - ( ) "RECORDED AS" INFORMATION

### LEGAL DESCRIPTION

A parcel of land located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 36; thence N89°29'52"W, 2292.80 feet along the South line of said NE1/4; thence N00°47'27"E, 33.00 feet to a point on the North right-of-way line of Sunset Drive; also being the point of beginning; thence N89°29'52"W, 322.64 feet along said North right-of-way line; thence N89°30'09"W, 326.28 feet along said North right-of-way line to a point on the East line of Lot 2, Certified Survey Map No. 12066; thence N01°09'44"E, 1275.28 feet along the East line of Lot 2, Certified Survey Map No. 12066 and the Northerly extension thereof to point on the North line of said SE 1/4 of the NW 1/4; thence S89°31'27"E, 321.14 feet to the Southeast corner of said Unit 3, Deer Haven Estates Condominium; thence S89°43'03"E, 319.52 feet to the Southeast corner of said Unit 3; thence S00°47'27"W, 1276.56 feet along the West line of Deer Haven Trail and the Southerly extension thereof to the point of beginning. Containing 822,482 square feet (18.882 acres).

### SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that the plat hereon is prepared in accordance with Wisconsin Statutes, Section 703.11 and is a correct representation of the condominium described. I further certify that such map correctly represents all exterior boundaries and that the locations of each unit and the common elements can be determined from the plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

Brett T. Stoffregan,  
Professional Land Surveyor, S-2742

### REGISTER OF DEEDS CERTIFICATE

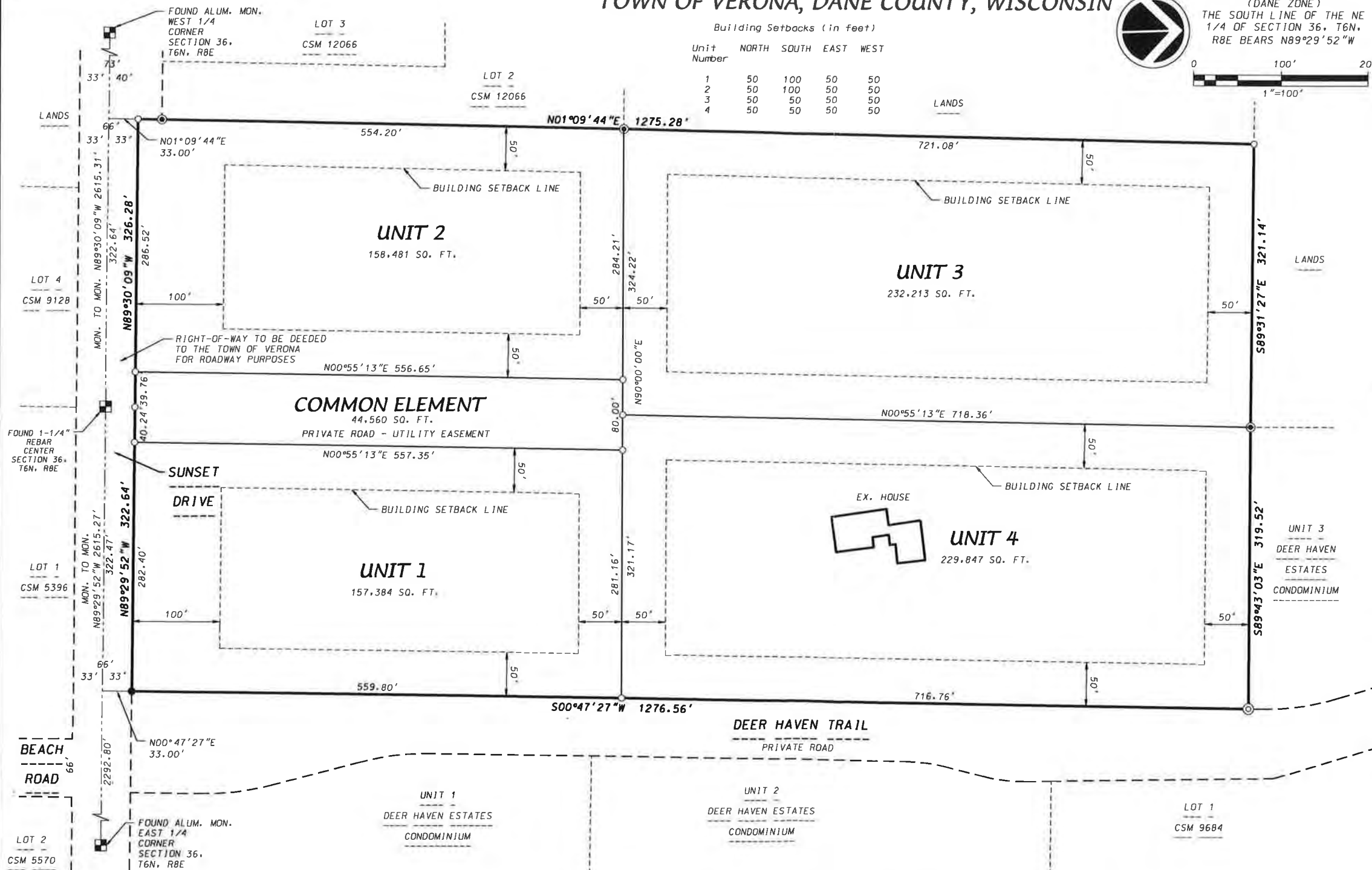
Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in Volume \_\_\_\_ of  
of Condominium Plats on Pages \_\_\_\_  
as Document Number \_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

FN:18-02-151  
SHEET 1 OF 1 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



## ZONING DESCRIPTION

### PARCEL TO BE ZONED MFR-08

A parcel of land located in the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 36, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:  
Commencing at the East 1/4 corner of said Section 36; thence N89°29'52"W, 2615.27 feet along the South line of said NE1/4 to the point of beginning; thence N89°29'52"W, 322.47 feet along said South line to the Center of said Section 36; thence N89°30'09"W, 326.67 feet along the South line of said NW1/4; thence N01°09'44"E, 1308.28 feet along the East line of Lot 2, Certified Survey Map No. 12066 and the Northerly extension thereof to a point on the North line of said SE1/4 of the NW1/4; thence S89°31'27"E, 321.14 feet to the Southwest corner of Unit 3, Deer Haven Estates Condominium; thence S89°43'03"E, 319.52 feet to the Southeast corner of said Unit 3; thence S00°47'27"W, 1309.56 feet along the West line of Deer Haven Trail and the Southerly extension thereof to the point of beginning. Containing 843,901 square feet (19.373 acres).



# DEED RESTRICTION

11779

Use black ink & print legibly

WHEREAS,

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Is/are owner(s) of the following described real estate in the  
Town of Verona, Dane County, Wisconsin further described  
as follows:

Proposed  
Restrictions

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Name and return address:

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Parent Parcel Numbers

0608-361-9100-7

0608-361-9190-9

0608-362-9500-2

## LEGAL DESCRIPTION:

OLSEN CONDOMINIUM, A CONDOMINIUM PLAT LOCATED IN THE SE1/4 OF THE  
NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 36, T6N, R8E, TOWN OF VERONA, DANE  
COUNTY, WISCONSIN

**WHEREAS**, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

**WHEREAS**, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Verona, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

**THEREFORE**, the following restrictions are hereby imposed:

1. The Condominium Plat is limited to a maximum of 4 units; no unit area being smaller than 3 acres.
2. Each unit of the Condominium plat shall be limited to no more than one detached, single family residence.
3. All buildings constructed on the property must be within the setback area identified in the condominium plat.
4. One common area for the shared driveway will be provided as part of the Condominium Plat.



The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.
2. The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.
3. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Grantor (owner)

\_\_\_\_\_  
Signature of Grantor (owner)

\_\_\_\_\_  
\*Name printed

\_\_\_\_\_  
\*Name printed

STATE OF WISCONSIN, County of \_\_\_\_\_

Subscribed and sworn to before me on \_\_\_\_\_ by the above named person(s).

Signature of notary or other person  
authorized to administer an oath \_\_\_\_\_  
(as per s. 706.06, 706.07)

Print or type name: \_\_\_\_\_

Title \_\_\_\_\_ Date commission expires: \_\_\_\_\_

This document was drafted by:

*Dane County  
Planning and Development Department*

\_\_\_\_\_