

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/05/2025	DCPREZ-2025-12157
<b>Public Hearing Date</b>	
05/27/2025	

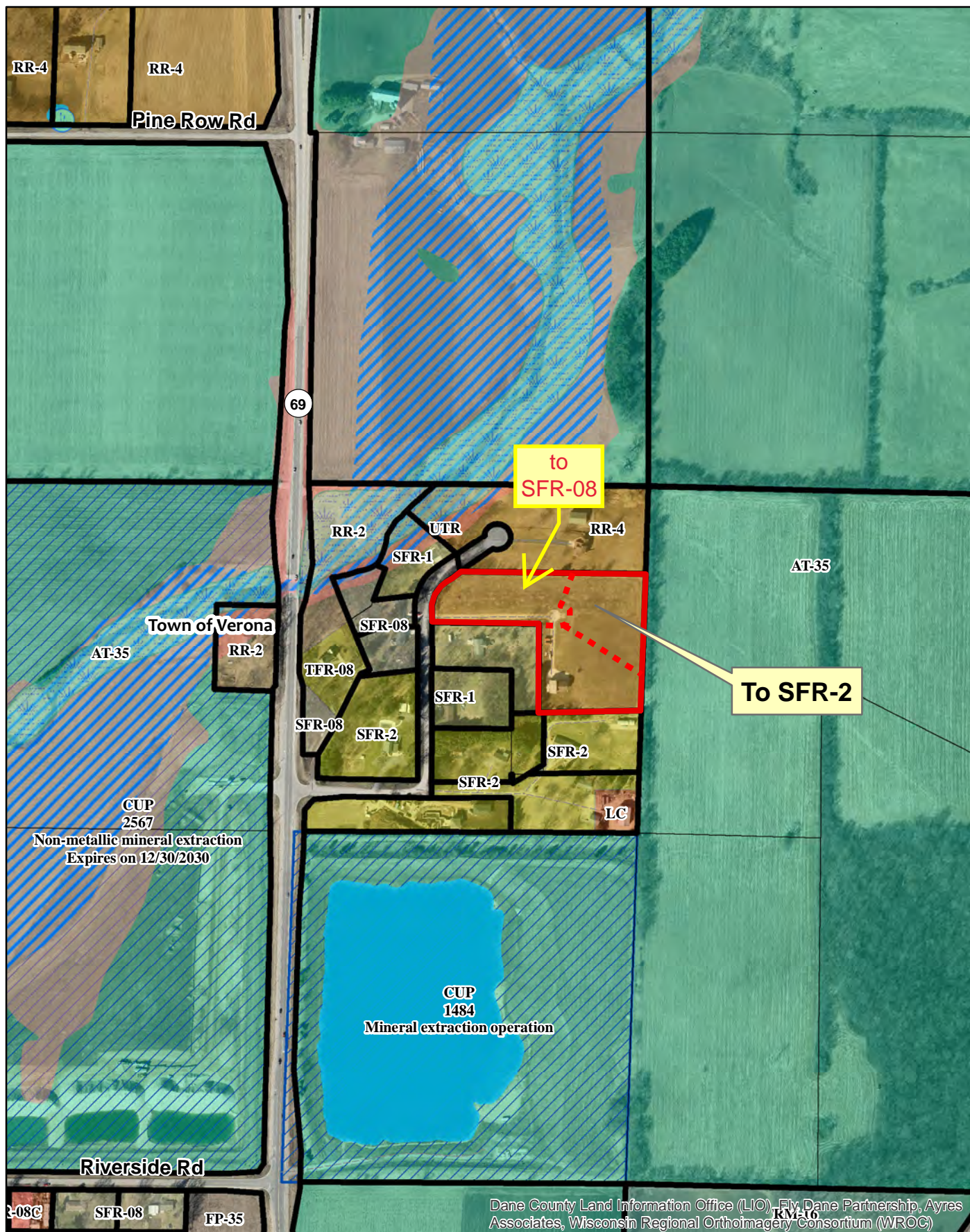
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NORBERT REPKA	PHONE (with Area Code) (608) 440-5571	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2014 MANHATTAN DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS norbert_reptka@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 Dr					
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-284-8440-2					

REASON FOR REZONE
DIVIDING A RESIDENTIAL LOT INTO THREE RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	SFR-2 Single Family Residential District SFR-08 Single Family Residential District	6.2 4.2 2.0

<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b>  <b>DATE:</b>
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## Legend



Wetland



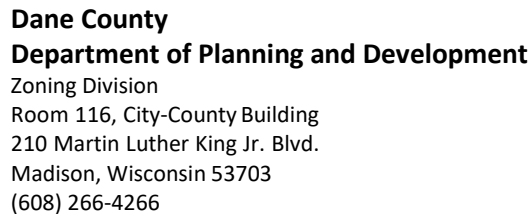
Floodplain



0 250 500 1,000 Feet

Petition 12157  
Repka





# REZONE APPLICATION

Owner/Agent Signature  Date

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

**DATE OF SURVEY:**  
NOVEMBER 14, 2024

**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

**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.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- NO ADDITIONAL ACCESS TO MANHATTAN DRIVE FOR LOT 1 OTHER THAN VIA THE SHARED DRIVEWAY.

**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.

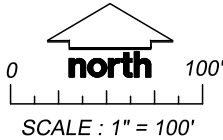
SAID PARCEL CONTAINS 270,289 SQUARE FEET OR 6.20 ACRES MORE OR LESS.

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, AE-7 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.

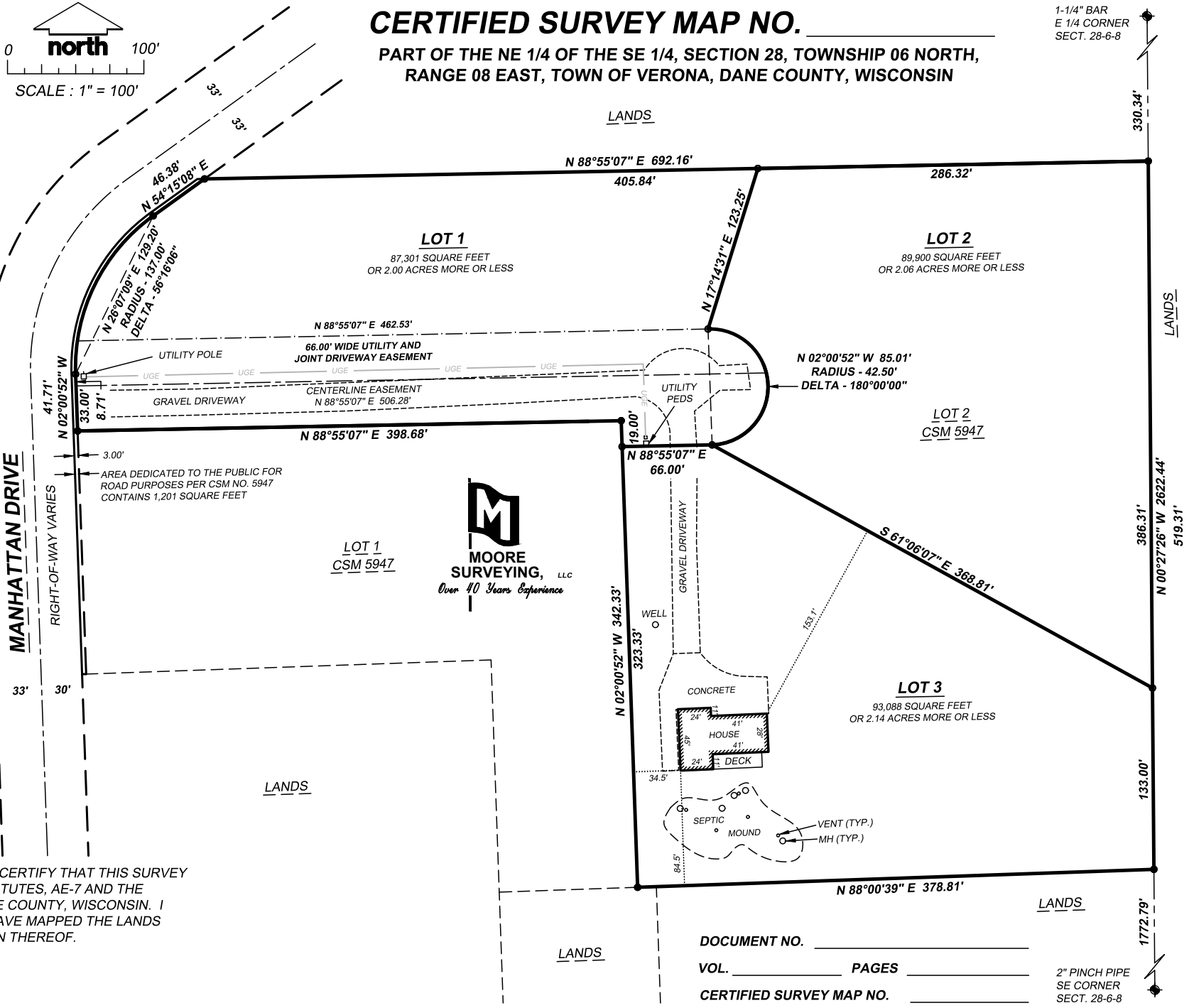
ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028



**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. 28-6-8



**DOCUMENT NO.** \_\_\_\_\_

**VOL.** \_\_\_\_\_ **PAGES** \_\_\_\_\_

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

2" PINCH PIPE  
SE CORNER  
SECT. 28-6-8

**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**

**TOWN OF VERONA CERTIFICATE**

THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED, ACCEPTED AND APPROVED FOR RECORDING BY THE TOWN OF  
VERONA, DANE COUNTY, WISCONSIN

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
TERESA WITHEE, TOWN CLERK  
TOWN OF VERONA

\_\_\_\_\_  
DATE

**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

**DANE COUNTY CERTIFICATE**

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

\_\_\_\_\_, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE.

**OWNER'S CERTIFICATE**

AS OWNER(S) WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED  
AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS  
REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND  
LAND REGULATION COMMITTEE FOR APPROVAL. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE  
SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NORBERT REPKA

STATE OF WISCONSIN )  
COUNTY OF DANE ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE-  
NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT OF MORTGAGEE**

UW CREDIT UNION, MORTGAGEE OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY CONSENT TO THE SURVEYING, DEDICATION,  
DIVIDING AND MAPPING OF THE LAND DESCRIBED ABOVE, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF  
NORBERT REPKA, OWNER.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE, UW CREDIT UNION

\_\_\_\_\_  
DATE



DOCUMENT NO. \_\_\_\_\_

VOL. \_\_\_\_\_ PAGES \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

## **Rezone Petition 12157 Legal Description (revised)**

### **RR-4 to SFR-08**

#### **(proposed Lot 1)**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S 00°27'26" E, 330.34 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S 88°55'07" W, 286.32 FEET TO THE POINT OF BEGINNING; THENCE S 17°14'31" W, 123.25 TO THE START OF A NON-TANGENT CURVE TO THE RIGHT; THENCE 133.54 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 42.50 FEET AND A CHORD WHICH BEARS S 02°00'52" E, 85.01 FEET; THENCE S 88°55'07" W, 66.00 FEET; THENCE N 02°00'52" W, 19.00 FEET; THENCE S 88°55'07" W, 398.68 FEET; THENCE N 02°00'52" W, 41.71 FEET TO THE START OF A CURVE TO THE RIGHT; THENCE 134.54 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 137.00 FEET AND A LONG CHORD WHICH BEARS N 26°07'09" E, 129.20 FEET; THENCE N 54°15'08" E, 46.38 FEET; THENCE N 88°55'07" E, 405.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 87,301 SQUARE FEET OR 2.00 ACRES MORE OR LESS.

### **RR-4 to SFR-2**

#### **(proposed Lots 2 and 3)**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S 00°27'26" E, 330.34 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING; THENCE S 88°55'07" W, 286.32 FEET; THENCE S 17°14'31" W, 123.25 TO THE START OF A NON-TANGENT CURVE TO THE RIGHT; THENCE 133.54 FEET ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 42.50 FEET AND A CHORD WHICH BEARS S 02°00'52" E, 85.01 FEET; THENCE S 88°55'07" W, 66.00 FEET; THENCE S 02°00'52" E, 323.33 FEET; THENCE N 88°00'39" E, 378.81 FEET; THENCE N 00°27'26" W, 519.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 182,988 SQUARE FEET OR 4.20 ACRES MORE OR LESS.

### **~~RR-4 to SFR-2~~**

~~Lot 2, Certified Survey Map Number 5947, as recorded in Volume 28 of Certified Survey Maps, Pages 162-164, as Document Number 2162995, Dane County Register of Deeds, Located in the SE 1/4 Section 28, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin.~~