



Dane County Planning & Development

Land Division Review

November 1, 2011

Grenlie Surveying
400 S. Nine Mound Rd.
Verona, WI 53593

Re: Ken Keryluk (CSM 9319)
Town of Verona, Section 4
(1 lot, 3.8 acres)
Zoning Petition #10348 A-1EX to RH-1, RH-1 to A-1EX

The Zoning & Land Regulation Committee approved Zoning Petition #10348 on October 25, 2011.

Attn: Thom Grenlie, S-1051

The proposed CSM is hereby conditionally approved as follows:

1. Rezone Petition #10348 is to become effective and all conditions established with Zoning Petition #10348 are to be timely satisfied.
2. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
3. The town road is to be labeled and the distance to the centerline of the public highway right-of-way is to be shown.
4. The net lot area calculations are to be specified in square feet.
5. The approximate location of the on-site septic system is to be shown including the absorption system.
6. The location of the existing driveway is to be shown.
7. An owners certificate in accordance with S. 236.21(2), Wisconsin State Statutes is to be included.
8. The owners certificate is to include "we also certify that this certified survey map is required by S. 75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."

9. All owners of record are to be included in the owner's certificate. (County records indicate that KENNETH S KERYLUK & MELISSA E WEE is the owner). *Spouse's signature and middle initials are required to provide valid certificates.*
10. The Town of Verona approval certificate is to be included.
11. City of Madison approval certificate is to be included.
12. The required certificates are to be executed.
13. All references to zoning are to be removed from the final document.
14. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
15. Dane County Surveyor approvals are to be obtained. When all revisions are complete, submit a copy to the Dane County Surveyor for technical review and approval.
16. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document may be submitted for final review. The proposed certified survey map will be scheduled for a future Dane County Zoning and Land Regulation Committee for approval. If approved the approving signature will be affixed by the Chair of the committee. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Verona
City of Madison Planning, Tim Parks



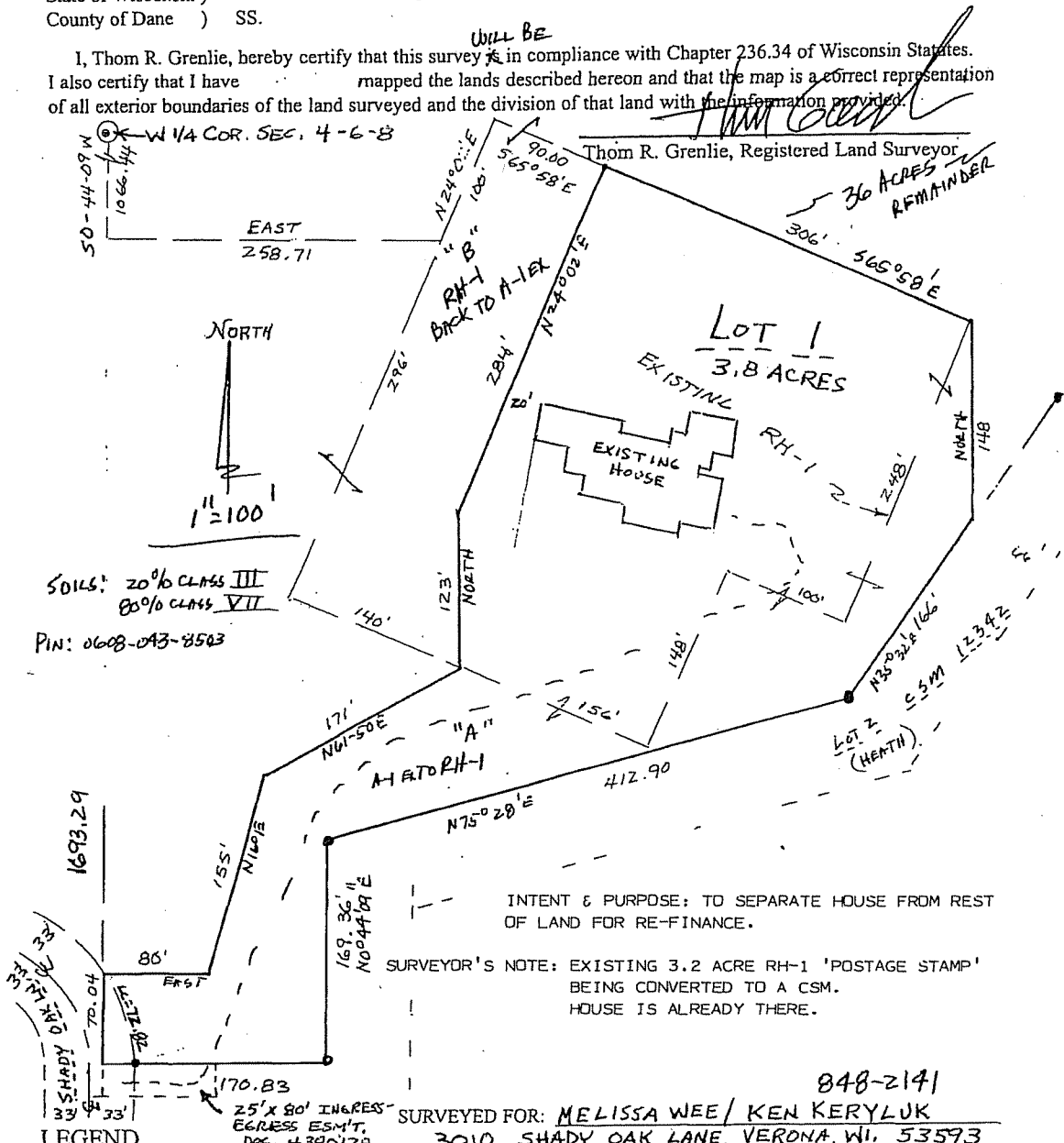
THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE
 State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey ^{Will be} in compliance with Chapter 236.34 of Wisconsin Statutes.
 I also certify that I have mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor



SOILS: 20% CLASS III
 80% CLASS VII
 PIN: 0608-043-8503

INTENT & PURPOSE: TO SEPARATE HOUSE FROM REST OF LAND FOR RE-FINANCE.

SURVEYOR'S NOTE: EXISTING 3.2 ACRE RH-1 'POSTAGE STAMP' BEING CONVERTED TO A CSM. HOUSE IS ALREADY THERE.

848-2141

LEGEND

- Scale: 1 inch = 100' ft.
- iron stake found
- 1"x24" iron pipe set min. wt.=1.13#/in ft.

SURVEYED NOT
 DRAWN HC
 APPROVED _____
 FIELD BOOK _____
 DATE 8-9-11
 TAPE/FILE _____

SURVEYED FOR: MELISSA WEE / KEN KERYLUK
3010 SHADY OAK LANE, VERONA, WI, 53593
 DESCRIPTION-LOCATION: P2 W 1/2, SW 1/4, SEC. 4-6-B,
TOWN OF VERONA, DANE CO, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REG. COMM., action of _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

Register of Deeds

OFFICE MAP NO. _____ DOCUMENT # _____ CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 25, 2011**

Petition: DCPREZ-2011-10348

Zoning Amendment:
A-1EX Agriculture to RH-1 Rural Homes and RH-1 Rural Homes to A-1EX Agriculture

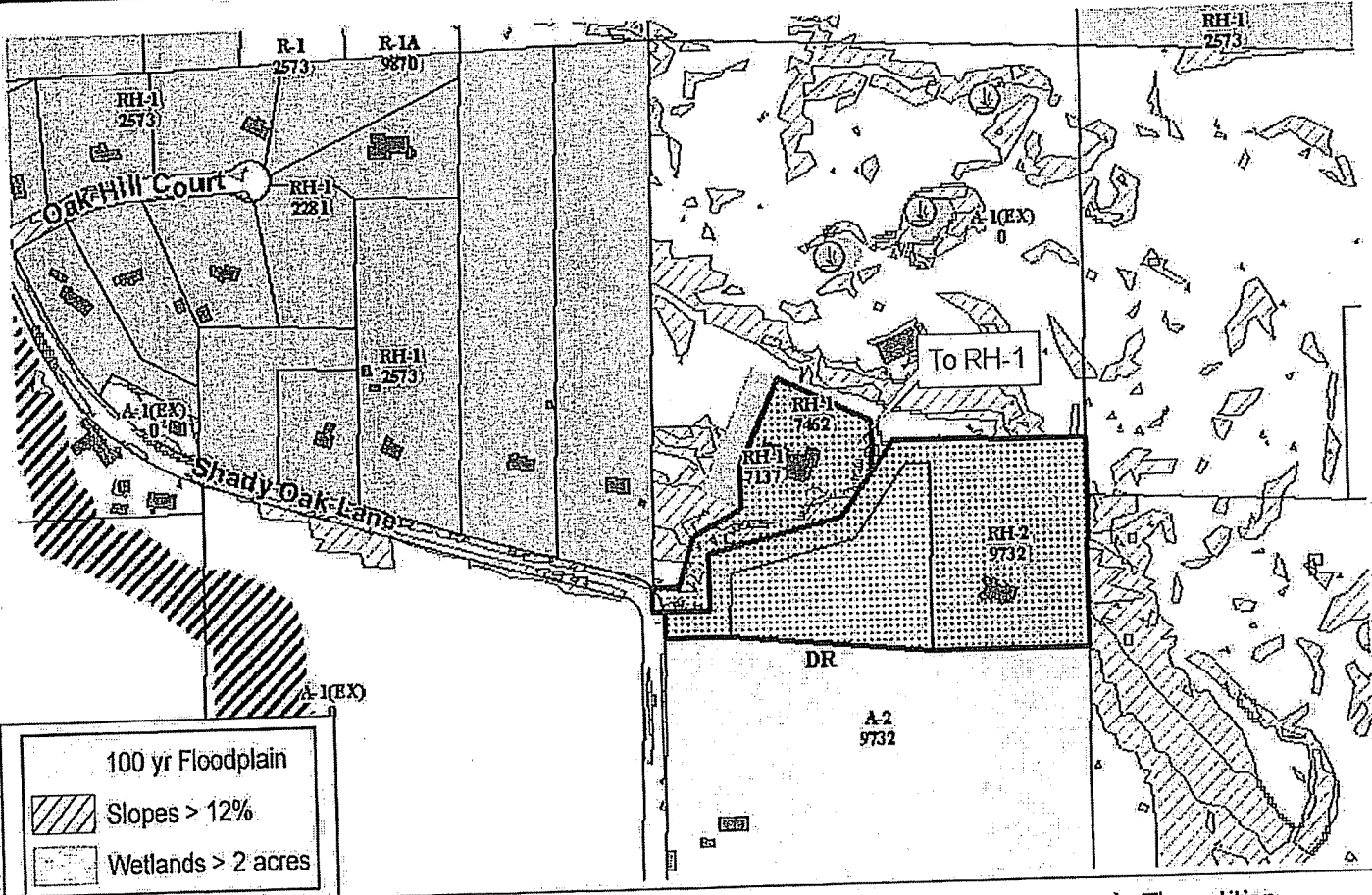
Town/sect:
Verona, Section 4

Acres: **3.8, .6** Survey Req. Yes (180-day DED)

Applicant
Melissa Wee

Reason:
Separation of an existing residence from a larger parcel

Location:
3010 Shady Oak Lane



Description: The petitioner would like to separate their existing residence from the 40-acre parcel. The petition reconfigures an existing "postage stamp" zoning boundary to the proposed survey map boundaries.

Observations: There is rolling topography across the 40 acres. Several small ponds are located on the northern portion of the property. The property is wooded. No other sensitive environmental features observed.

Note: The boundary configuration shows that the property line will bisect the tennis court. See attached.

Town Plan: The Town Plan designates this area as an "Urban Residential" planning area. The housing density is set at 6 dwelling units per acre. New parcels are limited through site design criteria and City of Madison ETJ authority. The property is located within the Ice Age National Scenic Trail Corridor.

Staff: The proposal meets the dimensional standards of the zoning district.

Note: The remaining property must be at least 35 acres in order to comply with A-1 Exclusive Agriculture minimum zoning district requirements. The proposed property line should be adjusted to include the tennis court as part of the residential lot.

Town: Approved with no conditions. The CSM boundaries were revised to exclude the tennis courts.

ZLR Committee Action: 10/25/11
Approved, 4-0.

County Board Action:

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # 10348

Dane County Zoning & Land Regulation Committee Public Hearing Date 10/25/2011

Whereas, the Town Board of the Town of Verona having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): Approved Denied Postponed

Town Planning Commission Vote: 5 in favor 0 opposed 0 abstained

Town Board Vote: 5 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes)

- 1 *Deed restriction* limiting use(s) in the _____ zoning district to only the following:

- 2 *Deed restrict* the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s).

- 3 *Deed restrict* the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s).

- 4 *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s).

- 5 *Other Condition(s)*. Please specify _____

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Amy Volkmann, as Town Clerk of the Town of Verona, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 10/4/2011

Town Clerk Amy Volkmann Date: 10/5/2011