



# Dane County Planning & Development

## Land Division Review

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July 14, 2010

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

Re: Jeffrey Monson (preliminary CSM)  
Town of Verona, Section 6  
(1 Lot, 3.6 acres)  
Zoning Petition #10198 A-1EX to RH-1, DED: August 24, 2010

*The County Board approved Zoning Petition #10198 on May 20, 2010.*

Attention to whom it may concern:

On July 13, 2010 the Zoning & Land Regulation Committee approved the preliminary certified survey map based upon the following conditions:

1. Rezone Petition #10198 is to become effective (one day following publication in the Wisconsin State Journal) and all conditions established with Zoning Petition #10198 are to be timely satisfied.
  - *Recording of an approved Certified Survey Map*
  - *Payment of Rezoning Conversion fees*
2. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
3. An access easement is to be shown on proposed lot 1 for ingress and egress purposes for the benefit of remaining agricultural lands.
4. Existing buildings shall be dimensioned to the nearest 0.1-foot in relation to proposed property boundaries.
5. The approximate location of the on-site septic system is to be shown including the absorption system.
6. An owners certificate in accordance with S. 236.21(2), Wisconsin State Statutes is to be included.
7. 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."

8. All owners of record are to be included in the owner's certificate. (County records indicate that JEFFERY A MONSON is the owner). *Spouse's signature and middle initials are required to provide valid certificates.*
9. The Town of Verona approval certificate is to be included.
10. The City of Madison approval certificate is to be included.
11. The required certificates are to be executed.
12. All references to zoning are to be removed from the final document.
13. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
14. 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.
15. 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,

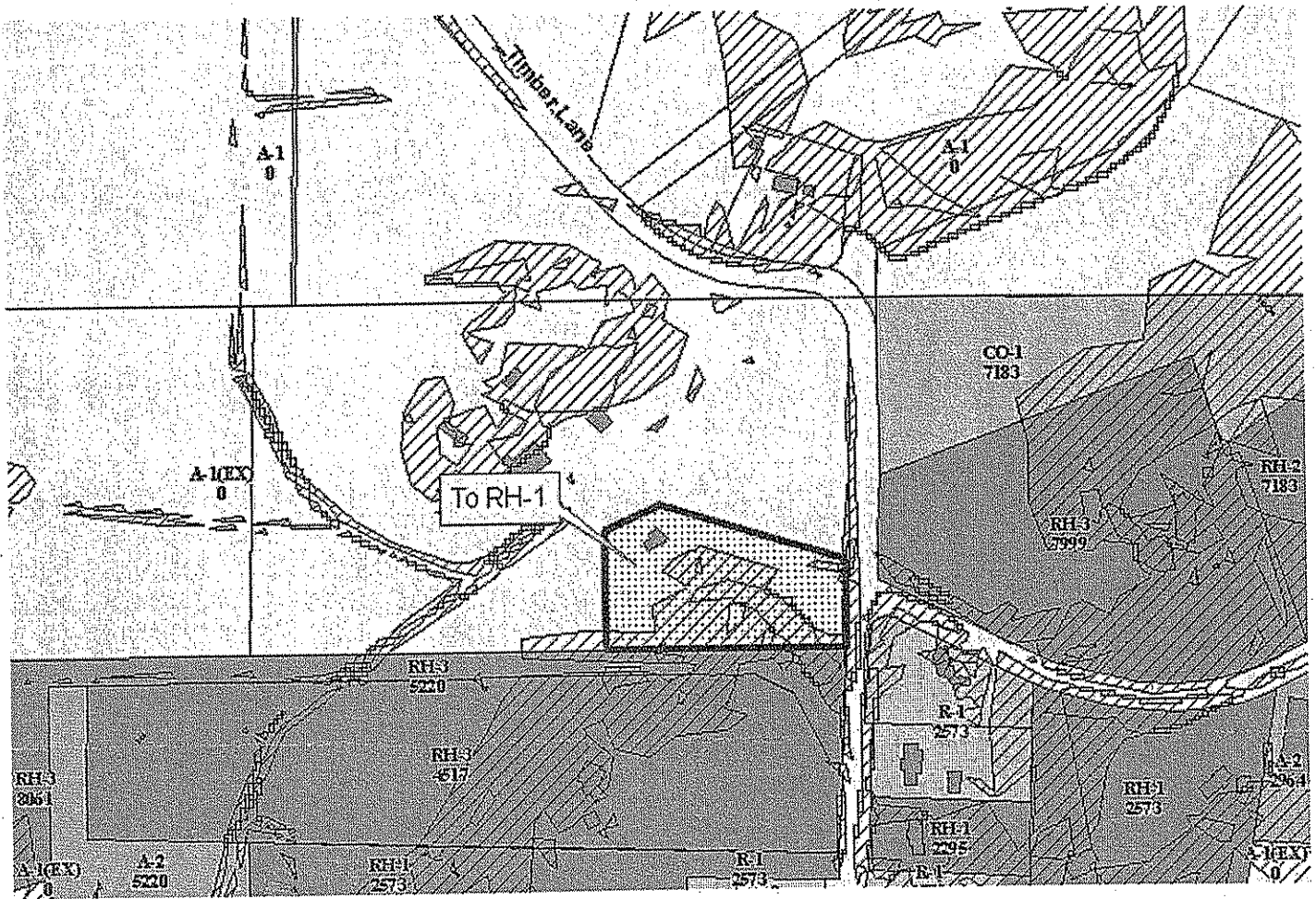
Daniel Everson  
Land Division Review  
267.1541

CC:  
Clerk, Town of Verona  
City of Madison Planning – Tim Parks  
Dane County Surveyor – Dan Frick

# STAFF REPORT

## DANE COUNTY ZONING & LAND REGULATION COMMITTEE

<b>Dane County Application for Change in Zoning or CUP</b>	<b>Hearing Date:</b> 5/11/2010 <b>Item #:</b> 10
<b>Zoning Petition #:</b> 10198 <b>C.U.P. #:</b> None Internal Tracking Number: RECU25705	<b>Town/Section:</b> Town of Verona/06
<b>Applicant:</b> JEFFERY MONSON	<b>Location:</b> AT 3185 TIMBER LANE
<b>Area:</b> 3.6 acres <b>Delayed Effective Date:</b> YES <b>Change:</b> From A-1EX Exclusive Agricultural To RH-1 Rural Homes	<b>Rezone Reason:</b> SEPARATION OF THE FARM RESIDENCE FROM THE FARM



A public hearing on this petition will be held on **May 11, 2010** at 7:30 P.M. in Room 201 of the City-County Building, Madison WI. This hearing is being held so that the Dane County Zoning and Land Regulation committee (ZLR) may hear those persons who have an interest in the proposed change in zoning districts or conditional use. The ZLR Committee will review the proposed change in zoning districts or conditional use against the policies of the adopted town land use or comprehensive plan and the Dane County Comprehensive Plan. Conditional Uses are granted or denied by the ZLR Committee and relevant Town Board. Committee recommendations on zoning district changes are referred to the County Board which will make the final decision on approval/denial subject to County Executive signature. Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116 City County Building, telephone (608)266-4266 between the hours of 7:45 AM and 4:30 PM, Monday - Friday. This change must be acted on by the local Town Board prior to ZLR committee action. Interested persons should contact their Town Board regarding this matter as soon as possible. **A COPY OF THIS NOTICE HAS BEEN SENT TO NEIGHBORING PROPERTY OWNERS. PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.**

Notice of this public hearing will be published in the Wisconsin State Journal: April 27, 2010 & May 4, 2010  
**ZONING & LAND REGULATION COMMITTEE**  
 Patrick Miles, Chair

Town Approve

Present: Klein, Enburg, Rego, Miller, Johnson

Call To Order by Klein. Motion to approve agenda and take items out of order by Miller/Rego. Motion carried.

Public Comment: State Bank of Cross Plains submitted information asking for additional town deposits as per conversations with Clerk/Treasurer Amy Volkmann.

Service Report # dated March , 2010 was submitted by Kevin Lord. Lord introduced James Bongard who will be working for the town on project management.

Report on soil borings of Sunset Drive: Defer to May meeting.

Shady Oak Lane: Lord will submit a task order for the work proposed on Shady Oak.

Results of survey for **DeMarco Trail-Discussion** and action on cul de sac improvements: Motion by Miller/Rego to make no changes to the cul de sac at this time, but will direct the engineer to collect further data for ditching, with possibilities of easement and road work along the Nelson property. Roll call: Miller, Enburg, Rego, Klein, all voted yes. Motion carried.

Report of Public Works Adm. Johnson noted request of Madison for participation on repairs to Midtown Road east of Hi Point. Board members noted to tell Madison no and to look at abandonment for that stretch of the road in May.

Permits to work in town road right of way: Barnes application to put planting of annuals in 'court' area in ROW along Nesbitt Road. Motion to approve by Miller/Rego. Motion carried. Charter application for Hickory Ridge Motion to approve by Miller/Rego Judd will take photos of ditch line and Johnson will place wording for restoration of seeding as the project proceeds due to steep elevation on the permit and will get a warranty from Charter for the restoration work. Motion carried.

Approval of access and driveway permit application submitted the month of March 2010 Epic on Bobcat Lane Motion to approve, with conditions as noted by town staff, by Miller/Rego. Motion carried.

Streets crack filling projects for 2010: Motion to approve by Rego/Miller with a cap of \$8,000. Motion carried.

Agreement with Dane County for 2010 inspections of Town bridges: Motion to authorize Johnson to sign agreement by Enburg/Miller. Motion carried.

2010-2011 Sodium Chloride (salt) Bid with WI DOT: Table until April 13 board meeting.

Report on reducing the number of Commission members: Table to May board meeting.

Rezone petition #10198: submitted by Jeff Monson for property at 3185 Timber Lane for a land division and rezone from A-1EX to RH-1 for 3.6 acres. Motion by Enburg/Rego to approve the rezone and CSM with a restriction with a notation affixed to the face of the survey map indicating a limitation of one (1) access onto Timber Lane from lot 1 and that access be restricted to within 60 feet of the N.E. property line as indicated on the face of the survey map. (due to the topography of Timber Lane). Roll call: Miller, Enburg, Rego, Klein, all voted yes. Motion carried.

Approve Red Flag Rules Program to prevent identity theft: Table to May meeting.

Emergency Management Plan for the town: Table to May meeting.

Discussion and possible action on correspondence to Verona Fire District regarding participation in the District beyond January 1, 2011. Tabled.

REPORTS: EMS, FIRE, OSPC, Town Chair, Supervisors, Administrator and Clerk/Treasurer

Supervisors: none

Administrator: noted was improvements to the joint owned land that surrounds the fire department property, replacement of picnic tables damaged from the winter snow removal, offer from 2<sup>nd</sup> Season Recycling for disposal of brush, inquiry of DC Town's on position of Town Board regarding USA amendment submitted to CARPC by City of Verona. Noted was that the Boards sentiments remained unchanged from correspondence submitted in 2009.

Action deferred to May on text Town of Verona 20 Year strategic Plan

Discussion and action on the text of the vision statement for the Town: Tabled

Appointment of staff and/or supervisors to complete work on Tabs A-Z for Strategic Plan to be completed by August Board meeting: Tabled

Discussion and action on procedures for paying bills. The board will review existing practices, review of existing vendors, and give direction to town staff as to how to proceed in the future. Tabled to May

Motion to approve payment of invoices from March 2-April 7, 2010 by Enburg/Miller. Roll call: Miller, Enburg, Rego, Klein, all voted yes. Motion carried.



**Dane County Planning and Development Department**

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

Cont App Bill

5/25/2010

**RE: Rezoning Conversion Fee Invoice for Petition #10198**

Pursuant to the Dane County Board's conditional approval of your rezoning petition #10198 in the Town of Verona, the conversion fees noted below must be paid in full before your rezoning becomes effective. The conditional approval requirements are listed below.

**STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin Department of Revenue under Section 73.03 (2a) Wisconsin Statutes.

**DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre.

Rezoning Petition	Delayed Effective Date Deadline	Acres Subject to Fees
10198	8/24/2010	3.6

State Conversion Fee (\$924 per Acre): \$3326

County Conversion Fee (\$55 per Acre): \$198

**TOTAL FEE DUE: \$3524**

Checks should be made payable to:  
Dane County Treasurer

Payment of the fees can be made in person, or mailed to the Dane County Zoning Office, room 116 City-County building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703. Failure to pay the fees by the Delayed Effective Date deadline will render the rezoning petition null and void.

Please submit this invoice along with your payment. Please contact the Dane County Zoning Office at 266-4266 with any questions.

Payment Date:	Office Use Only Amount:	Receipt #:
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