



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval (ETJ Review)
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Commercial/Industrial

3. No. of Parcels Proposed: two (2)

4. No. Of Buildable Lots Proposed: two (2)

5. Zoning District: Current Zoning: AT- 35 Proposed Zoning: RR-8 (Lot 2) and RM-16 (Lot 1)

6. Current Owner of \_\_\_\_\_

Address: 6437 Grandview Road

Phone No: \_\_\_\_\_

7. Contact Person: John or Gary Doerfer

Email: jjdoerfer@gmail.com

53593

Address: 2271 Fitchrona Rd Verona, WI

Phone No: 608-444-0496

8. Submission of legal description in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: \_\_\_\_\_

*John Doerfer*

Owner's or Authorized Agent's Signature

John Doerfer

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Permit Request No. \_\_\_\_\_

## Memorandum

[www.jsdinc.com](http://www.jsdinc.com)

To: Amanda Arnold, Town Administrator, Town of Verona  
Roger Lane, Zoning Administrator, Dane County Planning & Development  
Adam Sayre, Director of Planning & Development, City of Verona  
Sonja Kruesel, City Planner/Zoning, City of Fitchburg

From: Jessica Vaughn, AICP, JSD Professional Services, Inc.

Re: Doerfer Farm Rezoning and CSM

JSD Project #: 18-8605CSM

Date: July 18, 2019

cc: Todd Buhr (JSD), John Doerfer (Owner), Gary Doerfer (Owner)

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On behalf of Doerfer Brothers, Inc., JSD Professional Services, Inc. (JSD) is submitting the enclosed land use applications to the Town of Verona, Dane County Planning & Development, City of Verona, and City of Fitchburg for review and consideration.

Enclosed please find:

- For reference, a draft Certified Survey Map (CSM) that replats the existing agricultural tract of land (roughly 40 acres in size) to create one residential parcel (roughly nine acres), and one agricultural parcel (roughly 31 acres) that will remain in agricultural use; and
- A Rezoning Petition to rezone both the existing agricultural parcel from AT-35 to RM-16 (Lot 1) and the newly created residential lot (Lot 2) from AT-35 to RR-8.

We look forward to working with Town, County and municipal staff to confirm the project details and a public hearing schedule.

Please do not hesitate to contact me with any questions regarding this matter or otherwise.

**Project Background**

The project site is located along the south side of Grandview Road, just west of the intersection Grandview and Fitchrona Roads as noted in the Vicinity Map at the right.

The project site consists of one parcel totaling roughly 40 acres owned by Doerfer Brothers, Inc.

The project site is subject to Dane County zoning, and is zoned AT-35.

Today, the project is utilized as both a farm residence and active croplands.



Vicinity Map

**Development Proposal**

The development proposal includes two separate land use entitlement requests:

1. A CSM to replat the existing 40-acre parcel to create two lots that reflect the current uses, including a residential parcel (nine acres) and an agricultural parcel (roughly 31 acres); and
2. A Rezoning Petition that rezones the overall project site to coincide with the new lots and existing uses.

As it relates to newly created Lot 1, because the remaining lot area is less than the minimum standard (35 acres) at roughly 31 acres, the rezoning petition seeks to rezone these lands from AT-35 to RM-16, where the minimum lot area is 16 acres or more. The use of these lands will remain agricultural.

As it relates to the newly created Lot 2, the rezoning petition seeks to rezone the lands comprising Lot 1 from AT-35 to RR-8. The result will align the zoning accordingly with the newly created lot and the existing residential use and buildings. Refer to the Lot Summary Table provided below for additional information.

Lot Summary Table		
	Size	Existing Zoning / Proposed Zoning
Lot 1	31.076 acres	AT-35 / RM-16
Lot 2	8.867 acres	AT-35 / RR-8
Right-of-way Dedication	1.059	AT-35 / RM-16 and RR-8
<b>Total</b>	41.002 acres	N/A

**Consistency with Comprehensive Plan**

As shown on the Town of Verona Future Land Use Map, the project site is recommended for Transitional Agricultural land uses. The Town of Verona Comprehensive Plan (the “Plan”) states that, the “...primary intent of this classification is to conserve rural use lands that may someday be used for rural residential development or lot splits within the next 20 years” (page 70, Town of Verona Comprehensive Plan). While the Town’s Plan identifies the most appropriate zoning districts as AT-35 and AT-B, it does also provide policies for residential development within the transitional agriculture classification:

*“When it is determined that land with the transition agriculture classification is appropriate for development, the Town will require a change in zoning to be consistent with the proposed land use. The highest default density for planned*

*Transitional Agriculture areas shall be 1 residence per 8 acres” (Page 71, Town of Verona Comprehensive Plan).*

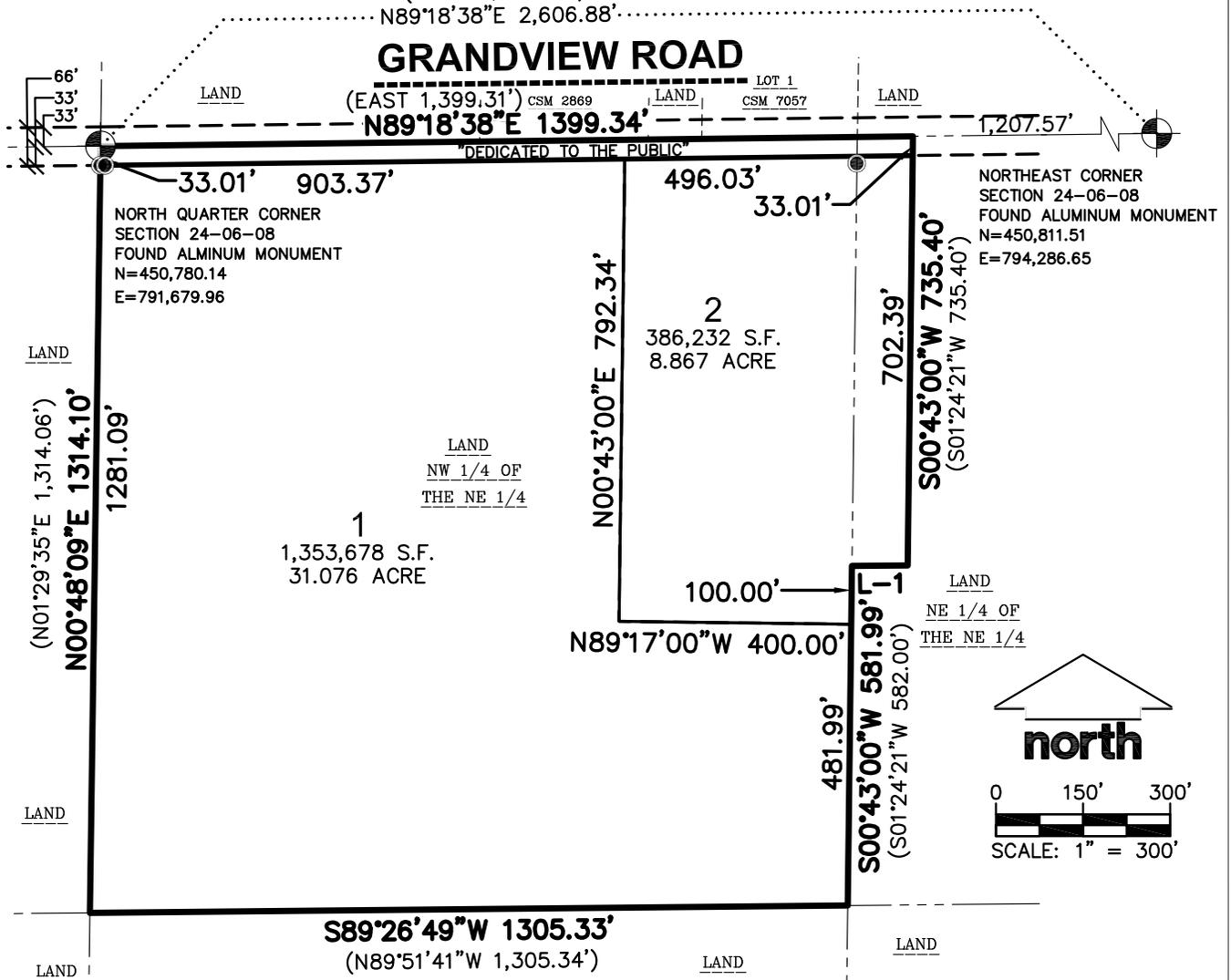
The proposed CSM and rezoning is consistent with the policies identified in the Town's Comprehensive Plan related to residential development within the Agricultural Transitional land use classification insofar as:

- The proposed residential density is one dwelling unit per nine acres; and
- The proposed zoning is consistent with the residential density and remaining agricultural lands.

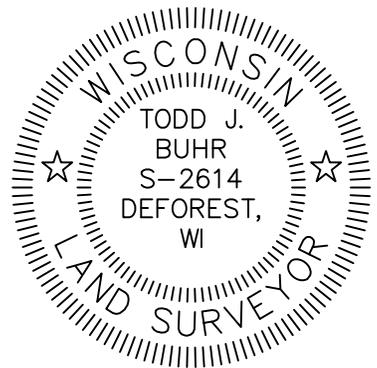
# PRELIMINARY

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA,  
DANE COUNTY, WISCONSIN  
(EAST 2,606.83')



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°26'57"W	95.90'
( )	N89°51'41"W	95.90'



### LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

### NOTES

1. FIELD WORK WAS PERFORMED ON JULY 17, 2019.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-06-08, RECORDED AS N89°18'38"E.

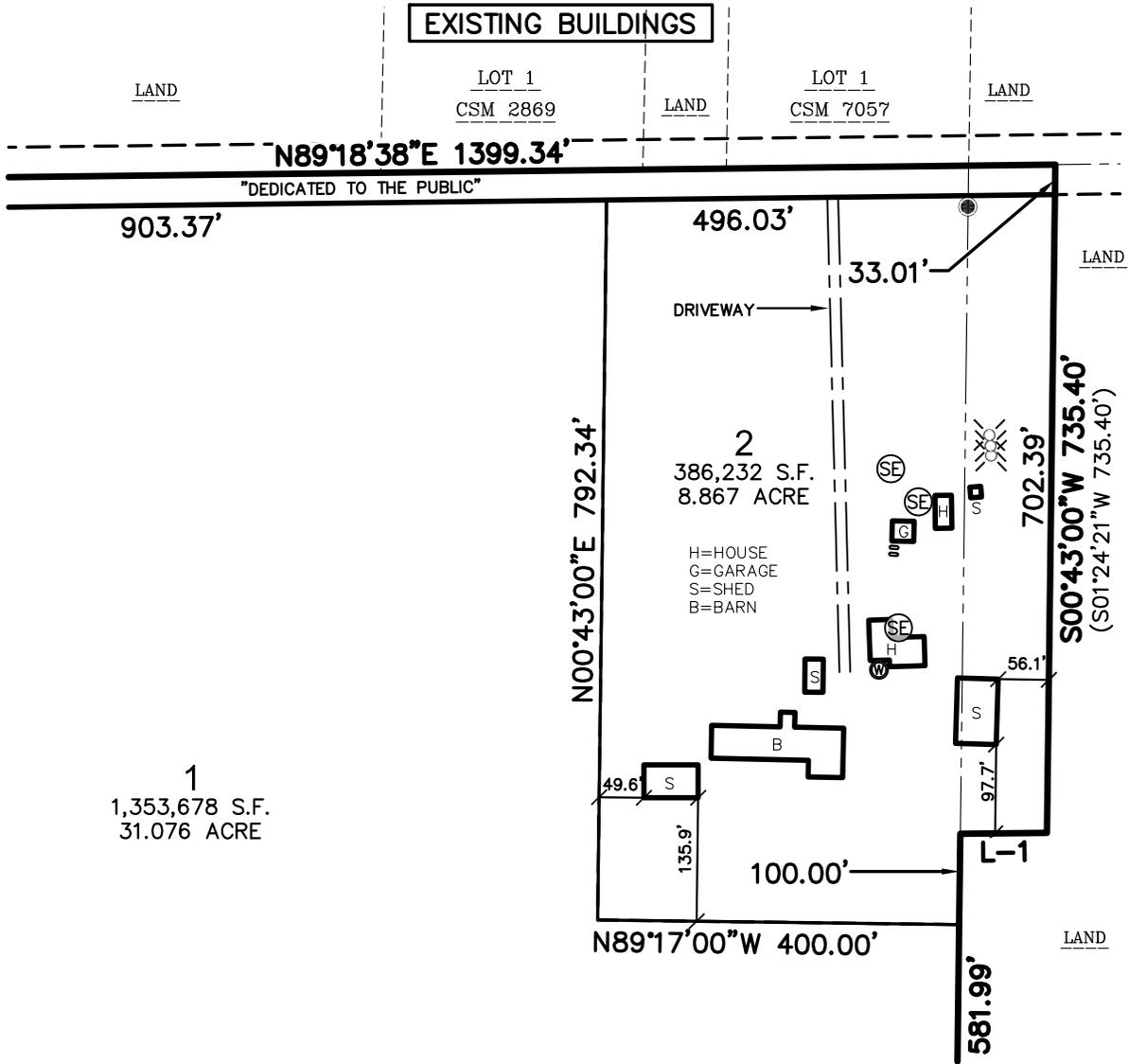
SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DOERFER BROTHERS, INC.</b> 6437 GRENVIEW ROAD VERONA, WI 53593	PROJECT NO: <u>18-8605</u> FIELDBOOK/PG: <u>          </u> SHEET NO: <u>1 OF 4</u>	SURVEYED BY: <u>          </u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>          </u>
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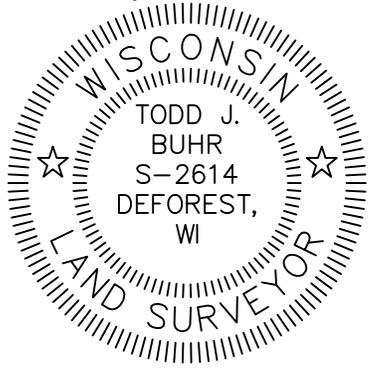
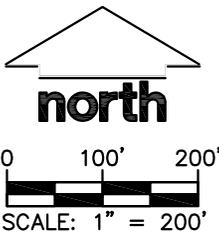
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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S89°26'57"W	95.90'
( )	N89°51'41"W	95.90'



**LEGEND**

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- SEPTIC MANHOLE
- VENT PIPE
- WELL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

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SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DOERFER BROTHERS, INC.</b> 6437 GRANDVIEW ROAD VERONA, WI 53593	PROJECT NO: <u>18-8605</u> FIELDBOOK/PG: <u>          </u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: <u>          </u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>          </u>
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		DOC. NO. _____	
		C.S.M. NO. _____	

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

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 24, AFORESAID; THENCE NORTH 89 DEGREES 18 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, 1,399.34 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, 735.40 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 57 SECONDS WEST, 95.90 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, 581.99 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 49 SECONDS WEST ALONG SAID LINE, 1,305.33 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AFORESAID; THENCE NORTH 00 DEGREES 48 MINUTES 09 SECONDS EAST ALONG SAID LINE, 1,314.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,786,089 SQUARE FEET OR 41.003 ACRES.

### SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF DOERFER BROTHERS, INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

### CORPORATE OWNER'S CERTIFICATE

DOERFER BROTHERS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID DOERFER BROTHERS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DOERFER BROTHERS, INC.,

BY: \_\_\_\_\_  
GARY R. DOERFER, \*\*\*\*\*

\_\_\_\_\_  
JOHN DOERFER, \*\*\*\* \*\*\*\*\*

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED DOERFER BROTHERS, INC., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

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

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SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DOERFER BROTHERS, INC.</b> 6437 GRANDVIEW ROAD VERONA, WI 53593	PROJECT NO: 18-8605 FIELDBOOK/PG: - SHEET NO: 3 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: -
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C.S.M. NO. \_\_\_\_\_

**PRELIMINARY**

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

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**CONSENT OF CORPORATE MORTGAGEE**

BMO HARRIS BANK, NA, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DOERFER BROTHERS, INC., OWNER.

WITNESS THE HAND AND SEAL OF BMO HARRIS BANK, NA, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
\*\*\*\*\* \* \*\*\*\*\*, VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BMO HARRIS BANK, NA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**TOWN OF VERONA BOARD APPROVAL CERTIFICATE**

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF VERONA BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF VERONA.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF VERONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
JOHN WRIGHT, TOWN CLERK  
TOWN OF VERONA

**CITY OF FITCHBURG**

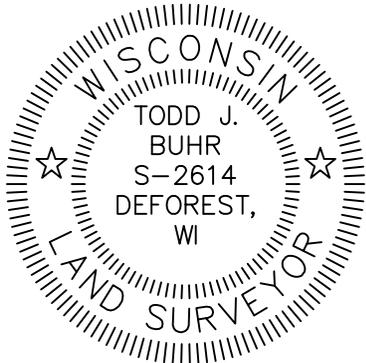
THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
\*\*\*\* \* \*\*\*\*\* DATE \_\_\_\_\_  
CITY OF FITCHBURG

**DANE COUNTY ZONING**

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REGULATION COMMITTEE ACTION OF \_\_\_\_\_, 2019, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE



**OFFICE OF THE REGISTER OF DEEDS**

\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_ M  
AS DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED  
SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

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SURVEYED BY: <b>JSD Professional Services, Inc.</b> <small>Engineers • Surveyors • Planners</small> MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DOERFER BROTHERS, INC.</b> 6437 GRANDVIEW ROAD VERONA, WI 53593	PROJECT NO: 18-8605 FB/PG: - SHEET NO: 4 OF 4	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: -
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