

**City of Verona
Town of Verona
Joint Planning Committee Meeting
Zoom
April 29, 2026 9:00am
www.ci.verona.wi.us
www.town.verona.wi.us**

The Joint City/Town Planning Committee will hold this meeting as a virtual meeting.

Topic: Joint City/Town Planning Committee Meeting

Time: Apr 29, 2026 09:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87512083459?pwd=csPrxAgm8WrkPgclu8beKYrLpgMBE6.1>

Meeting ID: 875 1208 3459

Passcode: 338571

1. Call Meeting to Order
2. Roll Call
3. Public Comment
4. Approval of minutes from July 21st, 2025
5. Discussion and Possible Action: Discussion and Possible Action: Land Use Application 2026-01 submitted by Michael Jensen for a CSM and rezone for parcel number 062/0608-263-8821-0 located at 2000 Range Trail
6. Update and discussion relating to Planning and Development in the City of Verona
7. Update and discussion relating to Planning and Development in the Town of Verona
8. Adjournment

Mark Geller, Town Board Chair

Luke Diaz, Mayor

Posted: Verona City Hall/ Verona Town Hall,
All agendas are posted on the City's website at: www.ci.verona.wi.us

and the Town's website at www.town.verona.wi.us

Notice: If you need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the Town Clerk at 608- 845-7187. Every reasonable effort will be made to accommodate your request.

City of Verona
Town of Verona
Joint Planning Committee Meeting Minutes
Verona Town Hall
July 21st, 2025 –3:00 P.M.
www.ci.verona.wi.us
www.town.verona.wi.us
VIRTUAL MEETING

Attendees: Committee - Chair Mark Geller, Mayor Luke Diaz, Alder Patrick Lytle, Alder Mara Helmke, Sarah Slack, Supervisor Deb Paul

Staff – Jaime Aulik (CoV); Lucas Sivertsen (CoV); Sarah Gaskell (ToV)

1. Call Meeting to Order - Chair Geller called the meeting to order at 3:01pm
2. Roll Call – see attendees
3. Public Comment - none
4. Approval of minutes from May 20th, 2025. Motion to approve by Diaz, second by Paul; motion carried by voice vote.
5. Discussion and Possible Action: Land Use Application 2024-07 CSM and Rezone for 2014 Manhattan Drive

Motion by Paul, second by Helmke to recommend approval of Land Use Application 2025-07 CSM and rezone for 2014 with the following condition:
 - No further land splits be allowed for Lot 1
6. Adjournment – motion to adjourn by Geller, second by Diaz, motion carried by voice vote
7. Meeting adjourned at 3:09pm

**TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): 2000 Range Trail, Verona, WI 53593
Lot 1 C.S.M. 10624 and lands located in part of the SW 1/4 of the NW 1/4 Section 26, T6N, R8E

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category RM 16
 - new zoning category RR-8 / RR-8
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone Margaret Jacobs - [REDACTED]

Address 2000 Range Trail, Verona, WI 53593 E-Mail N/A

Applicant, if different from the property owner Michael Jensen

Applicant's Phone [REDACTED] E-mail [REDACTED]

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)

Margaret Jacobs is doing a 2 Lot CSM to create a new residential lot to sell to Michael Jensen.

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

Michael Jensen
Applicant Signature

2/10/2026
Date

Print Name MICHAEL JENSEN

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # 2026-01
Fee \$ 900
Paid by Jensen
Date 2.10.26 Check #
Receipt # _____

Margaret J. Jacobs
2000 Range Trail
Verona, WI 53593

Date: December 2, 2025

To: City of Verona
Town of Verona
Dane County

Re: Rezoning/Land Division for PIN 062/0608-263-8821-0

I, as trustee of the Margaret J. Jacobs Trust, have accepted an offer to purchase from Michael D. Jensen and Lisa E. Jensen for 9 acres out of my current parcel, PIN 062/0608-263-8821-0. This Offer that will require division of the current parcel and also rezoning.

This letter is to grant to Michael D. Jensen and Lisa E. Jensen authority to begin the process of applying for rezoning and land division with respect to the property. I will support and cooperate with the process and will sign all applications as required.

Please let me know if there are any questions on this matter.

Margaret J. Jacobs Trust

By: Margaret J. Jacobs Trust
Margaret J. Jacobs, Trustee

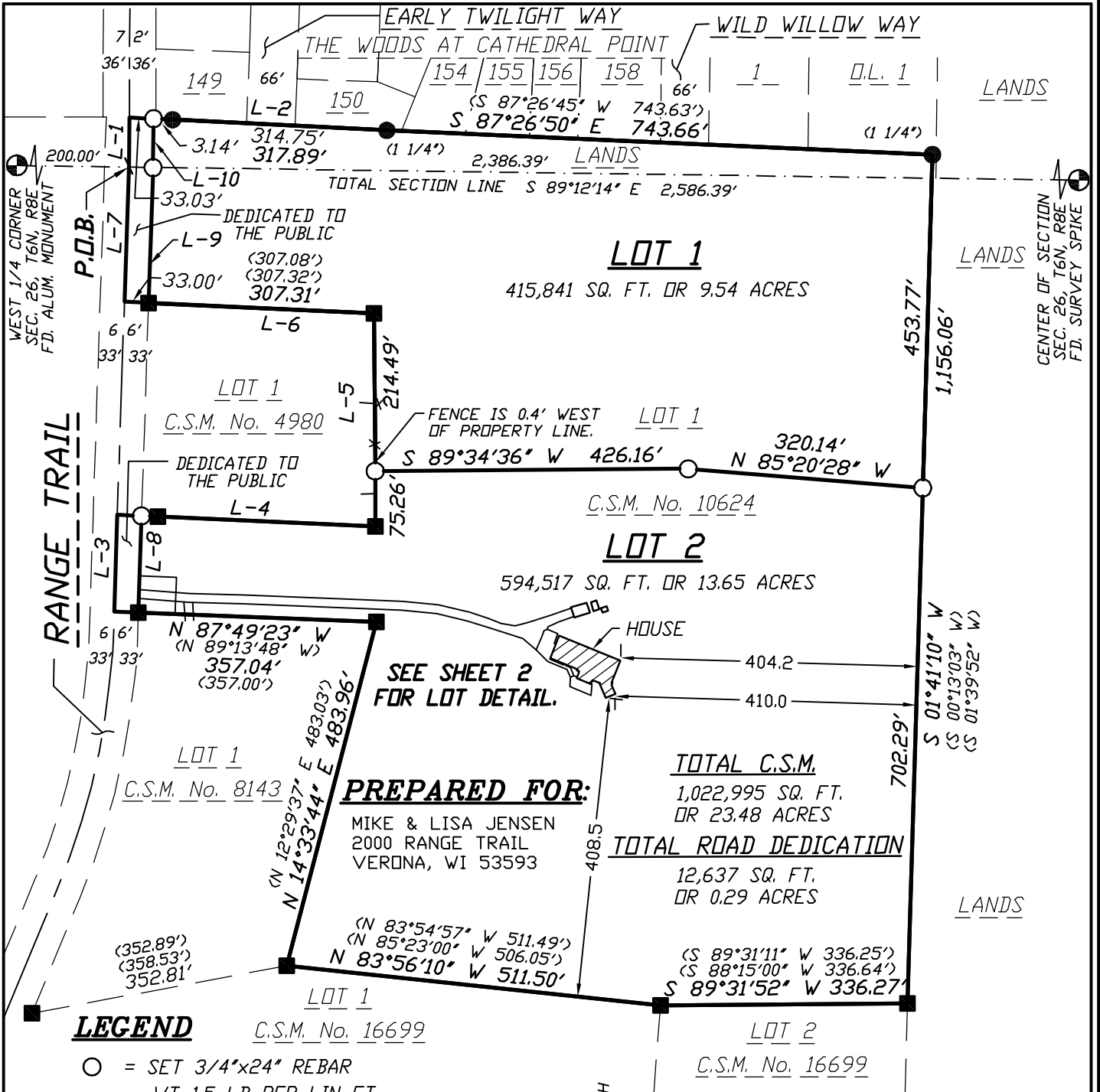


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being Lot 1, C.S.M. No. 10624, located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin.



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE SW 1/4 OF SECTION 26.
LINE TO BEAR = S 89°12'14" E

SURVEYORS SEAL

25W-529

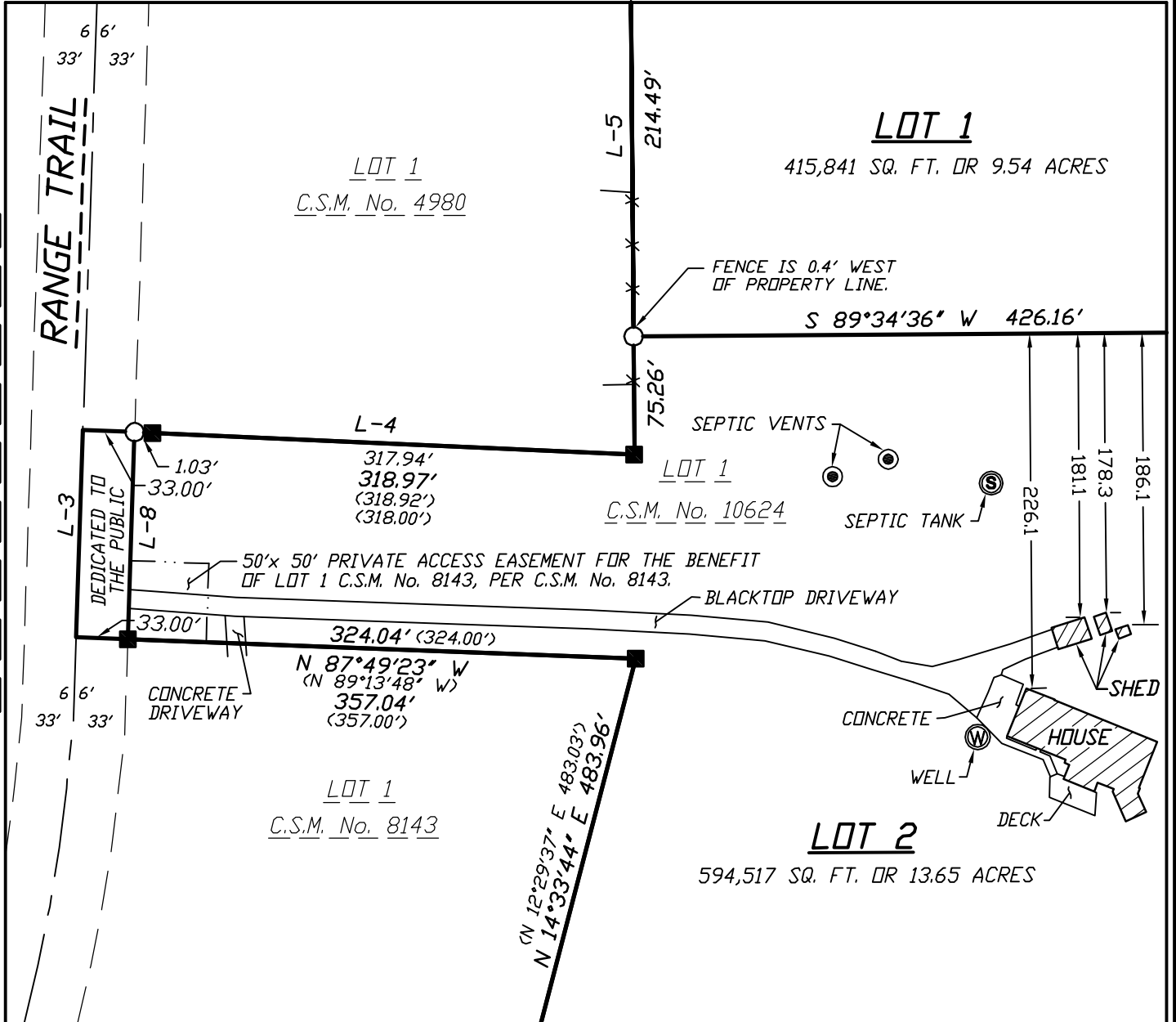


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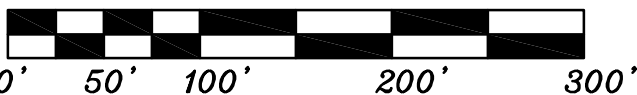
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LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" IRON PIPE
- ⊕ = FOUND SECTION CORNER
(AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 5

W.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE NORTH
 LINE OF THE SW 1/4 OF SECTION 26.
 LINE TO BEAR = S 89°12'14" E

SURVEYORS SEAL

25W-529



CERTIFIED SURVEY MAP

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NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being Lot 1, C.S.M. No. 10624, located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lot 1, C.S.M. No. 10624, recorded in the Dane County Register of Deeds Office in Volume 63 of Certified Survey Maps, Pages 71 and 72, as Document No. 3617709. Located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 26; thence S 89°12'14" E along the north line of said Northwest 1/4 of the Southwest 1/4, 200.00 feet to the Northwest Corner of said Lot 1, Certified Survey Map No. 10624 also being the centerline of Range Trail and the point of beginning.

Thence N 00°33'36" E along said centerline, 67.37 feet to the southwest Corner of The Woods At Cathedral Point Subdivision; thence along the south line of said Subdivision for the next 3 courses S 87°09'08" E, 350.92 feet; thence S 87°26'50" E, 743.66 feet; thence S 01°41'10" W along the east line of said Lot 1, 1,156.06 feet to the Southeast Corner of said Lot 1; thence along said Lot 1 for the next 9 courses S 89°31'52" W, 336.27 feet; thence N 83°56'10" W, 511.50 feet; thence N 14°33'44" E, 483.96 feet; thence N 87°49'23" W, 357.04 feet to the said centerline of Range Trail; thence N 01°53'14" E along said centerline, 132.14 feet; thence S 87°26'10" E, 351.98 feet; thence N 00°25'17" W, 289.75 feet; thence N 87°19'06" W, 340.31 feet to the said centerline of Range Trail; thence N 01°53'14" E along said centerline, 183.60 feet to the point of beginning. This parcel contains 1,022,995 sq. ft. or 23.48 acres and is subject to a public road right of way over the westerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 00°33'36" E	67.37'
	(S 87°08'11" E)	
L-2	S 87°09'08" E	350.92'
	(N 00°18'40" E)	(131.93')
L-3	N 01°53'14" E	132.14'
	(EAST)	(351.00')
	(S 88°53'11" E)	(351.92')
L-4	S 87°26'10" E	351.98'
	(N 02°58'30" W)	(290.00')
	(N 01°51'55" W)	(289.88')
L-5	N 00°25'17" W	289.75'
	(N 89°56'21" W)	(340.08')
	(N 88°46'30" W)	(340.32')
L-6	N 87°19'06" W	340.31'
	(N 00°18'40" E)	(183.57')
L-7	N 01°53'14" E	183.60'
	(N 00°18'40" E)	(131.73')
L-8	N 01°53'14" E	131.92'
	(N 00°18'40" E)	(184.55')
L-9	N 01°53'14" E	184.44'
L-10	N 00°33'36" E	66.43'

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being Lot 1, C.S.M. No. 10624, located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE WEST 1/4 CORNER AND CENTER OF SECTION 26, T6N, R8E, TOWN OF VERONA.

OWNERS' CERTIFICATE:

As owners, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I 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.

WITNESS the hand seal of said owners this _____day of _____, 20__.

Margaret J. Jacobs Trust

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20__ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this _____ day of _____, 20__.

Teresa Withee
Town Clerk

CITY OF VERONA APPROVAL

Resolved that this certified survey map in the Town of Verona is hereby acknowledged and approved by the Joint Planning Commission on this _____ day of _____, 20__.

Holly Licht
City Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

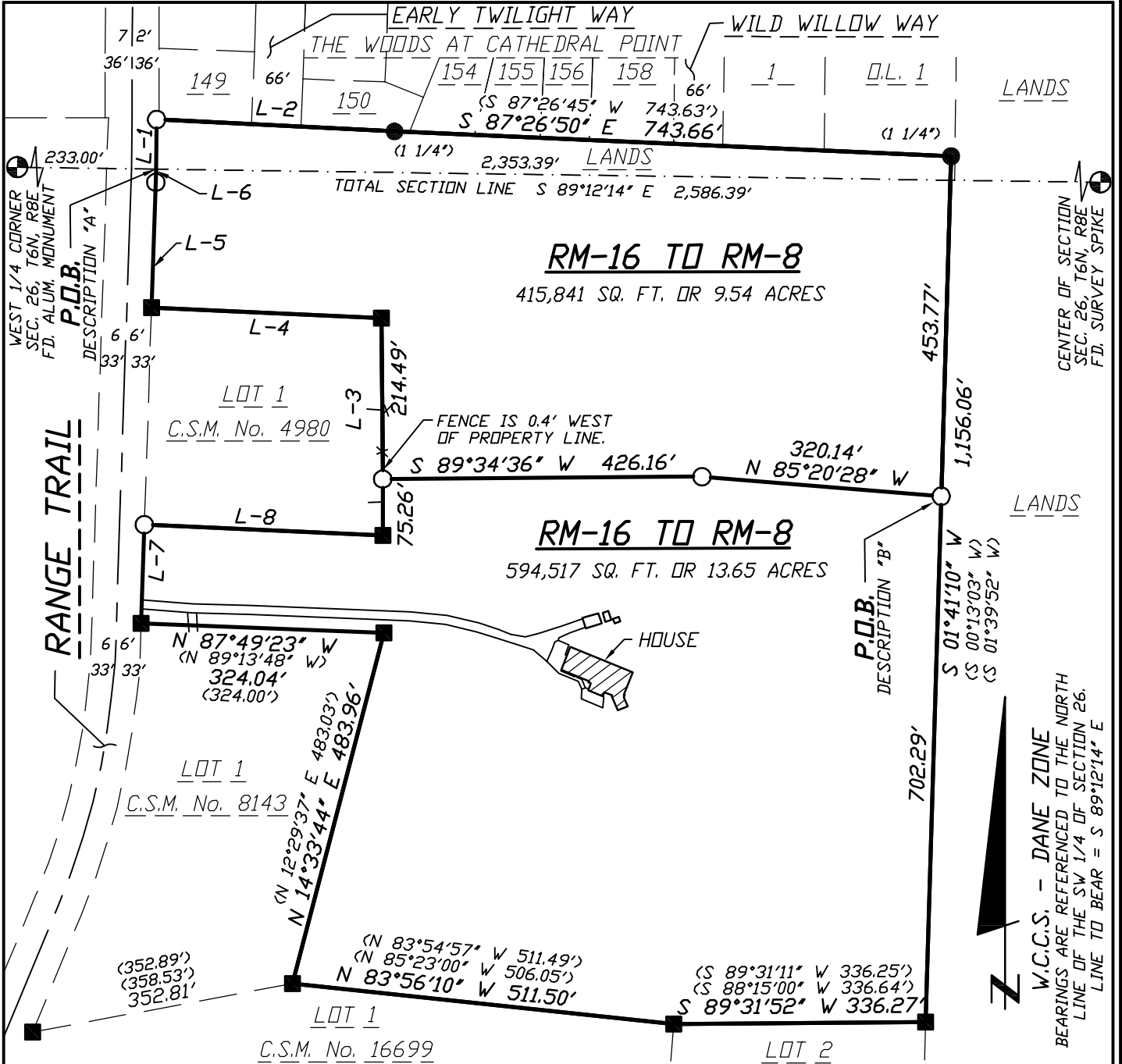


REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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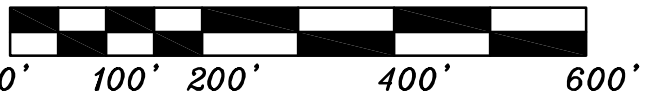
LINE TABLE:

L-#	BEARING	DIST.
L-1	N 00°33'36" E	66.19'
L-2	(S 87°08'11" E)	317.89'
	S 87°09'08" E	
L-3	(N 02°58'30" W)	(290.00')
	(N 01°51'55" W)	(289.88')
	N 00°25'17" W	289.75'
L-4	(N 89°56'21" W)	(307.08')
	(N 88°46'30" W)	(307.32')
	N 87°19'06" W	307.31'
L-5	(N 00°18'40" E)	(184.55')
	N 01°53'14" E	184.44'
L-6	N 00°33'36" E	0.25'
L-7	(N 00°18'40" E)	(131.73')
	N 01°53'14" E	131.92'
L-8	(EAST)	(318.00')
	(S 88°53'11" E)	(318.92')
	S 87°26'10" E	318.97'

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" IRON PIPE
- ⊕ = FOUND SECTION CORNER
(AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 200'



NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION
IN THE EXCLUSIVE AGRICULTURAL DISTRICT
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

Wisconsin Department of Agriculture
Trade and Consumer Protection
Bureau of Land and Water Resources
2811 Agriculture Drive, PO Box 8911
Madison, WI 53708-8911

Please send us this form when rezones from or CUP/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: _____ Application Date: 5/7/02 Public Hearing Date: 6/25/02

General Information Department # _____

1. Town/Village/City of: VERONA County: DANE

2. This Notice is for: Rezoning (From: RH-4 To: RH-2) CUP/SEP Both

3a. Owner's name at time of Rezoning:
JACOBS, DAVID D. & MARGARET S phone number: () _____

Address (city, state, zip code) 2000 RANGE TRL VERONA, WI 53593

3b. Person, business or government initiating rezoning
SAME phone number: () _____

Address (city, state, zip code) _____

3c. If the land is being annexed, Municipality: _____ Contact: _____ phone () _____

4. Location of the Property granted rezoning or CUP/SEP
1/4 1/4 Section Town Range LOCATION SOUTH OF 2000 RANGE TRL
NW, SW 26 06 N 08 E
N
Parcel Number(s) before rezoning/CUP (parcels involved) 0608-263-8501 \$9000
DED YN M.J.

INTENT: TWO SEPARATE LOTS FOR 2 CHILDREN FROM OWNER

5. Land Area and Improvements 39.3

Total Acreage: in farm before rezoning: _____ in parcel before rezoning: 39.3 in Exclusive Ag. Dist. _____
How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP? 10.5

Were there improvements on the original parcel? yes no 124-4-3041

What percentage of the improvements were rezoned / granted a CUP/SEP? _____

6. Conditional Use / Special Exceptions in Exclusive Agricultural District

What is the type of CUP/SEP?
a. Agricultural (please specify use) _____
b. Agricultural-related (please specify use) _____
c. Institutional (_____)
d. governmental (_____)
e. religious _____
f. utility (_____)
g. other (please specify use) _____

Please confirm that findings were made that CUP/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- The activity will not convert land that has been devoted primarily to agricultural use.
- The activity will not limit the surrounding land's potential for agricultural use.
- The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

WL/SL/FP- Headwaters of Intermittent Stream to the West of Redosra Lot 2 trib to Sugar Creek
Marge Jacobs 5-7-02
DFE

7. Reason for Rezoning Out of Exclusive Agricultural Use (please check)

General information required (for all rezones): NERONA

Miles from city/village boundary: 2 mi Miles from existing residential area: 2 mi

Is the land served by public sewer? yes no Is the land within a sanitary district? yes no

Is the land served by public water? yes no Is the land within a planning transition area? yes no

REASON for Rezoning : (If land was rezoned into more than one type of use, please specify the acres for each use.)

a. Develop land for non-Agricultural residential use (_____ acres)

If more than 1 lot was developed: Number of lots 2 Average lot size (acres) 5.4

b. Residence for parent child / retirement (circle) of farm owner-operator

c. farm consolidation

Whose farm is the land being added to? _____ Total acres in consolidated farm _____

d. Pre-existing use Substandard or nonconforming parcel

e. develop for industrial use (_____ acres) g. develop for recreational use (_____ acres)

f. develop for commercial use (_____ acres) h. other (please specify) _____

8. Soils Information

T&B E&D2
II VI

a. Type of soils in parcel rezoned out of exclusive agricultural district (approximate, from soil survey)

% of land in soil classes I-II 50% % of land in soil class IV _____

% of land in soil class III _____ % of land in soil classes V - VIII 50%

b. Type of land in parcel rezoned out of exclusive agricultural district (approximate)

% of land in cropland _____ % of land in woodland 100%

% of land in pasture _____ % of land in other (specify) _____

9. Certification History No

Have any zoning certificates been issued for the property rezoned or granted the or non-ag. CUP/SEP? Yes / No

If YES, you must attach:

copies of any zoning certificates issued for the property during the last 10 years AND

a written legal description of the property removed, such as a warranty deed, land contract, certified survey map or subdivision plat.

10. Findings for Rezoning

Please confirm that the rezoning was approved only after findings were made based on consideration of the following as required by s. 91.77(1) Wis. Stats.:

Adequate public facilities to accommodate the development either exist or will be provided within a reasonable time.

Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.

The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Is the rezone consistent with the County Agricultural Preservation plan? _____

Signature of Zoning Authority	Title	Date of Signature
_____	_____	_____
Date of Local Approval	Effective Date	
_____	_____	

**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY
ZONING & NATURAL RESOURCES COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 201 of the City-County Building, Madison, Wisconsin on Tuesday, 06/25/02 at 7:30 P.M. to consider the following matter:

30. PETITION # 8470 BY MARGARET & DAVID JACOBS to change the zoning from RH-4 Rural Homes to RH-2 Rural Homes on property located South of 1996 Range Trail in part of the NW 1/4 SW 1/4 Section 26, Town of Verona

EFF 12/23/02

PUBLISHED: Wisconsin State Journal

ZONING & NATURAL RESOURCES
COMMITTEE
Helen Johnson, Chair

DANE COUNTY ORDINANCE AMENDMENT NO. 8470

Amending Section 10.03 relating to Zoning Districts in the Town of Verona.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the RH-2 Rural Homes District/s the following described land:

PETITION NUMBER: 8470

A part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 all in Section 26, Town of Verona described as follows: Commencing at the West quarter corner of said Section 26; thence along the quarter line East 1293 feet; thence South 1100 feet to the point of beginning; thence South 400 feet; thence N87° West 1300 feet to the centerline of Range Trail; thence along centerline N20° East 300 feet; thence N78°16'06" East 397.81 feet thence East 850 feet to the ponit of beginning

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County the owner or owners of the land shall record the following restrictions on said land:

1. That lots 1, 2, 3 be deed restricted specifying that no further subdivision will be allowed without a plat showing driveway access on to Range Trail

Said restriction shall run in favor of Dane County and the pertinent Town Board as well as the owners of land within 300 feet of the site. **Failure to record the restrictions will cause the rezone to be null and**

The rezoned area shall be subject to the following conditions.

1. That if splits are requested the entire property shall be platted.

[Handwritten signature and date: 12/23/07]

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

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

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 11-11-02
Thom R. Grenlie, Registered Land Surveyor

LEGAL DESCRIPTION:

A PART OF THE SW1/4 OF SECTION 26, INCL. PART OF CSM NO. 5328, ALL IN T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER; THENCE N89°20'55"E 200.00 FEET ALONG THE E-W 1/4 LINE TO THE POINT OF BEGINNING; THENCE N89°20'55"E 1093.16 FEET TO A FOUND IRON STAKE AT THE NORTHEAST CORNER OF THE NW1/4 OF THE SW1/4; THENCE S0°13'03"W 1288.10 FEET TO A FOUND IRON STAKE AT NW COR. OF CSM NO. 5328; THENCE S89°46'35"E 16.68 FEET TO A FOUND IRON STAKE; THENCE S0°13'03"W 5320.14 FEET; THENCE N84°32'13"W ALONG A MONUMENTED PROPERTY LINE 1295.05 FEET (PREV. REC'D AS S87°23'E 1298.3') TO THE CENTERLINE OF RANGE TRAIL; THENCE N1°55'E 30.31 FEET; THENCE ALONG A CURVE TO THE RIGHT OF RADIUS 640.59 FEET AND LONG CHORD OF N11°31'E 213.66 FEET TO THE SW COR. OF CSM NO. 8143; THENCE N78°16'06"E 397.81 FEET; THENCE N12°29'37"E 483.03 FEET; THENCE N89°13'48"W 357.00 FEET TO THE CENTERLINE OF RANGE TRAIL; THENCE N0°18'40"E 131.93 FEET TO THE SW COR. OF CSM NO. 4980; THENCE S88°53'11"E ALONG SAID CSM 351.92 FEET (EAST 351') TO A FOUND IRON STAKE; THENCE N1°51'55"W 289.88 FEET (N2°58'30"W 290') TO A FOUND IRON STAKE; THENCE N88°46'30"W 340.32 FEET (N89°56'21"W 340.08'); THENCE N0°18'40"E 183.57 FEET TO THE POINT OF BEGINNING. SUBJECT TO RANGE TRAIL OVER WESTERLY 33 FEET THEREOF.

OWNERS CERTIFICATE: AS OWNERS WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. 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 CO. ZONING & NATURAL RESOURCES COMM. FOR APPROVAL.

David D. Jacobs *Margaret Jacobs*
DAVID D. JACOBS MARGARET J. JACOBS

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 30th DAY OF NOVEMBER, 2002, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES 1-26-2003

Thom R. Grenlie
NOTARY PUBLIC

LEGEND

- Scale: 1 inch = 200 ft.
● iron stake found
○ 1"x24" iron pipe set
min.wt.=1.13#/ln ft.

SURVEYED RT CVH
DRAWN HC
APPROVED TG
FIELD BOOK 145-13
DATE 11-11-02
TAPE/FILE FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 2406-A

SURVEYED FOR: MARGE JACOBS 845-6821
2000 RANGE TRAIL, VERONA, WI 53593

DESCRIPTION-LOCATION: PRT SW1/4, SEC. 26, T6N,
R8E, TOWN OF VERONA, DANE COUNTY, WI
(INCL. PRT CSM 5328)

APPROVED FOR RECORDING PER DANE COUNTY ZONING &
NAT RES COMM action of December 23, 2002

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT
Received for recording this 23rd day of
DECEMBER, 2002 at 4:19 o'clock P.M.
and recorded in Volume 63 of Certified
Survey Maps of Dane County on Page 71 + 72.
Gene Licht, by Colleen M. Schroeder, deputy
Register of Deeds

DOCUMENT # 3617709
CERTIFIED SURVEY MAP # 10624 Vol. 63 Page 71.

2/13



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Land Division Review

608/266-9086

Property Listing

608/266-4120

Surveyor

608/266-4252

Zoning

608/266-4266

DAVID D & MARGARET J JACOBS
2000 RANGE TRAIL
VERONA WI 53593

Date: 10/14/02

REMINDER NOTICE

REZONE PETITION # 8470 SECTION 26 TOWN Verona

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

NOTE:

___ The petition included a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, and/or a notice document.

The petition was amended to include a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, and/or a notice document.

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds

no later than: 1/9/03

- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.



DEED RESTRICTION
PAGE 1

RETURN TO:

Pet. No.: #8470

PIN: -

RESTRICTIONS

I. **WHEREAS**, _____ is/are
the owner/s of the following described land in the Town
of _____ Dane County, Wisconsin,
to-wit:

A part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the
SW 1/4 all in Section 26, Town of Verona described as follows:
Commencing at the West quarter corner of said Section 26; thence
along the quarter line East 1293 feet; thence South 1100 feet to
the point of beginning; thence South 400 feet; thence N87° West
1300 feet to the centerline of Range Trail; thence along
centerline N20° East 300 feet; thence N78°16'06" East 397.81 feet
thence East 850 feet to the ponit of beginning

II. **WHEREAS** said owner desires to place certain restrictions thereon,
to bind the owner and those who may acquire title hereafter.

III. **NOW, THEREFORE**, in consideration of the mutual benefits passing to
and from the owner and those who may hereafter purchase said land
and the parties named as beneficiaries of these restrictions, the
following restrictions are hereby imposed:

DEED RESTRICTION

PAGE 2

1. That lots 1, 2, 3 be deed restricted specifying that no further subdivision will be allowed without a plat showing driveway access on to Range Trail

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties

holding under them unless, pursuant to paragraphs V or VI of this instrument, said restrictions are amended or terminated.

IV. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

(a) The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of zoning ordinance of said County at the time the enforcement action is commenced; and

(b) The Town Government of the Town _____ Dane County, Wisconsin provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.

(c) The owner(s) of record of any land/s which are located within 300 feet of the subject site.

V. The restrictions set forth in paragraph 3 above may be amended in the following manner:

(a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner/s of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning & Natural Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled.



DANE COUNTY CLERK

City-County Building, Room 112
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
(608) 266-4121

JOSEPH T. PARISI
COUNTY CLERK

ROBERT OHLSEN
CHIEF DEPUTY
(608) 266-4122

REPORT ON ZONING ORDINANCE/PETITION NO. 8470

PETITIONER: David & Margaret Jacobs

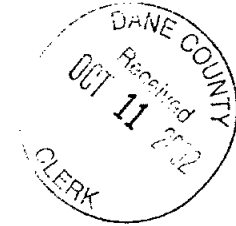
TO THE DANE COUNTY CLERK:

At a meeting held on Oct 8, 2002, the Town Board of Verona

- APPROVED
- DISAPPROVED

the petition as amended by the Dane County Board of Supervisors.

This will certify that the following is a true and correct resolution:



RESOLUTION

RESOLVED by the Town Board of Verona that Zoning

Ordinance/Petition No. 8470, be, and the same hereby is,

- APPROVED
- DISAPPROVED

Dated this 10th day of
October, 2002.

Carrie M. Johnson, CLERK
TOWN OF Verona

PLEASE RETURN THIS GOLDENROD FORM TO THE DANE COUNTY CLERK'S OFFICE.

1/9/03

COMPOSITE REPORT

Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 06/25/02 ITEM#: 30.

ZONING PETITION #: 8470 CUP #: None

TOWN / SECTION: Town of Verona 26

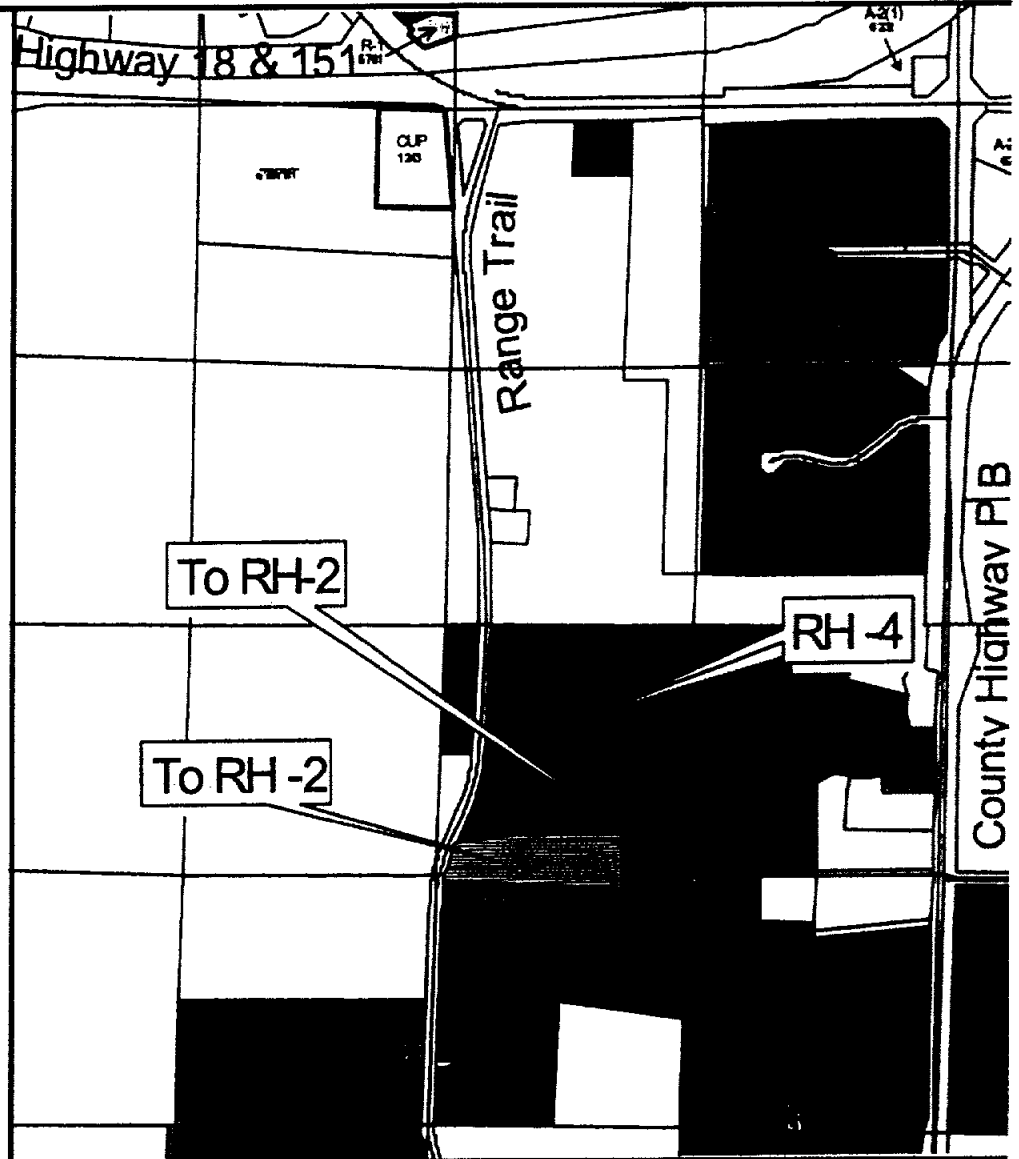
APPLICANT: DAVID & MARGARET JACOBS

LOCATION: South of 1996 Range Trail

AREA: 10.5 A acres DELAYED EFFECTIVE DATE: Yes

CHANGE: From the RH-4 Rural Homes to the RH-2 Rural Homes

PROPOSED USE: divide existing parcel into 3 lots for residential use



TOWN ACTION RECOMMENDATION:

Approved *July 9, 2002*
 DENY

SUBJECT TO:

Conditions Amended

IF CUP:

Conditions None

ZNR COMMITTEE ACTION - REZONING

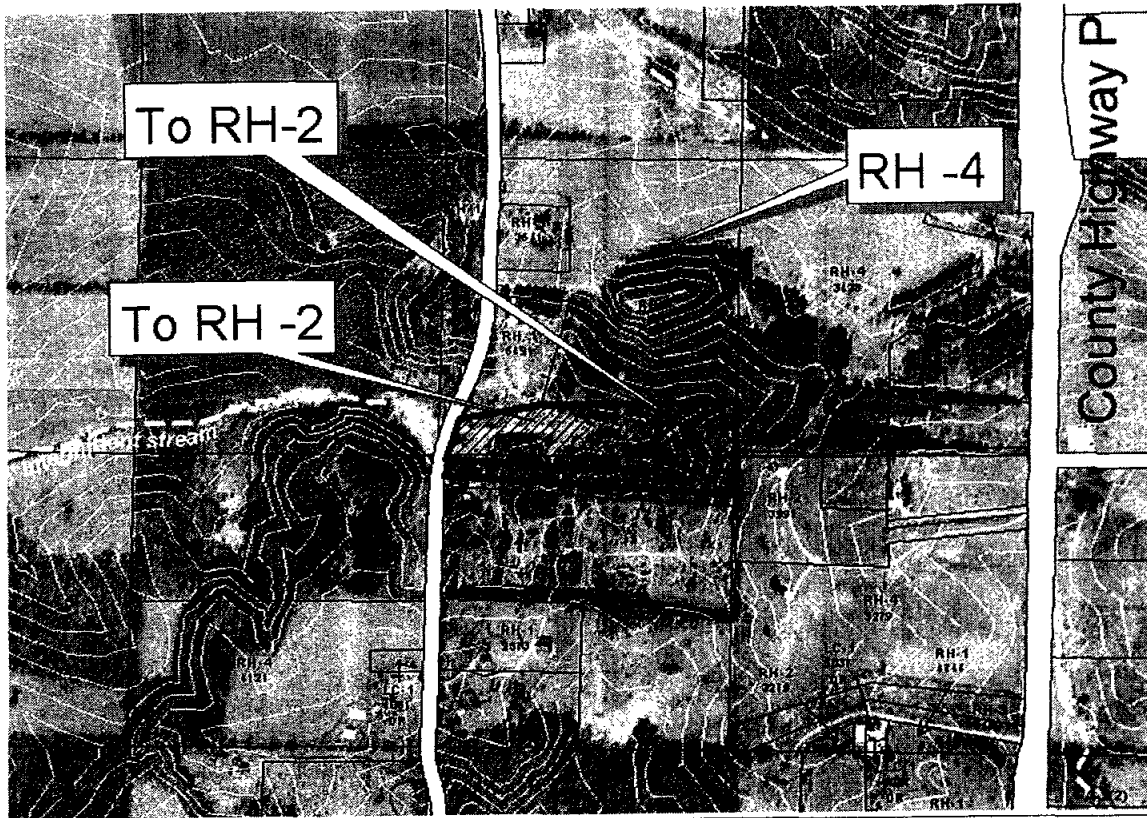
Postponed
 Approve Cond/Amend Town Cond/Amend. Comm.
 As Condition *lots 1, 2 & 3 dR*
No further divisions
 Amended Changed Zone Dist.
 Changed Boundary Description
 DENY
 Action Date *Aug 13, 2002* Vote *4-3*

ZNR CUP APPROVAL

Approved As Specified by Town
 Con by ZNR DENY
 Date _____

COUNTY BOARD ACTION REZONING

Referred Amended on Floor
 Approved DENY
 COUNTY BOARD AGENDA ITEM # _____



Background

David and Margaret Jacobs own a 35.3 acres parcel zoned RH-4 under Pet. 3641. Their home is located near the center of the parcel. They wish to create (2) new RH-2 zoned lots of 4.5 and 6 acres at the South boundary of their parcel. These lots would be transferred to two children "to build homes." The remaining 24.8 acres would retain the RH-4 zoning. A 3-lot CSM is proposed. Note that although, if approved, this would be the 5th lot created from the original farm, a subdivision plat is not required since the 5 lots were not created within 5 years of each other.

Note: The headwaters of and intermittent stream tributary to the Sugar River flow West from the proposed 6-acre RH-2 zoned parcel.

Relevant Town Plan Policies

The property is within an Agricultural Preservation Area as identified in the *Town of Verona Land Use Plan/Dane County Farmland Preservation Plan* (last amended May 1, 1987). Within such areas, the following policies apply:

"Non-farm residential development by certified survey in those areas not classified as prime farmland at a density of one lot per 35 contiguous acres owned, with a minimum lot size of two acres will be considered for rezoning."

The Town of Verona is currently in the process of amending their plan to comply with

the state Comprehensive Planning Law. However, as of June 19, 2002, draft plan maps were not available, so it is not clear if the town intends this area to remain in an Agricultural Preservation Area.

Comments by other agencies:

Dane County Highway and Transportation Department
Estimate increase of 30 trips per day due to rezone.

Dane County Department of Planning & Development
The attached density study report shows that in 1987, this property was part of a 39-acre farm. Under the town plan policies described above, this would yield a total of 1 non-farm residence allowed. Since that time, 3 splits have been taken, *exceeding* by 2 splits the total allocated under the town plan. Approval of this petition would increase this discrepancy, resulting in 3 splits more than the town plan would allow.

Town of Verona
As of 6/19/2002, the position of the Town of Verona was not known.

Recommendations

The committee may wish to postpone action on this petition to allow time for the Town of Verona to make a recommendation. This will also give time for staff to contact the town regarding any proposed policy changes in the pending town plan amendment.

TOWN BOARD ACTION REPORT

Regarding Zoning Petition # 8470

Public Hearing 6/25/02

Whereas, the Town Board of the Town of Verona having considered said zoning petition, be it therefore resolved that said petition is hereby (Approved/Denied).

The Town Planning Commission.

consisting of 7 members voted 7 in favor and 0 opposed.

The Town Board.

consisting of 4 members voted 4 in favor and 0 opposed.

The above petition is subject to the following conditions: (Cross out or write none if there are no conditions)

on condition that if further splits are requested the entire property should be platted and that lots 1, 2 + 3 be deed RESTRICTED AS NO FURTHER subdivisions will be allowed without (attach additional page(s) as required) a plat showing DRIVE way accesses

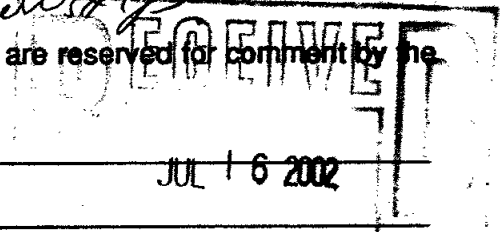
OUTO RANGE TRAIL
Please note: If the proposed rezoning is approved by the Town Board, but this rezone does not comply with the Town Land Use Plan, please explain the approval. These reasons are critical for the Zoning Committee and the County Board in their consideration of the petition.

DISCUSSION among BOARD MEMBERS WAS that this RH-4 zoning change Request for a RH-2 CATEGORY ALLOWED for 'infill' of a Residential area and helped create tax BASE (attach additional page(s) as required) FOR THE TOWNSHIP

Please note: The following space (and additional pages as required) are reserved for comment by the minority voter(s).

None

JUL 16 2002

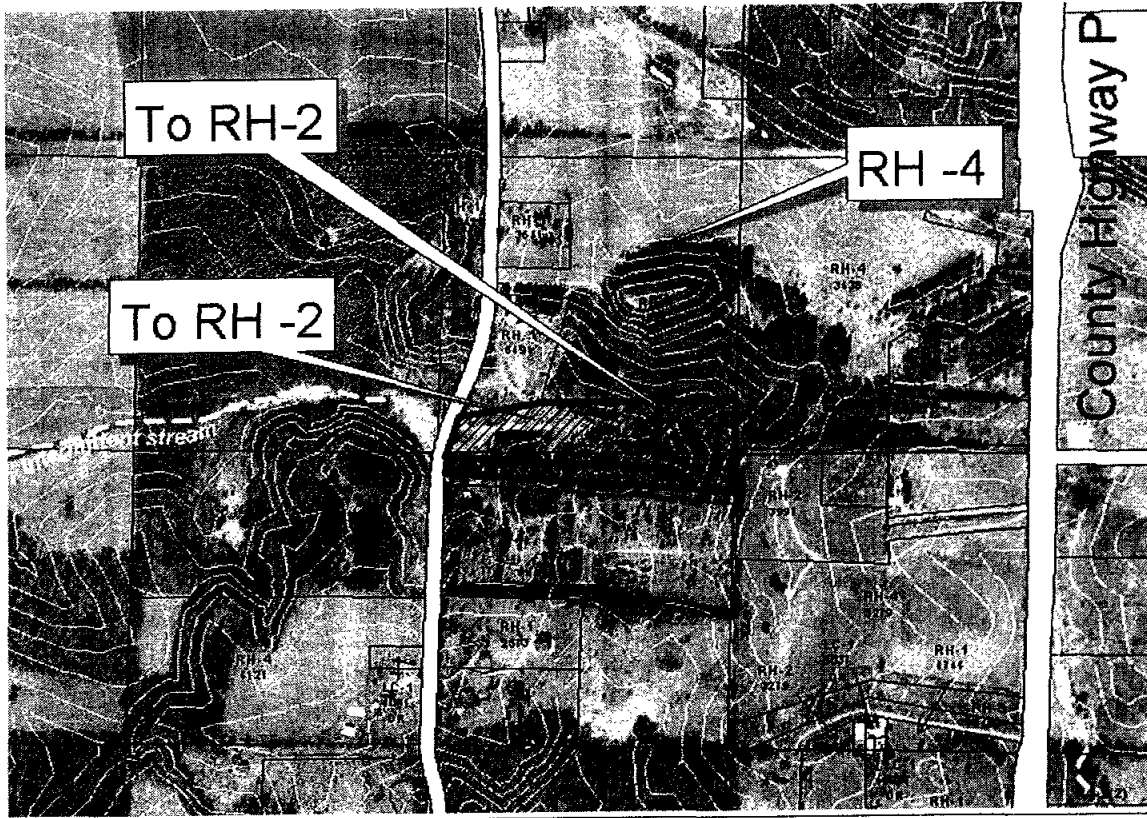


I, Rose M. Johnson, as Town Clerk of the Town of Verona, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 7-9, 192002

Rose M. Johnson
Town Clerk

Date: 7-12, 192002

REC'D
JUN 14 2002
TOWN OF VERONA



Background

David and Margaret Jacobs own a 35.3 acres parcel zoned RH-4 under Pet. 3641. Their home is located near the center of the parcel. They wish to create (2) new RH-2 zoned lots of 4.5 and 6 acres at the South boundary of their parcel. These lots would be transferred to two children "to build homes." The remaining 24.8 acres would retain the RH-4 zoning. A 3-lot CSM is proposed. Note that although, if approved, this would be the 5th lot created from the original farm, a subdivision plat is not required since the 5th lot were not created within 5 years of each other.

Note: The headwaters of and intermittent stream tributary to the Sugar River flow West from the proposed 6-acre RH-2 zoned parcel.

Relevant Town Plan Policies

The property is within an Agricultural Preservation Area as identified in the *Town of Verona Land Use Plan/Dane County Farmland Preservation Plan* (last amended May 1, 1987). Within such areas, the following policies apply:

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Estimate increase of 30 trips per day due to rezone.

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The attached density study report shows that in 1987, this property was part of a 39-acre farm. Under the town plan policies described above, this would yield a total of 1 non-farm residence allowed. Since that time, 3 splits have been taken, *exceeding* by 2 splits the total allocated under the town plan. Approval of this petition would increase this discrepancy, resulting in 3 splits more than the town plan would allow.

Town of Verona
As of 6/19/2002, the position of the Town of Verona was not known.

Recommendations

The committee may wish to postpone action on this petition to allow time for the Town of Verona to make a recommendation. This will also give time for staff to contact the town regarding any proposed policy changes in the pending town plan amendment.

5-7-02

- A. Existing is a house site + field
- B. Homes + farming
- C. To build homes (children (2))
- D unknown

Marge Jacobs
property owner

5-7-02

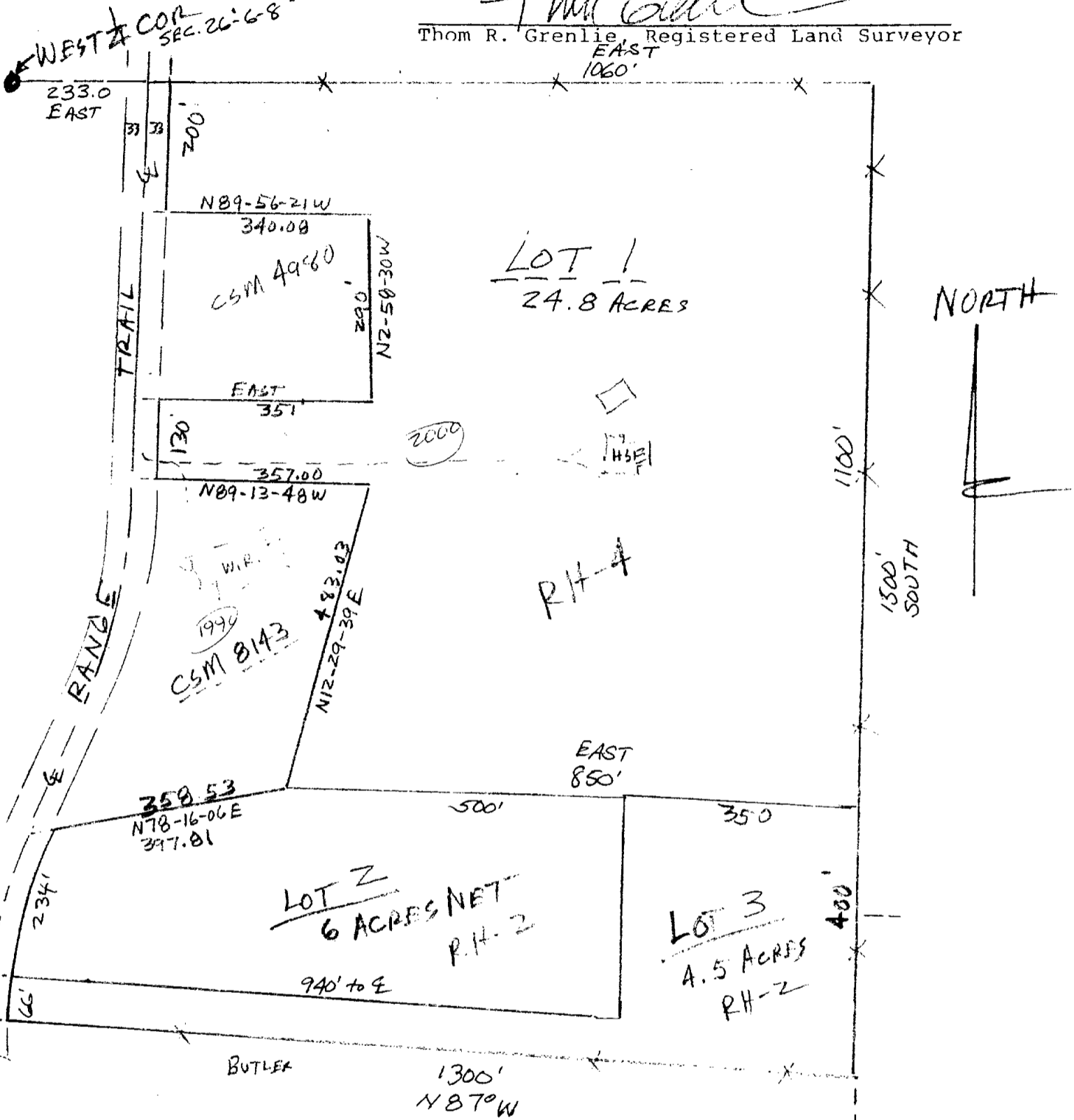
10/21/02 212
 TO DANE COUNTY ZONING

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

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey **PRELIMINARY**
 in compliance with Chapter 236.34 of Wisconsin Statutes.
 I also certify that I have surveyed and mapped the lands described
 hereon and that the map is a correct representation in accordance with
 the information provided.

Thom Grenlie
 Thom R. Grenlie, Registered Land Surveyor



REZONE DESCRIPTION: TO RH-2 D.E.D. YES

A [REDACTED] T6N, R8E, [REDACTED], DANE CO., WI.

ALONG THE 1/4 LINE EAST 1293
 THENCE SOUTH 1100 FT. TO THE POINT OF BEGINNING; THENCE SOUTH 400 FT.; THENCE
 S 7° W 1300 FT TO THE C/L OF RANGE TRAIL; THENCE ALONG C/L N 20° E 300 FT; THENCE

LEGEND

- Scale: 1 inch = 200 ft.
 ● iron stake found
 ○ 1"x24" iron pipe set
 min.wt.=1.13#/ln ft.

SURVEYED FOR: MARGE & DAVE JACOBS 845-6821
 2000 RANGE TRAIL, VERONA, WI 53593
 DESCRIPTION-LOCATION: PRT W1/2, SW1/4, SEC. 26,
 T6N, R8E, TOWN OF VERONA, DANE CO, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING &
 NAT RES COMM. action of 2002

SURVEYED NOT
 DRAWN ETE
 APPROVED _____
 FIELD BOOK _____
 DATE 5-7-02

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER AGENT
 Received for recording this _____ day of _____
 2002 at _____ o'clock _____ m.
 and recorded in Volume _____ of Certified
 Survey Maps of Dane County on Page _____.

Planning Report

Town of Verona

April 9, 2026

2000 Range Trail

Summary: The applicant seeks a CSM and rezone for parcel 062/0608-263-8821-0. Currently the parcel is a 23.23-acre RR-16 lot. The new lots would be a 9.54-acre RR-8 lot and a 13.65-acre RR-8 lot.

Property Owner: Margaret J Jacobs Trust

Property Addresses: 2000 Range Trail, Verona WI 53593

Applicant: Mike and Lisa Jensen
Williamson Surveying and Associates - Chris Adams
104 A West Main Street
Waunakee WI 53597

Location Map



Comprehensive Plan Guidance:

The Future Land Use Map category for this parcel is Rural Residential 2-4 acres. The parcel is currently zoned RR-16 and a rezone to RR-8 is consistent with the plan.

Current and Proposed Zoning: The current zoning of the parcel is RR-16. The proposed zoning would be RR-8 for both proposed lots.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area B (Section 8.05) of the Boundary Agreement with the City of Verona and the CSM will require review and approval from the Joint City/Town Planning Committee.

Surrounding Land Use and Zoning: The parcel is located adjacent to the City of Verona to the north. Specifically, land to the north is a City of Verona Veridian Development currently under construction. The large parcel to the west is an AT-35 parcel. To the east is an RM-16 parcel and to the south are two RR-4 parcels.

Site Features: The southern portion of the existing parcel is heavily wooded and the majority of the woods would be located on proposed Lot 2 with no anticipated change.

Driveway Access: The current driveway that serves the existing residence will be remain unchanged for access to Lot 2. Lot 1 will be granted access by changing an existing field access to a residential driveway.

The Plan Commission discussed the application at their March 18th 2026 meeting and recommended approval of the application subject to the following condition:

- Approval of the Joint City/Town Planning Committee, if required

The Town Board discussed the application at their April 8th 2026 meeting and approved the application with the following condition:

- Approval of the Joint City/Town Planning Committee, if required