Planning Report

City of Verona

Plan Commission 2-3-2020

142 Paoli Street CSM

Certified Survey Map

Summary: The applicant has submitted as certified survey map (CSM) to dedicate additional right-of-way to be used for the new high school transportation improvements located at 142 Paoli Street.

Property Location: 142 Paoli Street

Property Owner: Velocity Mixed Use LLC
Kyle Dumbleton, Managing Member
142 Paoli Street
Verona, WI 53593

Applicant: Verona Area School District (VASD)
Dean Gorrell, Superintendent
700 North Main Street
Verona, WI 53593

Existing Zoning: Urban Residential (UR) with PUD overlay
Existing Land Use: Mixed-use – Commercial and Apartments
Proposed Land Use: Same

Figure 1 - Location Map

Background:

The Applicant is requesting a certified survey map (CSM) for 142 Paoli Street (Property) to dedicate additional right-of-way (ROW) along Paoli Street to accommodate a right turn lane onto South Nine Mound Road providing access to the new high school.

Below is a summary of previous approvals for this Property.

- **June 2016** – Approved a General Development Plan for a 29-unit apartment building with 3,900 square feet of commercial space.
- **September 2016** – Approved a Precise Implementation Plan for a 29-unit apartment building with 3,005 square feet of commercial space with conditions.

The proposed CSM would only affect a portion of the Property fronting Paoli Street.

CSM Review:

The Applicant is requesting approval of a CSM to dedicate approximately 1,891 square feet of ROW that was identified as being needed for transportation improvements for the new high school. The existing parcel is zoned Urban Residential (UR). The building is already constructed and the proposed CSM will not change the structure.

The proposed CSM meets the City's Zoning Ordinance requirements.

Recommendation:

Staff recommends the Plan Commission recommend that the Common Council approve the certified survey map for 142 Paoli Street.

Prepared by: Katherine Holt KH
Community Development Specialist

Submitted by: Adam Sayre, AICP AS
City Administrator

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593
608.848.5060

Memorandum

www.jsdinc.com

To:	Adam Sayre, Director of Planning & Development
From:	Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re:	Velocity Mixed Use LLC CSM for the Dedication of Right-of-way
JSD Project #:	17-8000GEN
Date:	January 2, 2020
cc:	Velocity Mixed Use LLC, Dean Gorrell, VASD, Hans Justeson, JSD, Karl Kraemer, Huffman Facility Development, Inc.

On behalf of the Verona Area School District (VASD) and Velocity Mixed Use LLC, JSD Professional Services, Inc. (JSD) is requesting a review and comment of the enclosed Certified Survey Map (CSM) for the dedication of additional right-of-way along Paoli Street. The additional right-of-way will accommodate the construction of a right turn lane from Paoli Street onto South Nine Mound Road, providing access to the new Verona Area High School.

We are requesting to present the CSM to the City of Verona Plan Commission at their regular meeting on February 3, 2020.

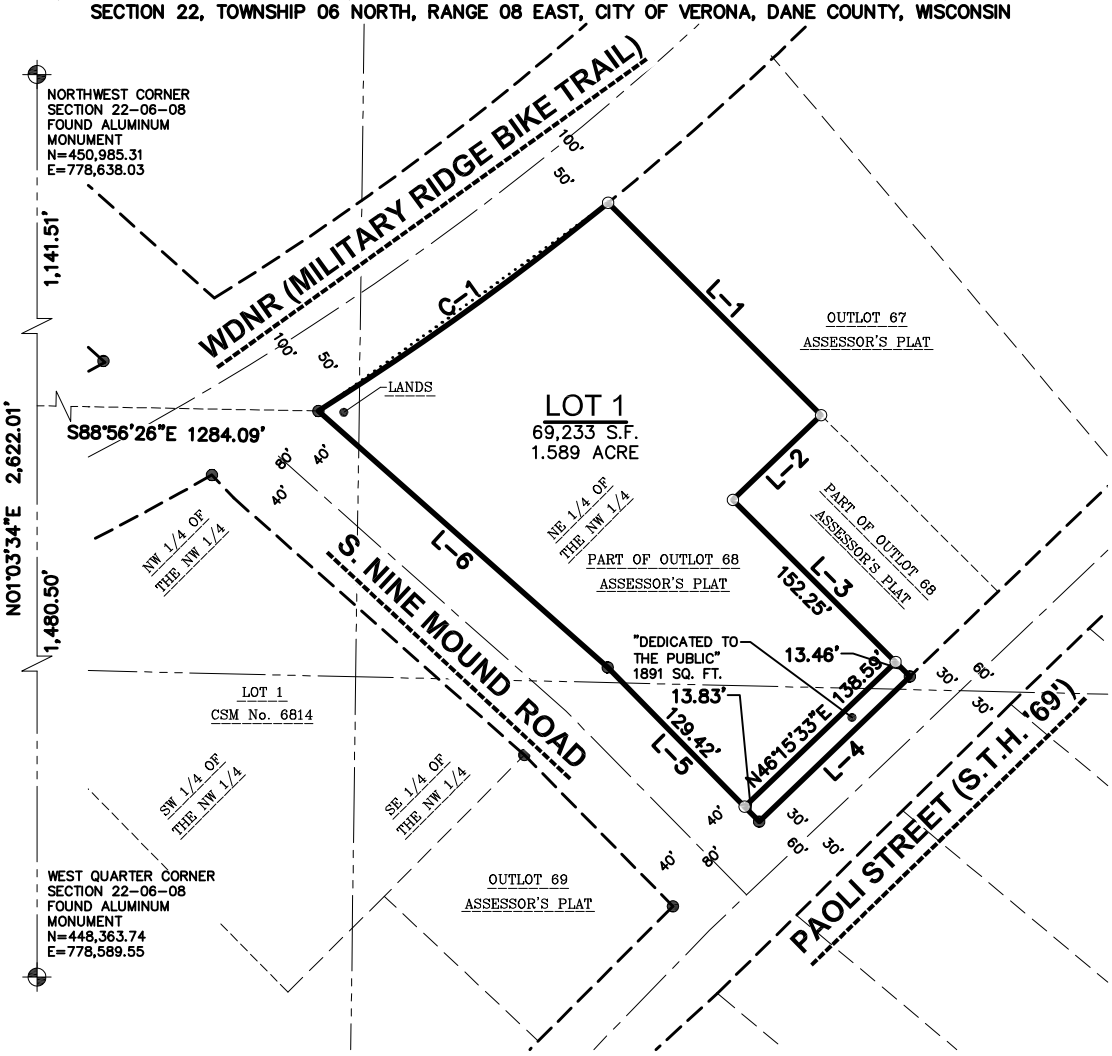
VASD is committed to working with the City to satisfy statutory and ordinance requirements for this request.

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

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- BUILDING
- CONCRETE CURB & GUTTER

NOTES

1. FIELD WORK PERFORMED ON NOVEMBER 07, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22-06-08, RECORDED AS N01°03'34"E.
3. SEE SHEET 2 FOR LINE AND CURVE TABLES.

WISCONSIN
HANS P. JUSTESON
S-2363
BELLEVILLE, WI
LAND SURVEYOR

north

0 50' 100'
SCALE: 1"=100'

SURVEYED BY:	SURVEYED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FIELDBOOK/PG: – SHEET NO: 1 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

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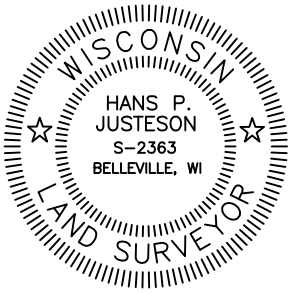
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C–1	236.66'	1960.08'	6°55'05"	N54°18'55"E	236.52'	N57°46'27"E	N50°51'23"E
( )	236.66'	1960.08'	6°55'04"	N54°18'17"E	236.52'	–	–

LINE TABLE

LINE	BEARING	DISTANCE
L–1	S45°04'20"E	199.28'
( )	S45°04'58"E	199.28'
L–2	S46°06'00"W	81.02'
( )	S46°05'22"W	81.02'
L–3	S45°05'16"E	165.70'
( )	S45°04'58"E	165.78'
L–4	S46°06'13"W	138.73'
( )	S46°05'22"W	138.78'
L–5	N44°29'00"W	143.26'
( )	N44°27'19"W	143.39'
L–6	N48°27'58"W	256.26'
( )	N48°28'37"W	256.21'



SURVEYED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
VERONA AREA SCHOOL DISTRICT
700 N. MAIN STREET
VERONA, WI 53593

PROJECT NO:	17–8000	SURVEYED BY:	–
FIELDBOOK/PG:	–	DRAWN BY:	JK
SHEET NO:	2 OF 5	CHECKED BY:	TJB
		APPROVED BY:	HPJ

VOL. _____ PAGE _____
DOC. NO. _____
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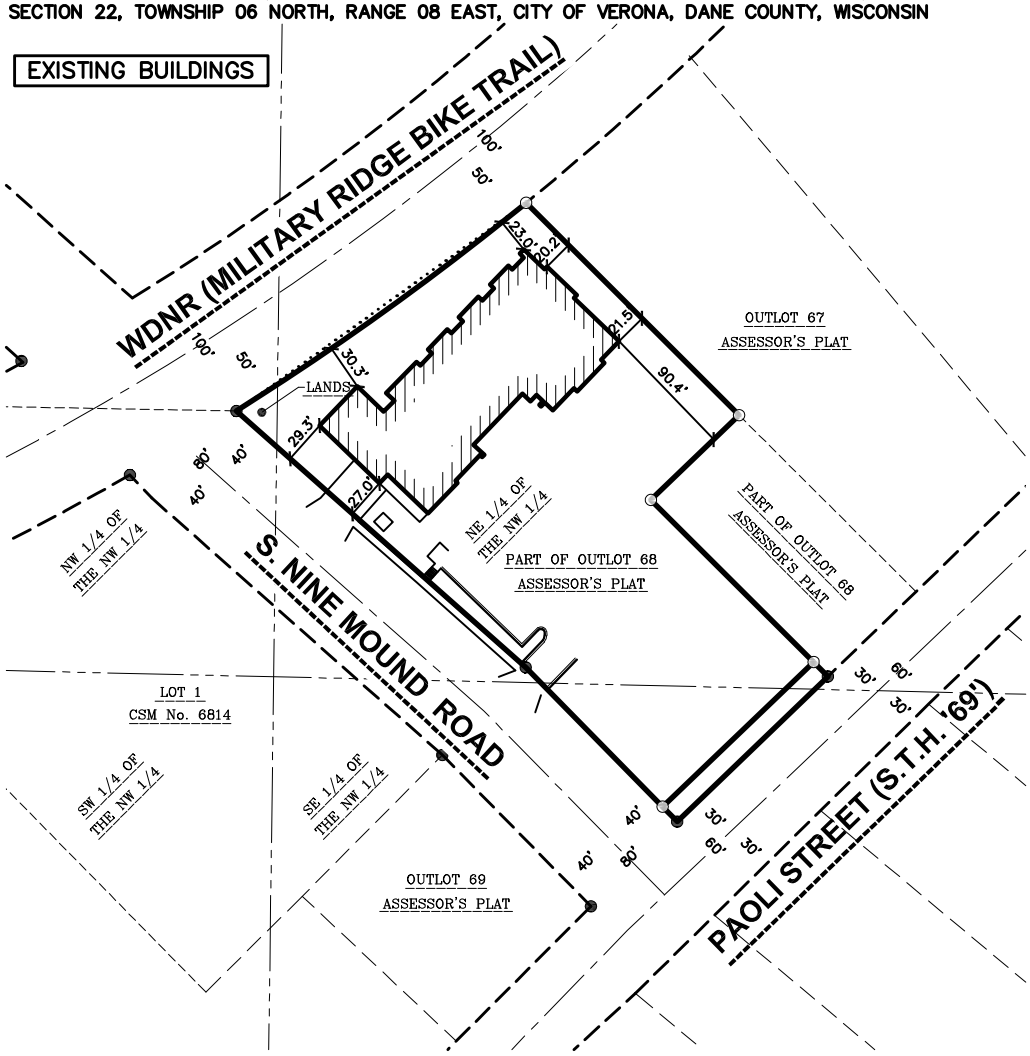

LEGEND

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- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
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- PLATTED LOT LINE
- BUILDING
- CONCRETE CURB & GUTTER

NOTES

1. FIELD WORK PERFORMED ON JUNE 13, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22-06-08, RECORDED AS N01°03'34"E.

WISCONSIN
HANS P. JUSTESON
S-2363
BELLEVILLE, WI
LAND SURVEYOR

north

0 50' 100'
SCALE: 1"=100'

SURVEYED BY:	SURVEYED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FIELDBOOK/PG: – SHEET NO: 3 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

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LEGAL DESCRIPTION

PART OF OUTLOT 68, ASSESSOR'S PLAT OF THE VILLAGE OF VERONA AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF VERONA, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22, AFORESAID; THENCE NORTH 01 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,480.50 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 26 SECONDS EAST, 1,284.09 FEET TO A POINT ON THE CURVING SOUTHEASTERLY LINE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (MILITARY RIDGE BIKE TRAIL) (WDNR), ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID LINE, NORTHEASTERLY 236.66 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.08 FEET, THE CHORD BEARS NORTH 54 DEGREES 18 MINUTES 55 SECONDS EAST, 236.52 FEET; THENCE SOUTH 45 DEGREES 04 MINUTES 20 SECONDS EAST, 199.28 FEET; THENCE SOUTH 46 DEGREES 06 MINUTES 00 SECONDS WEST, 81.02 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 16 SECONDS EAST, 165.70 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PAOLI STREET (S.T.H. 69); THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS WEST ALONG SAID LINE, 138.73 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH NINE MOUND ROAD; THENCE NORTH 44 DEGREES 29 MINUTES 00 SECONDS WEST ALONG SAID LINE, 143.26 FEET; THENCE NORTH 48 DEGREES 27 MINUTES 58 SECONDS WEST ALONG SAID LINE, 256.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 71,124 SQUARE FEET OR 1.633 ACRES.

SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, PROFESSIONAL LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF VERONA AREA SCHOOL DISTRICT, 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 CITY OF VERONA, DANE COUNTY, WISCONSIN.

WISCONSIN
HANS P. JUSTESON
S-2363
BELLEVILLE, WI
LAND SURVEYOR

_____ _____

HANS P. JUSTESON, S-2363 DATE
PROFESSIONAL LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

VELOCITY MIXED USE LLC, A LIMITED LIABILITY 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 CITY OF VERONA FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID VELOCITY MIXED USE LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2020.

VELOCITY MIXED USE LLC

BY: _____

KYLE DUMBLETON, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2020, THE ABOVE NAMED KYLE DUMBLETON, REPRESENTATIVE OF THE ABOVE NAMED VELOCITY MIXED USE LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

SURVEYED BY:	SURVEYED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FIELDBOOK/PG: – SHEET NO: 4 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

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CONSENT OF CORPORATE MORTGAGEE

STATE BANK OF CROSS PLAINS, 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 HANS P. JUSTESON, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2363, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF VELOCITY MIXED USE LLC, OWNER.

WITNESS THE HAND AND SEAL OF STATE BANK OF CROSS PLAINS, MORTGAGEE, THIS_DAY OF_____, 2020.

_____

DENNIS HAEFER, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2020, THE ABOVE NAMED DENNIS HAEFER, REPRESENTATIVE OF THE ABOVE NAMED STATE BANK OF CROSS PLAINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

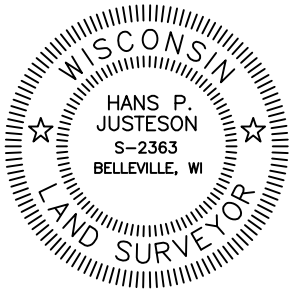
CITY OF VERONA COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF VERONA WAS HEREBY APPROVED BY RESOLUTION ADOPTED ON THIS_____DAY OF_____, 2019 AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

ON THIS_____DAY OF_____, 2020

_____

ELLEN CLARK, CITY CLERK
CITY OF VERONA, WISCONSIN



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

SURVEYED BY:	SURVEYED FOR:			
JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	VERONA AREA SCHOOL DISTRICT 700 N. MAIN STREET VERONA, WI 53593	PROJECT NO: 17-8000 FB/PG: – SHEET NO: 5 OF 5	SURVEYED BY: – DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	