

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/17/2019	DCPREZ-2019-11452
Public Hearing Date	C.U.P. Number
08/27/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JOEL G GRANT	PHONE (with Area Code) (608) 845-2203	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7589 BOBCAT LN		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS jgrant@mapleleaflandscape.com		E-MAIL ADDRESS	

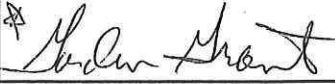
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
S. of 2416 Springrose Rd					
TOWNSHIP VERONA	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-192-8675-0					

REASON FOR REZONE	CUP DESCRIPTION
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FOR REFINANCING/LOAN PURPOSES	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-4 Agriculture District	C-2 Commercial District	13.723		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
* GORDON GRANT

DATE:
* 6/16/19

AM 395 + 150 c



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Maple Leaf, Inc</u>	Agent's Name	<u>Joel Grant</u>
Address	<u>2416 Spring Rose Rd.</u> <u>Verona, WI 53593</u>	Address	<u>2416 Spring Rose Rd.</u> <u>Verona, WI 53593</u>
Phone	<u>(608) 845-2203</u>	Phone	<u>(608) 845-2203</u>
Email	<u>dschreiber@mapleleaflandscape.com</u>	Email	<u>jgrant@mapleleaflandscape.com</u>

Town: Verona Parcel numbers affected: 0608-192-8675-0

Section: 19 Property address or location: 2416 Spring Rose Rd

Zoning District change: (To / From / # of acres) Change 13.723 acres from A-4 to C-2
part of lot 2 13482

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

This change as approved by the Town of Verona Board on 6/4/19 4-0 vote, are being requested to provide increased land value for purposes of refinancing business loans to Maple Leaf, Inc.

Maple Leaf agreed to all restrictions as approved by the Town Board and has no plans in the near or foreseeable future to develop this land in any way beyond already approved use provisions.

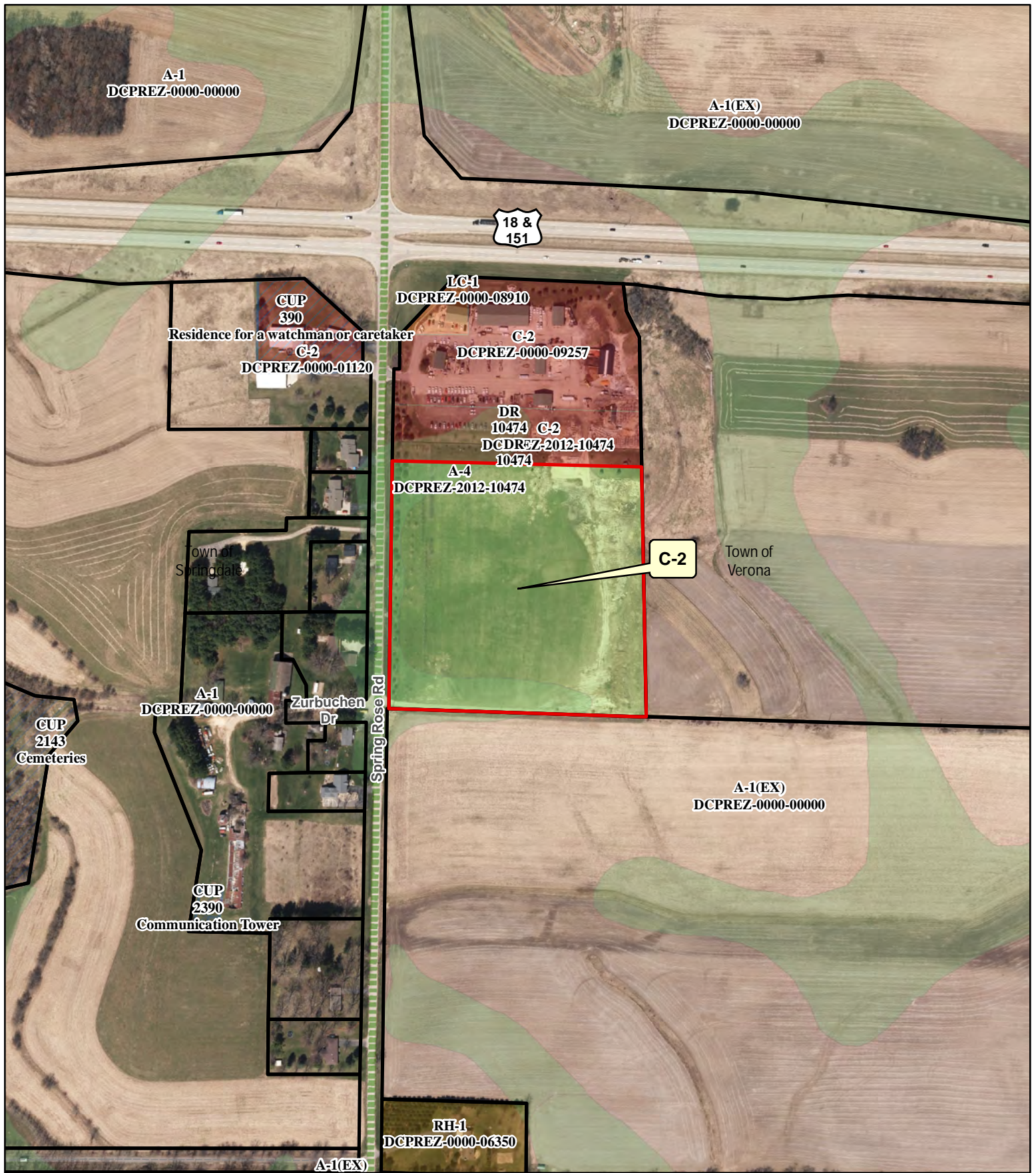
Landscaping - storage of landscaping materials
As Approved by the Town Board.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By:





Date: 6/05/19

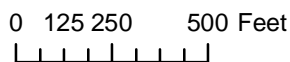
Note: This request will ultimately comply with the Dane County Master Plan which has the property as GC. The town of Verona is in the process of reviewing the Master Plan.



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11452
JOEL G GRANT

Town of Verona
Regular Town Board Meeting
Tuesday, June 4, 2019 6:30 PM
Town Hall/Community Center
7669 County Highway PD, Verona, WI 53593-1035

1. Call to Order/Approval of the agenda
2. Pledge of Allegiance
3. Public Comment
4. Approval of minutes from May 7, 2019
5. Discussion and Possible Action re: Renewal Applications for Alcohol Licenses with an Opportunity for Public Comment:
 - Class "B" retail license for the sale of fermented malt beverages to be consumed on premises for Blackhawk Bowhunters, LLC, Dale Goytowski President/Agent, 2103 County Highway PB, main clubhouse bar contingent upon receiving the renewal fee
 - Class "B" retail license for the sale of fermented malt beverages to be consumed on premises and "Class B" retail license for the sale of intoxicating liquor to be consumed on premises for Ole Duffers Pub, Susan Kaye Buchanan President/Agent, 1755 County Highway PB contingent upon receiving the renewal fees
6. Discussion and Possible Action re: Operator's Licenses for year ending June 30, 2020:
 - Blackhawk Bowhunters LLC
 - Ole Duffers Pub
 - Heartland Wildlife Sanctuary
7. Notification of Temporary Class "B" Fermented Malt Beverage License Issued to Heartland Farm Sanctuary for Llama Love Sip and Paint Event Held May 28, 2019
8. Town Chair Update re: Appointments to the Public Works Committee
9. Discussion and Possible Action to Authorize a Proposed Ad-Hoc Subcommittee to Study the Rate of Development in the Town of Verona Including: Scope, Membership, Duration, and Due Date for Final Report to the Town Board
10. Reports and Recommendations
 - Plan Commission:
 - i. Discussion and possible action regarding Resolution 2019-03 to adopt the comprehensive revision to the Dane County Zoning Ordinance, Chapter 10, of the Dane County Code of Ordinances and associated zoning changes for Town of Verona properties
 - ii. Discussion and possible action: Land Use Application 2019-7 to rezone 13.723 acres owned by Maple Leaf Landscaping, located south of 2416 Spring Rose Road, on parcel 0608-192-8675-0 currently zoned A-4 and C-2 to all C-2 (current Dane County Zoning Ordinance designation) which will become GC upon adoption of the new Dane County Zoning Ordinance
 - iii. Updates from Plan Commission Chair
 - Public Works:
 - i. Discussion with Possible action to grant driveway Access for Andrew Schmidt property on Sunset Drive
 - ii. Public Works report and Project Manager report
 - iii. Discussion and possible action to approve Resolution 2019-04 for the WI DNR Compliance Maintenance Annual Report
 - Town Staff:
 - i. Discussion with Possible Action Regarding Replacing the Town of Verona Personnel Policies and Procedures Manual
 - ii. Possible discussion and action to authorize new signatories on accounts held at Capitol Bank
 - EMS Commission:
 - Town Chair:
 - Supervisors:
11. Approval of payment of bills.
12. Adjourn

Passed
4-0



Regular board agendas are published in the Town's official newspaper, The Verona Press. Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Use the 'subscribe' feature on the Town's website to receive agendas and other announcements via email. Notice is also given that a possible quorum of the Plan Commission and/or Public Works, Ordinance, Natural and Recreational Areas, and Financial Sustainability Committees and could occur at this meeting for the purposes of information gathering only.

If anyone having a qualifying disability as defined by the American with Disabilities Act needs an interpreter, materials in alternate formats, or other accommodations to access these meetings, please contact the Town of Verona Clerk @ 608-845-7187 or jwright@town.verona.wi.us. Please do so at least 48 hours prior to the meeting so that proper arrangements can be made.

Mark Geller, Town Chair, Town of Verona
Printed in VP: 5/30/2019
Posted: 5/23/2019
Revised 5/29/2019

Applicants applying for a multiple-family, commercial, or manufacturing rezone or conditional use permit shall include a complete site plan. The site plan shall be drawn to an easily legible scale, shall be clearly labeled, and shall include the following, as applicable:

Site plan requirements

1. Scale and north arrow;
2. Location of subject property, parcel number(s), and any relevant certified survey map (CSM) or plat information related to the identification of the property;
3. Subject property lines and lot dimensions;
4. All building, outdoor use areas, right-of-ways and easements, both existing and proposed, including provisions for utilities, water, stormwater and sewer, either public or private. Existing and proposed uses should be labeled and clearly distinguishable. All dimensions and setbacks should be shown, including building heights;
5. Location and width of all interior roads or driveways and existing and proposed driveway entrances and exits onto public and private roadways, traffic pattern flows shall be clearly indicated;
6. Parking lot layout in compliance with all provisions of the Dane County Code of Ordinances;
7. Zoning district boundaries of the subject property and adjacent properties;
8. Location and distance from subject property and residences on adjacent properties;
9. Natural features such as cropped areas, woodlands, lakes, ponds, streams (including intermittent streams), significant drainage courses, contour lines, flood zones and wetlands;
10. Any other information which the Zoning Administrator deems necessary to reasonably determine the location, nature and condition of any actual or proposed feature of the site. The committee shall have the option of reviewing lengthy documents/reports however documents of this nature shall be summarized by Department staff.

Comprehensive Revision of Dane County Zoning Ordinance (Ch. 10, Dane County Code)

AS ADOPTED BY THE DANE COUNTY BOARD OF SUPERVISORS JANUARY 17, 2019 (PUBLISHED 1/22/2019)

10.270(1) Commercial Zoning Districts

5192 10.270. Commercial Zoning Districts

5193 (1) Provisions applicable to all Commercial Districts

5194 (a) Site plan. All petitions to rezone to any Commercial zoning district, and any application for
5195 a zoning permit or conditional use permit within an existing Commercial zoning district
5196 must be accompanied by an approved site plan as described in s. 10.101(6).

5197 (b) Off-street parking. Off-street parking shall be provided as required in s. 10.102(8).

5198 (c) Screening. For commercial uses within 100 feet of any residence, screening must be
5199 provided as required in s. 10.102(12).

5200 (d) Stormwater. The Zoning Administrator may not issue a zoning permit for any development
5201 in any commercial district until the Department of Land and Water Resources issues a
5202 Stormwater Management permit for the project under Chapter 14, Dane County Code.

5203

Comprehensive Revision of Dane County Zoning Ordinance (Ch. 10, Dane County Code)

AS ADOPTED BY THE DANE COUNTY BOARD OF SUPERVISORS JANUARY 17, 2019 (PUBLISHED 1/22/2019)

10.101(5) Administration, Enforcement and Penalties

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(5) Certificates of Compliance

- (a) No building or addition thereto, constructed after the effective date of this ordinance and no addition to a previously existing building shall be occupied, except accessory buildings used exclusively for farming or agricultural purposes and no vacant land, except that used exclusively for farming or agricultural purposes on the effective day of this ordinance, shall be used for any purposes until a certificate of compliance has been issued by the county zoning administrator. Every certificate of compliance shall state the use and occupancy and the location of the building or buildings and indicate that the use of land complies with all of the provisions of this ordinance.
- (b) Every application for a zoning permit shall be an application for a certificate of compliance.
- (c) An application for a certificate of compliance for a new use or a change in use of land or a building shall be made directly to the zoning administrator.
- (d) No certificate of compliance for a building or addition thereto, constructed after the effective date of this ordinance shall be issued until construction has been substantially completed and the premises inspected and certified by the zoning administrator to be in conformity with the specifications on which the permit was issued.
- (e) The zoning administrator may establish rules by which a temporary certificate of compliance may be issued for a part of a building.

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(6) Site Plans

- (a) *Site plans required.* Applicants must submit site plans with any of the following applications:
 1. Any Zoning Permit application within the CO-1, NR-I or UTR zoning districts
 2. Any Conditional Use Permit application.
 3. Any rezone petition to the HAM-R, HAM-M, LC, GC, HC, RI or MI zoning districts.
 4. Any rezone petition within the NR-I overlay zoning district, except for petitions to rezone to the FP-35, FP-1 or NR-C districts.
- (b) *Information included.* Site plans must be drawn to a scale large enough to show sufficient detail on 11" by 17" paper, that includes, at a minimum the following information, as applicable:
 1. A small vicinity map that clearly identifies the site's location within Dane County
 2. Location of subject property, tax parcel number(s), and any relevant certified survey (CSM) or plat information related to the identification of the property.
 3. Scale and north arrow;
 4. Date the site plan was created and/or last revised;
 5. Existing subject property lot lines and dimensions;
 6. Existing and proposed wastewater treatment systems and wells;
 7. All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer. Existing and proposed uses must be clearly labeled.
 8. All dimensions and required setbacks, side yards and rear yards.

10.101(6) Administration, Enforcement and Penalties

- 1415 **9.** Location and width of all existing and proposed driveway entrances onto public and
1416 private roadways, and of all interior roads or driveways. Traffic flow patterns must be
1417 indicated.
- 1418 **10.** Location and dimensions of any existing utilities, easements or rights-of-way.
- 1419 **11.** Parking lot layout in compliance with s. 10.102(8).
- 1420 **12.** Proposed loading/unloading areas.
- 1421 **13.** Zoning district boundaries in the immediate area. All districts on the property and on all
1422 neighboring properties must be clearly labeled.
- 1423 **14.** All relevant natural features, including but not limited to:
- 1424 a. Navigable waters, including ordinary highwater marks and shoreland setbacks
1425 required under Chapter 11, Dane County Code, for all lakes, ponds, rivers, streams
1426 (including intermittent streams) and springs within 300 feet of the property.
- 1427 b. Non-navigable water features, including drainage ditches, culverts and stormwater
1428 conveyances
- 1429 c. Floodplain boundaries and field-verified elevations, including floodfringe,
1430 floodway, flood storage and general floodplain districts as described in Chapter 17,
1431 Dane County Code
- 1432 d. Delineated wetland areas , including wetland setbacks required under Chapter 11,
1433 Dane County Code
- 1434 e. Natural drainage patterns
- 1435 f. Archaeological features and
- 1436 g. Slopes over 12% grade.
- 1437 **15.** If required by s. 10.102(12), location and type of proposed screening, landscaping, berms
1438 or buffer areas.
- 1439 **16.** The Zoning Administrator may require, at his or her discretion, site plans to show
1440 additional detail, including, but not limited to contours, drainage, screening, fences,
1441 landscaping, lighting, signs, refuse dumpsters, and possible future expansion areas.
1442

2379 proposed conditions including, but not limited to, detailed topographical information of
2380 the subject and adjoining properties, before land disturbing activities commence.

2381 (12) Visual Screening

2382 (a) Purpose.

2383 Visual screening is intended to protect enjoyment and use of neighboring properties by reducing
2384 the visual impact of utilitarian, commercial facilities near residential areas.

2385 (b) Applicability and waivers.

2386 1. Unless specifically waived under 3. below, screening is required along the interior
2387 boundary of any lot in the Limited Commercial (LC), General Commercial (LC), Heavy
2388 Commercial (HC) and Manufacturing/Industrial (MI) districts that are adjacent to land in
2389 the Single Family Residential (SFR), Two Family Residential (TFR), Multi Family Residential
2390 (MFR), Rural Residential (RR) or Rural Mixed-Use (RM) Districts.

2391 2. At the town board and zoning committee's discretion, screening may also be required as
2392 a condition on any conditional use permit, where appropriate to minimize visual impact
2393 to neighboring properties.

2394 3. 3. Waivers. If the town board and zoning committee find that there will be no significant
2395 visual impact, or no negative impact on neighborhood or rural character from the
2396 proposed use, the town board and zoning committee may:

2397 a. Approve alternative landscaping plans, differing from the specific standards in this
2398 section, or

2399 b. Waive visual screening requirements entirely.

2400 (c) When a use requires a vegetative screening, the requirements of this section shall apply. A
2401 vegetative screening plan shall be submitted at the time of permit application, and no
2402 permit shall be issued until an acceptable vegetative screening plan has been approved.
2403 The plan shall provide for a minimum of 15 feet in depth, parallel to any area used for
2404 vehicles or buildings. The vegetative screening area shall not be used for any purpose other
2405 than screening, except at designated points of ingress and egress delineated in the plan.
2406 Vegetative screens that are within 1,000 feet of the ordinary high water mark of a lake,
2407 pond or flowage, or 300 feet of the ordinary high water mark of a navigable river or
2408 stream, must comply with applicable portions pursuant to Chapter 11, Dane County Code.

2409 (d) Dimensions and design.

2410 1. Vegetative screening. Within the screening area, vegetation shall consist of:

2411 c. A minimum of 2 parallel rows of trees, with all rows planted 10 feet apart.

2412 d. Within any given row, there shall be a minimum of one tree every 12 feet.

2413 e. Vegetative screening densities along the front of the property adjacent to the road
2414 right-of-way may be reduced to not less than one tree every 20 feet.

2415 f. Not less than 75% of the trees shall be evergreens.

2416 g. A minimum of 2 different species of evergreens shall be utilized.

2417 h. Non-native species which have the potential to be invasive shall not be utilized as
2418 part of the screening.

10.102(12) General Provisions Applicable to All Uses in All Zoning Districts

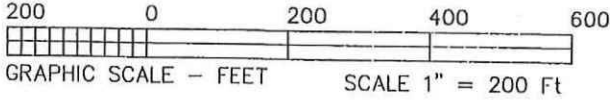
- 2419 i. *Deciduous trees shall be either single stem or multi-stem trees, with the smallest*
2420 *trunk measured at a minimum of a one-inch diameter at the time of planting. The*
2421 *trunk shall be measured 6 inches above the ground.*
- 2422 j. *Evergreen trees shall be a minimum of 4 feet tall at the time of planting.*
2423 k. *There shall be a ground cover of either native grasses and flowers, or lawn grasses.*
- 2424 2. *Vegetative screens shall not interfere with applicable vision triangle requirements.*
2425 3. *Within the screening area, vegetation shall be maintained in viable growing conditions.*
2426 *Maintenance of the ground cover shall be completed in a manner so as to maintain the*
2427 *shape or appearance of trees within the buffer area.*
- 2428 4. *Screens shall be maintained along the interior boundaries of the lot to a point 15 feet*
2429 *from the street right-of-way.*
- 2430

CERTIFIED SURVEY MAP

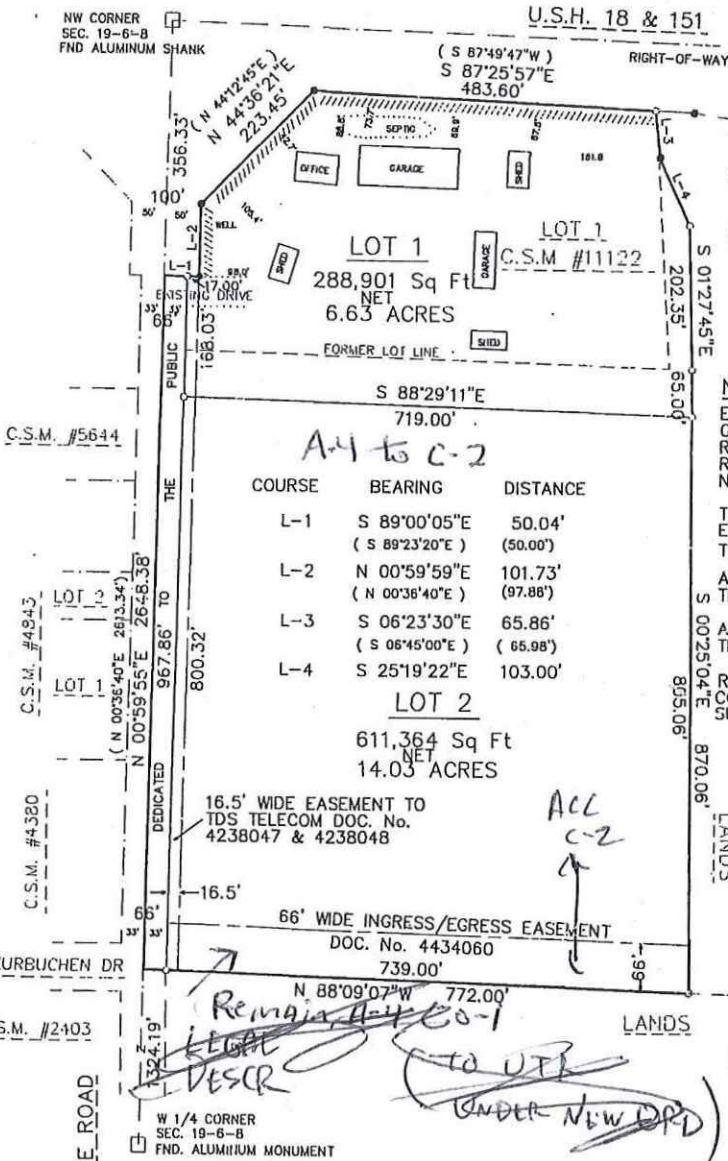
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1, CERTIFIED SURVEY MAP #1122, AND PART OF THE NW 1/4 OF THE NW 1/4, SECTION 19, T06N, R08E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 SECTION 19, T06N, R08E, WI STATE PLANE COORDINATE SYSTEM DANE ZONE (NAD83-91) N 00°59'55"E



LEGEND

- = 3/4" * 24" SOLID IRON ROD SET 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- ////// = NO VEHICULAR ACCESS
- = FND 3/4" I.S.

NOTES

- EASEMENT OF UNSPECIFIED WIDTH GRANTED TO WP&L ALONG EAST RIGHT-OF-WAY LINE SPRING ROSE ROAD FOR OVERHEAD ELECTRIC DOC. No 594003
- THIS PARCEL IS SUBJECT TO AN EASEMENT OVER ITS ENTIRETY TO TDS TELECOM.
- ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- ALL BEARINGS ARE MEASURED TO THE NEAREST FIVE SECONDS.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

A-4 to C-2

COURSE	BEARING	DISTANCE
L-1	S 89°00'05"E (S 89°23'20"E)	50.04' (50.00')
L-2	N 00°59'59"E (N 00°36'40"E)	101.73' (97.88')
L-3	S 06°23'30"E (S 06°45'00"E)	65.86' (66.98')
L-4	S 25°19'22"E	103.00'

16.5' WIDE EASEMENT TO TDS TELECOM DOC. No. 4238047 & 4238048

66' WIDE INGRESS/EGRESS EASEMENT DOC. No. 4434060 739.00'

ACC C-2



SURVEYED FOR:
MAPLE LEAF, INC.
2416 SPRING ROSE ROAD
VERONA, WI 53593

DOCUMENT NO. 4974658
CERTIFIED SURVEY MAP NO. 13482
VOLUME 88 PAGE 1

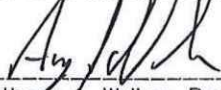
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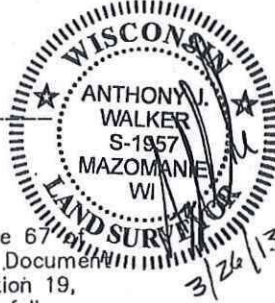
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, 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 of all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I also certify that this survey was done under the direction of Joel G. Grant and Jamie L. Grant owners.

 3/26/13
Anthony J. Walker, Registered Land Surveyor No. S-1957



LEGAL DESCRIPTION

Lot 1, Certified Survey Map #11122, Recorded in Volume 67 Certified Survey Maps of Dane County, Page 52 and 53 as Document #3942520, and part of the NW 1/4 of the NW 1/4 of Section 19, T06N, R08E, Town of Verona, Dane County, Wisconsin more fully described as follows;

Commencing at the W 1/4 corner of said Section 19

THENCE North 00 degrees 59 minutes 55 seconds East for a distance of 1324.19 feet along the West line of the NW 1/4 said Section 19 and the centerline of Spring Rose Road to the point of beginning

THENCE North 00 degrees 59 minutes 55 seconds East for a distance of 967.86 feet along said line

THENCE South 89 degrees 00 minutes 05 seconds East for a distance of 50.04 feet

THENCE North 00 degrees 59 minutes 59 seconds East for a distance of 101.73 feet along the Right-of-way U.S.H. 18 & 151

THENCE North 44 degrees 36 minutes 21 seconds East for a distance of 223.45 feet along the Right-of-way U.S.H. 18 & 151

THENCE South 87 degrees 25 minutes 57 seconds East for a distance of 483.60 feet along the Right-of-way U.S.H. 18 & 151

THENCE South 06 degrees 23 minutes 30 seconds East for a distance of 65.86 feet

THENCE South 25 degrees 19 minutes 22 seconds East for a distance of 103.00 feet

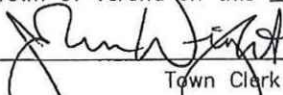
THENCE South 01 degrees 27 minutes 45 seconds East for a distance of 202.35 feet

THENCE South 00 degrees 25 minutes 04 seconds East for a distance of 870.06 feet to the South line of the NW 1/4 of the NW 1/4 said Section 19

THENCE North 88 degrees 09 minutes 07 seconds West for a distance of 772.00 feet along said line to the point of beginning

TOWN OF VERONA APPROVAL CERTIFICATE

Resolve that this Certified Survey Map, including the public right-of-way dedication shown hereon, has been duly filed for approval by the Town Board of the Town of Verona, Dane County, Wisconsin, be and the same is hereby approved, acknowledged and accepted by the Town of Verona on this 27th day of March, 2013.


Town Clerk

PAGE 2 OF 3

DOCUMENT NO. 4974658
CERTIFIED SURVEY MAP NO. 13482
VOLUME 88 PAGE 2

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

OWNER'S CERTIFICATE

As owner, I hereby certify that we have caused the Lands described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as shown on this Certified Survey, I also certify that this Certified Survey Map is required by S 75.17 (1) (a) of Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

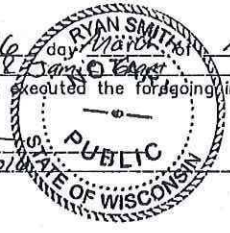
[Signature]
Joel G. Grant

[Signature]
Jamie L. Grant

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this 26 day March, 2013, the above named Joel G. Grant & Jamie L. Grant to me known to be the person who executed the foregoing instrument and acknowledge the same.

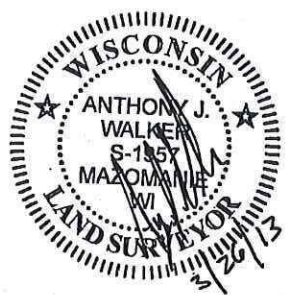
Notary Public [Signature]
My Commission expires 08/20/2016



DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of this 1 day of APRIL, 2013.

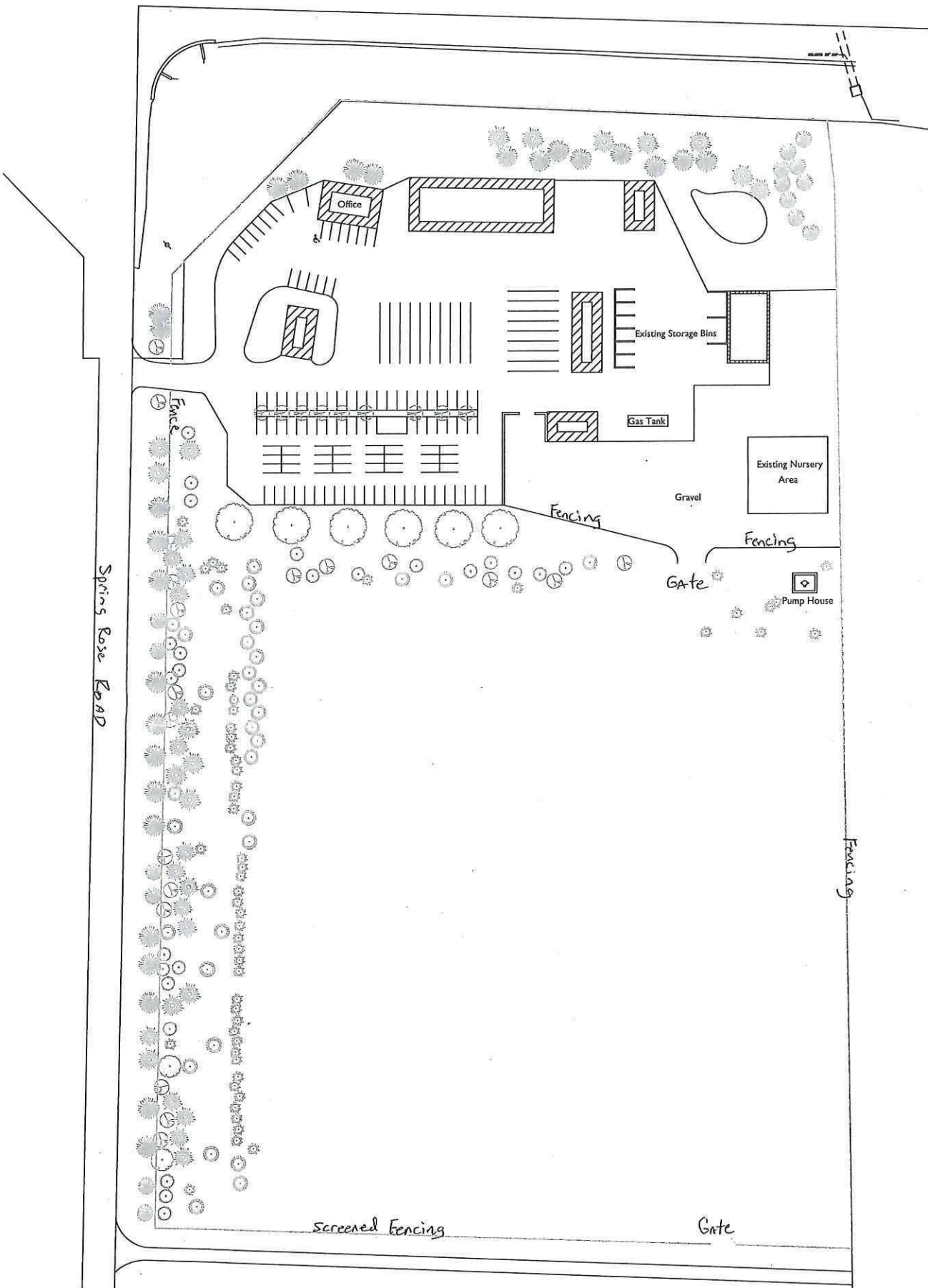
[Signature] #9484



RECEIVED FOR RECORDING THIS 2nd DAY OF April, 2013
AT 10:30 O'CLOCK A.M. IN VOLUME 88 OF CERTIFIED SURVEY MAPS ON
PAGES 1-3

[Signature]
KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS
Recd April 1, 2013 at 11:31 AM

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VOLUME 88 PAGE 3



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 Revised: _____
 Revised: _____
 Revised: _____
 Job # _____

MAPLE LEAF INC
 2416 SPRING ROSE ROAD
 VERONA, WISCONSIN

MAPLE LEAF
 LAWN CARE MAINTENANCE
 LANDSCAPING & SNOW REMOVAL
 P.O. BOX 45417 - MADISON, WISCONSIN 53744-5417
 2416 SPRING ROSE ROAD - VERONA, WISCONSIN 53593
 PHONE 608-845-2203 - FAX 608-848-2205
www.mapleleaflandscape.com

11

JAMES C VON ESCHEN
2407 SPRING ROSE RD
VERONA, WI 53593

BRETT ZAHLER
2385 SPRING ROSE RD
VERONA, WI 53593

ROGER F DISCH
2415 SPRING ROSE RD
VERONA, WI 53593

RICHARD A BECKWITH
2393 SPRING ROSE RD
VERONA, WI 53593

CARL L CURE
2401 SPRING ROSE RD
VERONA, WI 53593

THEODORE S SMITH
2361 SPRING ROSE RD
VERONA, WI 53593

BETTY J STIVARIUS
304 WELSH ST
REWEY, WI 53580

Current Owner
2349 SPRING ROSE RD
VERONA, WI 53593

THOMAS R GUST
2506 SPRING ROSE RD
VERONA, WI 53593

THOMAS R GUST
2506 SPRING ROSE RD
VERONA, WI 53593

JOEL G GRANT
7589 BOBCAT LN
VERONA, WI 53593

JOEL G GRANT
7589 BOBCAT LN
VERONA, WI 53593

ANNA MAY RHINER
304 BARBARA ST
VERONA, WI 53593

ANNA MAY RHINER
304 BARBARA ST
VERONA, WI 53593

ROGER F DISCH
2415 SPRING ROSE RD
VERONA, WI 53593

GUST TR
2528 SPRING ROSE RD
VERONA, WI 53593

MITCH DUNLAP
2403 SPRING ROSE RD
VERONA, WI 53593

Screening Along South Side Spring Ridge RD



Screening Along South Side Spring Rose Road



Screening Along South side of Spring Rose Road



PrC

1180D2

C-2
DCPREZ-0000-01120
2415
CUP
390
Residence for a watchman or caretaker

LC-1
DCPREZ-0000-08910
2416
C-2
DCPREZ-0000-09257

DR *Not Effective*
10474 C-2 DCPREZ-0000-09257

Not Effective
C-2 DCPREZ-0000-9873
DCPREZ-2012-10474
DR
10474

NeB2
Not Effective
A-1(EX) DCPREZ-0000-00000
A-4
DCPREZ-2012-10474
EmD2

TrB

2407

2403

NeC2

2393

A-1
DCPREZ-0000-00000

2385

Zürbuchen Dr

EdB2

2381

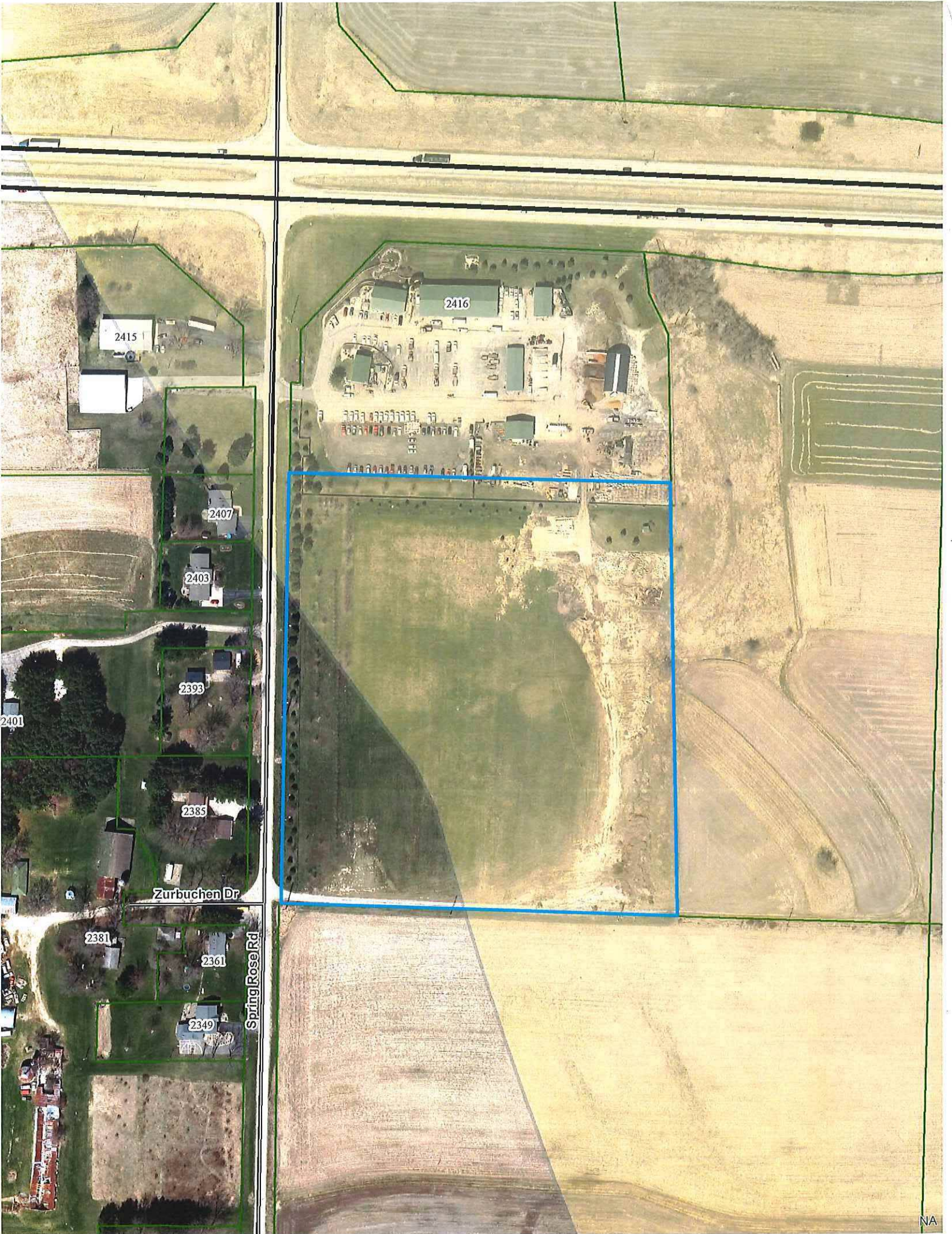
2361

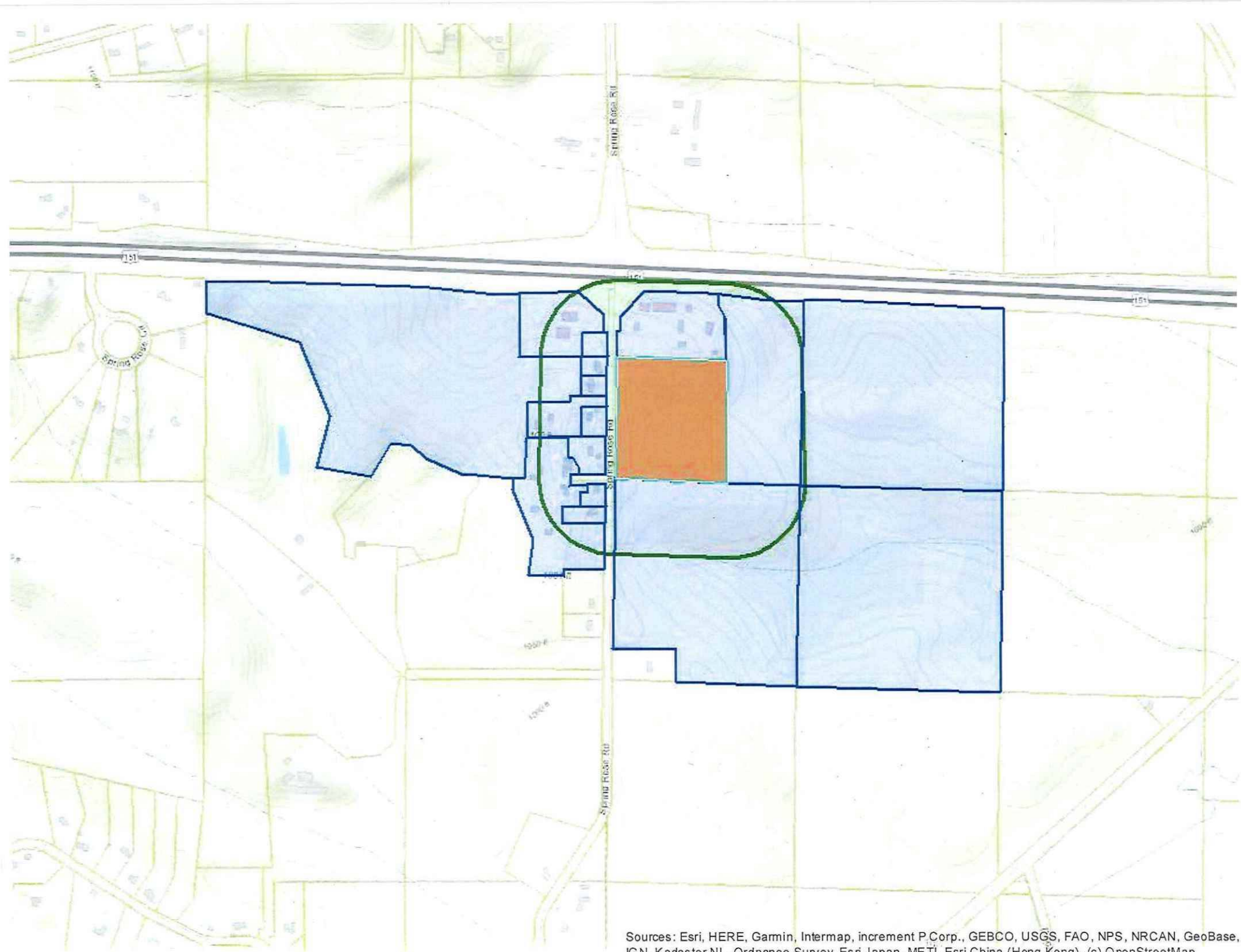
Spring Rose Rd

2349

BaC2

A-1(EX)
DCPREZ-0000-00000





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap