

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/07/2019	DCPREZ-2019-11402
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
03/26/2019	DCPCUP-2019-02455

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CATHY S LEVERENZ	PHONE (with Area Code) (608) 800-1303	AGENT NAME BRANDON LEVERENZ	PHONE (with Area Code) (608) 219-8954
BILLING ADDRESS (Number & Street) 4330 MELODY LN #3		ADDRESS (Number & Street) 5610 ALPINE ROAD	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) BROOKLYN, WI 53521	
E-MAIL ADDRESS ALPINERIDGE@AOL.COM		E-MAIL ADDRESS CR50000@AOL.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
DUE SOUTH OF 5610 ALPINE ROAD					
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-334-9040-0					

REASON FOR REZONE			CUP DESCRIPTION	
NEEDS RM-8 ZONING TO BE IN COMPLIANCE WITH AGRICULTURAL USES-AG ENTERTAINMENT WITH REVISED ORDINANCE.			AGRICULTURE ENTERTAINMENT ACTIVITIES WITH REVISED ORDINANCE-OCCURRING 10 DAYS OR MORE PER CALENDAR YEAR, IN AGGREGATE.	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-8 (Rural Residential, 8 to 16 acres) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	8.5		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: NEEDS RM-8 ZONING TO BE IN COMPLIANCE WITH AGRICULTURAL USES-AG ENTERTAINMENT WITH REVISED ORDINANCE. NEW ZONING CODES EFFECTIVE 3/6/19 CLM

# Dane County Rezone & Conditional Use Permit

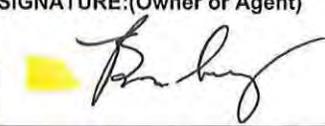
<b>Application Date</b>	<b>Petition Number</b>
01/17/2019	DCPREZ-2019-11402
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CATHY S LEVERENZ	PHONE (with Area Code) (608) 800-1303	AGENT NAME BRANDON LEVERENZ	PHONE (with Area Code) (608) 219-8954
BILLING ADDRESS (Number & Street) 4330 MELODY LN #3		ADDRESS (Number & Street) 5610 ALPINE ROAD	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) BROOKLYN, WI 53521	
E-MAIL ADDRESS ALPINERIDGE@AOL.COM		E-MAIL ADDRESS CR50000@AOL.COM	

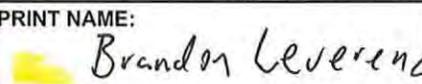
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
DUE SOUTH OF 5610 ALPINE ROAD					
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-334-9040-0					

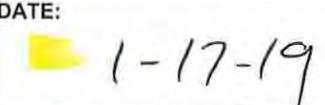
REASON FOR REZONE	CUP DESCRIPTION
NEEDS A-2 ZONING TO BE IN COMPLIANCE WITH AGRICULTURAL USES-AG ENTERTAINMENT WITH REVISED ORDINANCE.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-3 Rural Homes District	A-2 (8) Agriculture District	8.5		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

COMMENTS: NEEDS A-2 ZONING TO BE IN COMPLIANCE WITH AGRICULTURAL USES-AG ENTERTAINMENT WITH REVISED ORDINANCE.

PRINT NAME:  


DATE:  


**SEE REVISED**

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
01/17/2019	DCPCUP-2019-02455
<b>Public Hearing Date</b>	
03/26/2019	

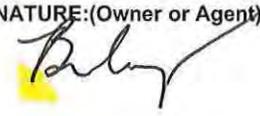
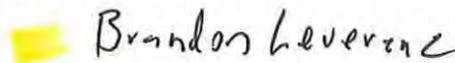
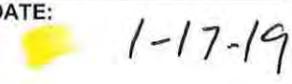
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CATHY S LEVERENZ	Phone with Area Code (608) 800-1303	AGENT NAME BRANDON LEVERENZ	Phone with Area Code (608) 219-8954
BILLING ADDRESS (Number, Street) 4330 MELODY LN #3		ADDRESS (Number, Street) 5610 ALPINE ROAD	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) BROOKLYN, WI 53521	
E-MAIL ADDRESS ALPINERIDGE@AOL.COM		E-MAIL ADDRESS CR50000@AOL.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
5610 ALPINE ROAD				5610 ALPINE ROAD	
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP OREGON	SECTION 33
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-334-9040-0		---		0509-334-8810-0	

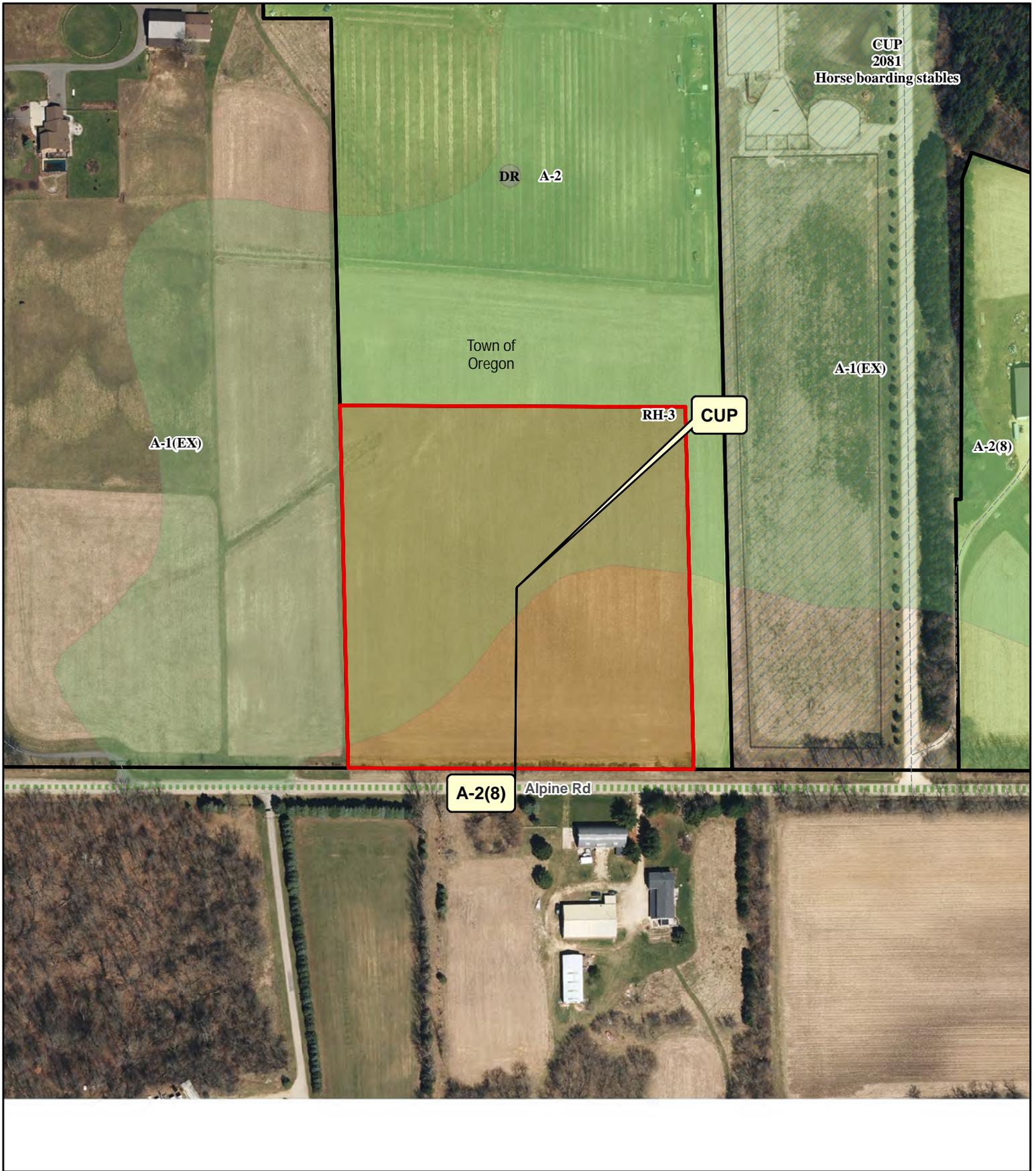
**CUP DESCRIPTION**

AGRICULTURE ENTERTAINMENT ACTIVITIES WITH REVISED ORDINANCE-OCCURING 10 DAYS OR MORE PER CALENDAR YEAR, IN AGGREGATE.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.233(3)(a)	19.54

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials  PMK2	<b>SIGNATURE:(Owner or Agent)</b> 
		<b>PRINT NAME:</b> 
		<b>DATE:</b> 

COMMENTS: AGRICULTURE ENTERTAINMENT ACTIVITIES WITH REVISED ORDINANCE-OCCURING 10 DAYS OR MORE PER CALENDAR YEAR, IN AGGREGATE.



**Legend**

**Wetland > 2 Acres    Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11402 & CUP 2455  
**CATHY S LEVERENZ**



# 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:

- **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.
- **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 Cathy S. Leverage Agent's Name ~~Brandon Leverage~~ Brandon Leverage  
 Address 4330 Melody Ln #3 Address ~~4000~~ 5610 Alpine rd  
Madison, WI 53704 Phone 608-219-8954  
 Phone 608-800-1303 Email C-50000@aol.com  
 Email alpineridg@aol.com

Town: Oregon Parcel numbers affected: 042/0509-334-9040-0  
 Section: 33 Property address or location:  
 Zoning District change: (To / From / # of acres) A-2(R) / RH-3 / 8.5 acres

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

*see attached*

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:

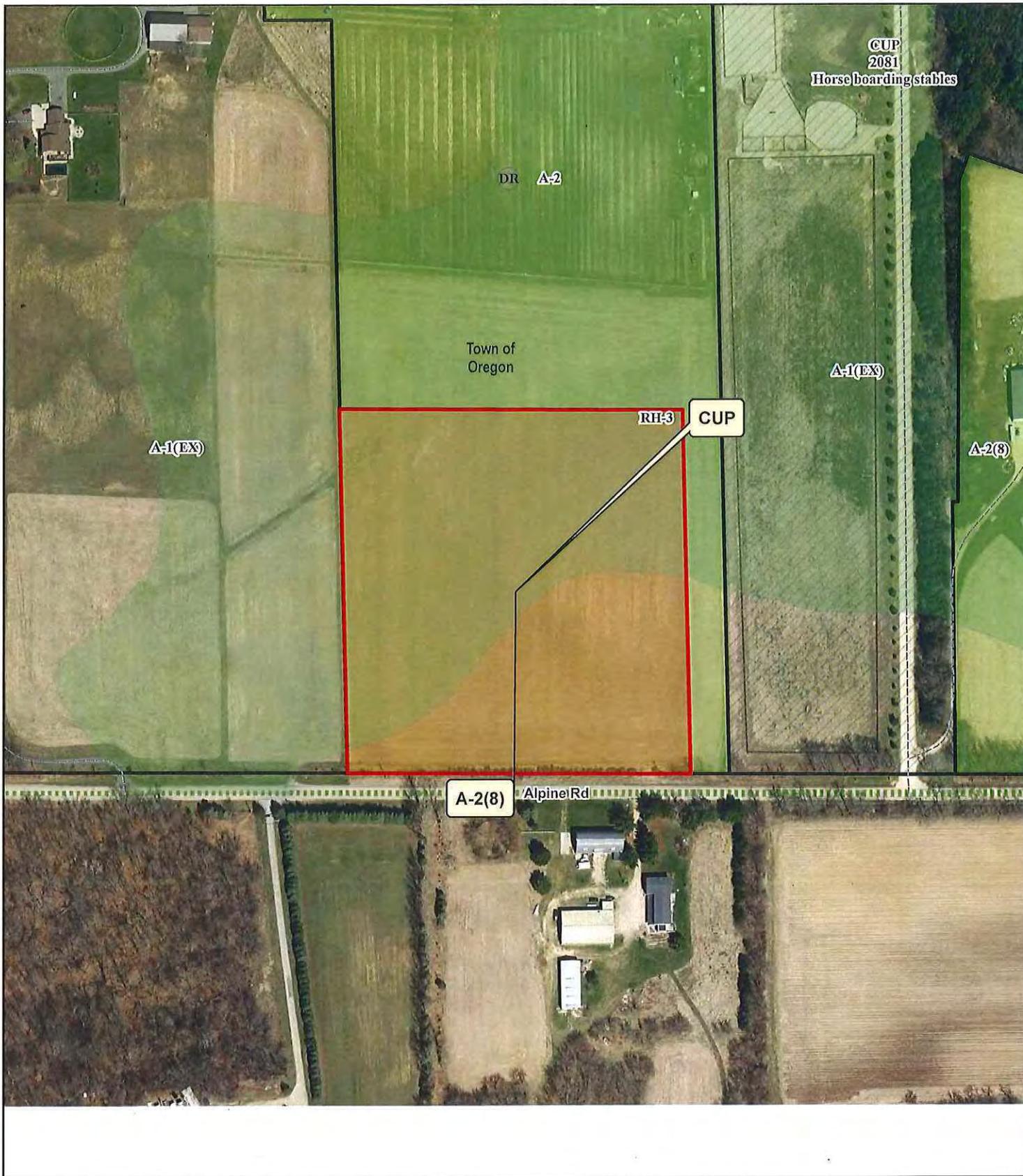
To be compliant with Dane Co Zoning for agricultural entertainment.

Legal description / Lot 2 certified Survey Map 10083

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Cathy S. Leverage

Date: 1-13-19

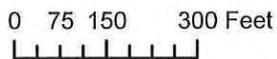
*Brooklyn w/ 53521*



**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11402 & CUP 2455  
**CATHY S LEVERENZ**



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	Gary Leverenz / Cathy Leverenz	Agent	Brandon Leverenz
Address	4814 Felland Rd / 4330 Melody Ln #3 Madison, WI 53718 / Madison, WI 53704	Address	5610 Alpine Rd. Brooklyn, WI 53521
Phone	608-220-4685 / 608-800-1303	Phone	608-219-8954
Email	glever923@aol.com / alpineridg@aol.com	Email	cr50000@aol.com

Parcel numbers affected: 042-0509-334-8810-0 Town: Oregon Section: 33  
042-0509-334-9040-0  
Brooklyn, WI 53521 Property Address: 5610 Alpine Rd

Existing/ Proposed Zoning District : A-2

o Type of Activity proposed:

*Separate checklist for mineral extraction uses must be completed.*

- o Hours of Operation 10<sup>am</sup> - 6<sup>PM</sup>
- o Number of employees 4 family members
- o Anticipated customers 10-160 per day
- o Outside storage None
- o Outdoor activities See Attached
- o Outdoor lighting none
- o Outside loudspeakers none
- o Proposed signs on ground premises Signs
- o Trash removal Dump
- o Six Standards of CUP (see back)

See Attached

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 1-13-19

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. We are currently a family orchard located on Alpine Rd. in the town of Oregon. Our operation is seasonal and consists of apple picking, selling and harvesting along with other outdoor family activities such as a corn maze, pumpkin picking and animal petting pens. Our neighbors to the east currently operate a large horse boarding facility. The neighbors to the west of us use their property for livestock and crops.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. Our orchard is a clean, quiet, organized agricultural operation. We are currently conducting business, Sept. 1 - Nov. 1. Open Friday, Saturday and Sunday, 10 AM - 6 PM. Our driveway entrance and parking lot is located off Alpine Rd. in a large open field which more than accommodates our current customer base.

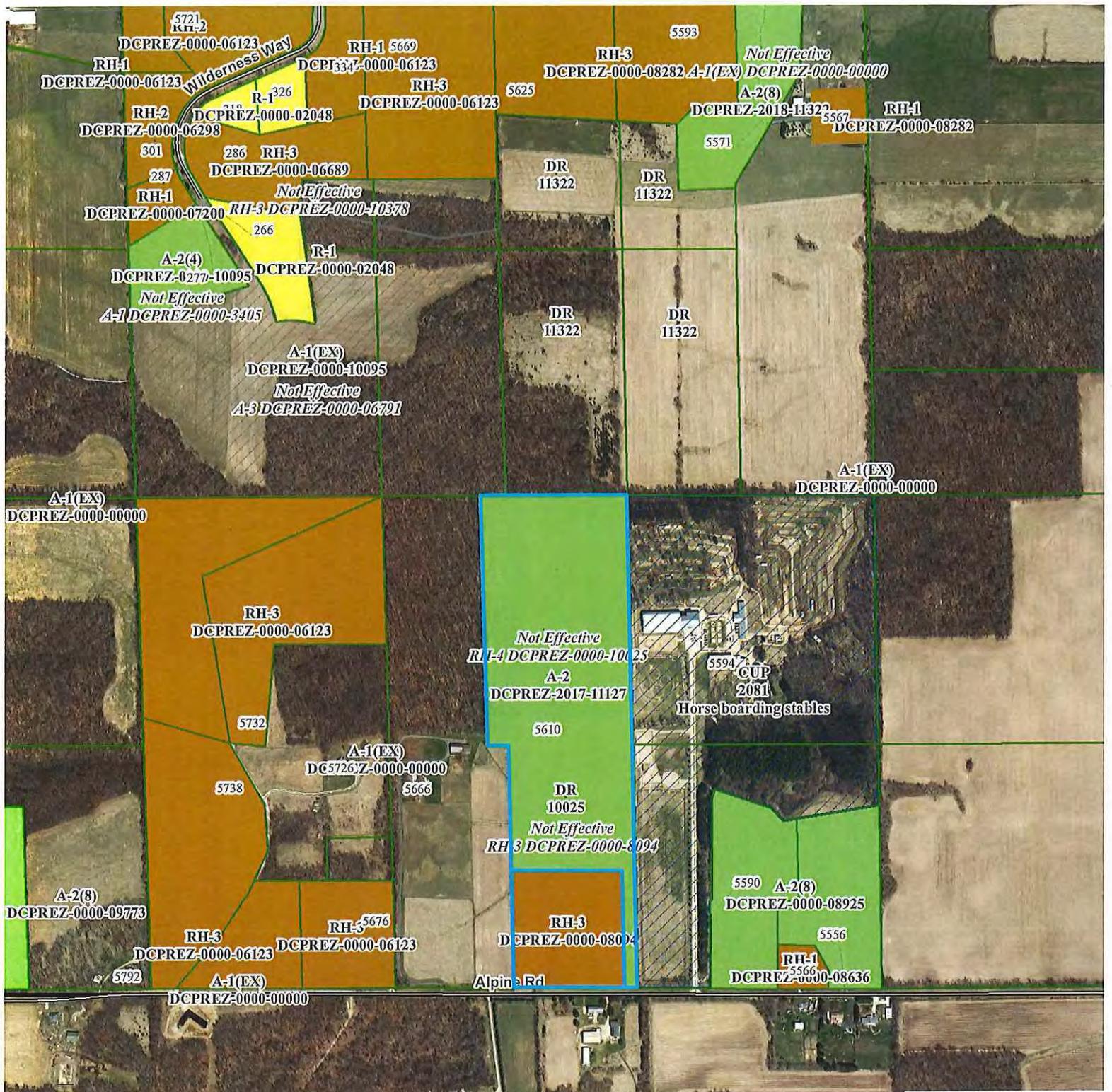
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. There are no current deed restrictions to our knowledge and all surrounding properties are established in ag use.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. Our proposed future plans include an Apple Barn to sell and store apples. That would include electricity, septic and water. Our driveway and parking lot currently is adequate with potential to safely increase with no parking off the property.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Our driveway and parking lot are currently adequate and can safely increase according to our growth with no traffic conflicts.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. We are currently compliant with all Oane Co. Zoning ordinances.







Wood Land Forest

DRD  
Honey Bees

Natural  
Landry  
Groom

Water Way

CO-OP

Barn

part

way

with

Corn

Bean

Landry Barn

Truffle  
Blanche  
Honey Crisp  
Honey Crisp  
Honey Crisp  
Honey Crisp  
Honey Crisp

Yuccas  
Rifle Peas  
Napoleon Cherry  
Wald Bear  
Cortland  
Honeygold  
Snappy Mac  
Laxar  
Witch Hazel  
Golden Supreme  
Hortum Spy  
Jonagold  
Honeycrisp  
Granny Smith  
Enterprise  
Jonagreen

Red Delicious  
Treat  
New Sun  
Pink Lady  
The Red  
Red Cortland  
Bayer's Gala  
Honeycrisp

8x10  
8x10  
8x10

8x8  
10x10  
10x10

Turkey &  
Gambus

Chickens &  
Habbits

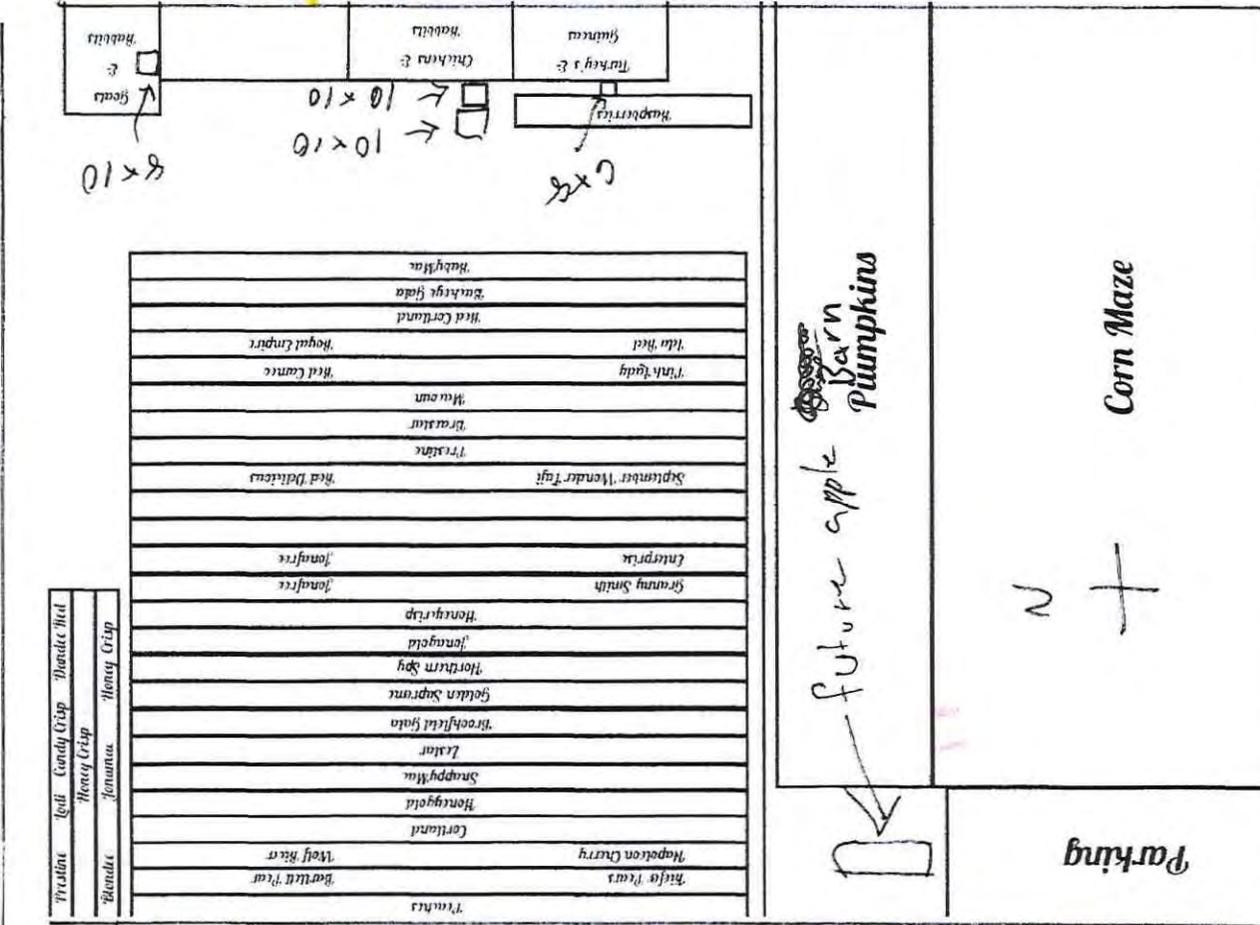
Habbits  
&  
Gambus

future apple  
Barn  
Pumpkins

N +

Parking

Corn Maze



The Horse First Farm

Neighborhoods

Alpine Rd

## Alpine Ridge Orchard Operation

### 1.) Currently:

- Pick your own and already picked apples
- Raspberries
- Asparagus
- Peaches
- Pears
- Cherries
- Pumpkins
- Corn Maze
- Petting Zoo
- Handmade Goat Milk Soap and Lotion
- Dry Skin Butter
- Beard Balm
- Sugar Scrub
- Apple Crisp Topping
- Honey Bees
- Honey
- Cider
- Sliced Caramel Apples
- Produce such as tomatoes, cucumbers, and potatoes

### 2.) Proposed:

- Apple Barn for retail products and storage
- Apple cider doughnuts
- Baked goods like pies, breads, muffins, etc.
- Hayride
- Petting zoo increase
- Additional fruit trees and bushes
- Children's play area
- More produce

### 3.) Future Buildings

- Apple store for retail products and storage
- Kitchen
- Workshop
- Livestock barn and out buildings

4.) Future Long-Term Building

Reception Hall/Wedding Barn

5.) Current hours of operation

September 1<sup>st</sup>-November 1<sup>st</sup>: Friday, Saturday, and Sunday from 10am-6pm

Periodically during the week for field trips

6.) Future Business Hours

Cherries- Mid-June to Mid-August

Raspberries- June to July

Plums- Mid-August to Mid-September

Apples-will be from Mid-August to end of November

Garlic-July

Blueberries-August

**Parcel Number - 042/0509-334-9040-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR09E	33	SW of the SE
Plat Name	CSM 10083	
Block/Building		
Lot/Unit	2	
Parcel Description	LOT 2 CSM 10083 CS59/52&53-6/26/2001 DESCR AS SEC 33-5-9 PRT SW1/4SE1/4 (8.997 ACRES INCL R/W) <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	CATHY S LEVERENZ	
Primary Address	<b>No parcel address available.</b>	
Billing Address	4330 MELODY LN #3 MADISON WI 53704	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4	
Assessment Acres	8.997	
Land Value	\$2,200.00	
Improved Value	\$0.00	
Total Value	\$2,200.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~05/24/2018~~ 05:00 PM

Ends: ~~05/24/2018~~ 07:00 PM

Starts: ~~05/26/2018~~ 10:00 AM

Ends:

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~06/02/2018~~ 09:00 AM

Ends: ~~06/02/2018~~ 11:00 AM

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

RH-3 DCPREZ-0000-08094

[Zoning District Fact Sheets](#)

**Parcel Maps**

Maps are unavailable for this parcel.

[DCiMap](#)

**Tax Summary (2018)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$2,200.00	\$0.00	\$2,200.00
<b>Taxes:</b>		\$39.60
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$39.60

**District Information**

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21BR	BROOKLYN EMS
OTHER DISTRICT	21BR	BROOKLYN FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	06/15/2017	5333516		

Show More ▼

**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0509-334-9040-0

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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



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**Parcel Number - 042/0509-334-8810-0****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR09E	33	NW of the SE
Plat Name	CSM 12675	
Block/Building		
Lot/Unit	2	
Parcel Description	LOT 2 CSM 12675 CS80/29&31-4/28/2009 F/K/A LOT 1 CSM 10083 CS59/52&53-6/26/2001 & ALSO INCL & DESCR AS SEC 33-5-9 PRT NW1/4SE1/4 & PRT SW1/4SE1/4 (34.737 ACRES INCL R/W) <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	GARY A LEVERENZ	
Primary Address	5610 ALPINE RD	
Billing Address	4814 FELLAND RD MADISON WI 53718	

Brandon Leverenz  
 219-920<sup>8</sup>~~0~~  
 (C) 219-8954

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5M	
Assessment Acres	34.737	
Land Value	\$44,200.00	
Improved Value	\$0.00	
<b>Total Value</b>	<b>\$44,200.00</b>	

Show Valuation Breakout

**Open Book**

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Starts: ~~05/24/2018~~ 05:00 PM  
 Ends: ~~05/24/2018~~ 07:00 PM

Starts: ~~05/26/2018~~ 10:00 AM  
 Ends:

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~06/02/2018~~ 09:00 AM  
 Ends: ~~06/02/2018~~ 11:00 AM

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-2 DCPREZ-2017-11127

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2017)** More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$44,200.00	\$0.00	\$44,200.00
<b>Taxes:</b>		\$768.86
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$768.86

**District Information**

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21BR	BROOKLYN EMS
OTHER DISTRICT	21BR	BROOKLYN FIRE

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	04/27/2016	5229966		

Show More ▼

**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0509-334-8810-0

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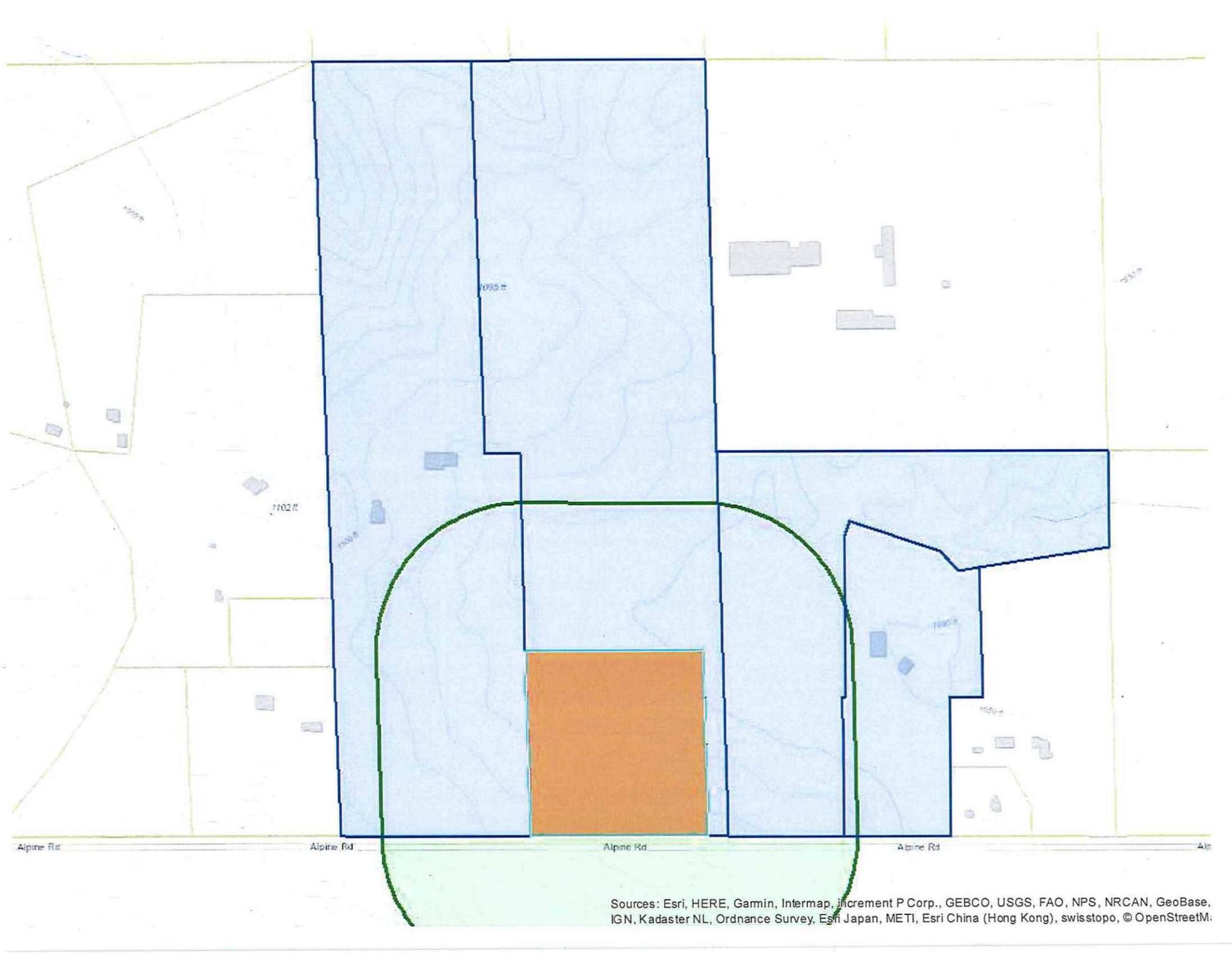
OSORIO INVESTMENTS LLC  
19 N PINCKNEY ST  
MADISON, WI 53703

PETER J LANDRY  
5666 ALPINE RD  
BROOKLYN, WI 53521

GARY A LEVERENZ  
4814 FELLAND RD  
MADISON, WI 53718

Current Owner  
4330 MELODY LN #3  
MADISON , WI 53704

NEIL A DETRA  
5590 ALPINE RD  
BROOKLYN, WI 53521



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