

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/20/2015	DCPREZ-2015-10906
Public Hearing Date	C.U.P. Number
10/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RAPHAEL W WAGNER	PHONE (with Area Code)	AGENT NAME TOWN OF VERONA	PHONE (with Area Code) 608-(608) 845-7107
BILLING ADDRESS (Number & Street) 3131 SHADY OAK LN		ADDRESS (Number & Street) 334 N NINE MOUND ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS rswagner@tds.net		E-MAIL ADDRESS aarnold@town.verona.wi.us	

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	
3131 Shady Oak Lane and lands southwest of parcel		sw of 3131 Shady Oak Lane		sw of 3131 Shady Oak Lane	
TOWNSHIP VERONA	SECTION 5	TOWNSHIP VERONA	SECTION 05	TOWNSHIP VERONA	SECTION 05
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-052-9160-9		0608-053-8500-8		0608-053-9000-1	

REASON FOR REZONE	CUP DESCRIPTION
COMPREHENSIVE PLAN HAS BEEN AMMENDED TO PUTLAND INTO FARMLAND PRESERVATION. THIS REZONING IS A FOLLOW-UP TO ALLOW THE FARMER TO QUALIFY FOR TAX CREDITS.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	A-1Ex Exclusive Ag District	186		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) <i>Amanda Arnold</i> PRINT NAME: <i>Amanda Arnold</i> Town of Verona DATE: <i>8/20/15</i>
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		

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BILLING ADDRESS (Number & Street) 3131 SHADY OAK LN		ADDRESS (Number & Street) 334 N NINE MOUND ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
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Raphael Wagner Legal Description

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 5, and a part of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 5, all in Township 6 North, Range 8 East in the Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 5; thence North $87^{\circ}15'50''$ West along the East-West quarter line of said Section 6, a distance of 1313.00 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6; thence South $01^{\circ}24'37''$ West along the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 6, a distance of 2626.14 feet to the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6; thence South $87^{\circ}59'27''$ East along the South line of the Southeast $\frac{1}{4}$ of said Section 6, a distance of 1319.85 feet to the Southwest $\frac{1}{4}$ corner of said Section 5; thence North $89^{\circ}20'28''$ East along the South line of the Southwest $\frac{1}{4}$ of said Section 5, a distance of 1328.41 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 5; thence North $01^{\circ}18'49''$ East along the East line of the West $\frac{1}{2}$ of the said Southwest $\frac{1}{4}$ of Section 5, a distance of 2597.22 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 5; thence North $89^{\circ}52'34''$ East along the East-West quarter line of said Section 5, a distance of 1330.77 feet to the center $\frac{1}{4}$ section of said Section 5; thence North $01^{\circ}46'27''$ East along the North-South quarter line of said Section 5, a distance of 436.00 feet to a point on the centerline of Shady Oak Lane; thence North $32^{\circ}32'34''$ West along the centerline of Shady Oak Lane, a distance of 308.76 feet; thence South $16^{\circ}12'34''$ West, a distance of 449.50 feet; thence South $88^{\circ}47'34''$ West, a distance of 1575.18 feet to a point on the East line of the West 802.35 feet of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 5; thence North $01^{\circ}27'13''$ East along the said East line, a distance of 733.51 feet to a point on the North line of the South 968.49 feet of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 5; thence South $89^{\circ}52'34''$ West along said North line, a distance of 802.65 feet to a point on the West line of the Northwest $\frac{1}{4}$ of said Section 5; thence South $01^{\circ}27'13''$ West along the said West line, a distance of 968.86 feet to the Point of Beginning.

Widish, Shawn

From: Amanda Arnold <AArnold@town.verona.wi.us>
Sent: Wednesday, August 19, 2015 9:35 AM
To: Widish, Shawn
Cc: Standing, Brian
Subject: rezoning app for 3131 Shady Oak
Attachments: rezoning application_3131 Shady Oak, Town of Verona.pdf

Hi Shawn,

I was able to have our Clerk/Treasure draft a legal description of the land we talked about the Town rezoning when I was in last week. Let me know if the attached materials will work. My map isn't to scale. Is that okay? I also don't know the soil classifications.

Thanks,

Amanda Arnold, AICP
Planner/Administrator

Town of Verona
335 N. Nine Mound Rd
Verona, WI 53593
(608) 845-7187

Keep up with Town of Verona news and events by joining the Town's email list. Go to www.town.verona.wi.us and click "subscribe" in the upper right hand corner.



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 Raphael Wagner Agent's Name Town of Verona
 Address 3131 Shady Oak Lane Address 335 N. Nine Mound Rd
 Phone Verona, WI 53593 Phone Verona, WI 53593
 Email rswagner@tds.net Email carroll@town.verona.wi.us

Town: Verona Parcel numbers affected: 060805291609, 060805385008
06080649000, 060806495003, 060805390001
 Section: A 05 Property address or location: 3131 Shady Oak Lane

Zoning District change: (To / From / # of acres) A3 → A1ex

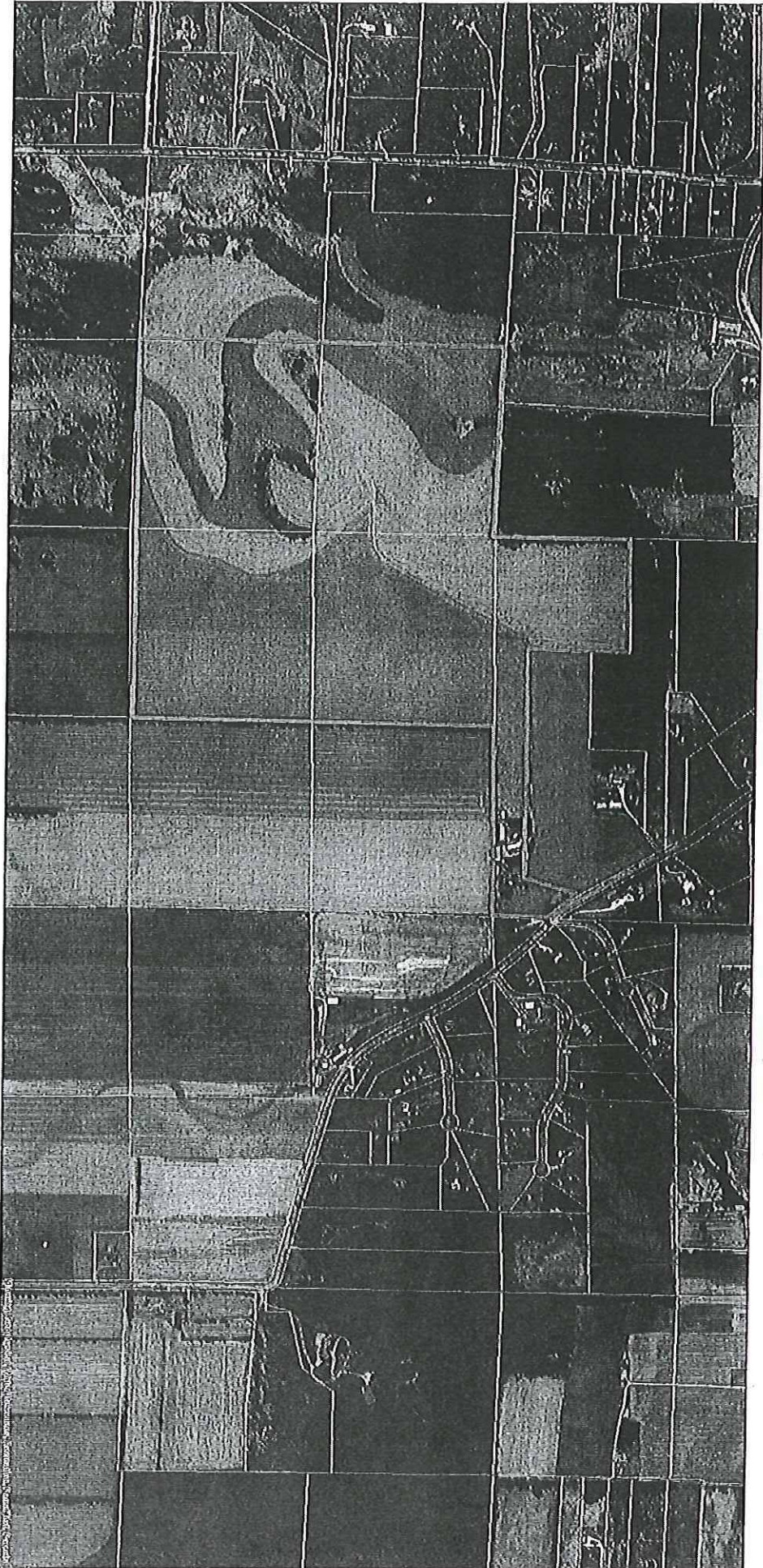
Soil classifications of area (percentages) Class I soils: ___ % Class II soils: ___ % Other: ___ %

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:

Comprehensive Plan has been amended to put land into farmland preservation. This rezoning is a follow up to allow the farmer to qualify for tax credits

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Aranda Stolt Date: 01/19/15
Planner/Administrator Town of Verona



Raphael Wagner Metes and Bounds Description of Five Contiguous Parcels

Beginning at the SE Corner of the NW1/4 of Section 5, Town 6 North, Range 8 East thence S 89 degrees 08 minutes W 1,331 feet, thence S 01 degree East 2,590 feet, thence S 85 degrees West 1,327 feet, thence N 89 degrees 10 minutes West 1,323 feet, thence N 01 degree 80 minutes W 2,621 feet, thence S 89 degrees 50 minutes East 1,313 feet, thence N 0.00 degrees E 968.49 feet, thence N 87 degrees E 802.35 feet, thence S 01 degree 30 minutes E 718.00 feet, thence N 88 degrees E 1582.76 feet, thence N 16 degrees E 449.50 feet to Centerline of Shady Oak Lane, thence SE along said Centerline to N and S ¼ Line to POB in the Town of Verona, Dane County, Wisconsin.

2015-4

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

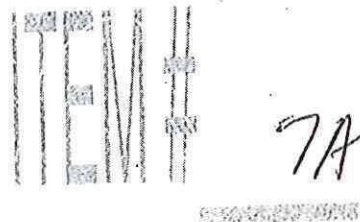
Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

APPLICATION IS MADE to the Town of Verona Board for a land use change for:

Property address/legal description 0608052 9/609, 060805385008
060806480000, 100806495003, 060805390001

Please check all that apply:

- comprehensive plan amendment
- rezone petition**
- current zoning category A3
- new zoning category requested A-10x
- 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: Raphael Wagner Phone# 608-834-6492

Address: 3131 Shady Oak Ln E-Mail rs.wagner@tds.net

Applicant: Owner Agent

Applicant's Phone# Town of Verona E-Mail arnold@town.verona.wi.us

If the applicant is different from property owner, please include documentation authorizing application on behalf of property owner

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

Signature: Raphael Wagner Date: 7-17-15

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

To follow up a comp plan amendment that returned land to farmland preservation. Adjusting zoning to allow for tax credits.

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

Applicant Signature: Amanda Arnold Date: 7/17/15

Print Name: Amanda Arnold

RETURN COMPLETED APPLICATION AND 12 COPIES OF MAP/PLAN TO:

Amanda Arnold, Planner/Administrator
Town of Verona
335 N. Nine Mound Rd
Verona, WI 53593-1035 608-845-7187 / 608-845-7143 Fax

PRE-APPLICATION MEETING:

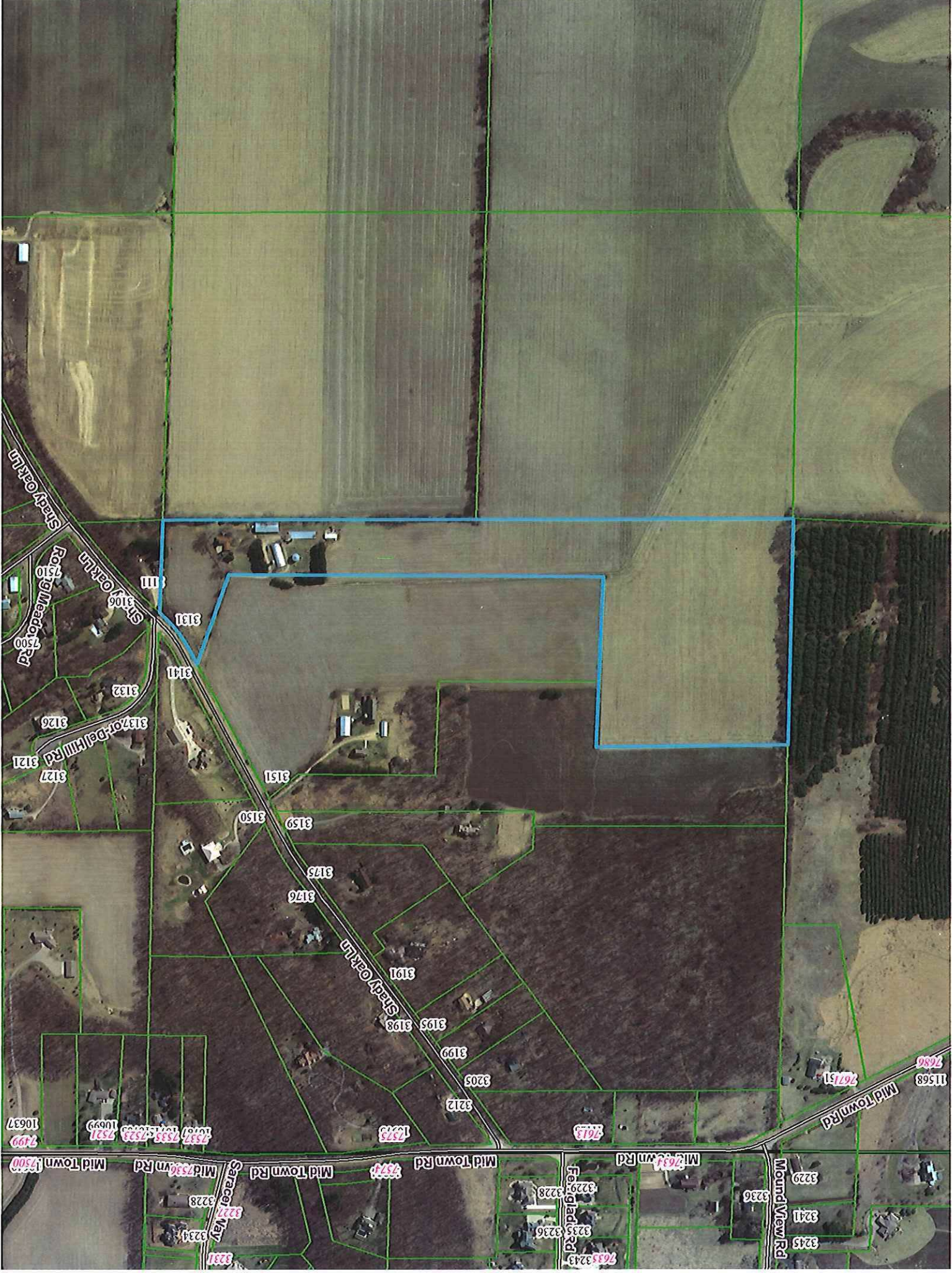
A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair



A-3 to A-1(ex)

Timber Ln

Paulson Rd



FPZVerona_joined_PARCEL sorted by Landowner
08/19/2015

PARCELNO	ConctOwner	Zoning	PropertyAddress	Impr. Value	Prop.	GIS_Acres	Notes
060805291609	RAPHAEL W WAGNER & SHARON	A-3	3131 SHADY OAK LN	203800	A-1[EX]	29	Planned for Farmland Pres 2014 OA-68
060805385008	RAPHAEL W WAGNER & SHARON	A-3		0	A-1[EX]	40	Planned for Farmland Pres 2014 OA-68
060805390001	RAPHAEL W WAGNER & SHARON	A-3		0	A-1[EX]	39	Planned for Farmland Pres 2014 OA-68
060806480000	RAPHAEL W WAGNER & SHARON	A-3		0	A-1[EX]	39	Planned for Farmland Pres 2014 OA-68
060806495003	RAPHAEL W WAGNER & SHARON	A-3		0	A-1[EX]	39	Planned for Farmland Pres 2014 OA-68



A-3 to A-1 (ex)

Timber Ln

Stacy Oak Ln

North Hill Rd

Rolling Meadow Rd

Stacy Hill Dr

Carmel