

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/05/2016	DCPREZ-2016-11059
Public Hearing Date	C.U.P. Number
11/22/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BAR DOWN LLC	PHONE (with Area Code) (608) 239-6585	AGENT NAME ROBERT PROCTER	PHONE (with Area Code) (608) 283-6762
BILLING ADDRESS (Number & Street) 2501 W BELTLINE HWY STE 113		ADDRESS (Number & Street) P O BOX 1767	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS jtemple@templebuilds.com		E-MAIL ADDRESS rprocter@axley.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	
3159 Shady Oak Lane					
TOWNSHIP VERONA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-052-8220-8					

REASON FOR REZONE			CUP DESCRIPTION	
AMEND DEED RESTRICTIONS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-4 Residence District	R-4 Residence District	50.523		

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



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 BAR DOWN LLC
 Address 2501 W. Beltline Hwy., Suite
MADISON, WI 53713
 Phone (608) 239-6585
 Email JTEMPLE@TEMPLEBUILDS.COM

Agent's Name Robert C. Procter
 Address PO BOX 1767
MADISON, WI 53703-1767
 Phone (608) 283-6762
 Email RPROCTER@AXLEY.COM

Town: Verona Parcel numbers affected: See attached.

Section: 01 Property address or location: Located in all 1/4's of the NW 1/4 of Section 5, T6N, R*E

Zoning District change: (To / From / # of acres) R-4 to R-4 / 50.523 Acres

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:

The Owner executed the attached Deed Restrictions limited each of the 21 Units to 2 acres. Four of the Units had been created and approved by the County that were less than 2 acres. The intent of the Deed Restriction was to limit the number of Units to 21, the number of buildable sites to 21, to limit each Unit to one buildable site, and to restrict the Units to be no less than 1.6 acres.

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

Submitted By: *Robert C. Procter*

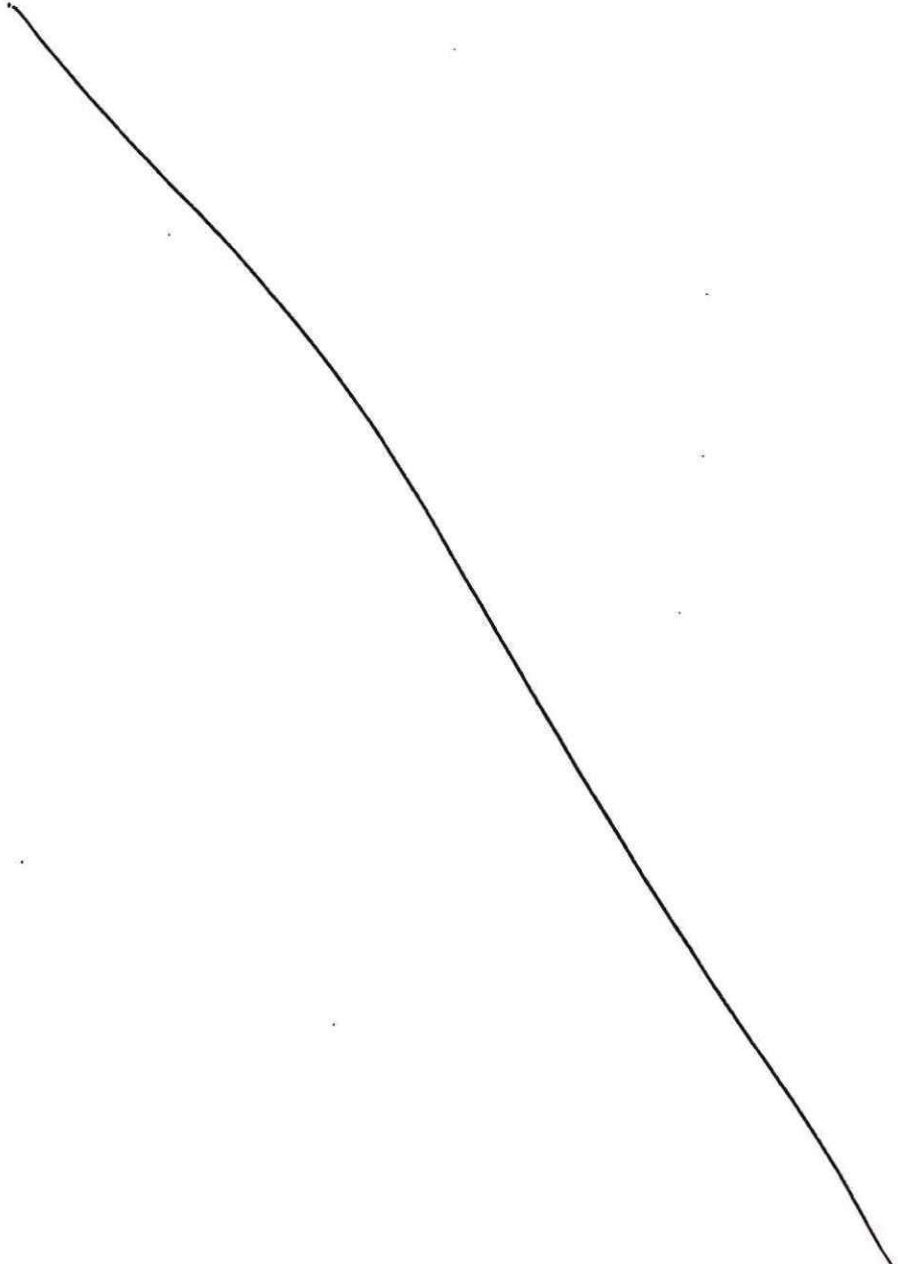
Date: Oct. 4, 2016

EXHIBIT A
Legal Description

A parcel of land located in all 1/4's of the NW1/4 of Section 5, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit: Beginning at the Northwest corner of said Section 5; thence N89°54'56"E, 352.94 feet along the North line of said NW1/4; thence S01°27'24"W, 258.93 feet; thence N89°54'56"E, 388.34 feet to the Northwest corner of Lot 1, Certified Survey Map No. 931; thence S35°48'38"E, 1307.62 feet along the Southwest line of Certified Survey Maps 931, 1077 and 2491 to the Southwest corner of Lot 2, Certified Survey Map No. 2491; thence N89°48'15"E, 593.26 feet along the South line of said Lot 2 to the centerline of Shady Oak Lane; thence S28°00'20"E, 144.50 feet along said centerline; thence S49°33'15"W, 193.72 feet; thence N87°39'34"W, 582.50 feet; thence S02°29'42"W, 411.54 feet; thence S89°16'33"W, 672.90 feet; thence N00°42'47"E, 276.97 feet; thence S87°44'39"W, 788.48 feet to the West line of said NW1/4; thence N01°27'24"E, 1719.91 feet to the point of beginning. Subject to 33 feet of right-of-way along Mid-Town Road and Shady Oak Lane. Containing 2,200,782 square feet (50.523 acres) including road right-of-way and 2,179,460 square feet (50.034 acres) excluding road right-of-way.

Nov
PH
RWL
10/4/16

EXHIBIT B
Condominium Plat
See attached





9 0 1 9 6 1 1
Tx:8776562

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5250201**

07/13/2016 1:57 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 2

Recording area

Name and return address:

Robert C. Procter
Axley Brynelson, LLP
Madison, WI 53716

0608-052-8220-8; 0608-052-8650-8
0608-052-9030-6; 0608-052-8600-8

Parcel Identification Numbers

DEED RESTRICTIONS

PETITION NO. 10920

Use black ink & print legibly

WHEREAS, BAR DOWN LLC, a Wisconsin limited liability company is owner of the following described real estate in the Town of Verona, Dane County, Wisconsin further described as follows:

Units 1 through 21 of the Woods at Watch Hill, a Condominium, established by the Declaration of Condominium recorded in the Office of the Dane County Register of deeds on June 2, 2016, Document No. 5238990.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Verona, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner or owners of record of any land that is located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. Land use is limited exclusively to single-family detached dwellings on 2-acre areas.
2. The restrictions set forth herein may be amended or terminated in the following manner:
 - a. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of

Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

- b. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
- c. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

BAR DOWN LLC, a Wisconsin limited liability company

By: 
Justin T. Temple, Managing Member

Subscribed and sworn to before me on July 12, 2016 by the above named person(s).

Signature of notary or other person authorized to administer an oath Rebekah Anne Falls
(as per s. 706.06, 706.07)

Print or type name: Rebekah Anne Falls

Title Notary Public Date commission expires: May 6, 2017

This document was drafted by:
(print or type name below)

**Dane County Planning &
Development**



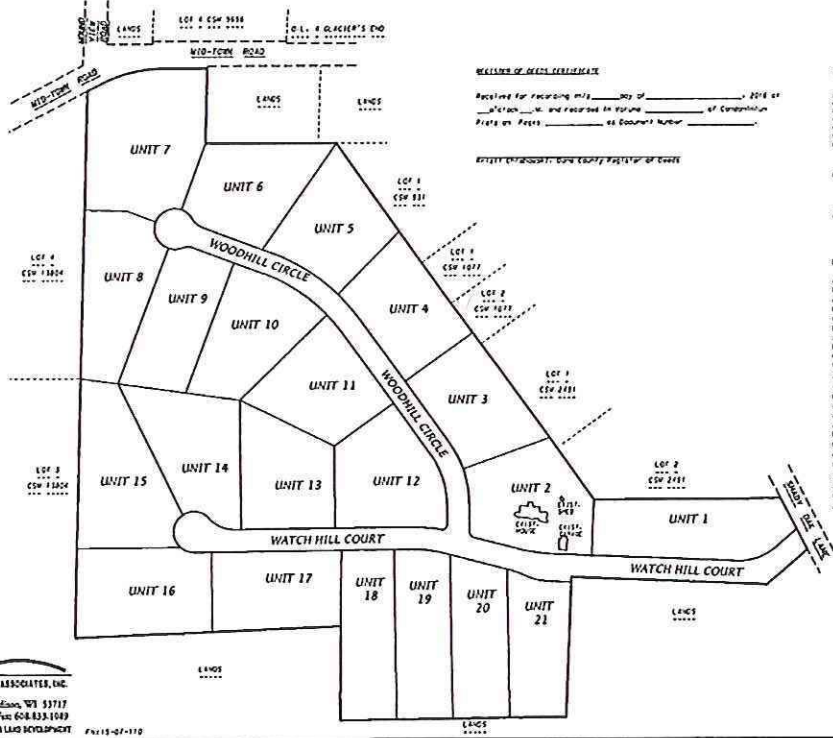
THE WOODS AT WATCH HILL, A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this condominium plat
 subject to Sec. 703 Wa. Stat and is hereby
 approved for recording.

Filed this ___ day of _____, 20__

Dane County Planning and Development



RECORDING OF DEED CERTIFICATE

Received for recording this ___ day of _____, 2016 of
 _____, and recorded in volume _____ of Condemnation
 Plats on Page _____ of Document Number _____

EXISTING EASEMENTS: ONE EIGHTY FIFTH OF DEED

SURVEYOR'S CERTIFICATE

I, Brett T. Stolteberg, Professional Land Surveyor S-2742, hereby
 certify that the plat herein is prepared in accordance with
 Wisconsin Statutes, Section 703.11 and is a correct representation
 of the common plan described. I further certify that such map
 correctly represents all exterior boundaries and that the locations
 of each unit and the common elements can be determined from the
 plat.

Dated this ___ day of _____, 2016.

Brett T. Stolteberg, Professional Land Surveyor S-2742

LEGAL DESCRIPTION

A parcel of land located in all 1/2's of the north of Section 9,
 T84, R8E, Town of Verona, Dane County, Wisconsin to-wit: Commencing
 at the northwest corner of said Section 9; thence S10°22'24"E,
 133.35 feet along the west line of the north of said Section 9 to
 a point on the southerly right-of-way line of Mid-Town Road; also
 being the point of beginning; thence N89°32'04"E, 47.30 feet along
 said southerly right-of-way line to a point of curve; thence
 easterly along said southerly right-of-way line on a curve to the
 right which has a radius of 400.00 feet and a central angle bears
 N74°40'00"E, 131.70 feet; thence S89°34'56"E, 133.32 feet along
 said southerly right-of-way line; thence S51°02'24"E, 218.01 feet
 thence N45°54'56"E, 281.24 feet to the northwest corner of Lot 1,
 Certified Survey Map No. 831; thence S55°48'34"E, 1307.62 feet
 along the southerly line of Certified Survey Map 831, 832P and
 2481 to the southeast corner of Lot 2, Certified Survey Map No.
 2481; thence S89°47'34"E, 535.38 feet along the south line of said
 Lot 2 to a point on the southerly right-of-way line of Shady
 Oak Lane; thence S28°00'20"E, 163.10 feet along said southerly
 right-of-way line; thence S49°55'18"E, 158.81 feet; thence
 N49°35'24"E, 332.50 feet; thence S22°28'42"E, 415.51 feet; thence
 S83°45'34"E, 332.80 feet; thence S02°44'47"E, 276.37 feet; thence
 S89°45'34"E, 283.40 feet to the east line of said parcel; thence
 N01°21'24"E, 161.61 feet to the point of beginning, containing
 2,118,448 square feet 143,974 acres.

D'AMICO BROTHER AND ASSOCIATES, INC.
 7530 Wisconsin Way, Madison, WI 53717
 Phone: 608.833.7330 • Fax: 608.833.1049
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXHIBIT B

**NOTE: PLEASE BE ADVISED THAT THIS CONDOMINIUM
 PLAT IS BEING PRESENTED FOR YOUR INFORMATION
 AND IS NOT TO SCALE.**
 Declarant's Agent: Robert C. Procter Date: June 2, 2016

THE WOODS AT WATCH HILL, A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN



GRID NORTH
 WISCONSIN COUNTY COORDINATE
 SYSTEM ZONE 1
 THE NORTH LINE OF THE UNIT 2
 OF SECTION 35, T4N, R5E
 BEARS N89°54'56"E

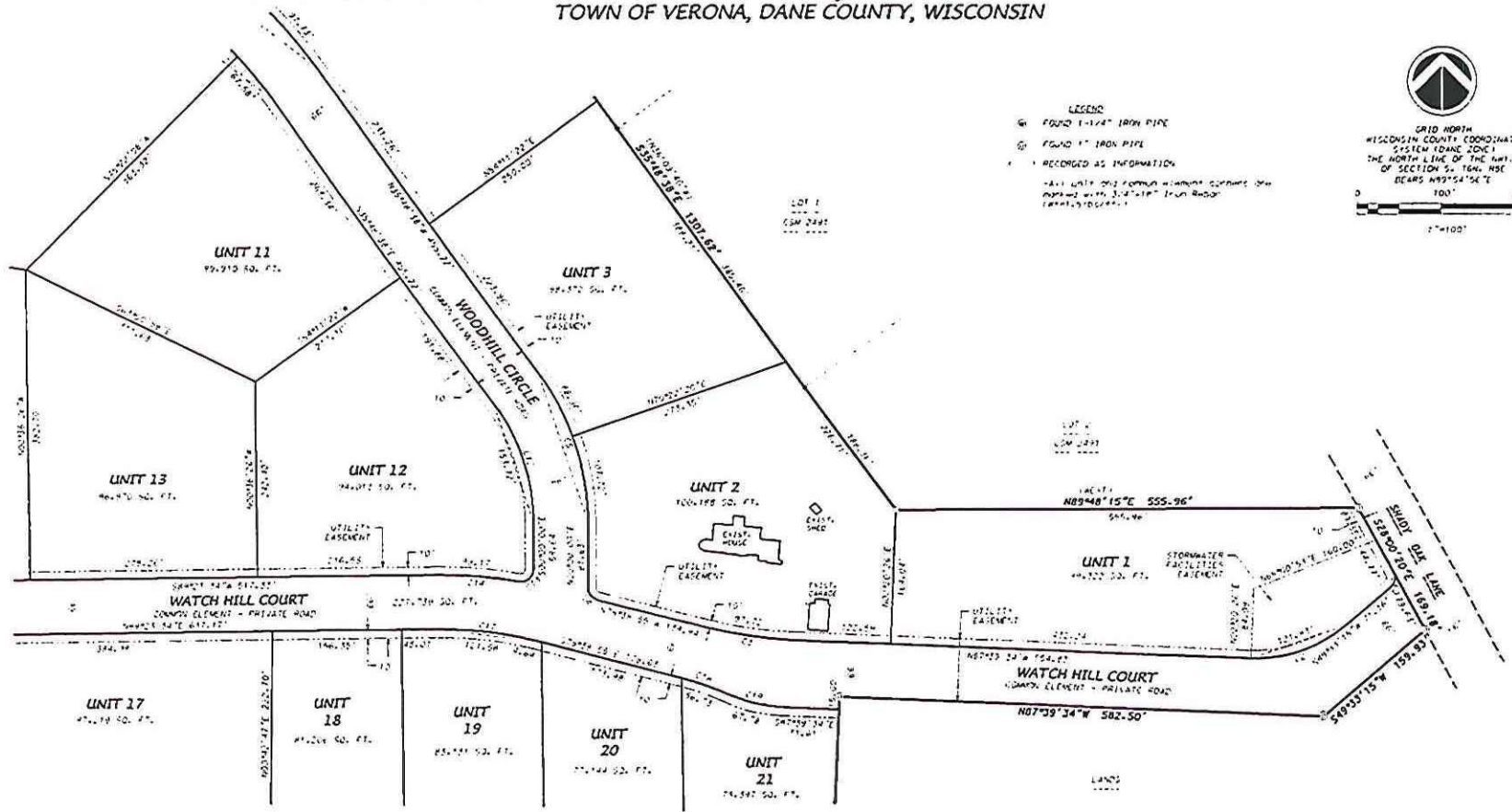
0 100' 200'

1"=100'

LEGEND

- ⊗ FOUND 1-1/4" IRON PIPE
- ⊙ FOUND 1" IRON PIPE
- ⋯ RECORDED AS INFORMATION

ALL UNITS AND COMMON ELEMENTS SHOWN ARE APPROVED WITH 3/4" X 1/4" IRON RODS (REMARKS TO BE ADDED)



D'ONOFRIO KOTYKE AND ASSOCIATES, INC.
 7550 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

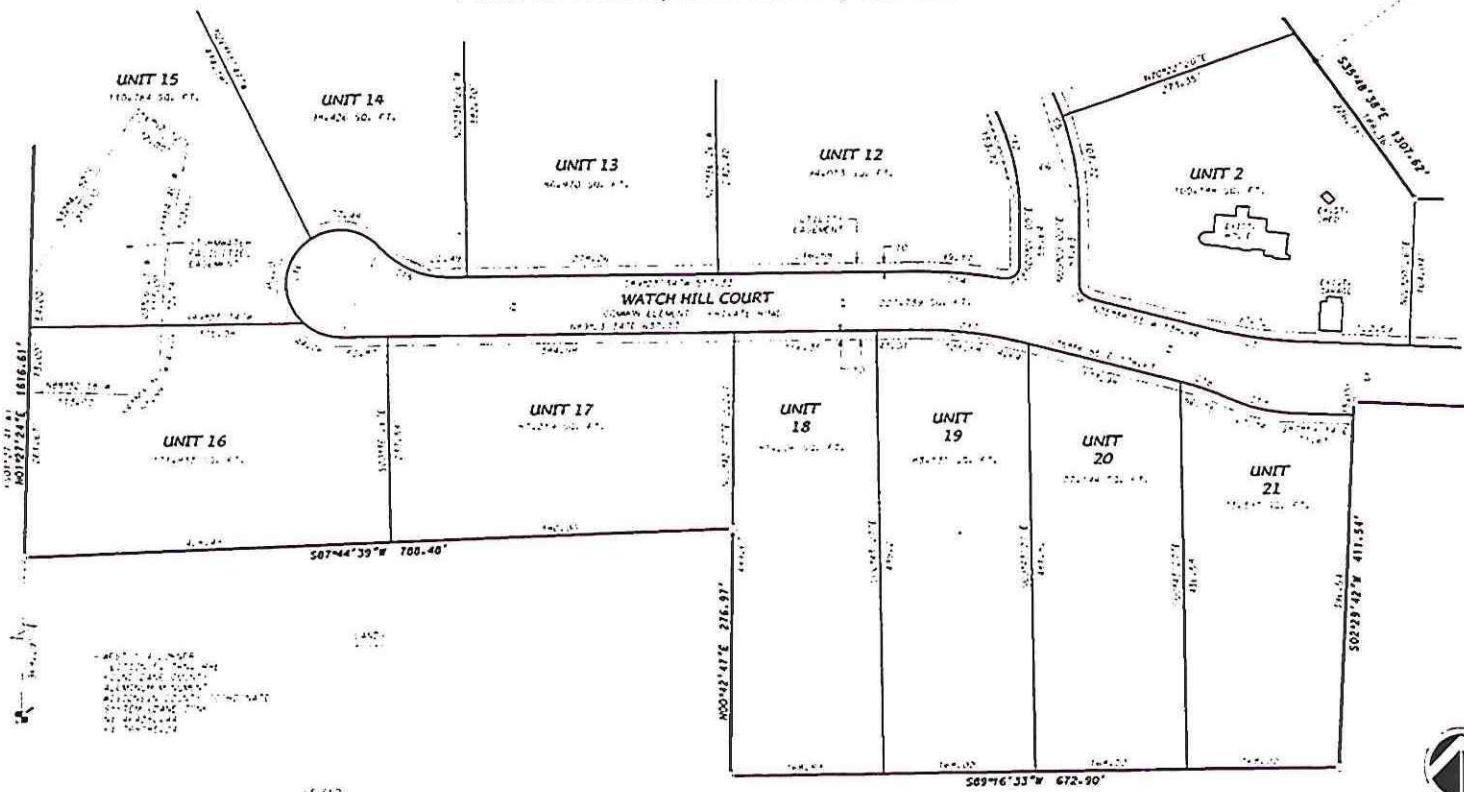
PN15-07-110

SHEET 2 OF 5

EXHIBIT B

THE WOODS AT WATCH HILL, A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- 1/2" DIA. 1" DEEP PIPE
- 1/2" DIA. 1" DEEP PIPE
- RECORDED AS INFORMATION

ALL UNITS AND COMMON ELEMENTS CONTAIN THE MINIMUM 4" DIA. 1" DEEP PIPE

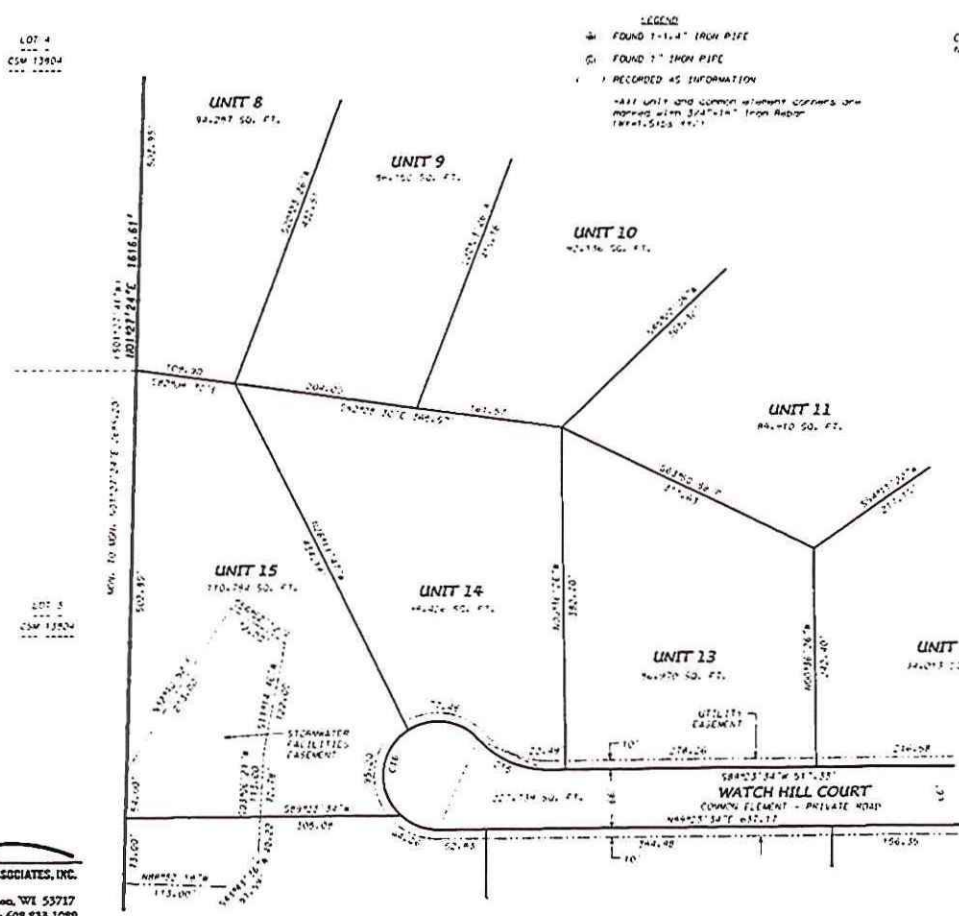


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1069
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

EXHIBIT B

THE WOODS AT WATCH HILL, A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	UNIT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		15.00	18.79	20.31	S10°46' 27.5"W	077°23'35"	
2		167.00	121.87	124.71	S70°56' 50.5"W	042°47'11"	
3		407.00	97.72	97.90	N81°39' 14.5"W	012°00'29"	
4		15.00	18.40	19.80	N37°49' 27.5"W	075°18'55"	
5		116.00	194.30	195.50	N17°54' 19"W	035°48'58"	
6		216.00	107.72	108.26	N09°48' 50"W	014°37'40"	
7		316.00	88.96	89.25	N07°43' 09"W	016°10'58"	
8		566.00	329.06	331.29	N52°42' 36"W	023°47'56"	
9		566.00	97.77	97.85	N49°45' 28"W	009°54'20"	
10		566.00	214.31	216.02	N57°39' 26"W	023°53'34"	
11		50.00	15.03	15.79	N49°06' 08"W	041°00'50"	OUT-42°17'42" W
12		10.00	30.35	24.45	S20°14' 14"W	142°01'44"	OUT-116°21' 42" E
13		61.00	42.04	42.45	N49°00' 01"W	041°00'50"	
14		61.00	84.88	94.25	N65°23' 26"W	080°00'04"	
15		60.00	86.46	96.87	N25°51' 37"E	092°30'02"	
16		60.00	18.58	20.17	N88°17' 58"E	038°30'44"	
17		60.00	15.03	15.79	N89°53' 50"E	041°00'50"	
18		400.00	184.70	186.59	N20°14' 00"E	024°48'52"	
19		500.00	290.49	294.85	S62°42' 58"E	037°42'16"	
20		500.00	125.27	127.32	S61°15' 06"E	036°00'18"	
21		500.00	67.58	67.67	N29°41' 07"E	007°44'58"	
22		250.00	153.72	156.27	S17°54' 19"E	035°48'58"	
23		15.00	22.89	24.25	S50°01' 03"W	100°04'04"	OUT-52°15'15" W
24		514.00	99.17	99.51	N85°16' 10"W	010°40'42"	IN-107°05' 42" W
25		100.00	82.16	84.66	N66°21' 09.5"W	048°10'33"	OUT-142°15'03" W
26		10.00	109.41	259.29	S21°58' 00.5"W	028°30'33"	IN-142°15'03" W
27		10.00	77.48	84.22	N82°18' 19.5"W	080°25'18"	
28		90.00	95.20	109.96	S04°58' 51"W	105°00'04"	
29		90.00	44.06	45.12	S89°08' 58"E	043°04'56"	
30		407.00	121.58	121.92	S43°02' 40.5"E	014°57'31"	
31		500.00	56.73	56.82	S70°12' 23"E	010°51'04"	OUT-56°44' 57" E
32		171.00	67.78	68.23	S76°17' 44.5"E	022°51'48"	



D'ONOFRIO KOTYKE AND ASSOCIATES, INC.
7530 Wisconsin Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

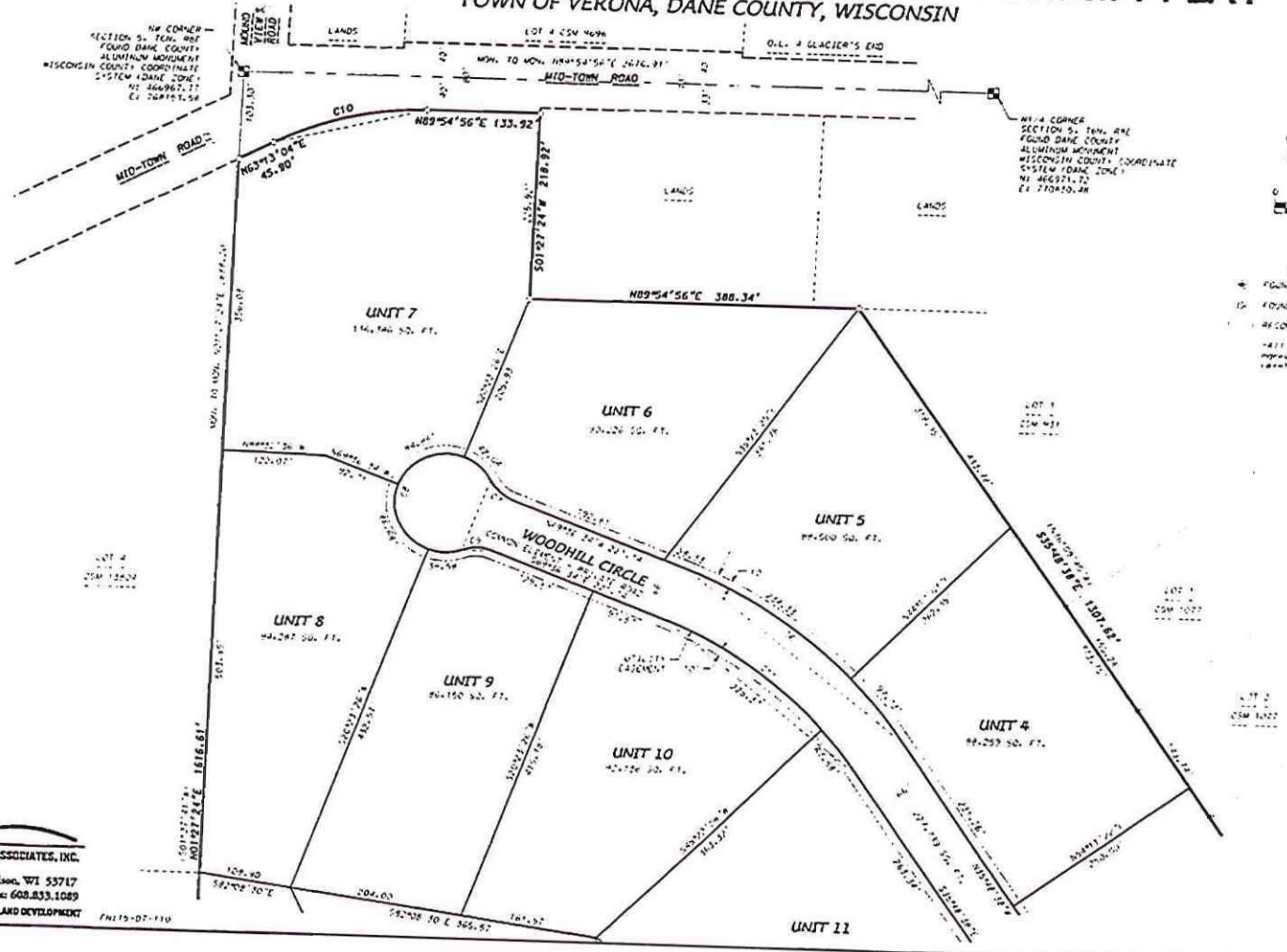
FM15-07-110

SHEET 4 OF 5

EXHIBIT B

THE WOODS AT WATCH HILL, A CONDOMINIUM PLAT

TOWN OF VERONA, DANE COUNTY, WISCONSIN

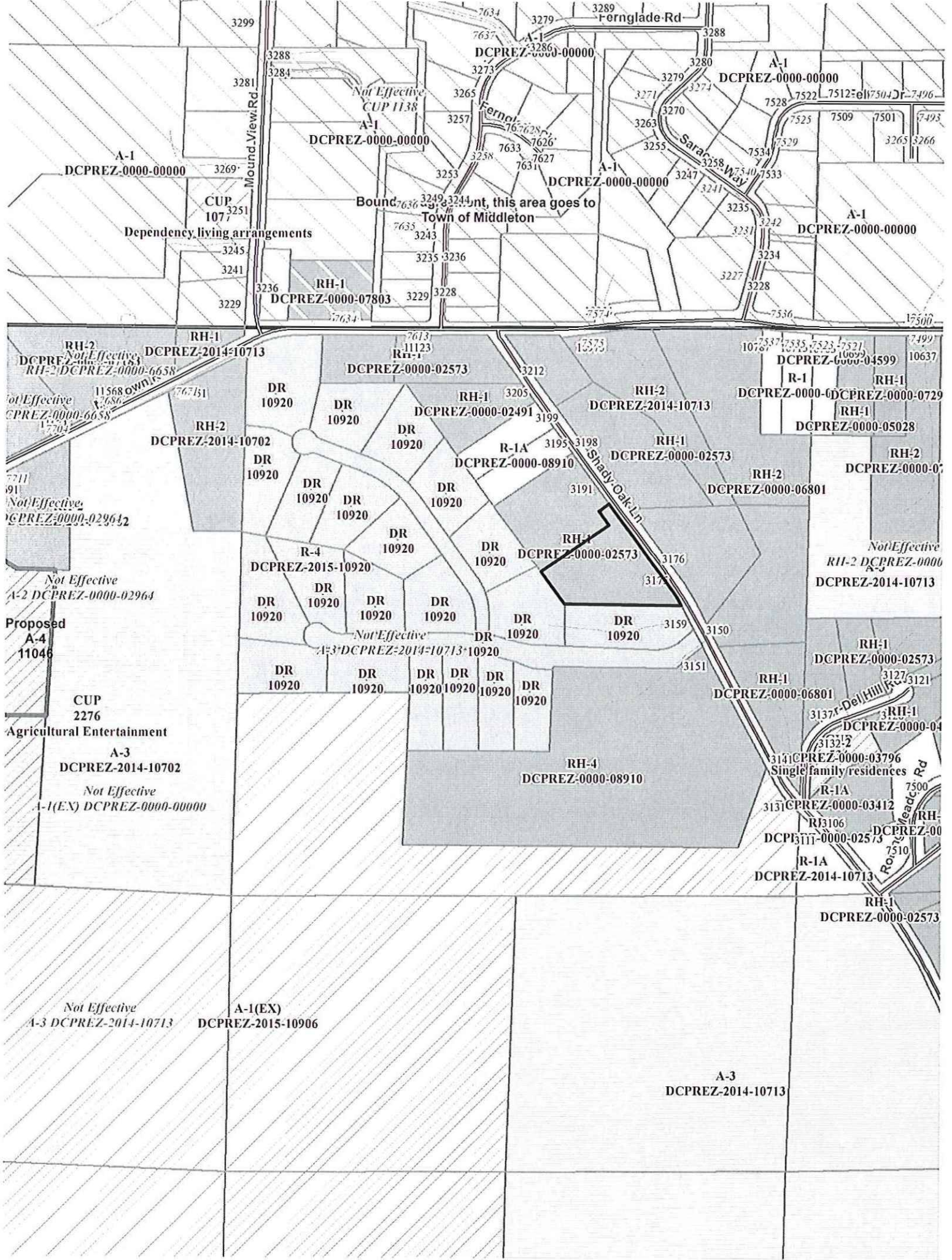


- LEGEND**
- FOUND 1/2" IRON PIPE
 - ⊕ FOUND 1" IRON REBAR
 - RECORDED AS INFORMATION
 - ALL 11 UNITS AND COMMON ELEMENTS CORNERS ARE MARKED WITH 1/2" IRON PIPE OR 1" IRON REBAR

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Woodward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PH15-07-110

EXHIBIT B



Bound... this area goes to
Town of Middleton

Dependency living arrangements

Proposed
A-4
11046

CUP
2276
Agricultural Entertainment
A-3
DCPREZ-2014-10702
Not Effective
A-1(EX) DCPREZ-0000-00000

Not Effective
RH-2 DCPREZ-0000-0000
DCPREZ-2014-10713

RH-1
DCPREZ-0000-02573
RH-1
DCPREZ-0000-06801
RH-1
DCPREZ-0000-03796
Single family residences
R-1A
DCPREZ-0000-03412
R-1A
DCPREZ-0000-02573
R-1A
DCPREZ-2014-10713

Not Effective
A-3 DCPREZ-2014-10713
A-1(EX)
DCPREZ-2015-10906

A-3
DCPREZ-2014-10713

Parcel Number - 062/0608-052-8220-8

[← Parents](#) | [Children >](#)

Retired - 06/08/2016

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF VERONA	
Parcel Description	SEC 5-6-8 PRT NW1/4 COM SEC NW COR TH N8...	
Owner Name	BAR DOWN LLC	
Primary Address	3159 SHADY OAK LN	
Billing Address	2501 W BELTLINE HWY STE 113 MADISON WI 53713	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1 W8	
Assessment Acres	5.004	
Land Value	\$173,900.00	
Improved Value	\$410,500.00	
Total Value	\$584,400.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~-05/13/2016--12:00 PM~~

Ends: ~~-05/13/2016--02:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-06/02/2016--06:30 PM~~

Ends: ~~-06/02/2016--08:30 PM~~

[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-3 DCPREZ-2014-10713

[Zoning District Fact Sheets](#)

Parcel Maps

Maps are unavailable for retired parcels.

Tax Summary (2015)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$173,900.00	\$410,500.00	\$584,400.00
Taxes:		\$10,719.99
Lottery Credit(-):		\$125.91
First Dollar Credit(-):		\$77.95
Specials(+):		\$160.67
MFL(+):		\$1.87
Amount:		\$10,678.67

District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	03/11/2016	5219822		

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: 0608-052-8220-8

By Owner Name: BAR DOWN LLC

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/18/2015	DCPREZ-2015-10920
Public Hearing Date	C.U.P. Number
11/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JACOBSEN REV LIVING TR	PHONE (with Area Code)	AGENT NAME TEMPLE BUILDERS	PHONE (with Area Code) (608) 239-6585
BILLING ADDRESS (Number & Street) 3159 SHADY OAK LN		ADDRESS (Number & Street) 2501 W BELTLINE HIGHWAYSUITE 113	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53713	
E-MAIL ADDRESS PLJABDO42@GMAIL.COM		E-MAIL ADDRESS JTEMPLE@TEMPLEBUILDS.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	
3159 SHADY OAK LN		3159 SHADY OAK LN		3159 SHADY OAK LN	
TOWNSHIP VERONA	SECTION 5	TOWNSHIP VERONA	SECTION 5	TOWNSHIP VERONA	SECTION 5
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-052-8220-8		0608-052-8650-8		0608-052-9030-6	

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL CONDOMINIUM 21 UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	R-4 Residence District	51		
RH-1 Rural Homes District	R-4 Residence District	2.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RF</u>	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RF</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RF</u>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) <i>Rebekah Falls</i>
--	---	---	----------------------------------	--

COMMENTS: CREATE 1- 53 ACRE PARCEL TO DEVELOP CONDOMINIUM

PRINT NAME: <i>Rebekah Falls</i>
DATE: <i>9-18-2015</i>

CSM/DOC: _____
 DEED RESTRICTION: 5250201
 DEED NOTICE: _____
 OTHER: _____

Bartlett, Russell

From: Bartlett, Russell
Sent: Wednesday, October 05, 2016 7:28 AM
To: rprocter@axley.com
Subject: Dane County petition to change deed restrictions, DCPREZ-2016-11059,
0608-051-8220-8, Town of Verona, 3159 Shady Lane
Attachments: 20161005070604.pdf

Please see the attached for your initials, signature, date, and reference.

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/05/2016	DCPREZ-2016-11059
Public Hearing Date	C.U.P. Number
11/22/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BAR DOWN LLC	PHONE (with Area Code) (608) 239-6585	AGENT NAME ROBERT PROCTER	PHONE (with Area Code) (608) 283-6762
BILLING ADDRESS (Number & Street) 2501 W BELTLINE HWY STE 113		ADDRESS (Number & Street) P O BOX 1767	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS jtemple@templebuilds.com		E-MAIL ADDRESS rprocter@axley.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	
3159 Shady Oak Lane					
TOWNSHIP VERONA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-052-8220-8					

REASON FOR REZONE			CUP DESCRIPTION	
AMEND DEED RESTRICTIONS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	
R-4 Residence District	R-4 Residence District	50.523		

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 <u>X</u>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) <u>X</u>
				PRINT NAME: <u>X</u>
				DATE: <u>X</u>

Sign Here

Sign Here



Dane County Planning and Development Department
Zoning Division
 Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
 (608) 266-4266 Fax (608) 267-1540

**ZONING MAP AMENDMENT
 (Rezoning Petition)
 &
 CONDITIONAL USE PERMIT PROCESS**

Zoning Petition No: DCPREZ-2016-11059	Conditional Use Permit No: NONE
Public Hearing Date: 11/22/2016	Time: <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 201, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@countyofdane.com or Burns.Diana@countyofdane.com. Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading
- Attached legal descriptions in MS Word compatible format

The legal description should include:

- Proposed new zoning district(s) followed by description(s)
- The total acreage or square footage in each description

Please email the legal description to zonelegals@countyofdane.com or Burns.Diana@countyofdane.com. Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2016-11059
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 3159 SHADY OAK LN, TOWN OF VERONA, WI 53593

Receipt No.	779911					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	6032	\$386.00	10/05/2016	RLB		

Owner Info.:
BAR DOWN LLC
2501 W BELTLINE HWY STE 113
MADISON, WI 53713

Work Description: