

Dane County Rezone & Conditional Use Permit

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

OWNER INFORMATION	AGENT INFORMATION
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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	

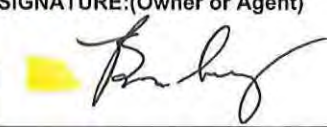
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
DUE SOUTH OF 5610 ALPINE ROAD					
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP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

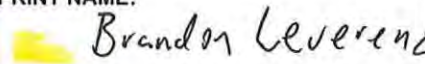
REASON FOR REZONE	CUP DESCRIPTION
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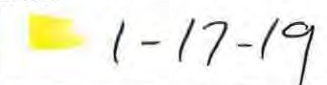
NEEDS A-2 ZONING TO BE IN COMPLIANCE WITH AGRICULTURAL USES-AG ENTERTAINMENT WITH REVISED ORDINANCE.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-3 Rural Homes District	A-2 (8) Agriculture District	8.5		

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

PRINT NAME:


DATE:


Dane County Conditional Use Permit Application

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

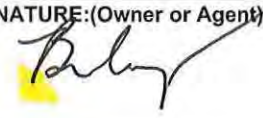

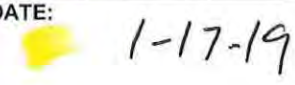
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CATHY S LEVERENZ	Phone with Area Code (608) 800-1303	AGENT NAME BRANDON LEVERENZ	Phone with Area Code (608) 219-8954
BILLING ADDRESS (Number, Street) 4330 MELODY LN #3		ADDRESS (Number, Street) 5610 ALPINE ROAD	
(City, State, Zip) MADISON, WI 53704		(City, 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

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

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



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
Address 4330 Melody La #3 Madison, WI 53704 Address 5610 Alpine rd
Phone 608-800-1303 Phone 608-219-8954
Email alpineridg@aol.com Email C-50000@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



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

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^{am} - 6^{PM}
- 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 promiss 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.

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 1st-November 1st: 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

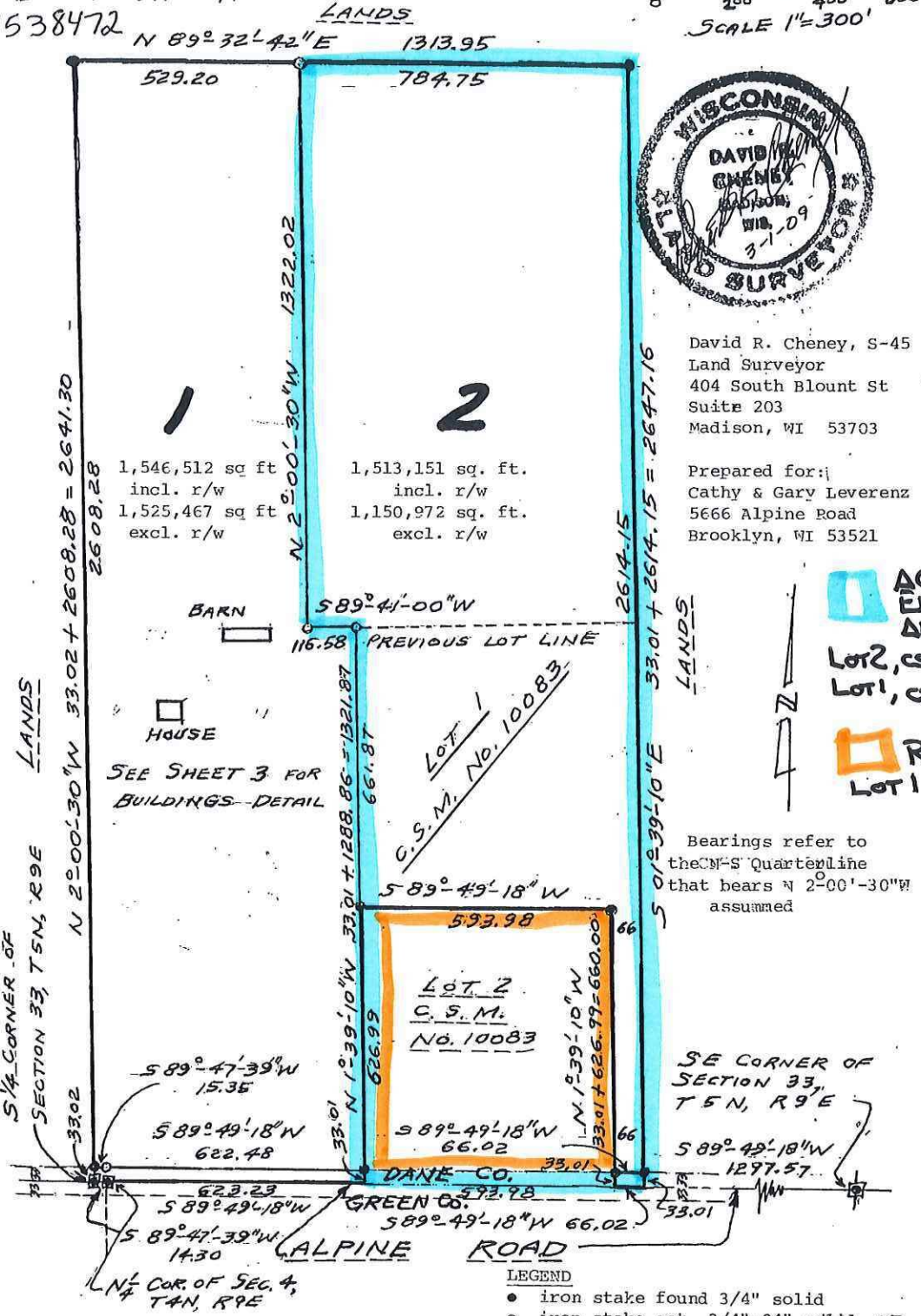
Blueberries-August

CERTIFIED SURVEY MAP #12675

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 10083, AND PART OF THE NW 1/4 SEC 4 & SW 1/4 SEC 4

SECTION 33, T 5 N, R 9 E, TOWN OF OREGON, DANE CO., WI.

Document #
4538472



David R. Cheney, S-45
Land Surveyor
404 South Blount St
Suite 203
Madison, WI 53703

Prepared for:
Cathy & Gary Leverenz
5666 Alpine Road
Brooklyn, WI 53521

- AG ENTERTAINMENT AREA**
Lot 2, CSM 12675 AND
Lot 1, CSM 10083
- REZONE AREA**
Lot 1, CSM 10083

Bearings refer to the C-S Quarterline that bears N 2°00'-30" W assumed

- LEGEND**
- iron stake found 3/4" solid
 - iron stake set 3/4"x24" sdlid, WT.
 - ⊠ Aluminum Monument 1.5 LBS/FT.
- REBAR

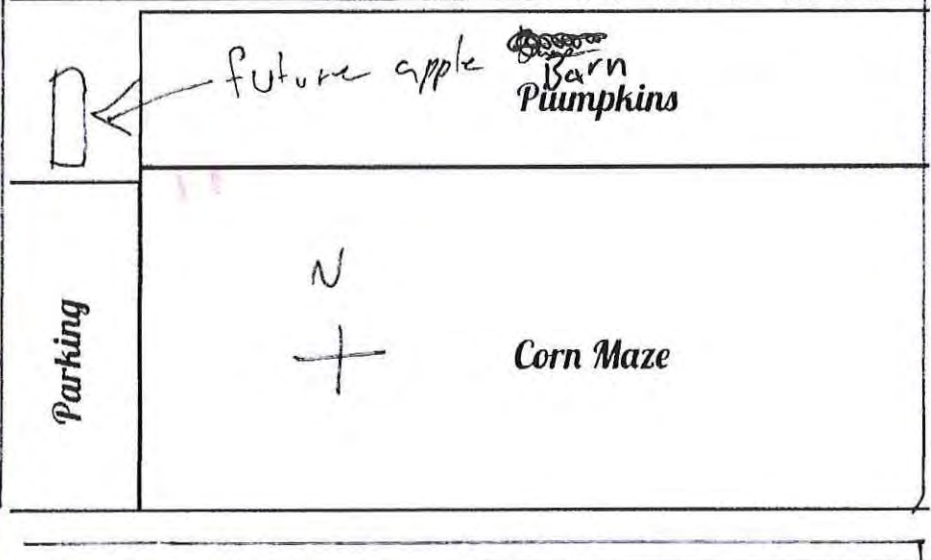
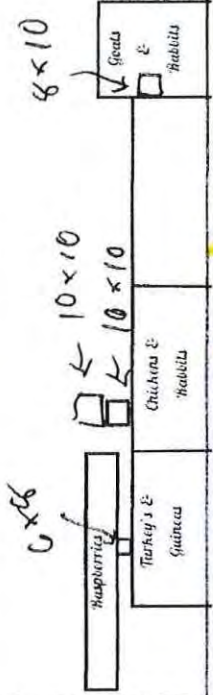
3/15

Wood Land Forest

DAD
Honey Bees

Prestine	Idli	Gandy Crisp	Dandel 'Red
Honey Crisp			
Blended	Jenama	Honey Crisp	

Trunks	Bear's Paw	Weg Rice
Trunks	Maple Cherry	Cortland
	Honeygold	Honeygold
	Snoopy No.	Lesar
	Brookfield Gold	Golden Supreme
	Northorn Day	Honeygold
	Honeycrisp	Honeycrisp
	Granny Smith	Jonafree
	Enterprise	Jonafree
	September Wonder Fuji	'Red Delicious
	Prestine	'Red Carme
	Brookstar	'Royal Empire
	Wuon	'Red Cortland
	'Pink Lady	Blackeye Gold
	'Ida Red	BabyBlue



Natural Prairie
Landry Farm

Water Way

Corn

Bean Landry Farm

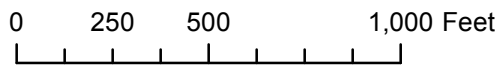
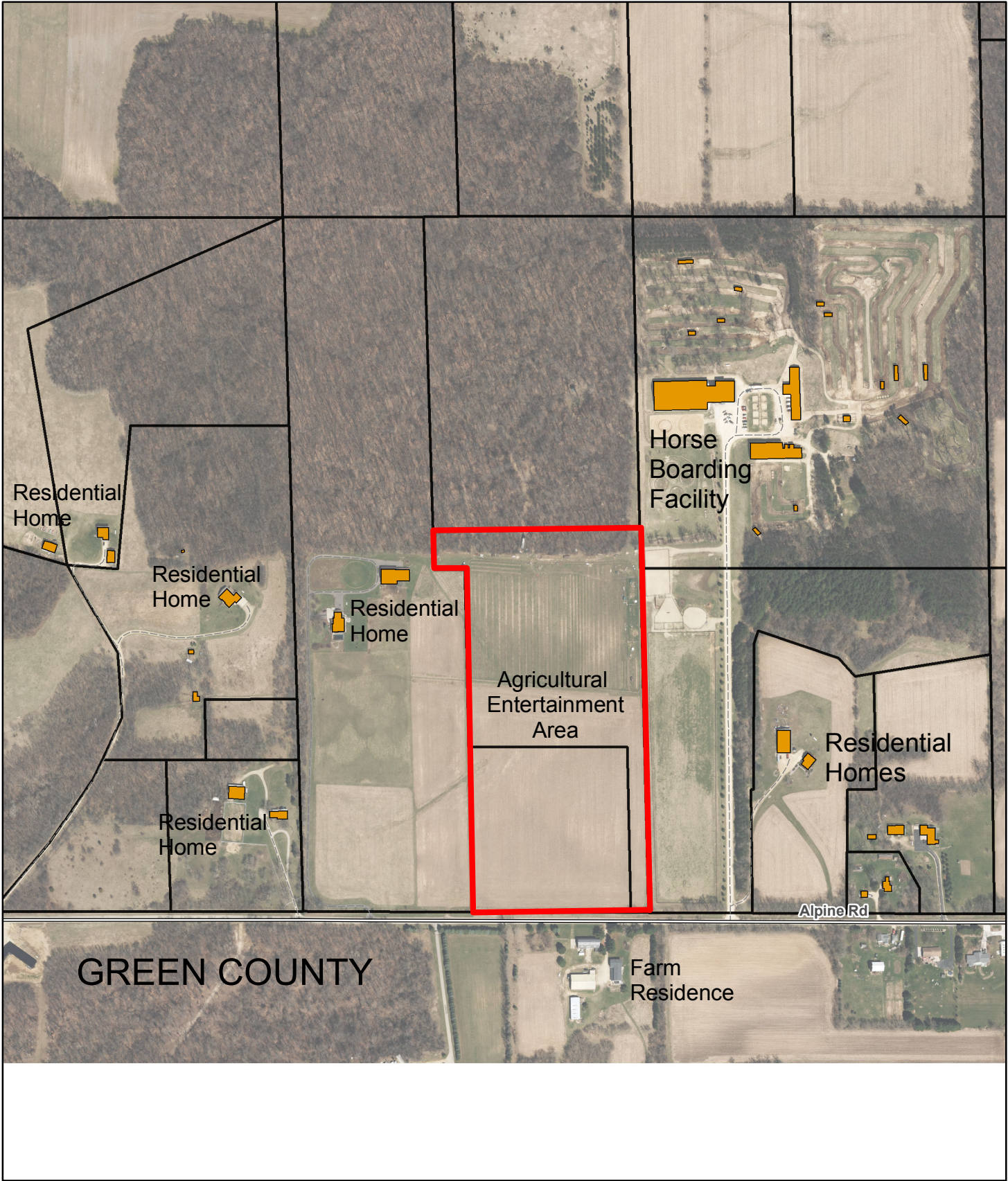
Water way

Corn

Bean Landry Farm

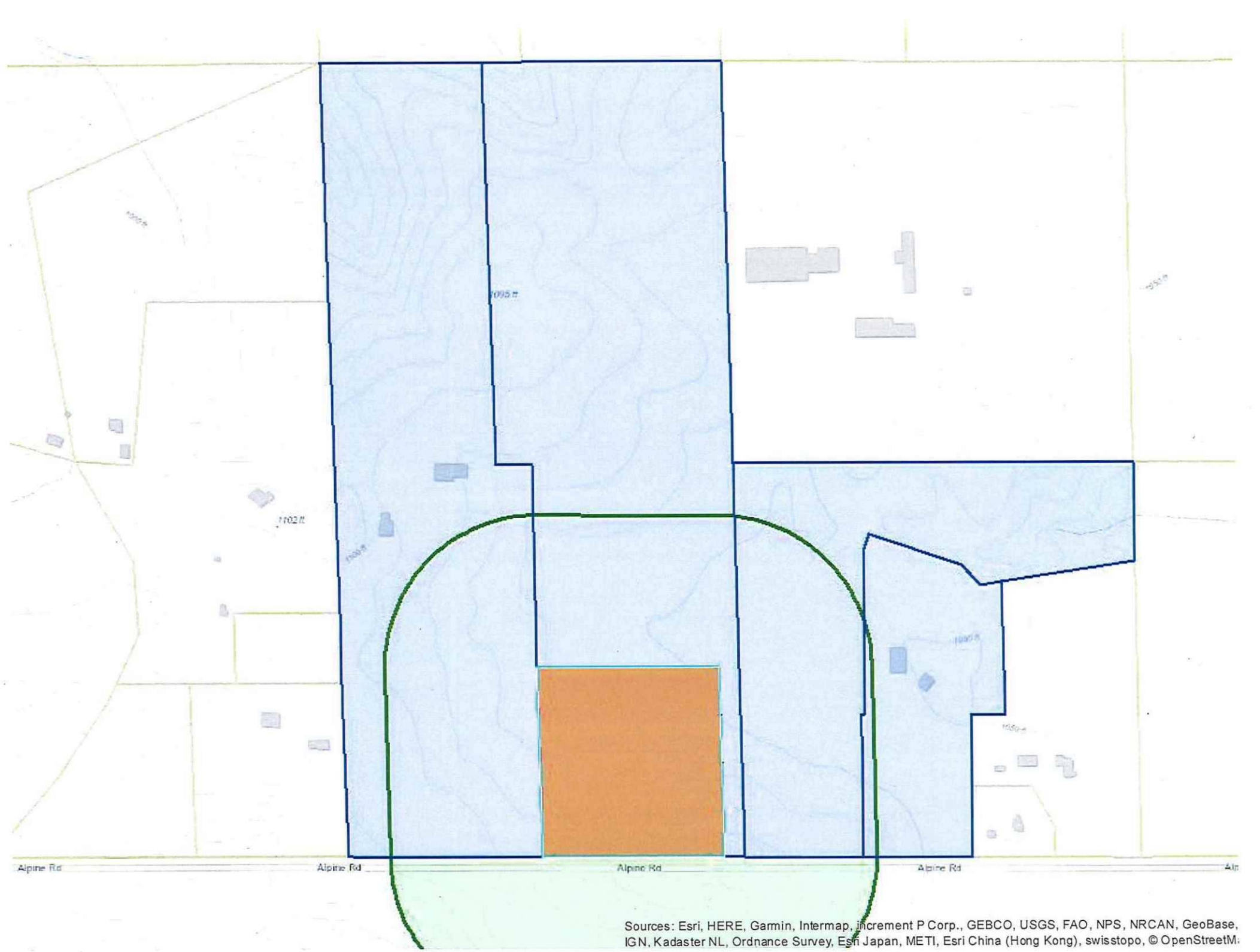
The Horse First Farm

Alpie Rd



Legend

Neighborhood
Map



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), swisstopo, © OpenStreetM.

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