

# Dane County Rezone Petition

Application Date	Petition Number
12/17/2020	DCPREZ-2020-11653
Public Hearing Date	
02/23/2021	

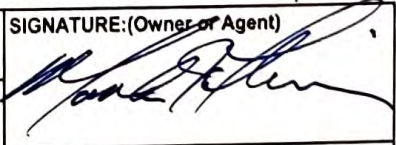
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALAN MILLER (PROPOSED BUYER)	PHONE (with Area Code) (608) 712-1229	AGENT NAME MATTHEW FLEMING	PHONE (with Area Code) (608) 257-7181
BILLING ADDRESS (Number & Street) 3606 STONEBRIDGE DRIVE		ADDRESS (Number & Street) 33 E. MAIN STREET #500	
(City, State, Zip) MADISON, WI 53719		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS amiller@agres-wi.com		E-MAIL ADDRESS mfleming@murphydesmond.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6394 Grandview Road					
TOWNSHIP VERONA	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-134-9815-0					

**REASON FOR REZONE**

CHANGE ZONING DISTRICT TO ALLOW FOR AN AGRICULTURAL CONSULTING AND RESEARCH COMPANY

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	GC General Commercial District AT-B Agriculture Transition Business District	3.05

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  RWL1	SIGNATURE: (Owner or Agent) 
PRINT NAME: Matthew J. Fleming				





NOTE: Petition revised to AT-B on January 11, 2021.

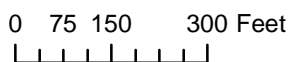
DATE:  
1/11/2021





**Legend**

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11653  
 JON O BALDOCK



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

**REVISED**

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

## Supplemental Information for Commercial Development

### **Scaled Site Plan:**

There are no current plans to construct any new buildings or alter the existing improvements in any material fashion. Included with this application are:

- (a) A copy of CSM No. 15531
- (b) 2 Aerial photos with measurements of existing driveway widths developed from DCiMap
- (c) A map of area zoning developed from DCiMap. The area to the east with no zoning indicators is in the City of Fitchburg. It is all in agricultural use.

### **Neighborhood Characteristics**

The property is currently used for the same purposes for which we propose the property be used after rezoning.

The area immediately surrounding the subject property is primarily in agricultural use with a handful of rural residential lots in the vicinity.

### **Operational Narrative**

The primary “operations” conducted on the property will be storage of farm equipment. AGRES currently has a total of 5 employees plus the owner, (the Applicant). The only time employees would be on the property is generally going to be in the morning, typically from 7:30 am to 9:00 am to pick up equipment and conference on the coming day’s activities and at the end of the day, generally from 3:00 to 6:00 to return equipment to storage. These times are subject to occasional variance. Occasional maintenance of equipment and the property will occur as needed.

We do not anticipate any significant impacts to the surrounding properties as they exist or in the future. The use will be virtually identical to what has occurred since 1985.

Very little time is spent on the property. The residential unit has a functioning bathroom that will continue to be maintained and will be available for use.

We anticipate very little, if any, onsite solid waste generation. We would rely on regular municipal trash collection for general waste and any waste resulting from equipment maintenance will be disposed of off-site if not appropriate for regular waste collection.

There will be no increase in existing traffic.

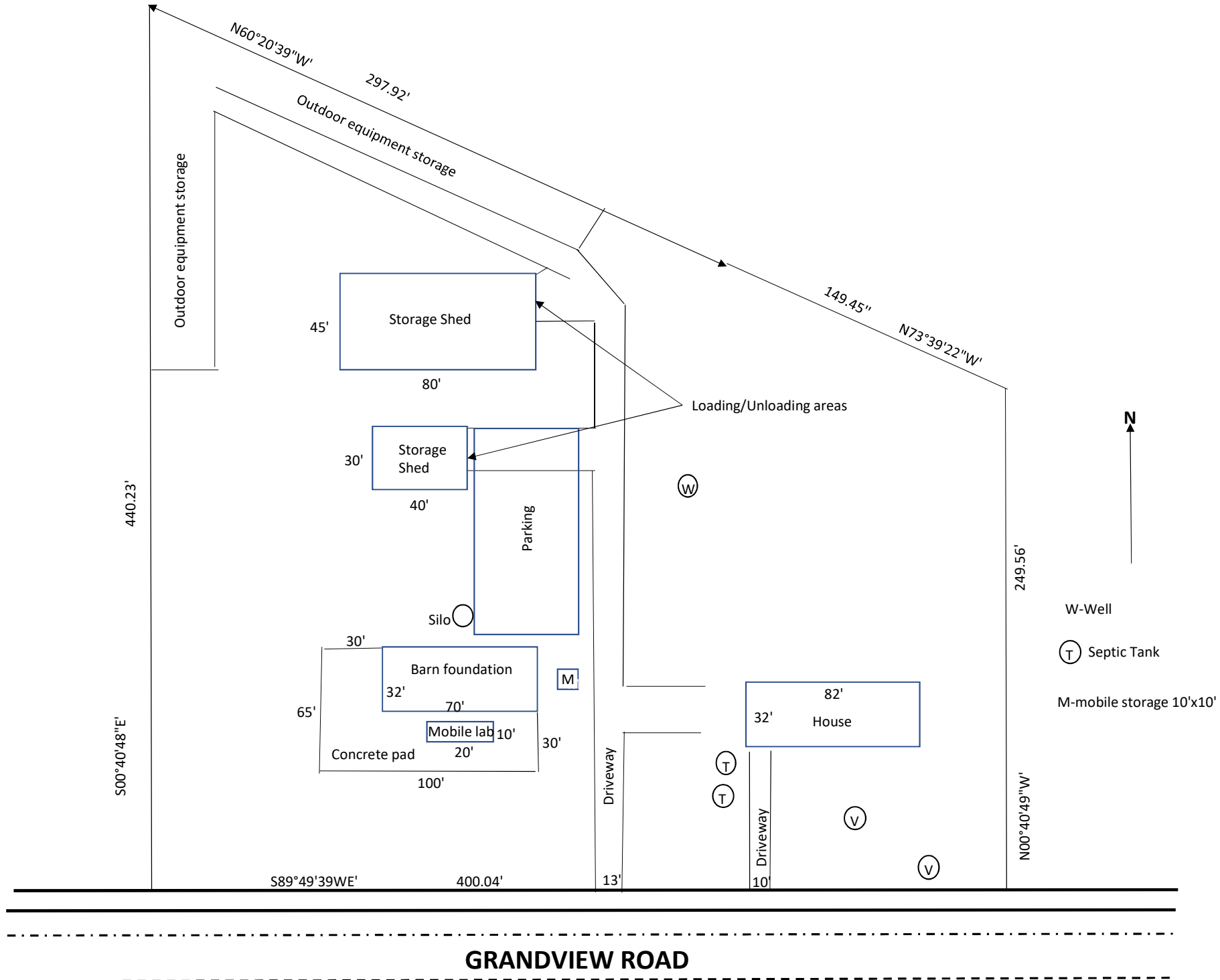
No hazardous, toxic or explosive materials will be stored on-site.

There will be no new outdoor lighting.

Currently there is no plan to install any business signage.

4834-1979-9764, v. 1

6394 Grandview Road, Verona, WI 53593  
 Site Plan  
 18 December 2020



**GRANDVIEW ROAD**

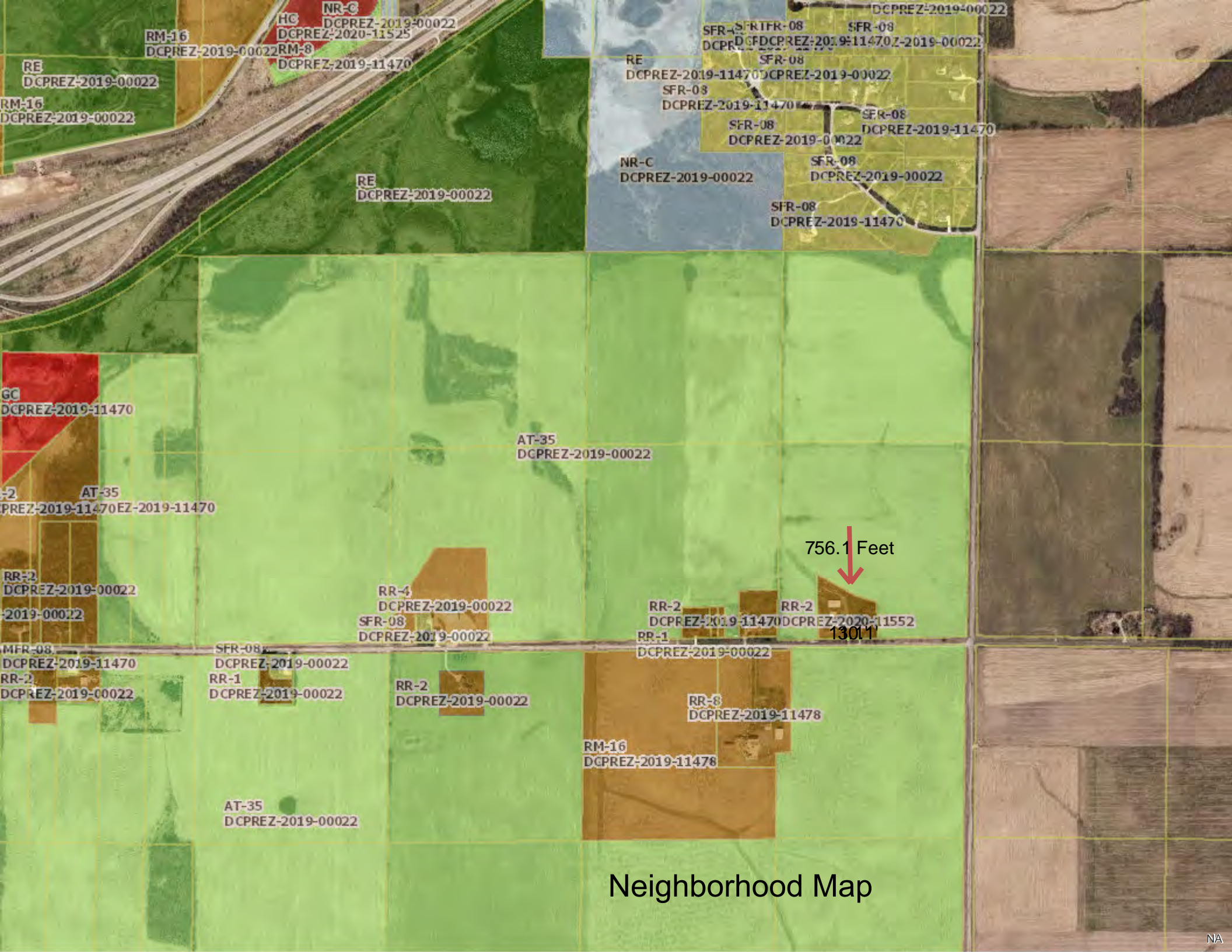




13.1'

10.1'





RM-16  
DCPREZ-2019-00022

NR-C  
DCPREZ-2019-00022  
DCPREZ-2020-11525  
RM-8  
DCPREZ-2019-11470

RE  
DCPREZ-2019-00022

RM-16  
DCPREZ-2019-00022

RE  
DCPREZ-2019-00022

NR-C  
DCPREZ-2019-00022

RE  
DCPREZ-2019-11470  
SFR-08  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-11470

SFR-08  
DCPREZ-2019-00022

SFR-08  
DCPREZ-2019-11470

GC  
DCPREZ-2019-11470

AT-35  
DCPREZ-2019-00022

RR-2  
DCPREZ-2019-11470  
AT-35  
DCPREZ-2019-11470

RR-2  
DCPREZ-2019-00022

RR-4  
DCPREZ-2019-00022  
SFR-08  
DCPREZ-2019-00022

RR-2  
DCPREZ-2019-11470  
RR-2  
DCPREZ-2020-11552  
RR-1  
DCPREZ-2019-00022

756.1 Feet

1301

MFR-08  
DCPREZ-2019-11470

SFR-08  
DCPREZ-2019-00022

RR-2  
DCPREZ-2019-00022

RR-1  
DCPREZ-2019-00022

RR-2  
DCPREZ-2019-00022

RR-8  
DCPREZ-2019-11478

RM-16  
DCPREZ-2019-11478

AT-35  
DCPREZ-2019-00022

Neighborhood Map



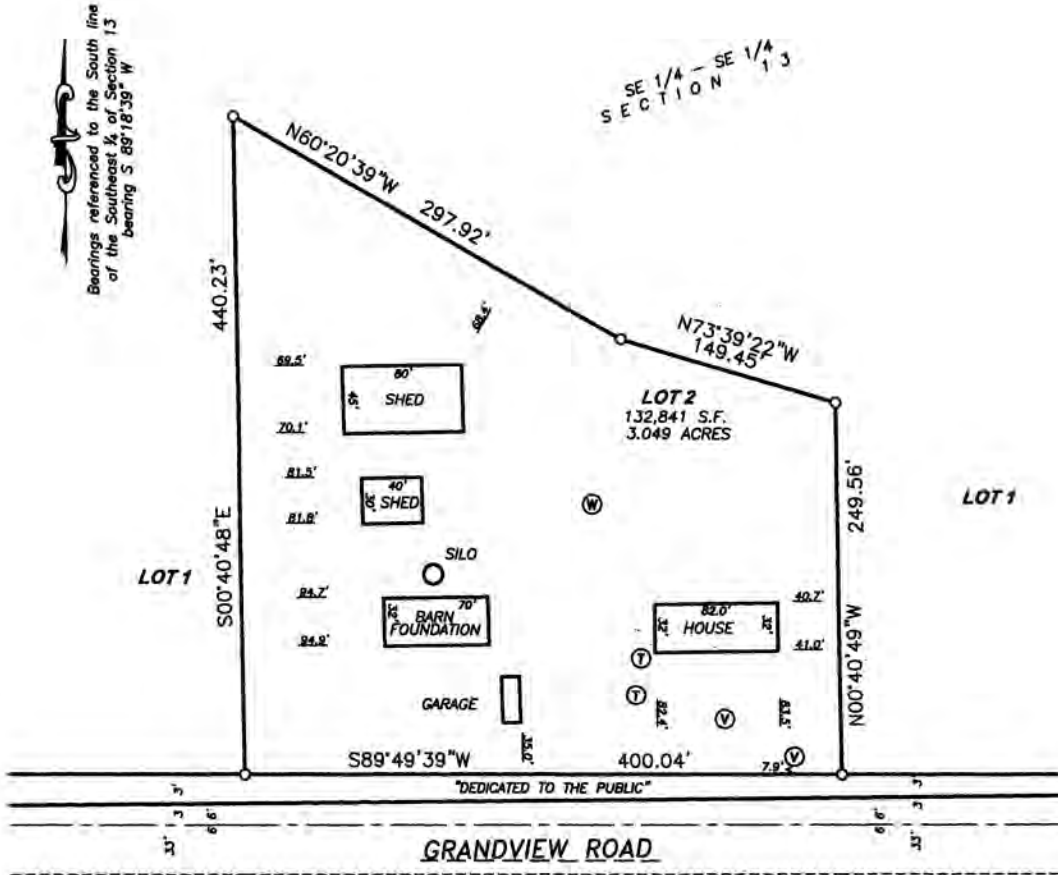




**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**  
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 13, T6N, R8E, TOWN OF VERONA, DANE COUNTY,  
WISCONSIN



**Legend:**

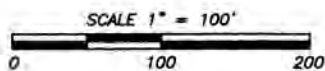
- ⊙ = Section Corner
- = Found 1" Iron Pipe
- = 3/4"x24" Iron Bar set  
wt. = 1.50#/ln.ft.
- △ = Set Mag Nail
- ⊙ = Well
- Ⓣ = Septic Tank
- Ⓥ = Septic Vent

NE 1/4 - NE 1/4  
SECTION 24



*Daniel V. Birrenkott*  
10-5-2020

CERTIFIED SURVEY MAP NO. 15531  
VOLUME 112 PAGE 108  
DOCUMENT NO. 5653820





## Lane, Roger

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**From:** Matthew J. Fleming <MFleming@murphydesmond.com>  
**Sent:** Monday, January 11, 2021 10:59 AM  
**To:** Lane, Roger; 'Sarah Gaskell'  
**Subject:** 6394 Grandview Rezoning Application (Miller)

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

I spoke with my client. He is in agreement to proceed with the AT-B designation as you recommend.

Let me know if you need anything further from us.

**Matthew J. Fleming**

**MURPHY DESMOND S.C.**

(608) 268-5606 P | (608) 257-4333 F

33 East Main Street, Suite 500 | Madison, WI 53703

[website](#) | [map](#) | [email](#)

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