

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 06/20/2019 | DCPREZ-2019-11461 |
| Public Hearing Date | C.U.P. Number |
| 08/27/2019 | |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

| | | | |
|------------------------------------------------------|------------------------|-------------------------------------------------|------------------------------------------|
| OWNER NAME DQ DEVELOPMENT LLC | PHONE (with Area Code) | AGENT NAME FRANK SUTHERLAND | PHONE (with Area Code) (608) 286-7243 |
| BILLING ADDRESS (Number & Street) 3624 PIONEER RD | | ADDRESS (Number & Street) PO BOX 927 | |
| (City, State, Zip) VERONA, WI 53593 | | (City, State, Zip) MADISON, WI 53701-0927 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS FSutherland@BoardmanClark.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 | |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| 3624 PIONEER ROAD | | | | | |
| TOWNSHIP MIDDLETON | SECTION 29 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0708-291-9241-0 | | | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

| | |
|--------------------------------------------------|--|
| COMPLIANCE FOR EXISTING STRUCTURES AND LAND USES | |
|--------------------------------------------------|--|

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|----------------------------------|----------------------------------|-------|---------------------------------------|-------|
| LC (Limited Commercial District) | GC (General Commercial) District | 1.95 | | |

| | | | | |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------|
| C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u> | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u> | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u> | INSPECTOR'S INITIALS SSA1 | SIGNATURE:(Owner or Agent)  |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------|

PRINT NAME:
Timothy W Paulsen

DATE:
8-20-19



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 DQ Development Agent's Name Up North Development, LLC c/o Frank Sutherland
 Address 3624 Pioneer Road Address P.O. Box 927 Madison, WI 53701-0927
 Phone Verona, WI 53593 Phone _____
 Email _____ Email (608) 286-7243
 _____ Email FSutherland@BoardmanClark.com

Town: Middleton Parcel numbers affected: 0708-291-9241-0

Section: 29 Property address or location: 3624 Pioneer Road, Verona, WI 53593

Zoning District change: (To / From / # of acres) To GC from LC (93,500 SF)

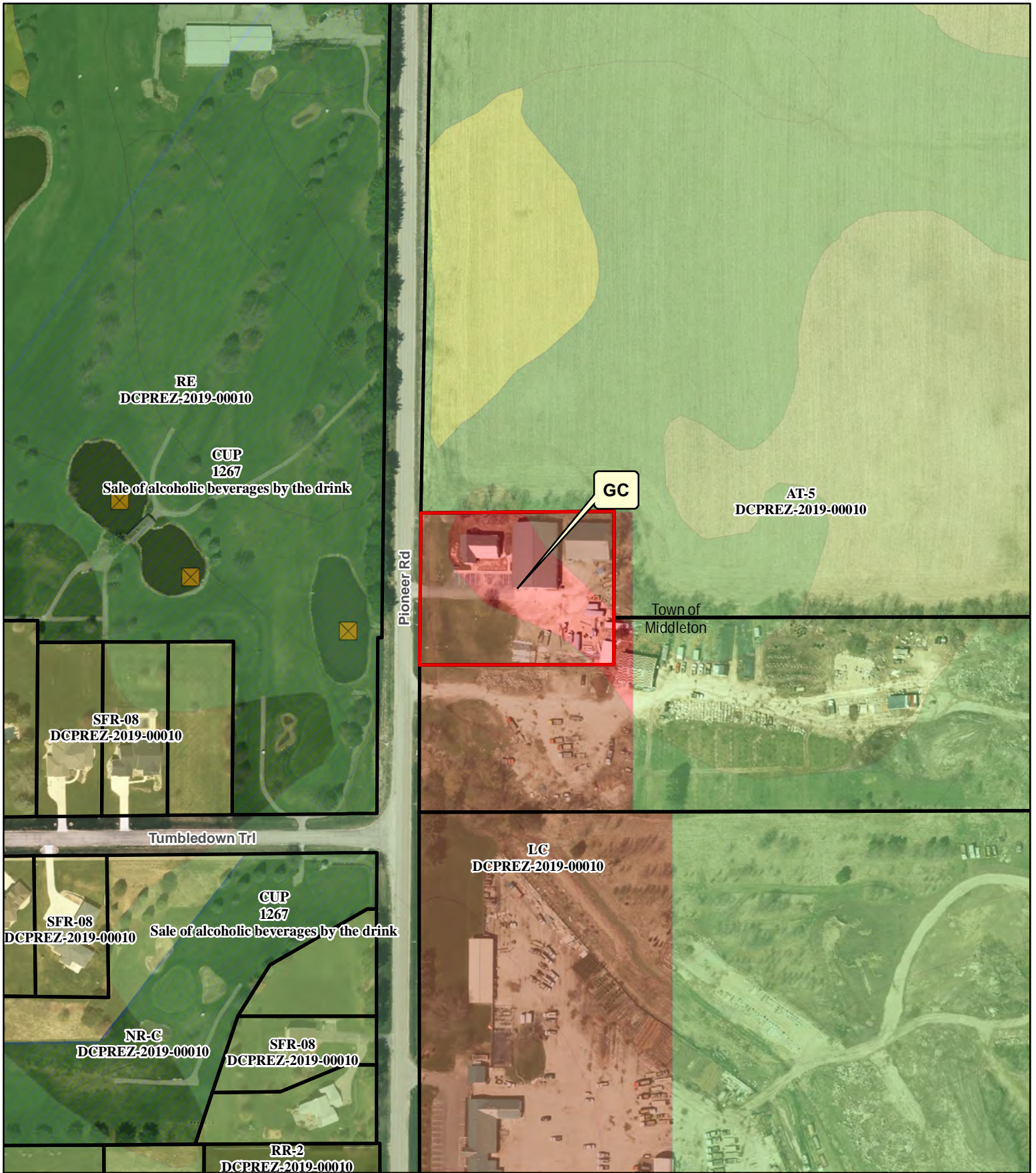
Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 50 % Other: 50 %

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:

Existing use is General Contractor

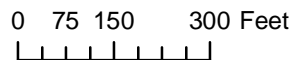
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Daniel A. Paulson Paulson & Associates LLC Date: 6-19-19
as agent



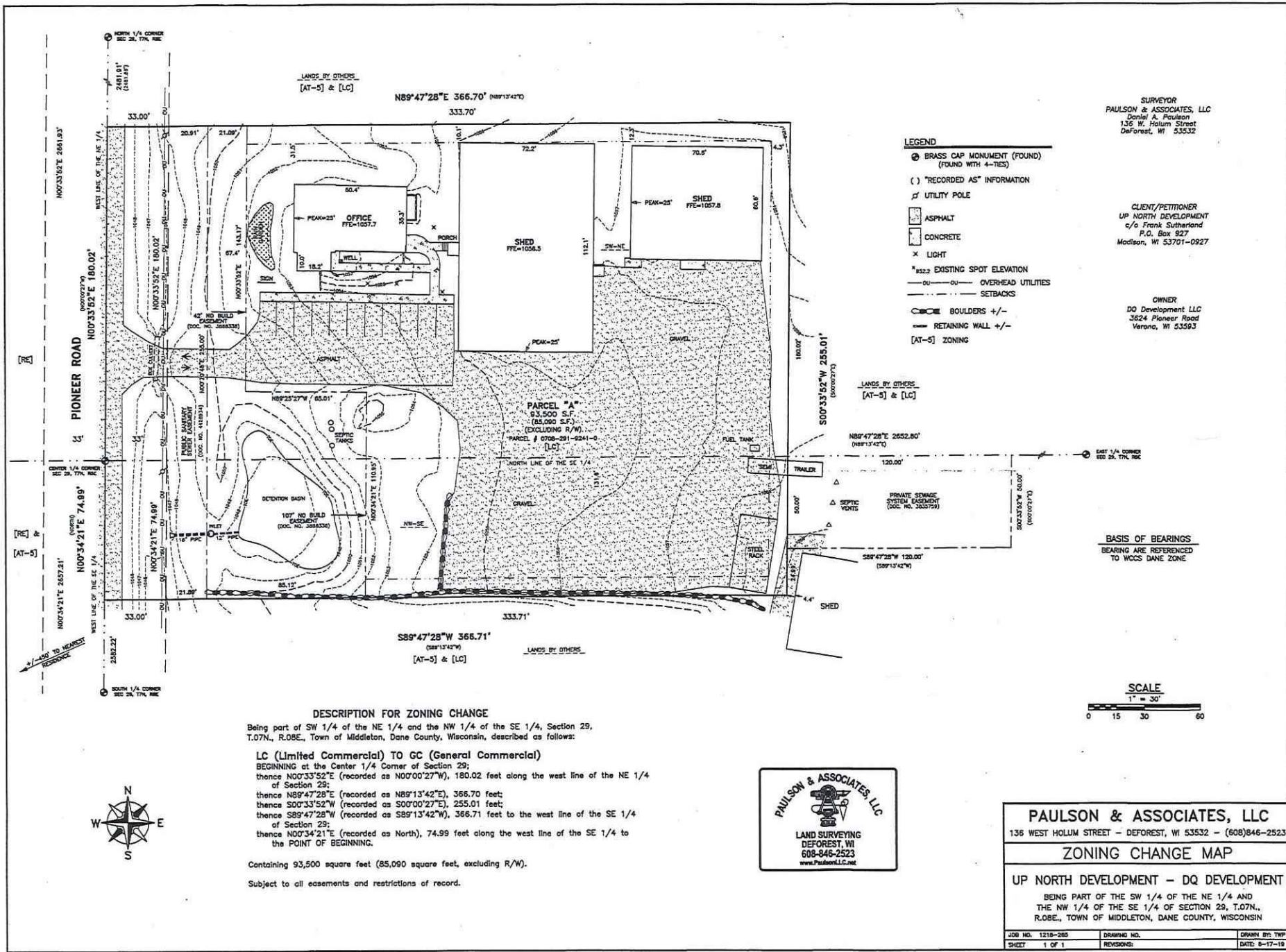
Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



**Petition 11461
DQ DEVELOPMENT LLC**



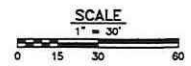
SURVEYOR
PAULSON & ASSOCIATES, LLC
 Brent A. Paulson
 136 W. Holm Street
 DeForest, WI 53532

CLIENT/PETITIONER
UP NORTH DEVELOPMENT
 c/o Frank Sutherland
 P.O. Box 927
 Madison, WI 53701-0927

OWNER
DQ Development LLC
 3524 Pioneer Road
 Verona, WI 53593

- LEGEND**
- ⊙ BRASS CAP MONUMENT (FOUND) (FOUND WITH 4-TIES)
 - () "RECORDED AS" INFORMATION
 - ⊕ UTILITY POLE
 - ▨ ASPHALT
 - ▩ CONCRETE
 - × LIGHT
 - 852.2 EXISTING SPOT ELEVATION
 - OVERHEAD UTILITIES
 - SETBACKS
 - ⊖ BOULDERS +/-
 - RETAINING WALL +/-
 - [AT-5] ZONING

BASIS OF BEARINGS
 BEARINGS ARE REFERENCED TO WCCS DANE ZONE



DESCRIPTION FOR ZONING CHANGE
 Being part of SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, Section 29, T.07N., R.08E., Town of Middleton, Dane County, Wisconsin, described as follows:

LC (Limited Commercial) TO GC (General Commercial)
 BEGINNING at the Center 1/4 Corner of Section 29;
 thence N00°33'52"E (recorded as N00°00'27"W), 180.02 feet along the west line of the NE 1/4 of Section 29;
 thence N89°47'28"E (recorded as N89°13'42"E), 366.70 feet;
 thence S00°33'52"W (recorded as S00°00'27"E), 255.01 feet;
 thence S89°47'28"W (recorded as S89°13'42"W), 366.71 feet to the west line of the SE 1/4 of Section 29;
 thence N00°34'21"E (recorded as North), 74.99 feet along the west line of the SE 1/4 to the POINT OF BEGINNING.

Containing 93,500 square feet (85,090 square feet, excluding R/W).
 Subject to all easements and restrictions of record.



PAULSON & ASSOCIATES, LLC
 136 WEST HOLM STREET - DEFOREST, WI 53532 - (608)846-2523

ZONING CHANGE MAP

UP NORTH DEVELOPMENT - DQ DEVELOPMENT
 BEING PART OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 29, T.07N., R.08E., TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

| | | |
|------------------|-------------|---------------|
| JOB NO. 1219-285 | DRAWING NO. | DRAWN BY: TWP |
| SHEET 1 OF 1 | REVISIONS: | DATE: 8-17-18 |

ZONING ORDINANCE AMENDMENT NO. 2458

Amending Section 10.03 relating to Zoning Districts in the Town of
MIDDLETON

The Dane County Board of Supervisors does ordain as follows:

That the Zoning District Maps of the Town of Middleton be amended to include in the LC-1 Limited Commercial District the following described land:

Part of the SW 1/4 NE 1/4 and a part of the NW 1/4 SE 1/4 of Section 29, Town of Middleton, described as follows:

Commencing at the South quarter corner of said Section 29; thence North along the North-South quarter line 2,657.5 feet more or less to the center of Section 29 and the point of beginning; thence continue North along said quarter line 180 feet; thence Easterly parallel with the East-West quarter line 366.67 feet, thence Southerly parallel to the North-South quarter line 510.0 feet; thence Westerly parallel with the East-West quarter line 366.67 feet more or less to the North-South quarter line; thence North 330 feet to the point of beginning.

EFFECTIVE: OCT 13 1980

TUMBLEDOWN TRAILS GOLF COURSE LLC
7701 W MINERAL POINT RD
VERONA, WI 53593

JOHN POLICH
1439 W GEORGE ST
CHICAGO, IL 60657

DARYL LOGAN
6622 GREENBRIAR LN
MIDDLETON, WI 53562

OLSON TOON REAL ESTATE LLC
3570 PIONEER RD
VERONA, WI 53593

OLSON TOON REAL ESTATE LLC
3570 PIONEER RD
VERONA, WI 53593

DQ DEVELOPMENT LLC
3624 PIONEER RD
VERONA, WI 53593

CHEN-KANG CHANG
7601 WELTON DR
MADISON, WI 53719

MATTHEW T TURNER
7536 TUMBLEDOWN TRL
VERONA, WI 53593

TUMBLEDOWN TRAILS GOLF COURSE LLC
7701 W MINERAL POINT RD
VERONA, WI 53593

TORRE PUSTINA
PO BOX 83
DODGEVILLE, WI 53533

TUMBLEDOWN TRAILS GOLF COURSE LLC
7701 W MINERAL POINT RD
VERONA, WI 53593

AT-5
DCPREZ-2019-00010

CUP
1267
DCPREZ-2019-00010
alcoholic beverages by the drink

Pioneer Rd

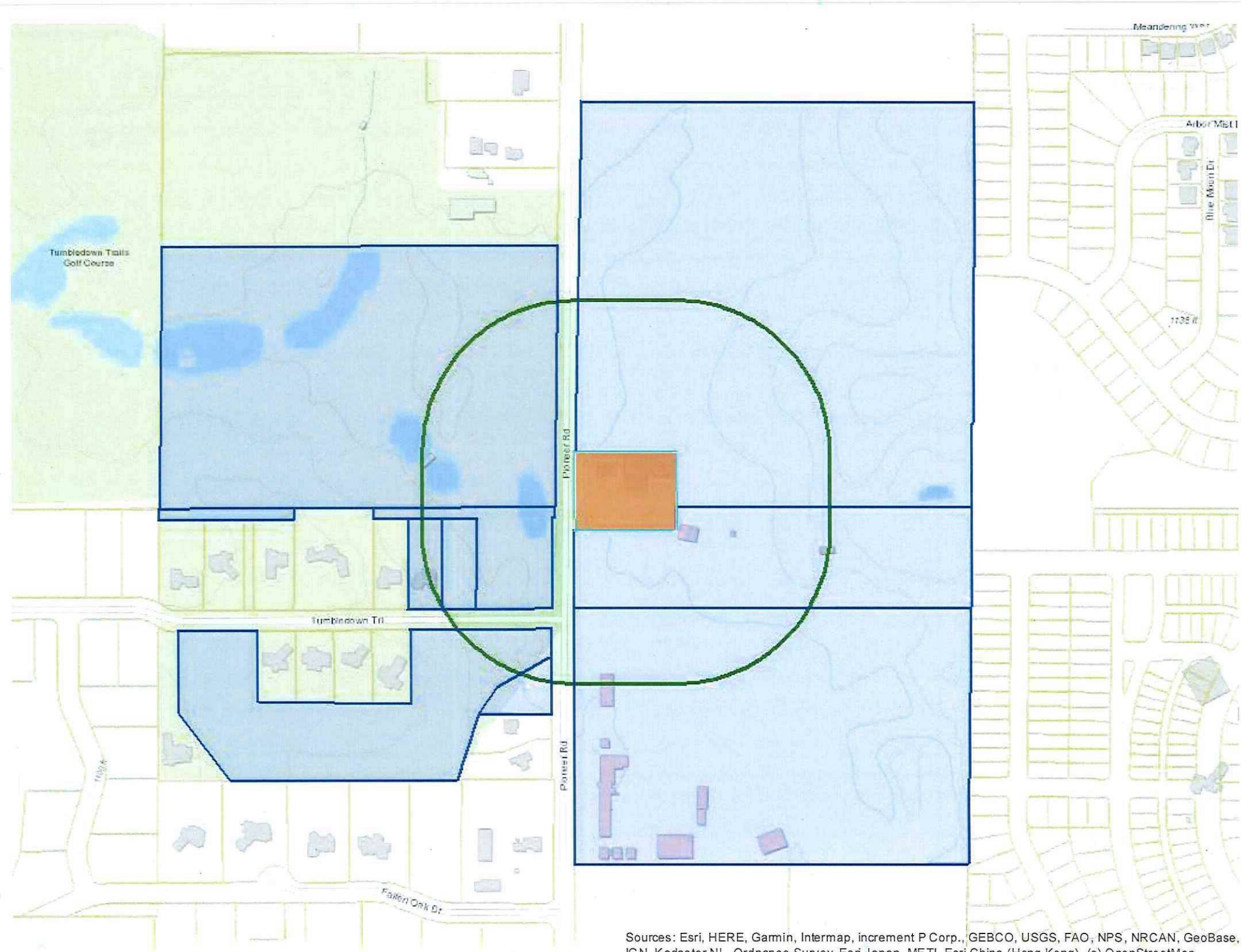


Boundary/agreement; this area goes to
Town of Middleton

Boundary agreement; this area goes to
City of Madison

LC
DCPREZ-2019-00010

3612



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), (c) OpenStreetMap