

Dane County Rezone & Conditional Use Permit

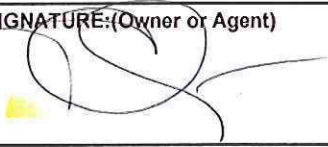
Application Date	Petition Number
10/20/2017	DCPREZ-2017-11233
Public Hearing Date	C.U.P. Number
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GLENN C REYNOLDS	PHONE (with Area Code) (608) 235-3793	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1261 COUNTY HIGHWAY U		ADDRESS (Number & Street)	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
1261 COUNTY HIGHWAY U					
TOWNSHIP PRIMROSE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-101-9100-5					

REASON FOR REZONE	CUP DESCRIPTION
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	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: SPOT REZONE FOR LIMITED FAMILY BUSINESS AND SANITARY FIXTURE APPROVALS.

PRINT NAME: GLENN REYNOLDS
DATE: 10/20/17

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
10/20/2017	DCPCUP-2017-02403
Public Hearing Date	
12/11/2017	

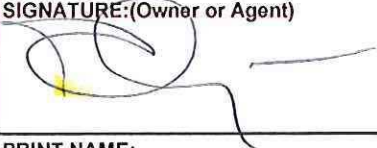
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GLENN C REYNOLDS	Phone with Area Code (608) 235-3793	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 1261 COUNTY HIGHWAY U		ADDRESS (Number, Street)	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1261 COUNTY HIGHWAY U					
TOWNSHIP PRIMROSE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-101-9100-5		---		---	

CUP DESCRIPTION

SPOT REZONE AND CUP FOR LIMITED FAMILY BUSINESS AND SANITARY FIXTURE APPROVALS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(m) AND (x).	5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE: (Owner or Agent) 
		PRINT NAME: GLENN REYNOLDS
		DATE: 10/20/17

COMMENTS: SPOT REZONE FOR LIMITED FAMILY BUSINESS AND SANITARY FIXTURE APPROVALS (CUP).

\$ 486



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

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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>GUEN REYNOLDS</u>	Agent	_____
Address	<u>1261 HWY U, VERONA WI</u>	Address	_____
Phone	<u>(608) 235-3793</u>	Phone	_____
Email	<u>NERENTRE07@GMAIL.COM</u>	Email	_____

Parcel numbers affected: 0507-101-9100-5 Town: PRIMROSE Section: 10

Property Address: 1261 HWY U
VERONA, WI 53893

Existing/ Proposed Zoning District: A-1 Ex / A-2 w/ CUP for sanitary fixtures

o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.

- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- 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: 10/20/17

PRIMROSE CENTER

The Primrose Center is being constructed on the footprint of the original family farm barn that was blown down around 1980 one year before I bought the farm and moved into the old homestead with my wife and family. It is being built as a traditional timber frame building using 150-year-old white pine timbers, which came from the Menomonee forest. I intend to use the new timber frame building to house a limited family business, which would promote the following activities:

1. First floor: Crop and wood storage, shop, farm equipment tool and implement storage, agricultural uses;
2. Second Floor: A dance and movement studio offering dance lessons as well as yoga and Pilates training; a cultural events center offering small inside dance, education, music, art and cultural events including video and music recording, film showings, lectures, conferences and community meetings.

The use of this building will be in harmony with the existing Primrose agricultural community. The first floor will be primarily used to support and expand the agricultural productivity of the 68-acre farm. Currently the main agricultural crop is cherry, oak and walnut harvested from the farm's 18-acre wood lot. Approximately 6,000 board feet of oak, walnut and cherry are drying in an existing solar kiln with another 5,000 board feet of eastern white pine currently stored on the first floor of the building along with farm machinery and related tools and equipment. This space is also intended to be used to expand farm activities to the 23 acres of adjacent crop land which is currently being rented out to a neighbor to grow forage and grain crops.

The second floor will be used as a dance studio and cultural and education center with a broad range of activities for the community and the public. All music, dance, film, education and cultural events will occur on the second floor. These will be small and unobtrusive events given the limitation of the 1800 square foot space available for this purpose. There will be two or three outside lights for the purpose of

illuminating stairways and entrances to the first and second floors. There is more than enough adequate parking on the premises for all students and guests on site which will obviate the need for any parking on Highway U. Water and sanitary facilities will be needed for the use of students and guests.

No cultural events or gatherings will in any way disturb the neighbors or endanger health and safety. All the activities and events will comply fully with the 6 required standards of all Conditional Use Permits. Dance, yoga and Pilates training and educational events will occur during daylight and early evening hours. All dance, film and cultural activities will be held inside the building, which will have 6 inch, insulated walls and not be expected to continue past midnight. The building is set back from Highway U by a least 500 feet. There is only one neighbor within a half-mile radius, which is located directly across Highway U and set back at least an additional 250 feet from the road centerline.

There will be a maximum of one employee, no outside trash containers or loudspeakers. There may be a small sign placed near the mailbox along Highway U to mark the entrance to the driveway and parking area.



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division #386 486
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 GLENN REYNOLDS Agent's Name _____
 Address 1261 HWY U, VERONA WI Address _____
 Phone (608) 235-3793 Phone _____
 Email NERGSTATE07@GMAIL.COM Email _____

Town: PRIMROSE Parcel numbers affected: 0307-101-9100-5
 Section: 01 Property address or location: 1261 HWY U, VERONA, WI

Zoning District change: (To / From / # of acres) A-1 EX → A-2(C4) 5.43 ACRES
(SEE ATTACHED SURVEY)

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:

THE RESTORED / NEW TIMBER FRAME BUILDING WILL HAVE WATER AND SANITARY SYSTEMS TO ACCOMMODATE CONDITIONAL USES. (SEE APPLICATION NARRATIVE FOR CUP). IT WILL ALSO SUPPORT A LIMITED FAMILY BUSINESS.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 10/20/12

CERTIFIED SURVEY MAP NO. 3847

That part of the Southwest 1/4 of the Northeast 1/4 of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 10; thence S89°52'48"W, 1357.49 ft. to the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 10; thence S0°44'29"E along the East line of the West 1/2 of the Northeast 1/4 of Section 10, 1964.10 ft. to the true point of beginning of the lands being described; thence S0°44'29"E, 434.45 ft.; thence N83°48'04"W, 187.21 ft.; thence S6°05'07"W, 16.08 ft.; thence N82°11'26"W, 324.11 ft.; thence N74°44'05"W, 74.55 ft.; thence N01°44'29"W, 362.97 ft.; thence N89°38'48"E, 579.93 ft. to the point of beginning; being subject to a public road right-of-way over the Easterly 33 ft. thereof.

I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands described hereon and that this map is a correct representation in accordance with the information furnished.

12-7-81

Richard D. Talarczyk
Richard D. Talarczyk

SURVEYED FOR

Arthur & Francis Eith
8692 Oak Grove Rd.
Mt. Horeb, Wisc. 53572
(608) 832-6620

Approved for recording per Dane County Agriculture, Zoning, Planning and Water Resources Committee Action of December 8, 1981.

Norbert Scribner #2936
Norbert Scribner, authorized rep.

REGISTER OF DEEDS CERTIFICATE

Received for record this 8 day of Dec., 1981, at 11:59 O'Clock A M., and recorded in Volume 16 of CERTIFIED SURVEY MAPS of Dane County on page 33

NOTE: Buildings not field located; Visually checked for encroachment only; NO ENCROACHMENT.

NOTE: Bearings referenced to the East line of the Northeast 1/4 of Section 10 which was assumed to bear

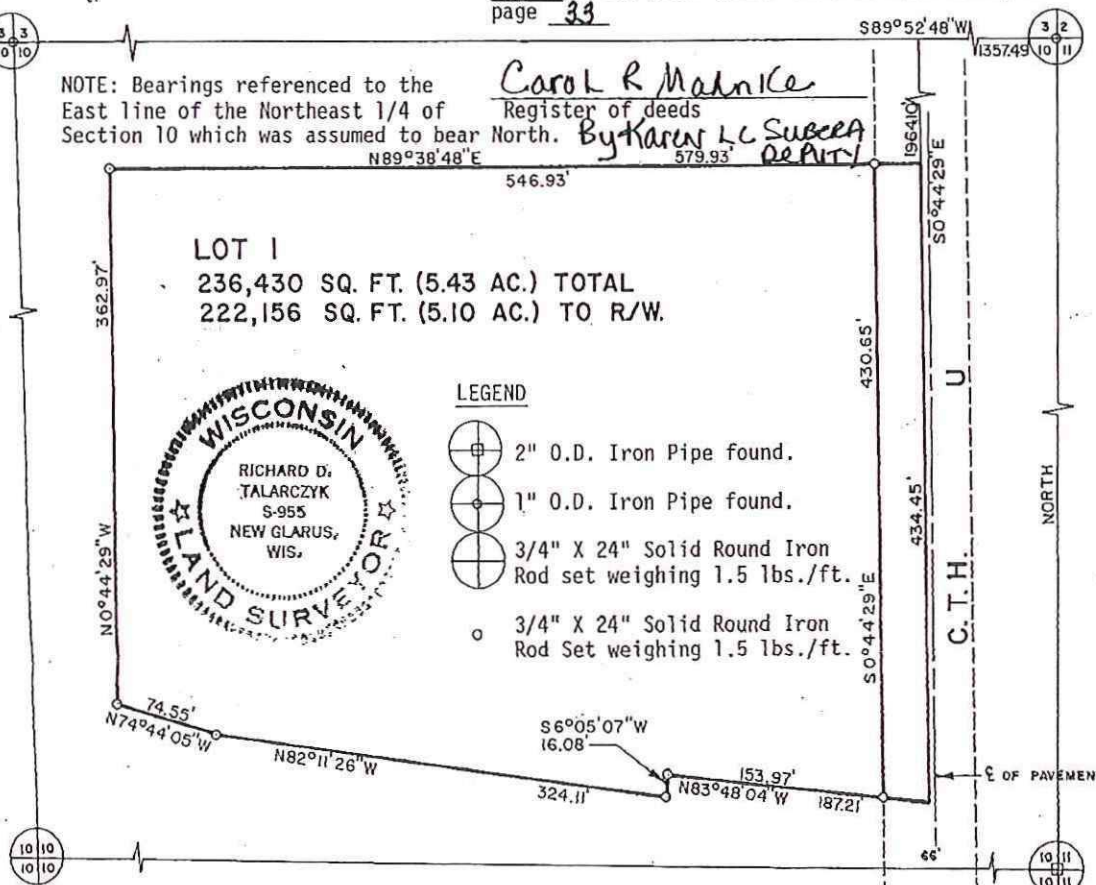
Carol R. Mahnic
Register of deeds
North. *By Karen L. Subeca DEPUTY*

LOT 1
236,430 SQ. FT. (5.43 AC.) TOTAL
222,156 SQ. FT. (5.10 AC.) TO R/W.



LEGEND

- 2" O.D. Iron Pipe found.
- 1" O.D. Iron Pipe found.
- 3/4" X 24" Solid Round Iron Rod set weighing 1.5 lbs./ft.
- 3/4" X 24" Solid Round Iron Rod Set weighing 1.5 lbs./ft.



Refer to building site information contained in the Dane County Soil Survey. *TALARCYK & ASSOC., INC*

BOOK 28 PAGE 67
JOB NO. 6681
CHECKED BY APJ
DRAWN BY APJ

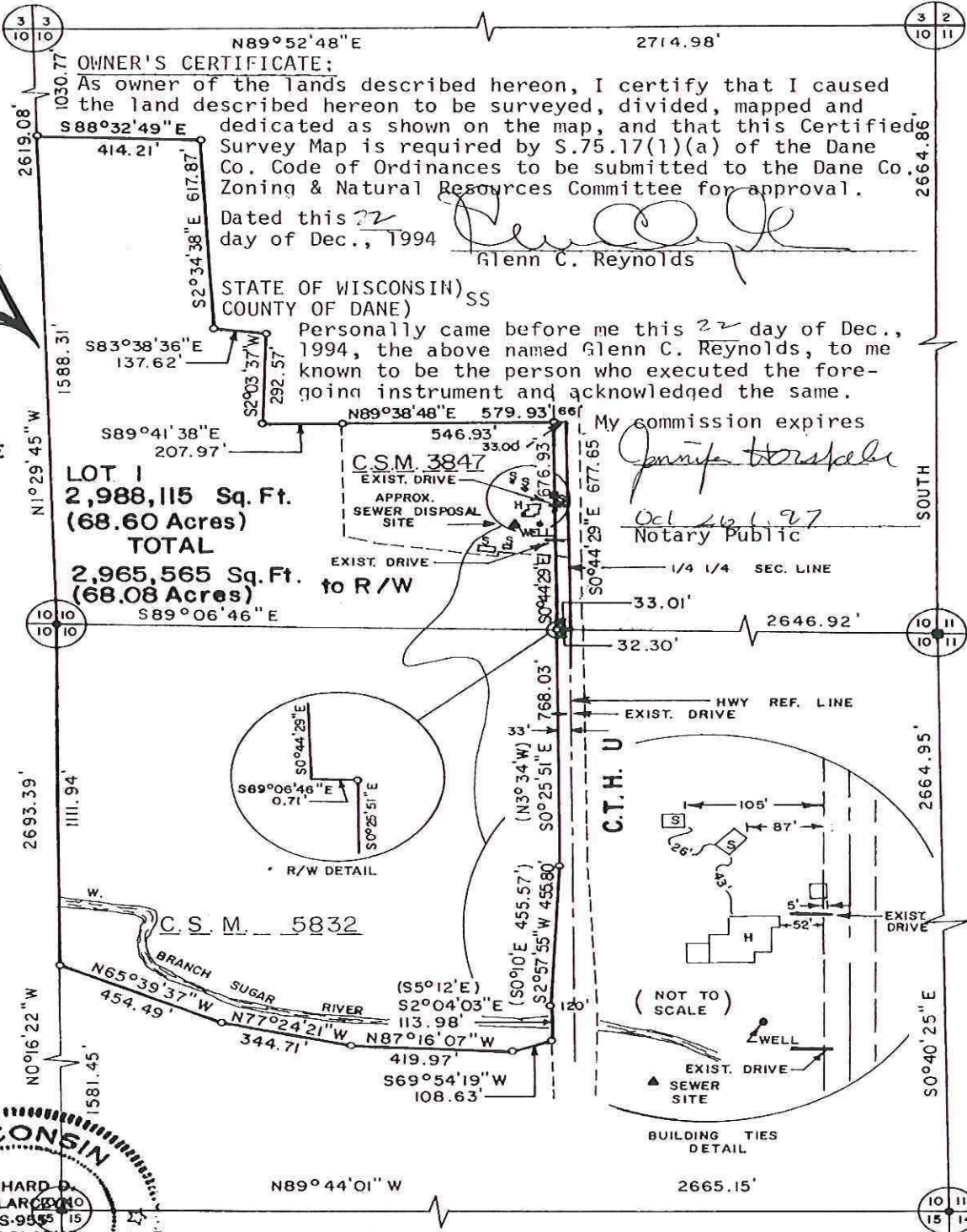
SCALE: 1" = 100'

R. I. Box 19A
NEW GLARUS, WI 53574
PHONE 832-2311



2651902

CERTIFIED SURVEY MAP NO. 7689



BOOK
 JOB NO. 92205
 CHECKED BY RPT
 DRAWN BY JW

TALARCZYK & ASSOC., INC.
 W5105 KUBLY ROAD
 P.O. BOX 235
 NEW GLARUS, WI 53574
 PHONE 608/527-5216
 FAX 608/527-5357

2/12

CERTIFIED SURVEY MAP NO. 7689

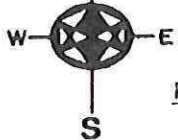
Lot 1 of Certified Survey Map No. 3847 and Lot 1 of Certified Survey Map No. 5832 in the NW & SW 1/4s of the NE 1/4 and the NW & SW 1/4s of the SE 1/4 of Sec. 10, T5N, R7E, Town of Primrose, Dane Co., Wis., bounded and described as follows:

Commencing at the S. 1/4 cor. of said Sec. 10; thence N0°16'22"W along the W. line of the SE 1/4 of Sec. 10, 1581.45' to the point of beginning; thence N0°16'22"W, 1111.94' to the center of Sec. 10; thence N1°29'45"W along the W. line of the NE 1/4 of Sec. 10, 1588.31'; thence S88°32'49"E, 414.21'; thence S2°34'38"E, 617.87'; thence S83°38'36"E, 137.62'; thence S2°03'37"W, 292.57'; thence S89°41'38"E, 207.97'; thence N89°38'48"E, 579.93' to the E. line of the SW 1/4 of the NE 1/4 of Sec. 10; thence S0°44'29"E, 677.65' to the SE cor. of the SW 1/4 of the NE 1/4 of Sec. 10; thence N89°06'46"W along the S. line of the NE 1/4 of Sec. 10, 32.30' to the Westerly right-of-way line of C.T.H. U; thence S0°25'51"E along said right-of-way line, 768.03'; thence S2°57'55"W along said right-of-way line, 455.80'; thence S2°04'03"E along said right-of-way line, 113.98'; thence S69°54'19"W, 108.63'; thence N87°16'07"W, 419.97'; thence N77°24'21"W, 344.71'; thence N65°39'37"W, 454.49' to the point of beginning; subject to a public road right-of-way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. statutes, and that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

Dec. 30, 1992
Rev. 12/19/94 ADT

Richard P. Talarczyk
Richard D. Talarczyk



- NOTES:**
- 1) Bearings are referenced to the E. line of the NE 1/4 of Sec. 10, which was assumed to bear NORTH.
 - 2) Previously recorded data, when different from measured, is shown in parenthesis.
 - 3) Refer to building site information contained in the Dane County Soil Survey.

COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Natural Resources Committee Action of December 22, 1994.

Norbert Scribner #5489
Norbert Scribner, Authorized Representative

REGISTER OF DEEDS CERTIFICATE:

Received for record this 22 day of Dec, 1994 at 3:58 o'clock P.M., and recorded in Vol. 40 of Certified Survey Maps of Dane Co., on Page 140-141

James Licht
Register of Deeds
By: *Margaret K. Anderson*, Deputy
PREPARED FOR:

Glen Reynolds
1261 Hwy. U
Verona, WI. 53593
(608) 832-4828

NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT 1 OF CERTIFIED SURVEY MAP NO. 3847 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 5832 INTO ONE PARCEL.

LEGEND:

- 1" O.D. Iron pipe found in 1989.
- 2" O.D. Iron pipe found in 1989.
- 3/4" solid round Iron rod found in 1989.
- 1/2" solid round Iron rod found in 1989.
- 3/4" X 24" solid round Iron rod previously set by me, weighing 1.5 pounds per lineal foot.
- Shed
- House
- Certified Survey Map boundary

BOOK _____ PAGE _____
JOB NO. _____
CHECKED _____
DRAWN BY _____

TALARCZYK & ASSOC., INC.

WS105 KUBLY ROAD
P.O. BOX 235
NEW GLARUS, WI 53574
PHONE 608/527-5216
FAX 608/527-5357

Parcel Number - 048/0507-101-9100-5

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR07E	10	SW of the NE
Plat Name	CSM 07689	
Block/Building		
Lot/Unit	1	
Parcel Description	<p>LOT 1 CSM 7689 CS40/140&141 R29077/32&33-12/22/94 F/K/A LOT 1 CSM 3847 CS16/33-12/8/81 & LOT 1 CSM 5832 CS27/261&262-4/27/89 DESCR AS SEC 10-5-7 PRT NW1/4 & SW1/4 OF NE1/4 & PRT NW1/4 & SW1/4 OF SE1/4 (68.597 ACRES IN C/L R/W) SUBJ TO STREAMBANK ESMT IN DOC #4541121</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	GLENN C REYNOLDS 	
Primary Address	1261 COUNTY HIGHWAY U	
Billing Address	1261 COUNTY HIGHWAY U VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	68.597	
Land Value	\$108,400.00	
Improved Value	\$140,000.00	
Total Value	\$248,400.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/16/2017 - 05:00 PM~~

Ends: ~~05/16/2017 - 07:00 PM~~

[About Open Book](#)

Board Of Review

Starts: 06/13/2017 - 05:00 PM

Ends: To Adjourn

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

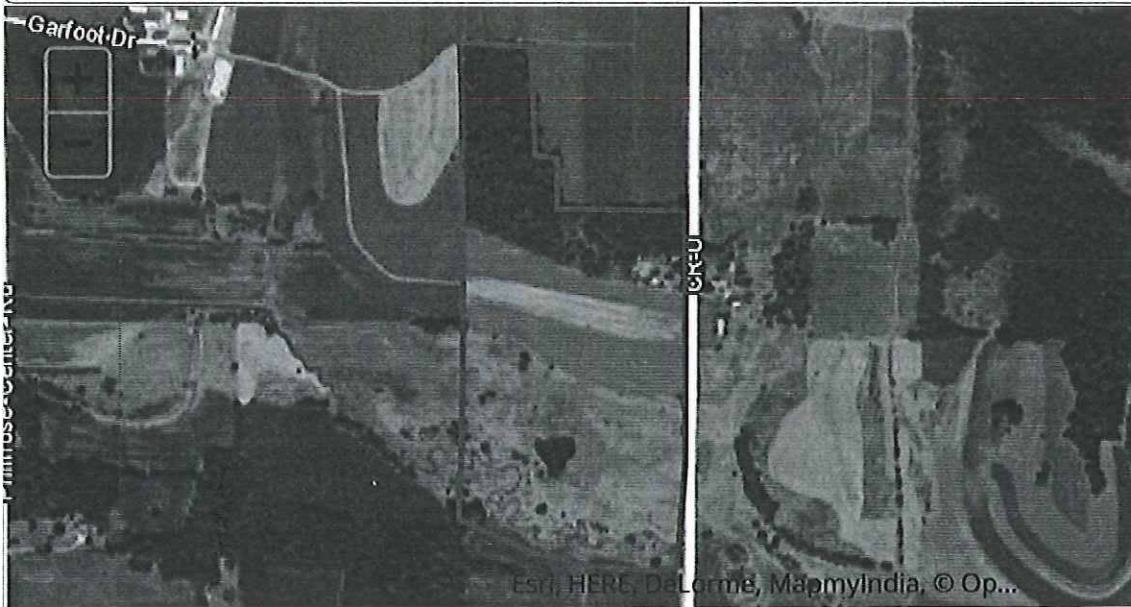
Zoning

A-1(EX)

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$108,600.00	\$140,000.00	\$248,600.00
Taxes:		\$4,043.16
Lottery Credit(-):		\$118.92
First Dollar Credit(-):		\$63.23
Specials(+):		\$8.67
Amount:		\$3,869.68

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24NG	NEW GLARUS FIRE
OTHER DISTRICT	24E3	EMS NEW GLARUS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	03/18/2013	4970220		

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: 0507-101-9100-5

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

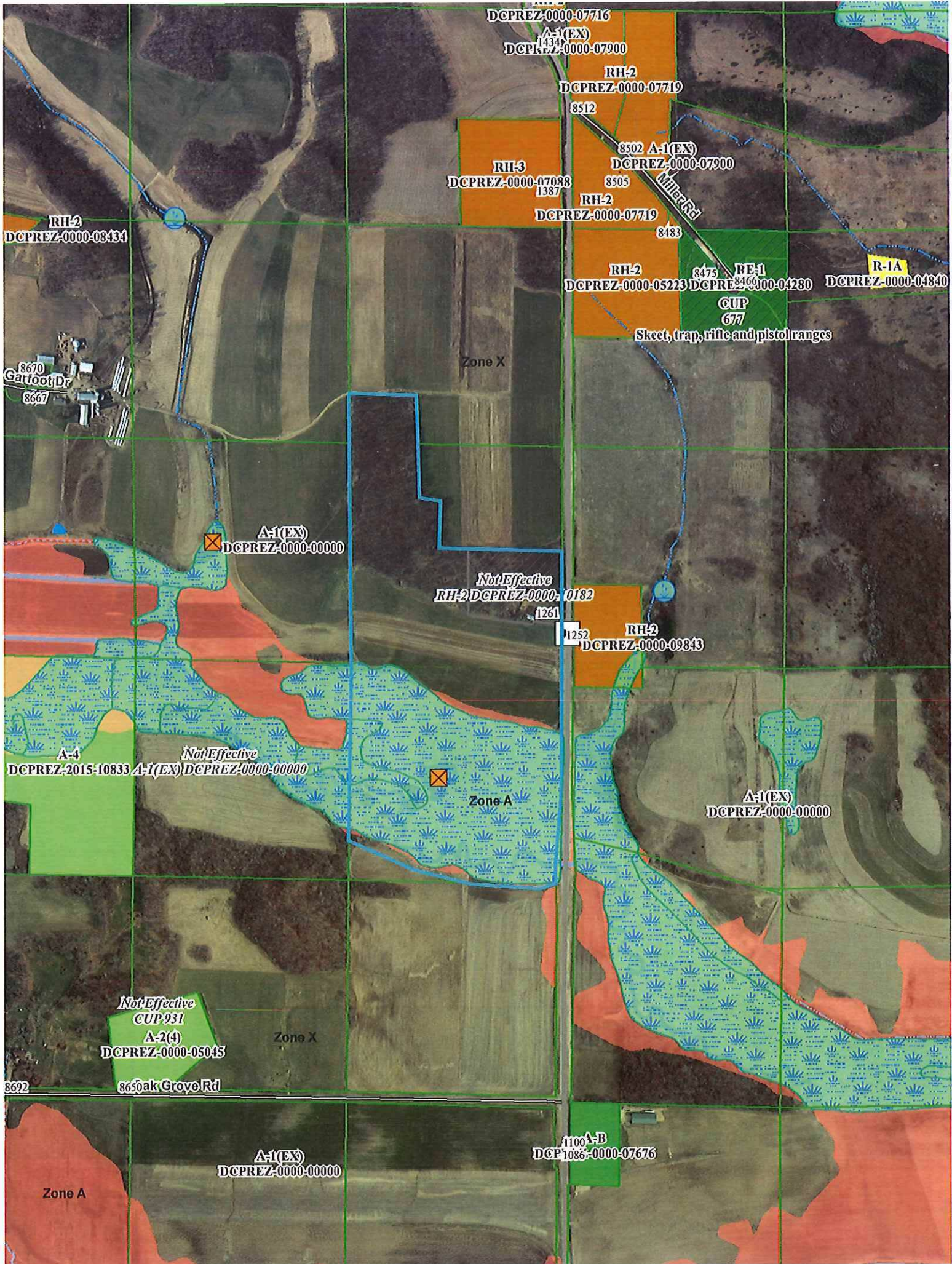
City-County Bldg. Room 116

Madison, WI 53703



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DCPREZ-0000-07716

A-1(EX)
DCPREZ-0000-07900

RH-2
DCPREZ-0000-07719

8512

8502 A-1(EX)
DCPREZ-0000-07900

8505

RH-2
DCPREZ-0000-07719

Miller Rd

8483

RH-2
DCPREZ-0000-05223

RE-1
DCPREZ-0000-04280

R-1A
DCPREZ-0000-04840

CUP
677

Skeet, trap, rifle and pistol ranges

RH-2
DCPREZ-0000-03434

RH-3
DCPREZ-0000-07088

1387

Zone X

8670
Garfoot Dr
8667

A-1(EX)
DCPREZ-0000-00000

Not Effective
RH-2 DCPREZ-0000-0182

1261

1252

RH-2
DCPREZ-0000-09843

A-4
DCPREZ-2015-10833

Not Effective
A-1(EX) DCPREZ-0000-00000

Zone A

A-1(EX)
DCPREZ-0000-00000

Not Effective
CUP 931

A-2(4)
DCPREZ-0000-05045

Zone X

8692

8650 Oak Grove Rd

A-1(B)
DCP1086-0000-07676

Zone A

A-1(EX)
DCPREZ-0000-00000

U

Not Effective
RH-2 DCPREZ-0000-10182

A-1(EX)
DCPREZ-0000-00000

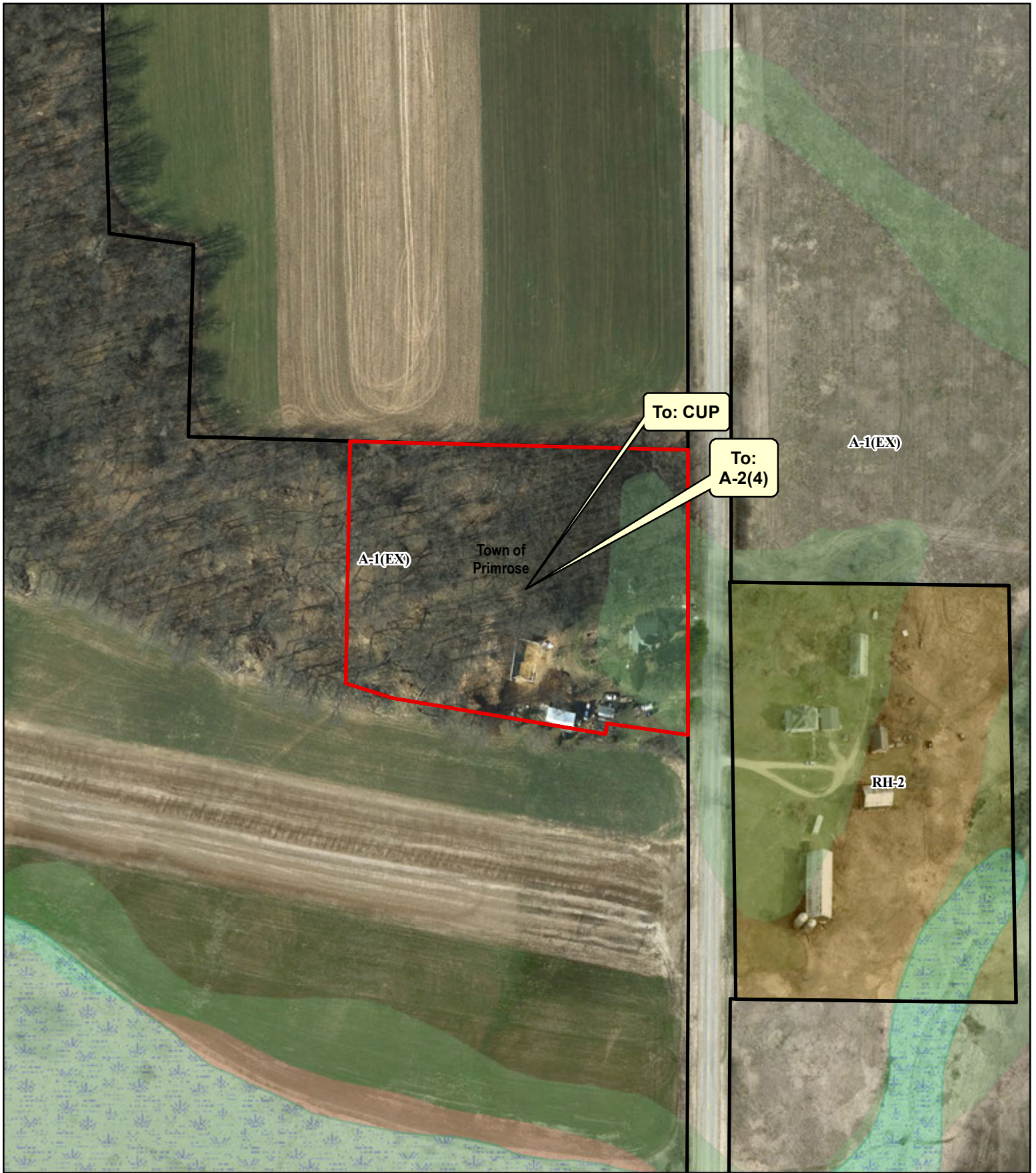
1261

1252

RH-2
DCPREZ-0000-09843

A-1(EX)
DCPREZ-0000-00000

Zone A



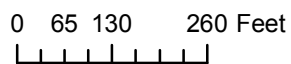
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11233 /CUP 2403
GLENN C REYNOLDS