

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/21/2016	DCPREZ-2016-11082
Public Hearing Date	C.U.P. Number
01/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BARLIE FAM 4 LLC	PHONE (with Area Code) (608) 845-3230	AGENT NAME BARNES INC	PHONE (with Area Code) (608) 845-3230
BILLING ADDRESS (Number & Street) 2318 HOLLISTER AVE		ADDRESS (Number & Street) 6433 NESBITT ROAD	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip) MADISON, WI 53719	
E-MAIL ADDRESS MARKBARNES@BARNESINC.NET		E-MAIL ADDRESS NATASHA@BARNESINC.NET	

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	
6433 NESBITT ROAD					
TOWNSHIP VERONA	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-124-9250-1					

REASON FOR REZONE			CUP DESCRIPTION	
REVISION OF ORDINANCE AMENDMENT NO. 10075, DATED SEPTEMBER 15, 2009.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-2 Commercial District	14		

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) 
COMMENTS: REVISION OF ORDINANCE AMENDMENT NO. 10075, DATED SEPTEMBER 15, 2009.				PRINT NAME: 
				DATE: 

Legal Description:

Lot 1, CERTIFIED SURVEY MAP NO. 13856

PART OF THE SW 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, AND PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

NOTES

- BEARINGS ARE REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 27, WITH THE SOUTH LINE OF SECTION 12 HAVING A BEARING OF N 89°24'05" E
- CROSS ACCESS TO BE PROVIDED ALONG THE EAST LINE OF LOT 2. EASEMENT TO BE CREATED BY SEPARATE INSTRUMENT AND RECORDED AT THE DANE COUNTY REGISTER OF DEEDS
- NESSBITT ROAD HAS A 30' ASPHALT PAVEMENT WIDTH FROM FLANGE TO FLANGE OF 30' CONCRETE CURB AND GUTTER
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY
- LOT 1 HAS NO VEHICULAR ACCESS TO U.S. HIGHWAY 18 & 151
- U.S. HIGHWAY 18 & 151 IS A CONTROLLED ACCESS HIGHWAY PER FINDING, DETERMINATION AND DECLARATION RECORDED AS DOCUMENT NO'S 914740 AND 990049
- LANDS WITHIN THE CSM BOUNDARY ARE SUBJECT TO THE FOLLOWING FINDING, DETERMINATION AND DECLARATION RECORDED IN VOL. 319 OF M/SC, PAGE 362, AS #950048, MODIFIED IN VOL. 1970 OF RECORDS, PAGE 27, AS #1667853, MODIFIED IN VOL. 1970 OF RECORDS, PAGE 28, AS #1667854
- PRIVATE SEWERAGE MAINT. AGREEMENT COVENANT RECORDED IN VOL. 25593 OF RECORDS, PAGE 3, AS #2545626
- DEED RESTRICTION RECORDED AS #4513323
- RESTRICTIONS FOR MAINT. OF STORM WATER MANAGEMENT MEASURES RECORDED AS #4534752 #46339172 AND #46596770

CURVE 1 DATA

CENTRAL ANGLE - 18°24'12"
RADIUS - 2854.79'
ARC LENGTH - 920.17'
CHORD LENGTH - 916.22'
CHORD BEARING - N 59°54'26" E

CURVE 2 DATA

CENTRAL ANGLE - 18°24'05" (18°24'12")
RADIUS - 2897.79'
ARC LENGTH - 930.71'
CHORD LENGTH - 926.72' (926.77')
CHORD BEARING - N 59°55'10" E
(N 59°54'26" E)

LINE 1 DATA

N 50°42'20" E 64.64'

LINE 2 DATA

N 50°43'19" E 61.90'
(N 50°42'20" E 61.82')

LINE 3 DATA

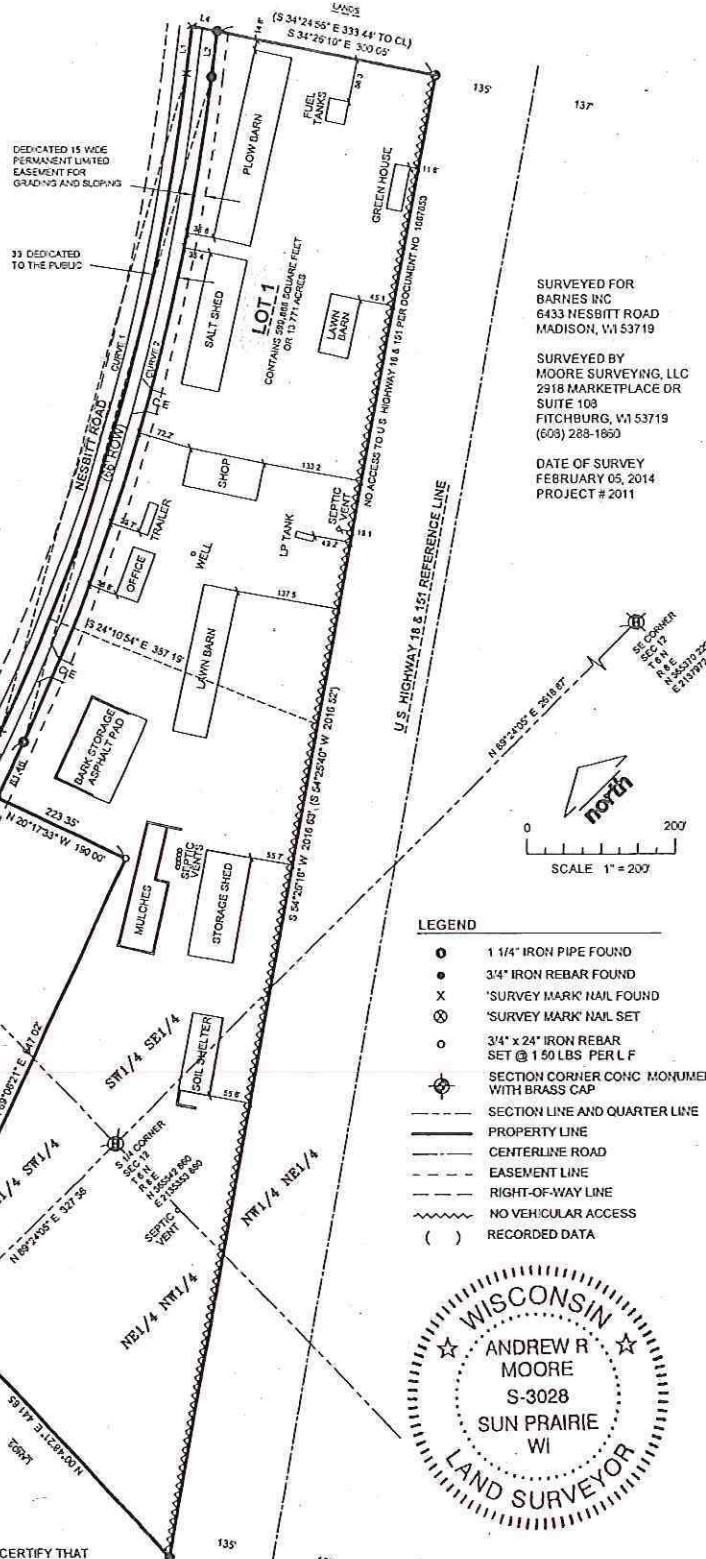
N 00°05'42" E 35.35'

LINE 4 DATA

N 34°25'15" W 33.74'

LINE 5 DATA

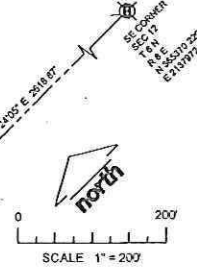
N 20°17'33" W 33.35'



SURVEYED FOR
BARNES INC
6433 NESSBITT ROAD
MADISON, WI 53719

SURVEYED BY
MOORE SURVEYING, LLC
2918 MARKETPLACE DR
SUITE 108
FITCHBURG, WI 53719
(609) 288-1660

DATE OF SURVEY
FEBRUARY 05, 2014
PROJECT # 2011



- ### LEGEND
- 1 1/4" IRON PIPE FOUND
 - 3/4" IRON REBAR FOUND
 - × 'SURVEY MARK' NAIL FOUND
 - ⊗ 'SURVEY MARK' NAIL SET
 - 3/4" x 24" IRON REBAR SET @ 150 LBS PER LF
 - ⊕ SECTION CORNER CONC. MONUMENT WITH BRASS CAP
 - SECTION LINE AND QUARTER LINE
 - PROPERTY LINE
 - CENTERLINE ROAD
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY LINE
 - ~~~~~ NO VEHICULAR ACCESS
 - () RECORDED DATA



SURVEYOR'S CERTIFICATE

I, ANDREW R. MOORE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF MARK BARNES, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

Andrew R. Moore 10/17/14
ANDREW R. MOORE, REGISTERED LAND SURVEYOR, S-3028

Legal Description

CERTIFIED SURVEY MAP NO. 13856

PART OF THE SW 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, AND PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 12, THENCE S 89°24'05" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, 327.36 FEET TO THE POINT OF BEGINNING, THENCE S 00°48'21" W, 441.65 FEET TO THE HIGHWAY RIGHT-OF-WAY, THENCE N 54°26'16" E, 2016.63 FEET ALONG THE SAID HIGHWAY RIGHT-OF-WAY, THENCE N 34°26'10" W, 300.05 FEET, THENCE N 34°25'15" W, 33.74 FEET TO THE CENTERLINE OF NESBITT ROAD, THENCE S 50°42'20" W, 64.64 FEET, THENCE ALONG THE CENTERLINE OF NESBITT ROAD ON A CURVE TO THE RIGHT WITH A RADIUS OF 2864.79 FEET AND A LONG CHORD WHICH BEARS S 59°54'26" W, 916.22 FEET, THENCE S 69°06'32" W, 644.45 FEET, THENCE S 00°08'42" W, 276.40 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 770,898 SQUARE FEET OR 17.697 ACRES INCLUDING 54,743 SQUARE FEET OR 1.257 ACRES OF ROAD RIGHT-OF-WAY MORE OR LESS

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON AND THE TOWN OF VERONA FOR APPROVAL.

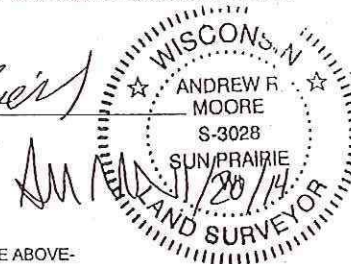
SIGNED THIS 3 DAY OF November, 2014

Mark L Barnes

Perri P Liebl

MARK L. BARNES

PERRI P. LIEBL



STATE OF WISCONSIN) COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS 3 DAY OF November, 2014, THE ABOVE-

NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME

Jamela Stordlie

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/30/18

DANE COUNTY CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

NOVEMBER 20, 2014, BY Daniel Gibson, AUTHORIZED REPRESENTATIVE # 9585

CONSENT OF MORTGAGEE

BMO HARRIS BANK N.A. FORMERLY M&I MARSHALL AND ILSLEY BANK, MORTGAGEE OF THE ABOVE DESCRIBED PARCEL DOES HEREBY CONSENT TO THE SURVEYING, DEDICATION, DIVIDING AND MAPPING OF THE LAND DESCRIBED ABOVE, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BARNES INC., OWNER

Roxanne Brazera Vice President 11/3/14 BMO HARRIS BANK, N.A. DATE

STATE OF WISCONSIN COUNTY OF DANE

PERSONALLY CAME BEFORE ME THIS 3RD DAY OF NOVEMBER, 2014, THE ABOVE NAMED ROXANNE BRAZERA WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME,

Samantha D. Caginella NOTARY PUBLIC SAMANTHA D. CAGINELLA MY COMMISSION EXPIRES: 2/15/15

DOCUMENT NO 5112150 VOL 92 PAGES 46 CERTIFIED SURVEY MAP NO 13856

CERTIFIED SURVEY MAP NO. 13856

PART OF THE SW 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, AND PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING BY THE SECRETARY OF THE PLAN COMMISSION OF THE CITY OF MADISON,

DANE COUNTY WISCONSIN ON THIS 18TH DAY OF NOVEMBER, 2014

[Signature] For _____ DATE
STEVEN R COVER, SECRETARY PLAN COMMISSION

TOWN OF VERONA CERTIFICATE

THIS CERTIFIED SURVEY MAP, INCLUDING THE PUBLIC ROAD RIGHT-OF-WAY DEDICATION DESIGNATED HEREIN IS HEREBY

ACKNOWLEDGED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF VERONA, DANE COUNTY, WISCONSIN

ON THIS 18th DAY OF NOVEMBER, 2014

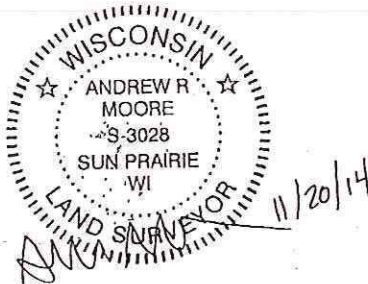
[Signature] 11/18/2014
JOHN WRIGHT, TOWN OF VERONA DATE

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS 20th DAY OF Nov, 2014 AT 2:38 pm
AND RECORDED IN VOLUME 92 OF CERTIFIED SURVEYS, PAGES 45-47

Kristi Chlebowski By Tracy Gibbs Deputy
KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS DATE

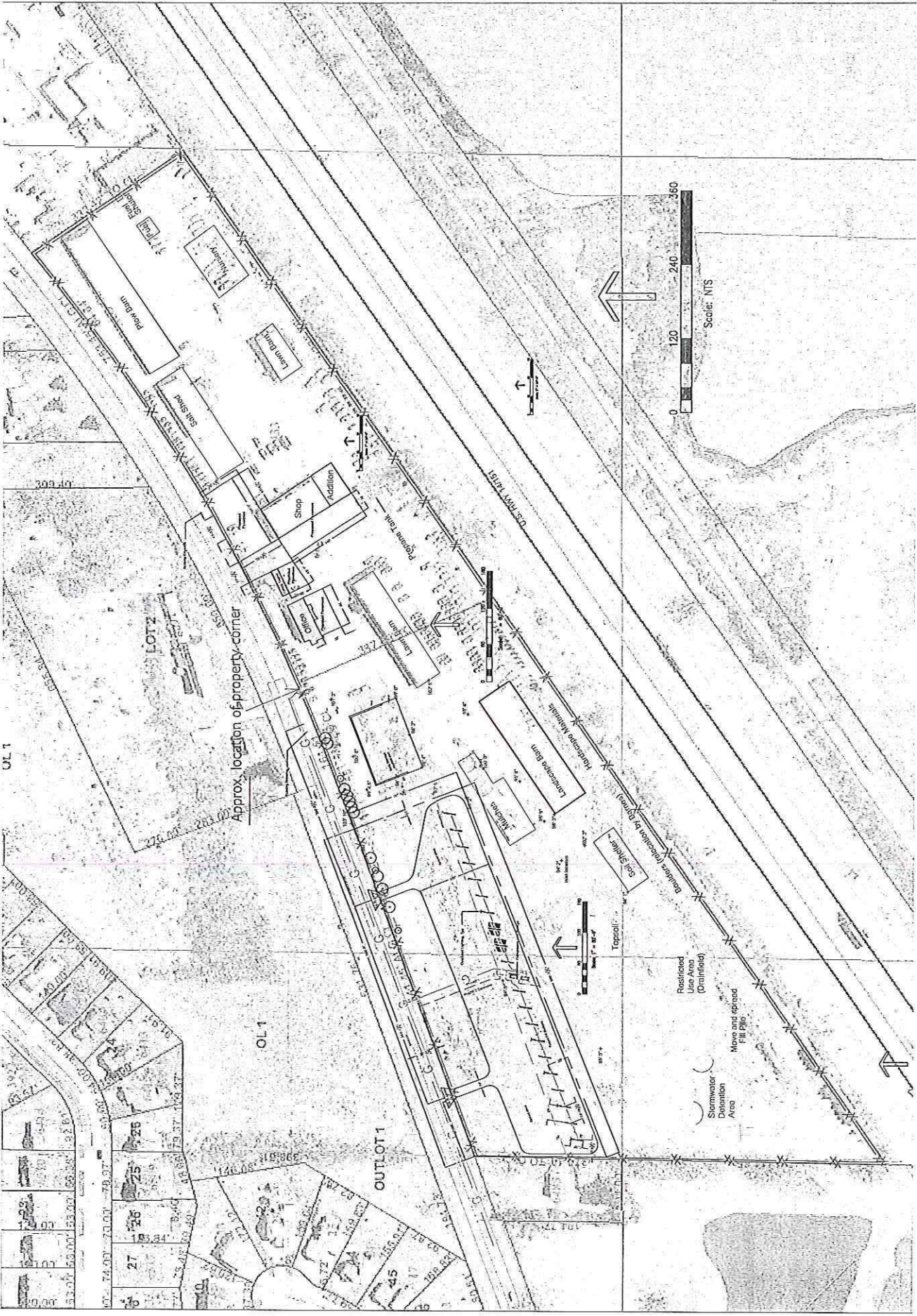
Received 11/20/14 10:14am



DOCUMENT NO 5112150

VOL 92 PAGE# 47

CERTIFIED SURVEY MAP NO 13856





Dane County Zoning Division

City-County Building

210 Martin Luther King, Jr., Blvd., Room 116

Madison Wisconsin 53703

(608) 266-4266/266-9083

Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT # 2112

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2112 for a Solid Waste Disposal Operation pursuant to Dane County Code of Ordinance Section 10.14 and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: SEPTEMBER 15, 2009

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

6433 Nesbitt Road, Town of Verona, Parcel #: 0608-124-9220-9

Part of the SW ¼ SE ¼ and part of the SE ¼ SW ¼, Section 12, Town of Verona, and part of the NW ¼ NE ¼ and part of the NE ¼ NW ¼, Section 13, Town of Verona, described as follows: Commencing at the S ¼ corner of said Section 12; thence S 89° 24' 05" W along Section line 327.36 feet to the point of beginning; thence S 0° 48' 12" W 441.65 feet to Highway right-of-way; thence N 54° 25' 40" E 1130.52 feet; thence N 24° 10' 54" W 387.19 feet to the center of Nesbitt Road; thence along centerline on curve to right radius 2864.79 feet and Long Chord S 67° 27' 49" W 164.51 feet; thence S 69° 06' 32" W 644.45 feet; thence S 0° 08' 42" W 276.40 feet to the point of beginning.

CONDITIONS:

1. The solid waste disposal operation shall be limited to composting of grass clipping, leaves, wood chips, and food wastes from grocery stores. The food waste from grocery stores shall be limited to fruit/vegetable waste or other plant waste.
2. The operation shall be limited to a 1-acre area located at the west end of the property. The composting pad shall be have an impervious surface.
3. The operation of the composting facility, including deliveries, shall be limited to the hours of 7am to 5pm.
4. The total tonnage kept on-site shall not exceed 10,000 tons of product.

Continued on page 2

DANE COUNTY ORDINANCE AMENDMENT NO: 10075 **EFFECT: SEP. 15, 2009**

Internal Tracking Number: RFCU25571

Amending Section 10.03 relating to Zoning Districts in the Town of Verona.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the C-2 Commercial district(s) following described land:

PETITION NUMBER: 10075

Part of Section 12, Town of Verona described as follows:

C-2 TO C-2

(Revision of Ordinance Amendment No. 6913, dated Oct. 7, 1997)

Part of the SW ¼ SE ¼ and part of the SE ¼ SW ¼, Section 12, Town of Verona, and part of the NW ¼ NE ¼ and part of the NE ¼ NW ¼, Section 13, Town of Verona, described as follows: Commencing at the S ¼ corner of said Section 12; thence S 89° 24' 05" W along Section line 327.36 feet to the point of beginning; thence S 0° 48' 12" W 441.65 feet to Highway right-of-way; thence N 54° 25' 40" E 1130.52 feet; thence N 24° 10' 54" W 387.19 feet to the center of Nesbitt Road; thence along centerline on curve to right radius 2864.79 feet and Long Chord S 67° 27' 49" W 164.51 feet; thence S 69° 06' 32" W 644.45 feet; thence S 0° 08' 42" W 276.40 feet to the point of beginning. Contains approximately 447,189 square feet.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. The deed restrictions on the property shall be amended to allow composting in addition to the allowed landscaping and snow plowing businesses.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

5. The composting shall take place in windrows. The windrows shall be turned frequently to encourage aerobic activity and control odors.
6. The process of the compost material shall be monitored by a trained operator to assure proper C:N ratios, water content, internal temperature, and proper ph.
7. A compost permit shall be obtained and maintained from Wisconsin Department of Natural Resources.
8. Stormwater management permit shall be obtained from Dane County Land Conservation and the conditions of the permit shall be adhered.
9. The CUP shall be valid for a two-year period. If the Town of Verona has not filed any complaints regarding the composting operation within the two-year time period, the Conditional Use Permit will automatically be renewed.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

DANE COUNTY ORDINANCE AMENDMENT NO. 6913

Amending Section 10.03 relating to Zoning Districts in the Town of Verona.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the C-2 Commercial District/s the following described land:

PETITION NUMBER: 6913 Part of the SW 1/4 SE 1/4 and part of the SE 1/4 SW 1/4, Section 12, Town of Verona, and part of the NW 1/4 NE 1/4 and part of the NE 1/4 NW 1/4, Section 13, town of Verona, described as follows: Commencing at the S 1/4 corner of said Section 12; thence S 89° 24' 05" W along Section line 327.36 feet to the point of beginning; thence S 0° 48' 12" W. 441.65 feet to Highway right-of-way; thence N 54° 25' 40" E 1130.52 feet; thence N 24° 10' 54" W 387.19 feet to the center of Nesbitt Road; thence along centerline on curve to right radius 2864.79 feet and Long Chord S 67° 27' 49" W 164.51 feet; thence S 69° 06' 32" W 644.45 feet; thence S 0° 08' 42" W 276.40 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions:

1. Use of the property shall be limited to a landscaping and snow removal business.
2. Landscape plantings and berming shall be installed by May 31, 1998 and maintained thereafter according to the 6/18/97 landscape plan. The berm shall be seeded, and may have to be higher than eight feet at certain points if necessary to block the view of the buildings and graveled parking area from USH 151. The "burn pad and storage bunker" shall be screened according to DNR regulations.

[Handwritten signature]
10/17/97

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY
ZONING & NATURAL RESOURCES COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 2-E of the City-County Building, Madison, Wisconsin on Tuesday, 05/27/97 at 7:30 P.M. to consider the following matter:

12. PETITION # 6913 by Mark Barnes and Perri Liebl to change the zoning from A-2(8) Agricultural to C-2 Commercial on property located South and West of 6433 Nesbitt Road in part of the SW 1/4 SE 1/4 and the SE 1/4 SW 1/4 Section 12, and part of the NW 1/4 NE 1/4 and the NE 1/4 NW 1/4 Section 13, Town of Verona.

ZFF 10/7/97

PUBLISHED: Wisconsin State Journal

ZONING & NATURAL RESOURCES
COMMITTEE
James Van Deurzen, Chairman

Amending Section 10.03 relating to Zoning Districts in the Town of

VERONA

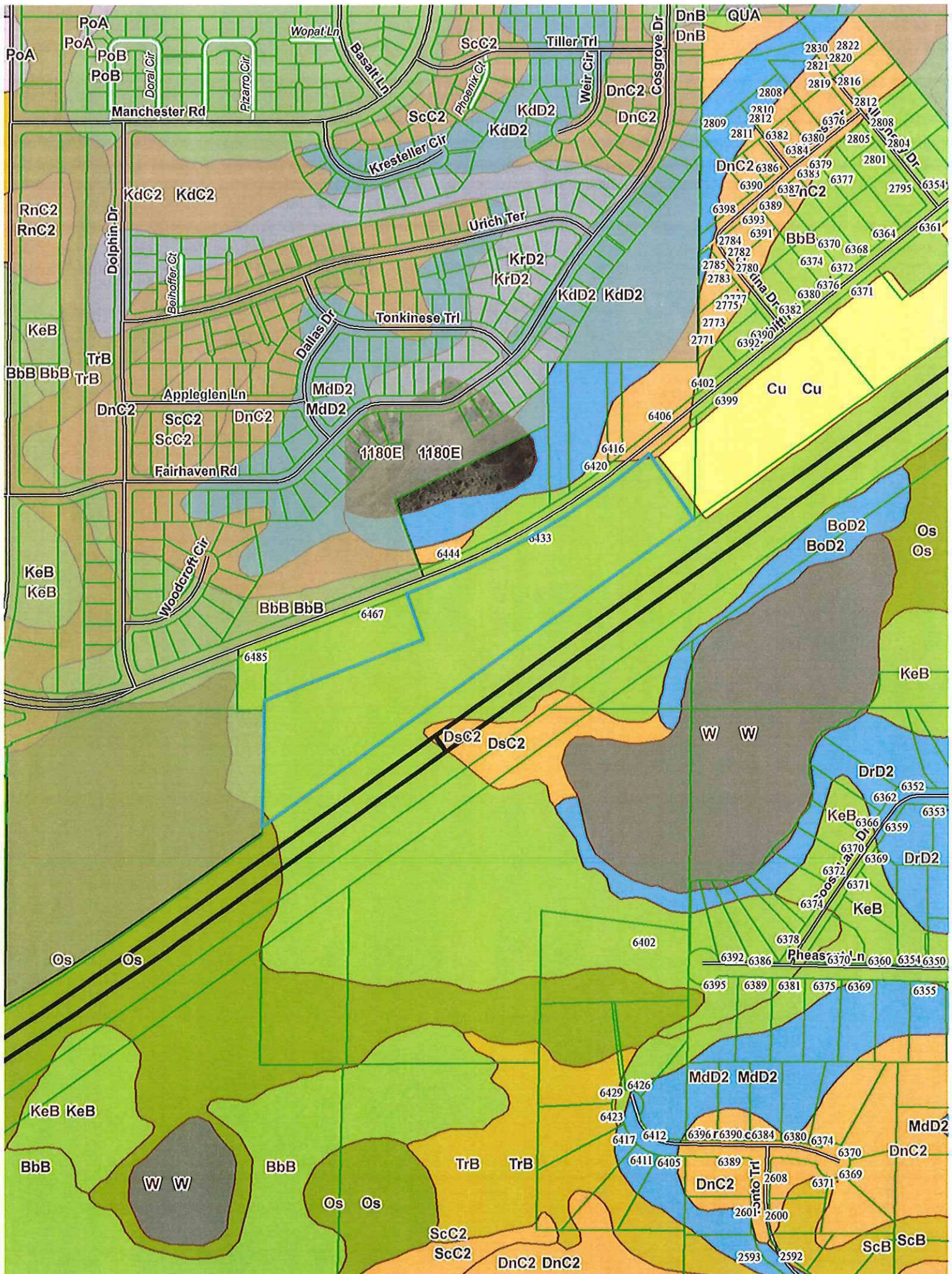
The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the C-2 Commercial, A-2 Agriculture and A-2(8) Agriculture District the following described land:

Pet. #5523:

Part of the SE 1/4 SW 1/4 and SW 1/4 SE 1/4 Section 12 and NW 1/4 NE 1/4 and NE 1/4 NW 1/4 Section 13 Town of Verona described as follows: TO A-2(8): Commencing at the South quarter corner of the said Section 12; thence S 89° 24' 05" West along the Section line 327.36 feet to the point of beginning; thence S 00° 48' 21" West 441.65 feet to the Highway right-of-way; thence N 54° 25' 40' East 1130.52 feet; thence N 24° 10' 54" West 387.19 feet to the center of Nesbitt Road; thence along the centerline on a curve to the right of radius 2864.79 feet and long chord of S 67° 27' 49" West 164.51 feet; thence S 69° 06' 32" West 644.45 feet; thence S 00° 08' 42" West 276.40 feet to the point of beginning. TO A-2: Commencing at the South quarter corner of the said Section 12; thence S 89° 24' 05" West along the Section line 327.36 feet; thence N 00° 08' 42" East 276.40 feet to the center of Nesbitt Road and the point of beginning; thence N 00° 08' 42" East 1039.88 feet; thence N 89° 28' 23" East 328.98 feet to the 40 corner; thence N 89° 02' 06" East 741.41 feet; thence S 01° 04' 52" East 587.79 feet to the center of Nesbitt Road; thence along the centerline on a curve to the right of radius 2864.79 feet and long chord of S 63° 43' 36" West 537.43 feet; thence S 69° 06' 32" West 644.45 feet to the point of beginning. TO C-2: Commencing at the South quarter corner of the said Section 12; thence S 89° 24' 05" West along the section line 327.36 feet; thence S 00° 48' 21" West 441.65 feet to the highway right-of-way; thence N 54° 25' 40' East 1130.52 feet to the point of beginning; thence N 54° 25' 40" East 886.00 feet; thence N 34° 24' 56" West 333.44 feet to the center of Nesbitt Road; thence S 50° 42' 20" West 64.64 feet; thence along a curve to the right of radius 2864.79 feet and long chord of S 58° 15' 43" West 753.45 feet; thence S 24° 10' 54" East 387.19 feet to the point of beginning.

EFFECTIVE DATE:

JAN 25 1993





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 <u>Barlie Fam 4, LLC.</u>	Agent's Name <u>Natasha Lippitt</u>
Address <u>6433 Nesbitt Road, Madison, WI 53719</u>	Address <u>6433 Nesbitt Road, Madison, WI 53719</u>
Phone <u>(608) 845-3230</u>	Phone <u>(608) 845-3230</u>
Email <u>MarkBarnes@barnesinc.net</u>	Email <u>natasha@barnesinc.net</u>

Town: Verona Parcel numbers affected: 062/0608-124-9250-1

Section: 01 Property address or location: 6433 Nesbitt Road, Madison, WI 53719

Zoning District change: (To / From / # of acres) 14.08

Soil classifications of area (percentages) Class I soils: NA % Class II soils: SEE ATTACHED % Other: NA %

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:

Original approval for C-2 commercial zoning. Need to expand and update C-2 commercial district permitted uses. Including: 10.14 (b) Major repairs to motor vehicles. (e) sales of new and used contractor's machinery and equipment. (f) repairs, storage and service of contractor's machinery. (h) bulk fuel storage. (g) parking or storing of motor vehicles.

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

Submitted By: Mark Barnes, managing member, Barlie Fam 4, LLC

Date: 11/21/16

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR08E	12	SW of the SE
Plat Name	CSM 13856	
Block/Building		
Lot/Unit	1	
Parcel Description	<p>LOT 1 CSM 13856 CS 92/45-47 12/03/2014 F/K/A SEC 12-6-8 PRT SW1/4SE1/4 & PRT SE1/4SW1/4 & SEC 13-6-8 PRTNW1/4NE1/4 & PRT NE1/4NW1/4 COM AT S1/4 COR SD SEC 12 TH S89DEG24'05"W ALG SEC LN 327.36 FT TO POB TH S0DEG48'21"W 441.65 FT TO HWY R/W TH N54DEG25'40"E 1130.52 FT TH N24DEG10'54"W387.19 FT TO CEN NESBITT RD TH ALG CL ON CRV TO R RAD 2864.79 FT & LC S67DEG27'49"W 164.51 FT TH S69DEG06'32"W 644.45 FT TH S0DEG08'42"W 276.40 FT TO POB & ALSO SEC 12-6-8 PRT SW1/4SE1/4 COM AT S1/4 COR SD SEC 12 TH S89DEG24'05"W ALG SEC LN 327.36 FT TH S0DEG48'21"W 441.65 FT TO HWY R/W TH N54DEG25'40"E 1130.52 FT TO POB TH N54DEG25'40"E 886.00 FT TH N34DEG24'56"W 333.44 FT TO CEN NESBITT RD TH S50DEG42'20"W 64.64 FT TH ALG CRV TO R RAD 2864.79 FT & LC S58 DEG15'43"W 753.45 FT TH S24DEG10'54"E 387.19 FT TO POB (13.771 A)</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	BARLIE FAM 4 LLC 	
Primary Address	6433 NESBITT RD	
Billing Address	2318 HOLLISTER AVE MADISON WI 53705	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G2	
Assessment Acres	13.771	
Land Value	\$1,640,600.00	
Improved Value	\$918,400.00	
Total Value	\$2,559,000.00	

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 ▼

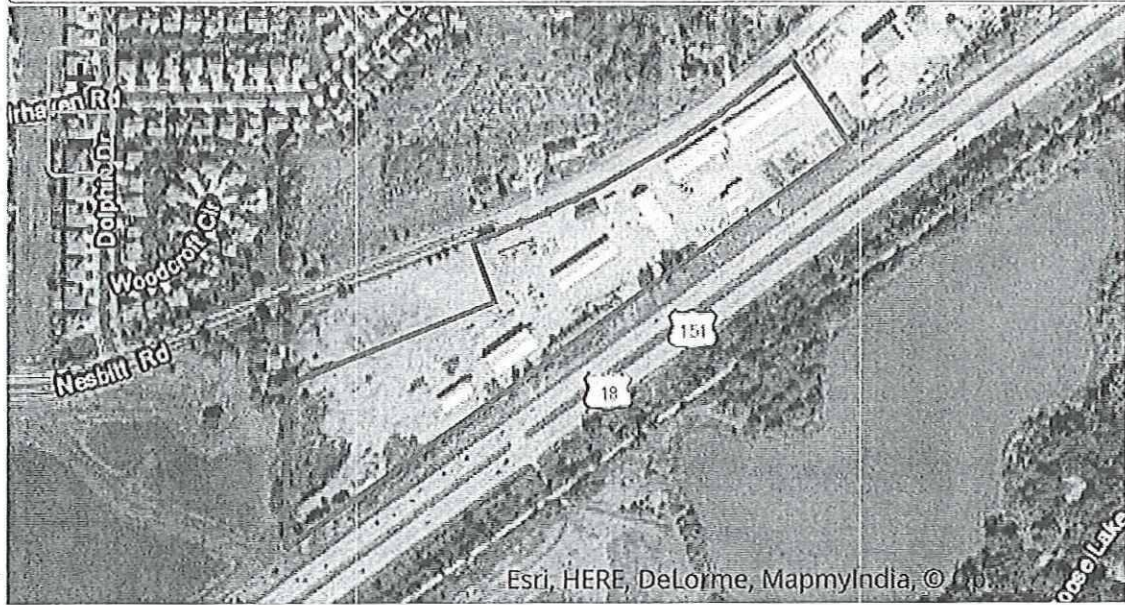
Zoning Information

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

Zoning
C-2 5.98 Acres DCPREZ-0000-05523
C-2 DCPREZ-0000-10075

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2015) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$1,640,600.00	\$901,100.00	\$2,541,700.00
Taxes:		\$46,623.89
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$77.95
Specials(+):		\$17.34
Amount:		\$46,563.28

District Information		
Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
SANITARY	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	31CS	CENTRAL URBAN SERVICE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	08/21/2015	5178523		

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: 0608-124-9250-1

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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Madison, WI 53703



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GRANTOR: Mark L. Barnes and Perri P. Liebl, husband and wife
GRANTEE: Barlie Fam 4 LLC

LEGAL DESCRIPTION

Lots 1 and 2 of Certified Survey Map No. 13856, recorded on November 20, 2014 in Volume 92, pages 45-47, as Document No. 5112150, with the Dane County Register of Deeds, in the Town of Verona, Dane County, Wisconsin.

PIN: 062/0608-124-9250-1