

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
02/14/2019	DCPCUP-2019-02463
Public Hearing Date	
04/30/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRIS HENDRICKSON	Phone with Area Code (608) 577-4340	AGENT NAME WYSER ENGINEERING	Phone with Area Code (608) 437-1980
BILLING ADDRESS (Number, Street) 211 LAKE ST		ADDRESS (Number, Street) 312 E MAIN ST	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS cjhendrickson@gmail.com		E-MAIL ADDRESS JULIUS.SMITH@WYSERENGINEERING.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	
7595 W Mineral Point Rd.,					
TOWNSHIP MIDDLETON	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-292-8501-6		---		---	

CUP DESCRIPTION
seasonal outdoor storage and display of shrubs, etc..

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.13(2)	8.8

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CH</u>	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Chris Hendrickson
		DATE: 2/14/19



Conditional Use Application

§

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- 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.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Chris Hendrickson</u>	Agent	<u>Wade Wyse, Wyser Engineering</u>
Address	<u>211 Lake St, Mount Horeb, WI 53572</u>	Address	<u>312 E Main St, Mount Horeb, WI 53572</u>
Phone	<u>608-577-4340</u>	Phone	<u>608-843-3388</u>
Email	<u>cjhendrickson@gmail.com</u>	Email	<u>wade.wyse@wyserengineering.com</u>

Parcel numbers affected: 038/0708-292-8501-6 Town: Middleton Section: 29
 Property Address: 7595 W Mineral Point Rd, Verona, WI 53593

Existing/ Proposed Zoning District : A-1, B-1/C-1

- Type of Activity proposed:
[Redacted]
- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities Please see attached operations plan & Six Standards of CUP.
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- Six Standards of CUP (see back)

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: *Chris Hendrickson*

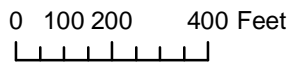
Date: 2/14/19



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



CUP 02463
CHRIS HENDRICKSON

Six Standards of a Conditional Use Permit

1. **Standard 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.**

Our operations on this property will remain largely similar to those of the past 30 years. Updates will include a larger display area for shrubs and young trees and a larger retail space set further south on the property away from the road. A safer traffic pattern will be created through the addition of a new parking lot and widened entry to the property. Business activities will take place within the same hours of operation as the past 14 years. Minimal activity will take place after normal business hours and during winter months. Outdoor lighting will be for security purposes only and efforts will be made to minimize disturbance to neighboring properties.

2. **Standard 2: The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the proposed conditional use.**

The outdoor display of shrubs and trees for sale on the north end of the property will be well groomed and maintained. A fence will be placed around the display yard to provide security. A more accessible and spacious parking lot will be provided so as not to encroach on the parking of the neighboring business and school. Potential traffic noise will be kept to a minimum through the addition of a private access road, and traffic will be confined to business hours. The parcel is screened by vegetation on the east, south, and west property boundaries and will be well kept and trimmed regularly, providing a visual barrier for our neighbors.

3. **Standard 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.**

As we transition to an updated facility, our business operations will remain consistent with our practices of the past 30 years, and surrounding properties will see little to no effects. With attention to proper screening and thoughtful design, our property will not interfere with surrounding properties, their development, or normal activities. In fact, due to the increasingly residential nature of our community, we believe our greenhouse will be an asset to the neighborhood.

4. **Standard 4: That adequate utilities, access roads, drainage, and other necessary site improvements have been or are being made.**

Stormwater and erosion control management will be assessed by our engineer and a subsequent plan to implement water detention areas will be put into place. The plan will take into account the impervious surfaces being added to the property. A paved access road to the main retail area will be added for the safety and convenience of our customers. The entrance to the property will be altered to have improved turning radii. We are in contact with the Dane County Highway Department in order to facilitate these necessary changes. Our conceptual site plan included in this application provides a more detailed exhibit of proposed access roads and drainage areas.

5. **Standard 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.**

Customers will make up the bulk of the traffic to the store. A wider entrance and adequate parking space will accommodate the expected traffic. Traffic will vary due to the seasonality of our business. For example, May and June may see as many as 75 to 100 customer cars per day and two to four deliveries by semi trucks per week, while April, July, August, and September may see 15 to 25 customer cars per day and one to two deliveries by semi trucks per week. Currently, delivery vehicles can block traffic and hinder parking in our existing parking lot. This

updated facility will provide delivery vehicles with improved turning radii and space behind our retail store to turn around safely.

6. Standard 6: The conditional use shall conform to all applicable regulations of the district in which it is located.

All structures will be set back a minimum of ten feet from the property lines. Any structures that come within 20 feet of the property line will be inspected as per county regulations to ensure they do not impose upon neighboring properties. Existing vegetation provides screening on the east and west sides of the property and additional vegetative screening will be created on the southern boundary. We will update and maintain this screening properly so as to not be a visual nuisance.

K & A Greenhouse Operations Plan

K & A Greenhouse is a locally owned and operated garden center specializing in the sale of decorative annuals, perennials, young trees and shrubs, as well as garden tools, hoses, pots, and garden art.

Our hours of operation are seasonal; our retail season begins in mid-April and ends at the end of September. Hours of operation at that time are Monday through Saturday (9am-7pm) and Sunday (9am-6pm). Preseason setup begins in early March and postseason cleanup ends in early November. Setup and cleanup take place within normal business hours Monday through Friday from (9am-5pm). Our staffing needs vary depending on these hours of operation. During the peak retail season (May 1st-June 15th) we will have approximately 30 employees; daily staffing will include anywhere from 10-12 of these employees. Preseason and postseason staffing usually involves three to five employees. Off-season staffing (November 15th-March 1st) involves one to two employees, which entails snow removal and building maintenance.

Activities and their resulting noise, dust, traffic, etc., will be similar to our existing operations; great effort will be made to mitigate any potential negative impact to surrounding properties. Trucks will arrive during normal business hours and adequate access will be provided. A new paved parking lot and access road will effectively manage predicted traffic flow. Outdoor lighting will be limited to motion sensor security lighting around the building for safety purposes and will not intrude upon neighboring properties. Dusk to dawn lighting will be limited to above the main entrance. Existing and proposed evergreen plantings (arborvitae screening) will help to mitigate any negative impacts of our limited lighting and/or noise pollution.

The outdoor storage and display of shrubs, young trees, fountains, and garden art will be similar to the displays we have maintained during the retail season for the past 30 years. In this new layout, the area towards the north end of the property (as can be seen in our site map) will be host to shrubs and young trees. The displays will be well-groomed and properly maintained and will be present from April through September. Equipment, such as our delivery truck and skid steer, will either be stored in the rear of our main retail greenhouse or out of sight in our southernmost parking lot behind the main retail area.

In our commitment to minimize erosion and to account for the increased rainwater runoff caused by the additional impermeable surfaces, we are in the process of finalizing a stormwater and erosion control management plan with Wyser Engineering. Please see the attached memo from Wyser Engineering for a summary of the proposed stormwater management. In order to properly and responsibly facilitate the disposal of waste, a new private well and septic system will be installed to provide adequate sanitary facilities on the property. In addition, a dumpster service will be contracted for the removal of waste material. The dumpster will sit in a southern portion of the parking lot that does not adjoin neighboring properties but will still be accessible to the service.

The safety of our customers and neighbors is of our utmost concern. Traffic flow will be accounted for with an improved entrance to the property that will include a right turn lane from Mineral Point Road. A turnaround for semi and delivery trucks will be integrated into the south end of the parking lot. Traffic will vary due to the seasonality of our business. For example, May and June may see as many as 75 to 100 customer cars per day and two to four deliveries by semi trucks per week, while April, July, August, and September may see 15 to 25 customer cars per day and one to two deliveries by semi trucks per week.

We strive to keep pesticide, herbicide, and fungicide application to the lowest possible levels. Our new facility will allow for us to begin to implement biological controls as opposed to chemical controls. The use of

these treatments will be decreased even further as we have the space and functionality needed in order to create this integrated pest management program. For a comprehensive summary of the chemicals stored on site, please see the attached list. Storage of all pesticides is in accordance with the following DATCP regulations. All Pesticides/Fungicides/Herbicides (P/F/H) are stored separately from each other and in accordance with labeling and Safety Data Sheet (SDS) on each product. Storage of Pesticides conform to ATCP 29.40 regulation. All P/F/H storage, containment, application, employee notification, application records, SDS presentation, and spill reporting information as well as chemical application posting is performed and overseen only by a commercial applicator that is contracted through K&A Greenhouse. All of these performed in accordance with the following regulations listed in ATCP Subchapters VIII 29.45 - Subchapter XI 29.72

Outdoor lighting will serve to provide security near entrances but will not be obtrusive to other properties. Signs will include our existing sign near Mineral Point Road and a sign affixed to the front of the greenhouse will also be added.

If there are any questions on the aforementioned information, please do not hesitate to reach out to us for further clarification. We can be reached at 608-577-4340 or kandagreenhouse@gmail.com.



<p>Sheet Number:</p> <p style="text-align: center;">1 of 1</p>	<p>12/13/17</p> <p>REVISED:</p> <hr/> <hr/> <hr/> <p>DESIGN BY: JF FX: 12-03-130</p>	<p>OVERALL SITE PLANNING EXISTING CONDITIONS</p> <p>K & A GREENHOUSE</p> <p>TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN</p>		<p>D'ONOFRIO KOTTKE AND ASSOCIATES, INC.</p> <p>7530 Wisconsin Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1659</p> <p>YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</p>
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File: U:\Users\1704114\Drawings\1704114_Existing_Topo.dwg EXHIBIT Plot: Dec 14, 2017 - 2:22pm



Sheet Number:

1 of 1

12/13/17
 REVISED:

OVERALL SITE PLANNING
 EXISTING CONDITIONS
K & A GREENHOUSE



D'ONOFRIO KOTKE AND ASSOC
 7530 W...

Site Plan Overview Guide

B1 - Bridge Over Waterway: The existing bridge in this area will need to be removed and redone to accommodate two lane traffic. The bridge will measure approximately 30' wide by 60' long, with a gravel base. The size and number of culverts is yet to be determined.

B2 - Bridge Over Swale Area: This bridge crosses over the swale area on the property. The size and number of culverts is yet to be determined.

B3 - Walkway Bridge: A walking bridge to our shrub yard from the perennial yard and main retail greenhouse. The size and number of culverts is yet to be determined.

C1 - Concrete Walkway/Access: Customer walkway from parking area and employee access to rear of the greenhouse.

D1 - Wide Turn Area: Wide turn area to allow for truck access (gravel base).

D2 – Driveway: Two lane main driveway access. Gravel base with side edging as needed and for stabilization.

E1 - EVERGREEN BARRIER: An evergreen planting (approx. 30) of Thuja occidentalis 'Techny' arborvitae; providing a natural wind, sound, and sight block for any future residential development. If possible, these evergreens will be planted on a slight berm to increase the effectiveness of this natural barrier. The species will reach a mature height of 25'-30' with a width of 12'-15', providing an excellent natural screen.

EW – Existing Waterway: This shaded area represents the approximate location and dimensions of the existing waterway/drainage area.

GH1 – Retail Greenhouse (5 Bay Gutter Connected): The main retail greenhouse, consisting of 4 (42' x 168') greenhouse bays and one (32' x 168') greenhouse bay. The total dimensions of the structure will be 200'W x 168'L x 22'H and be built with polycarbonate (a rigid plastic) walls and a polyethylene 6 mil plastic roof covering.

GH2 – Headhouse/Storage: This building will be an extension of the retail greenhouse and will be used for: potting/flat filling, general storage and unloading/loading of material. Employee break areas and bathrooms will also be housed in this building. The total dimensions of the structure will be 42'W x 84'L x 22'H and be built with polycarbonate (a rigid plastic) walls and a polyethylene 6 mil plastic roof covering.

GH3 - Seasonal Retail (3-Bay): This auxiliary greenhouse will consist of 3 (25' x 84') gutter connected greenhouse bays. Our existing main greenhouse (current location) will be relocated/repurposed to this site with minor modifications to fit this space. The total dimensions of the structure will be 75'W x 84'L x 16'H and be built with polycarbonate (a rigid plastic) walls and a polyethylene 6 mil plastic roof covering.

GH4 – Outdoor Grow Area: This area will be used to grow outdoor perennial crops and/or acclimate plants before they enter the retail area; a gravel base with landscape fabric will be used underneath the outdoor wooden benches.

GS1- Greenspace (Grass): We are planning on using this area as a greenspace, grass field, or prairie; future expansion of our business into this area is possible, but we do not see the need for it currently.

GS2- Greenspace (Grass): We are planning on using this area as a greenspace or grass field; future expansion of the shrub yard into this area is possible, but we do not see the need for it currently.

GS3 – Greenspace (Grass): We are planning on using this area as a greenspace or grass field; future expansion of our grow operation into this area is possible, but we do not see the need for it currently.

L1 – Loading & Unloading Zone: A blacktop area measuring (42' x 45') for unloading and loading materials.

O1 – Outdoor Display & Showcase Area: An area for displaying seasonal décor and showcasing annuals and or perennials to increase curb appeal.

P1 - Main Parking Lot: A parking lot measuring (70' x 265') for our retail customers (asphalt surface). A two-lane drive aisle will separate 90-degree parking stalls; accommodating approximately 50 vehicles. Overflow parking during peak season will be accommodated in area P2 (Overflow Parking & Truck Turn-Around). A More detailed layout can be found in the "Parking Plan" section of the Site Plan Application.

P2 - Overflow Parking & Truck Turn-Around: This area will be used for weekend overflow parking and as an area for semi-truck access/turn around (Y-turn layout); see the "Parking Plan" section of the Site Plan Application for further information.

P3 - Employee Parking/Truck Unloading Access: This driveway access/parking area will provide truck access to the rear Loading Zone. The northern portion of the gravel drive will be used for employee parking, leaving the remaining thirty-feet for truck access.

S1 – Shrub Yard/ Outdoor Grow Area: This large area will be used primarily for retail trees and shrubs, as well as for some outdoor large potted perennial growing. A gravel base layer with landscape fabric will cover the bulk of the area.

SP1 – Septic Area: This is the location for the proposed septic system.

T1 – Existing Tree Line: This is the existing tree line between our property and West Madison Elementary School. If possible, we would like to keep this tree line intact as a natural barrier.

U1 – Utilities: This area will house the main electric, gas, and water as it enters the building. An outside generator for emergency power will also be placed in this area.

W1 – Water Detention Basin: A water detention basin designed for the shrub yard area.

W2 - Water Detention Basin: A water detention basin designed for the main retail greenhouse and surrounding area.

W3 - Water Detention Basin: A water detention basin designed for the parking lot and surrounding area.

WS1 – Water Swale Area: This is an existing swale area that runs through the property.

Y1 – Perennial Yard: An outdoor sales area for perennials.





MEMORANDUM

To: Dane County Zoning and Land Regulation Committee

From: Wade Wyse, P.E.

Re: 7595 Mineral Point Road, Town of Middleton - Conditional Use Permit Application Stormwater Management Memo

Project #: 18-0583

Date: 2019-02-13

Cc: Chris & Angie Hendrickson, Owners

Dear Committee Members,

Wyser Engineering has been retained by Chris & Angie Hendrickson, owners of K&A Greenhouse at 7595 Mineral Point Road in the Town of Middleton for civil engineering services, including analysis of additional impervious surface area proposed for the site and associated stormwater management calculations to ensure the site meets applicable Town of Middleton, Dane County and Wisconsin Department of Natural Resources requirements. Based on our current design efforts and understanding of the proposed site plan, the development will create greater than an additional 20,000 square feet of impervious area. As such, per Dane County Ordinances Chapter 14, the development is subject to the applicability of requirement for stormwater management permits. Specifically, the final site design and stormwater management plan will be required to meet the following:

- 80% TSS reduction for the 1-year, 24-hour storm event;
- Treat first ½ inch of runoff for oil and grease;
- Maintain predevelopment peak discharge rates for the 1, 2, 10 and 100-year 24-hour storm events;
- Proof of stable outlet capable of carrying site runoff at a non-erosive velocity;
- Infiltrate 90% of the predevelopment infiltration volume;
- Thermal control.

These requirements will be met through the construction of stormwater detention/retention facilities throughout the site as necessary prior to offsite discharge.

In addition, a major drainageway exists through the central portion of the site that routes offsite stormwater from the north and west. The hydrologic features of this drainageway will be



considered as part of the site design and will be maintained to ensure no negative impacts on downstream properties.

Thank you for your time and consideration.

Sincerely,

Wyser Engineering, LLC

Wade P. Wyse

Wade P. Wyse, P.E.

Principal - Project Engineer

wade.wyse@wyserengineering.com

608-437-1980

Pesticides/Herbicides/Fungicides Stored On Site

Sulphuric Acid (50% concentration, (Sub 55 gallon/Non Bulk))

Pesticides

MOA Group 1A - Carbamates

Carbaryl

MOA Group 1B - Organophosphates

Acephate

Chlorpyrifos

Malathion

MOA Group 3 - Pyrethroids

Bifenthrin

Cyfluthrin

MOA Group 6 - Glycosides

Abamectin

MOA Group 11 - Biopesticides

Bacillus Thuringiensis Kurstaki

Bacillus Thuringiensis Israelensis

MOA Group 18 - Biopesticide Insect Growth Regulator

Azadirachtin

MOA Group 23 - Tetroneic/Tetramic Acids

Spiromesefin

Spirotetramet

Fungicides

MOA Group 1 - Thiophanates

Thiophanate-methyl

MOA Group 3 - Imidazole

Triflumizole

Propiconazole

Triadimefon

MOA Group 4 - Acylamine

Mefenoxam

MOA Group 11 - Strobilurins

Azoxystrobin

MOA Group 14 - Aromatic Hydrocarbon

PCNB

MOA Group M1 - Copper/Complex

Copper Sulfate

Chemical Plant Growth Regulators

MOA Group 1 - Pyrimidine

Ancymidol

Ammonium

Daminozide

Triazole

 Paclobutrazol

 Uniconazole-p

MOA Group 2 - Cyclohexaketone

 Dikegulac Sodium

MOA Group 5 - Acid

 Ethephon

Herbicides

MOA Group 10 - Phosphinic Acid

 Glufosinate

MOA Group 15 - Acetamide

 Napropamide

Storage of all pesticides is in accordance with the following DATCP regulations.

All Pesticides/Fungicides/Herbicides (P/F/H) are stored separately from each other and in accordance with labeling and SDS on each product.

Storage of Pesticides conform to ATCP 29.40 regulation and all subchapters

- a. Storage and transportation of P/F/H is in accordance to pesticide labeling.
- b. No A at this location are considered "Bulk".
- c. P/F/H and all containers are secured from children, the general public, domestic and wild animals. These items are stored in a location that is both posted as restricted and locked with selected personnel access who have been presented safety and PPE information.
- d. P/F/H are separated from all food, feed, as to not contaminate those products.
- e. P/F/H are triple rinsed and pressure washed before disposal.

ATCP 29.45 Mixing/Loading and Spill Containment

1. Mixing and loading is conducted over a mixing/loading pad which conforms to DATCP regulations in being impermeable concrete, grated at 2% with curbing to contain any discharge. Location is inspected and liquid tight with capability to collect and properly store rinsate.
2. Location of mixing/loading and application are conducted only in areas greater than 100 feet from surface water or well.
3. Secondary Containment consists of burming of surrounding area to further contain and discharge utilizing tarpaulin.


Information is provided on location and in area of storage location to report spills as required by S 292.11 Statute. Along with WIDNR hotline under s.94.73 and ch. ATCP 35.

All P/F/H storage, containment, application, employee notification, application records, SDS presentation and spill reporting information as well as chemical application posting is performed and overseen only by a commercial applicator that is contracted through K&A Greenhouse. All of these performed in accordance with the following regulations listed in ATCP Subchapters VIII 29.45 - Subchapter XI 29.72

This location will have a DISCHARGE RESPONSE PLAN submitted to all required local and state agencies. Per Wis. Admin. Code s. ATCP 33.58

Surface water in nearest areas will be tested on a requested basis from any agency or home owner at the expense of such agency or property owner.

Parcel Number - 038/0708-292-8501-6**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF MIDDLETON	
Parcel Description	SEC 29-7-8 PRT NW1/4NW1/4 BEG NE COR SD ...	
Owner Names	CHRIS HENDRICKSON ANGIE HENDRICKSON	
Primary Address	7595 W MINERAL POINT RD	
Billing Address	211 LAKE ST MOUNT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G2	
Assessment Acres	8.800	
Land Value	\$281,200.00	
Improved Value	\$12,000.00	
Total Value	\$293,200.00	

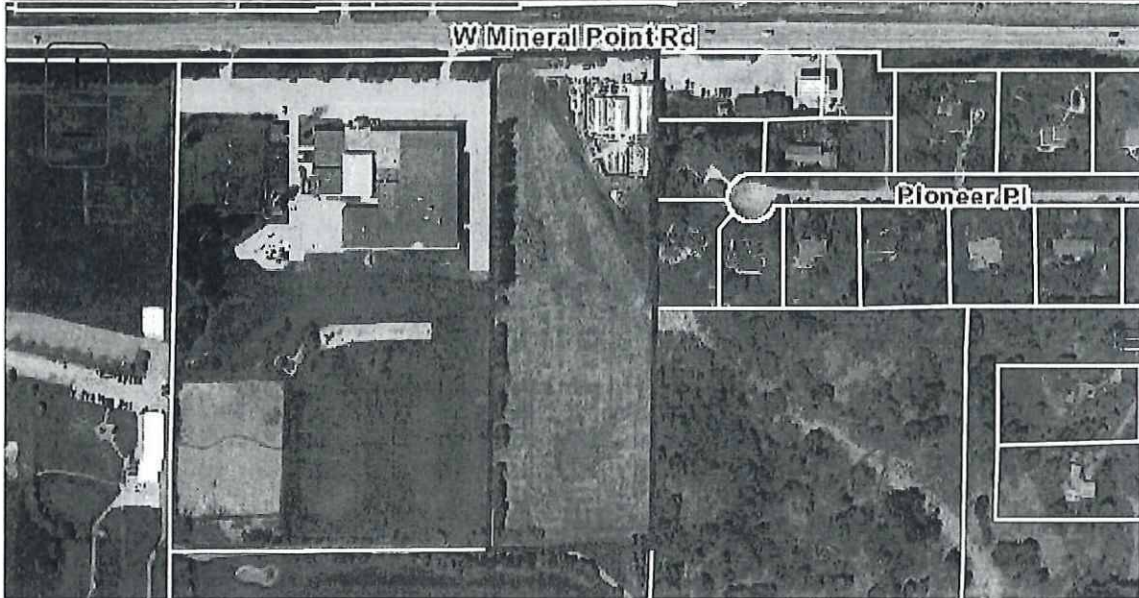
[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

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

Zoning
A-1
B-1 1.6 Acres DCPREZ-0000-01523

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2018) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$281,200.00	\$12,000.00	\$293,200.00
Taxes:		\$4,858.90
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$67.10
Specials(+):		\$8.67
Amount:		\$4,800.47

District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/31/2017	5303012		

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: 0708-292-8501-6

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



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Tax Parcel 0708-292-8501-6

A part of the Northwest Quarter of the Northwest Quarter of Section 29, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the North Quarter Corner of aforesaid Section 29;

thence along the North line of the aforesaid Northwest Quarter of Section 29 North 89 degrees 52 minutes 17 seconds West, 1327.83 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 29, also being the Point of Beginning;

thence along the East line of said Northwest Quarter of the Northwest Quarter South 00 degrees 32 minutes 47 seconds West, 1039.58 feet to the northerly line of the Lands that make up Tumbledown Golf Course;

thence along said northerly line North 89 degrees 54 minutes 21 seconds West, 328.25 feet to easterly line of the lands that make up the West Middleton Elementary School;

thence along said easterly line North 00 degrees 32 minutes 47 seconds East, 1039.79 feet to the aforesaid North line of the Northwest Quarter of Section 29;

thence along said North line of the Northwest Quarter South 89 degrees 52 minutes 17 seconds West, 328.25 feet back to the point of beginning.

Excluding there from the Right-of-Way of County Trunk Highway "S" also known as Mineral Point Road. As acquired in the Right-of-Plat for C.T.H. "S" Project no. 1219 Pine Bluff – Middleton Junction Road dated Sept 14. 1964.

MICHAEL W PHILLIPS
7575 PIONEER PL
VERONA, WI 53593

MEIER REV LIVING TR, ROGER J
7616 W MINERAL POINT RD
VERONA, WI 53593

MREC VH MADISON LLC
6801 SOUTH TOWNE DR
MADISON, WI 53713

ZRH
1626 OAK ST
LACROSSE, WI 54603

CHARLES A MORKRI
7567 PIONEER PL
VERONA, WI 53593

MEIER REV LIVING TR, ROGER J
7616 W MINERAL POINT RD
VERONA, WI 53593

WARREN N SARBACKER
7583 PIONEER PL
VERONA, WI 53593

NIDIA ARGENTINA JIMENEZ OSORIO
7562 PIONEER PL
VERONA, WI 53593

TRESSA MANN
7579 PIONEER PL
VERONA, WI 53593

THOMAS W ZIEGLER
7574 PIONEER PL
VERONA, WI 53593

JERE L SABOTA
7580 PIONEER PL
VERONA, WI 53593

KWIK TRIP INC
1626 OAK ST
LACROSSE, WI 54603

SHIRLEY MATHISON
3719 PIONEER RD
VERONA, WI 53593

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

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

CHRIS HENDRICKSON
211 LAKE ST
MOUNT HOREB, WI 53572

DINGCHENG REN
3783 BAY LAUREL LN
VERONA, WI 53593

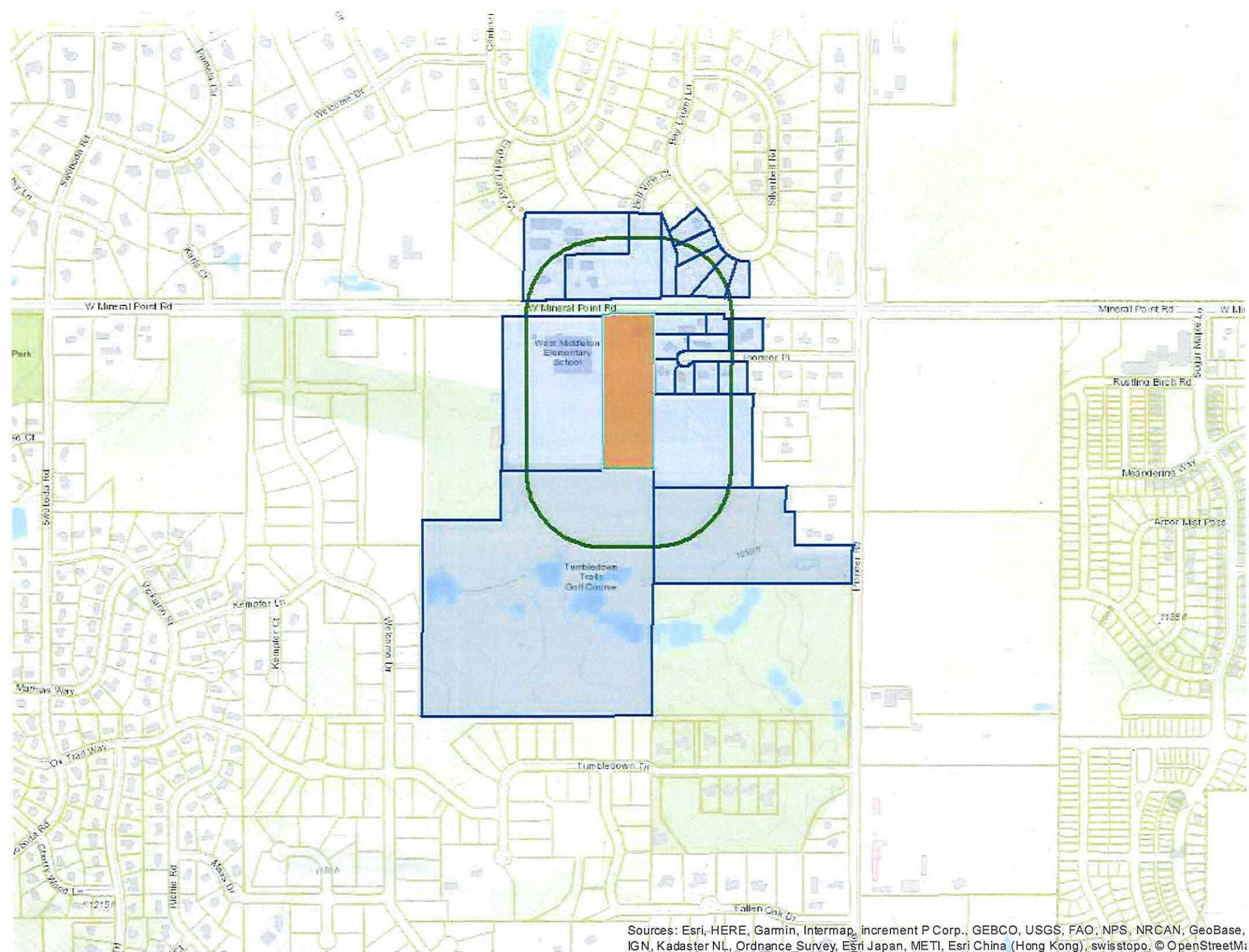
JT SCHOOL DISTRICT 4
7106 SOUTH AVE
MIDDLETON, WI 53562

SPRUCE HOLLOW HOMEOWNERS ASSOCIATION INC
6801 SOUTH TOWNE DR
MADISON, WI 53713

JOANNA KUSMIREK
3773 BAY LAUREL LN
VERONA, WI 53593

MREC VH MADISON LLC
6801 SOUTH TOWNE DR
MADISON, WI 53713

Current Owner
3767 BAY LAUREL LN
MIDDLETON, WI 53562



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, © OpenStreetMap