

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/14/2018	DCPREZ-2018-11275
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MAXWELL FAMILY LLC	PHONE (with Area Code) (608) 576-1633	AGENT NAME TEMPLE BUILDERS LLC	PHONE (with Area Code) (608) 239-6585
BILLING ADDRESS (Number & Street) 11691 MIDTOWN RD		ADDRESS (Number & Street) 2501 W. BELTLINE HIGHWAY, SUITE 113	
(City, State, Zip) VERONA, WI 53562		(City, State, Zip) MADISON, WI 53713	
E-MAIL ADDRESS MAXWELLP@TDS.NET		E-MAIL ADDRESS JTEMPLE@TEMPLEBUILDS.COM	



ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
EAST AND SOUTH OF 11691 MID TOWN ROAD		
TOWNSHIP VERONA	SECTION 6	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0608-061-8295-0		


REASON FOR REZONE	CUP DESCRIPTION
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DEVELOP A 29 UNIT LAND CONDOMINIUM PROJECT.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	R-4 Residence District	62.986		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 

COMMENTS: DEVELOP A 29 UNIT LAND CONDOMINIUM PROJECT.

DATE: 
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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 Maxwell Family LLC Agent's Name Justin Temple
 Address 11691 Middtown Rd. Address 2501 W. Beltline Hwy, #113
 Phone Verona, WI 53593 Phone Madison, WI 53713
608-576-1633 608-239-6585
 Email maxwellp@tds.net Email jtemple@templebuilds.com

Town: Verona Parcel numbers affected: See attached 0608-061-8295-0
 Section: X 6 Property address or location: 11691 Middtown Rd, Verona WI 53593
 Zoning District change: (To / From / # of acres) A-3 to R4

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % 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:
 • develop a 29 unit land condominium
 • 62.986 Acre parcel
 • Development in 2018

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 2/1/18

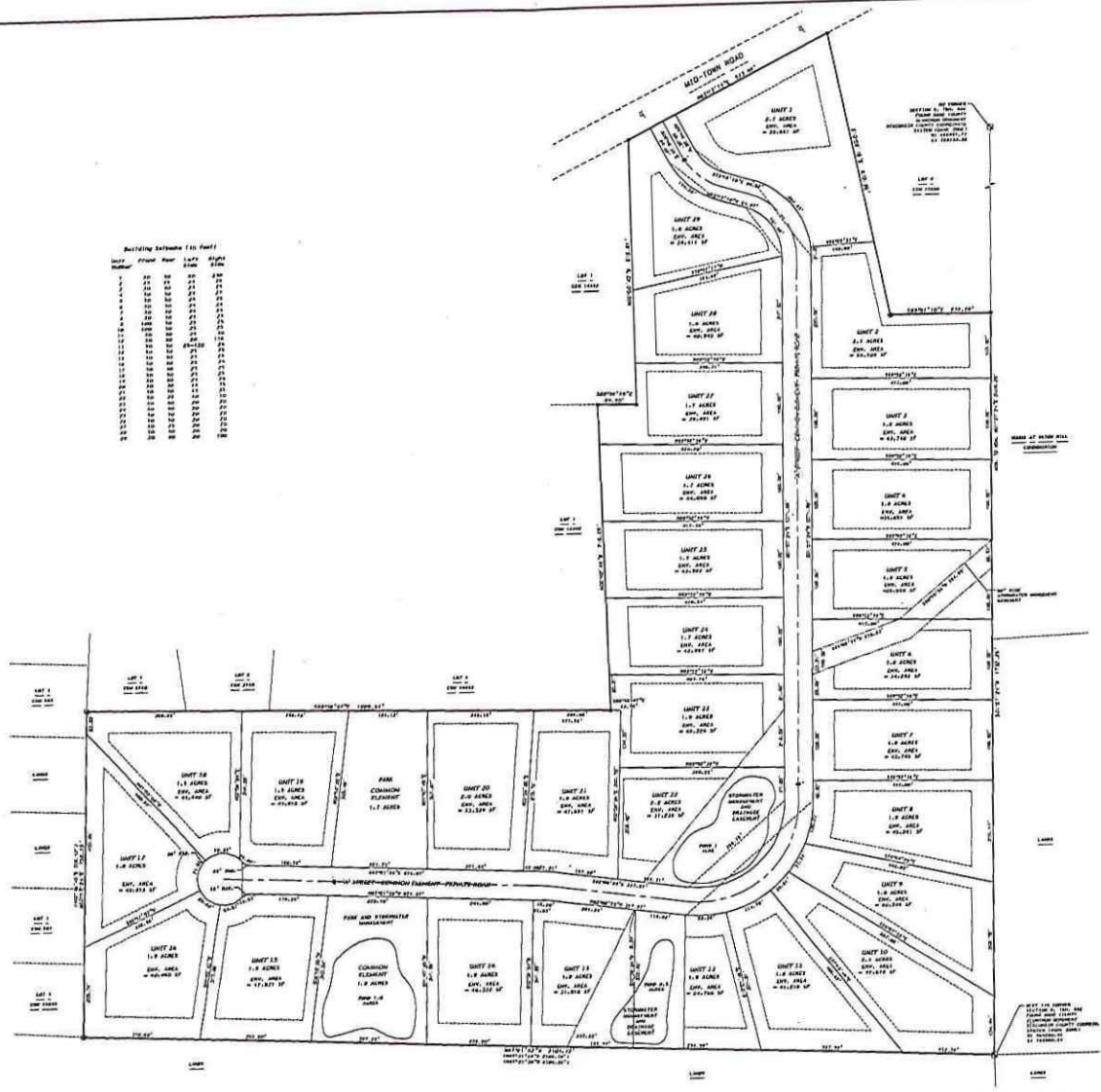
FOX HILL NARRATIVE

1. We are asking to change the zoning for the 63 acres located at 11691 Midtown Road in the Town of Verona.
2. We are requesting the change in zoning to take the property from A-3 to R-4 so we can develop a 29 unit Land Condominium project.
3. Each one of the "lots" will represent the boundary of each condo unit. The property lines will represent the legal description of the unit. Please see attached map.
4. There will be almost 4 acres of open space/park land in the project.
5. There will be a roadway easement located in the south piece of open space that will feed the landowners to the south for future roadway expansion
6. Our main ingress/egress point will intersect with Midtown road. Future exits will become available as the land around gets developed.
7. We hope to start roadway cutting sometime this spring and will work on the development of the units through the summer and turn over to buyers late summer/early fall.
8. We are putting a disturbance restriction on each unit. The future owners will only be able to disturb 40,000 square feet of the unit to help preserve the natural surrounding and trees that are currently on the property.
9. We have approval from the Town of Verona and have also had very positive interactions with the neighbors to the property at our neighborhood meeting.

Building Setbacks (in Feet)

Unit	Front	Rear	Left	Right
1	20	20	20	20
2	20	20	20	20
3	20	20	20	20
4	20	20	20	20
5	20	20	20	20
6	20	20	20	20
7	20	20	20	20
8	20	20	20	20
9	20	20	20	20
10	20	20	20	20
11	20	20	20	20
12	20	20	20	20
13	20	20	20	20
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92	20	20	20	20
93	20	20	20	20
94	20	20	20	20
95	20	20	20	20
96	20	20	20	20
97	20	20	20	20
98	20	20	20	20
99	20	20	20	20
100	20	20	20	20

LEGEND
 * FRONT LOT: 100' REAR
 * FRONT LOT: 100' REAR
 * ALL UNIT CORNERS WILL BE
 * MARKED WITH 1/4" DIA.
 * FROM BLK 101 (10' x 10' LAYOUT)
 * 1. ACCORDING TO INFORMATION



DATE: 11-26-17
 REVISED: 12-28-17
 FILE: 1704-107
 SHEET NUMBER: 1 of 2

CONCEPT PLAN
FOX HILL
 LOT 2, CERTIFIED SURVEY MAP NO. 14442,
 TOWN OF VERONA, DADE COUNTY, WISCONSIN

D'ONOFIO EITNER AND ASSOCIATES, INC.
 7530 Wisconsin Way, Madison, WI 53717
 Phone: (608) 533-7330 • Fax: (608) 533-8389
 TRUST YOUR KNOWLEDGE FOR LAND DEVELOPMENT

Parcel Numbers affected:


LOT 2 CSM 14442 CS99/130&132-2/16/2017 F/K/A LOTS 1 & 3
CSM 13804 CS91/192&194-9/10/2014 DESCR AS SEC 6-6-8 PRT
NE1/4NE1/4, PRT NW1/4NE1/4, PRT SW1/4NE1/4 & PRT
SE1/4NE1/4 (62.986 ACRES)

Parcel Number - 062/0608-061-8295-0

Current

[← Parcel Parents](#)

Summary Report

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR08E	06	NE of the NE
Plat Name	CSM 14442	
Block/Building		
Lot/Unit	2	
Parcel Description	LOT 2 CSM 14442 CS99/130&132-2/16/2017 F/K/A LOTS 1 & 3 CSM 13804 CS91/192&194-9/10/2014 DESCR AS SEC 6-6-8 PRT NE1/4NE1/4, PRT NW1/4NE1/4, PRT SW1/4NE1/4 & PRT SE1/4NE1/4 (62.986 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MAXWELL FAMILY LLC 	
Primary Address	No parcel address available.	
Billing Address	11691 MIDTOWN RD VERONA WI 53562	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification		
Assessment Acres	0	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

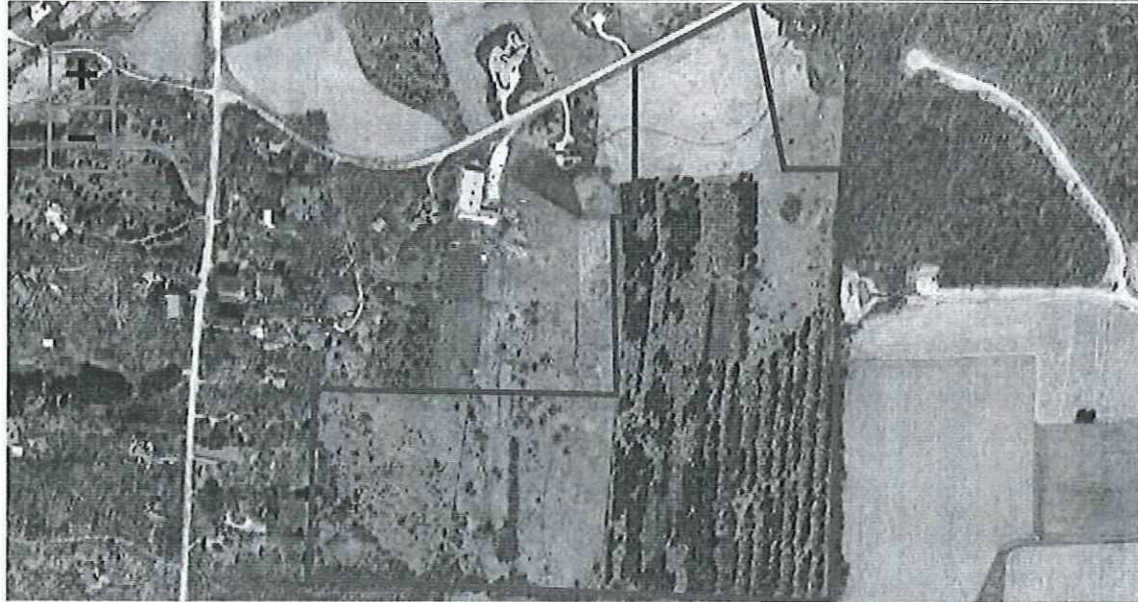
Zoning

A-3 DCPREZ-2014-10702

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

Tax Summary (2017) More +

No current year tax information available.

District Information

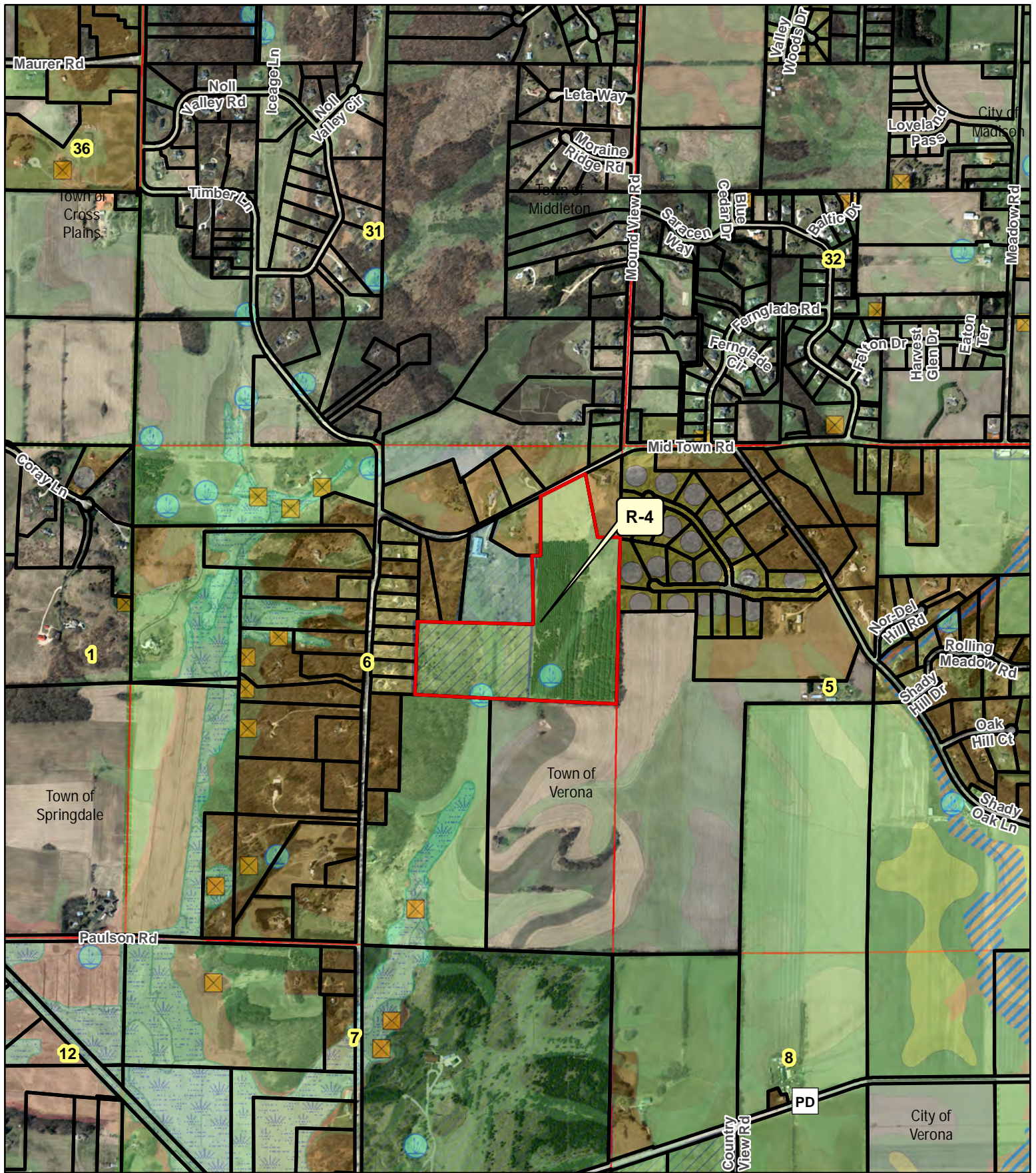
Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT
OTHER DISTRICT	31SD	STORMWATER MGMT DIST

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	03/24/2017	5313881		

Show More ▼





Legend

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



0 437.5875 1,750 Feet

**Petition 11275
MAXWELL FAMILY LLC**