

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
12/11/2018	DCPCUP-2018-02451
<b>Public Hearing Date</b>	
02/19/2019 26	




<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
--------------------------	--------------------------

OWNER NAME SUSAN F POAST	Phone with Area Code (608) 845-8920	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1990 HIDDEN RIVER RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS SPOAST@CHORUS.NET		E-MAIL ADDRESS	

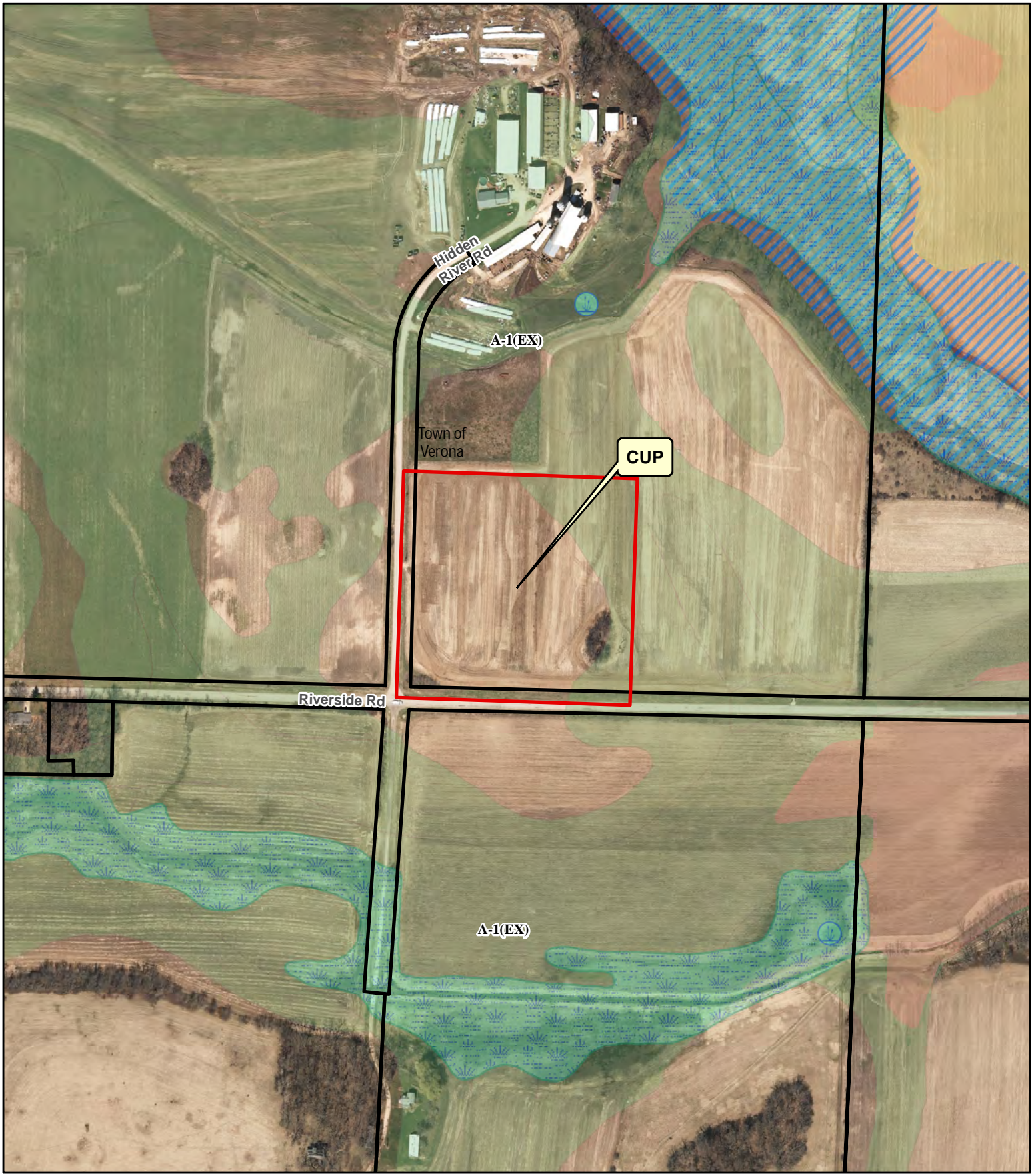
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1990 HIDDEN RIVER ROAD					
TOWNSHIP VERONA	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-294-9500-5		---		---	

<b>CUP DESCRIPTION</b>	
SECOND FARM RESIDENCE	

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
10.123(4)	40

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

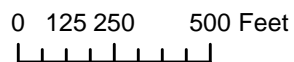
COMMENTS: SECOND FARM RESIDENCE



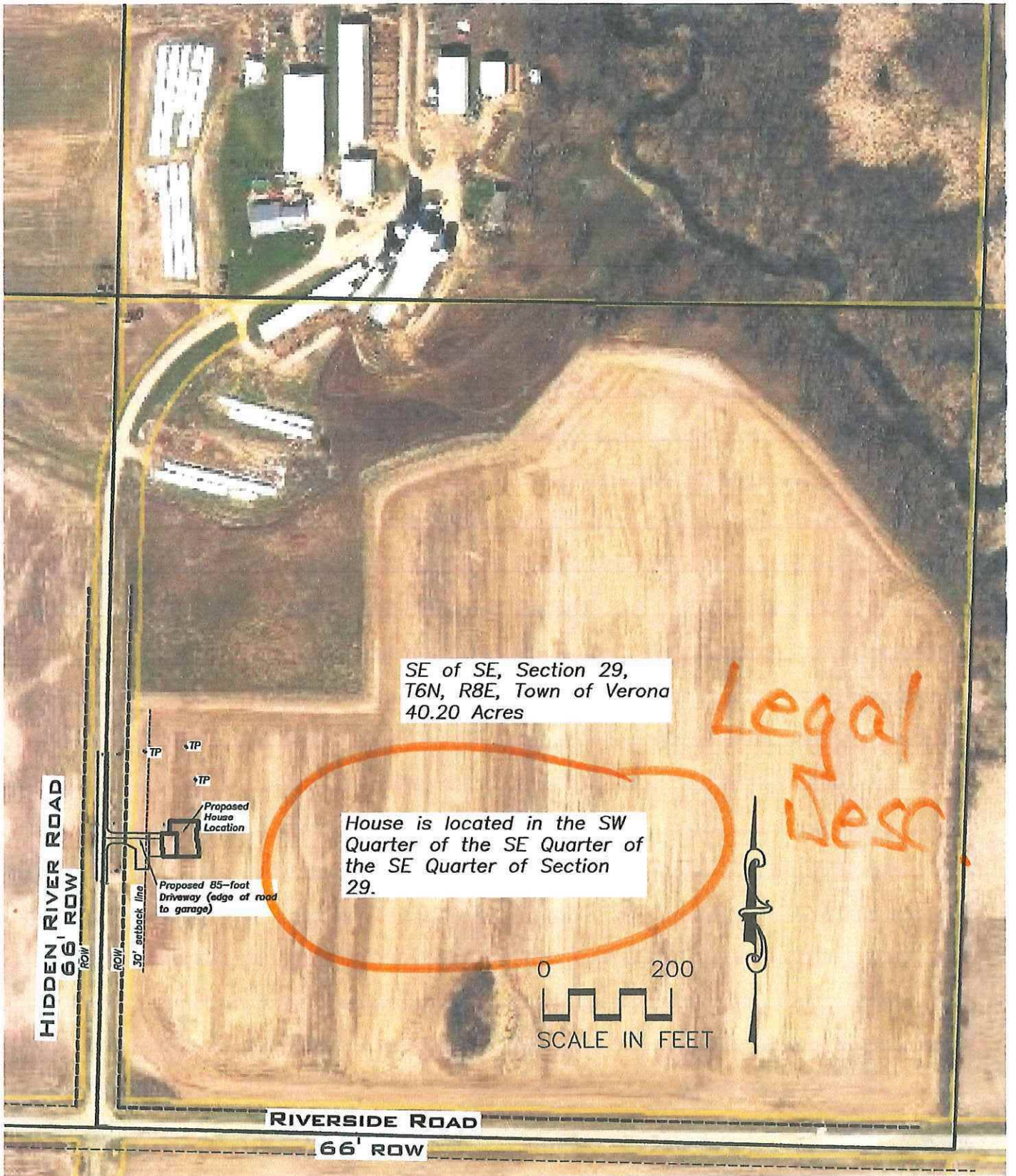
**Legend**

**Wetland > 2 Acres    Significant Soils**

- Wetland
- Floodplain
- Class 1
- Class 2



**CUP 02451  
SUSAN F POAST**



SE of SE, Section 29,  
T6N, R8E, Town of Verona  
40.20 Acres

Legal Desc

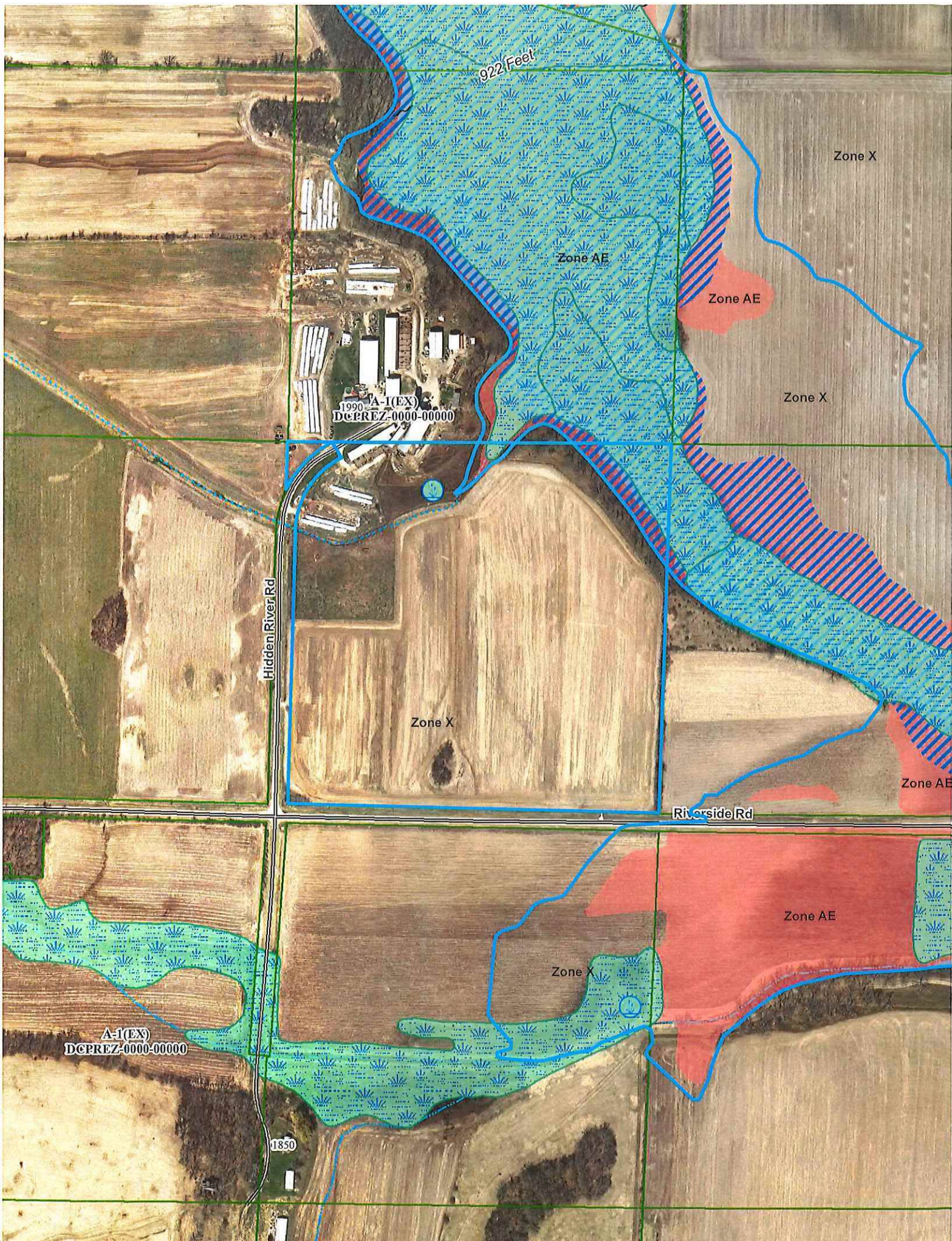
House is located in the SW  
Quarter of the SE Quarter of  
the SE Quarter of Section  
29.

HIDDEN RIVER ROAD  
66' ROW

Proposed House Location  
Proposed 85-foot Driveway (edge of road to garage)  
30' setback line

0 200  
SCALE IN FEET

RIVERSIDE ROAD  
66' ROW



922 Feet

Zone X

Zone AE

Zone AE

Zone X

A-1(EX)  
DCPREZ-0000-00000

Hidden River Rd

Zone X

Zone AE

Riverside Rd

Zone AE

Zone X

A-1(EX)  
DCPREZ-0000-00000

1850



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 Tom & Sue POAST Agent \_\_\_\_\_  
 Address 1990 Hidden River Rd Address \_\_\_\_\_  
 Phone 845-8920 Verona, WI 53593 Phone \_\_\_\_\_  
 Email spoast@a-charus.net Email \_\_\_\_\_

Parcel numbers affected: 0608-294-9500-5 Town: Verona Section: 9  
 Property Address: 1990 Hidden River Rd

Existing/ Proposed Zoning District : \_\_\_\_\_

- o Type of Activity proposed: Build home a second farm residence for son (Dusty) who works the farm with parents (farm owners)
- 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)

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: Sue Poast Date: 12-11-18

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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. *no*
  
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. *no*
  
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. *no*
  
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. *yes*
  
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. *yes*
  
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. *yes*

Tom & Sue Poast  
Farm at 1990 Hidden River Rd Verona WI

Own 370 acres of Land  
Rent

grow          acres of corn  
                70 acres of soybeans  
                acres of Hay

milk 148 cows & raise youngstock  
Tom, Sue & Dusty do the work

# Conservation Plan Map

Owner: ~~Tex~~ Poast  
Operator: same

Township(s): Verona  
Section(s): 29  
Tract(s): 5117

Completed by: R. Shore  
Phone: (608) 224-3730  
Date: 10 - 13 - 99





200 0 200 400 feet

Dane County Land Conservation Department  
USDA Natural Resources Conservation Service



**Parcel Number - 062/0608-294-9500-5****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR08E	29	SE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 29-6-8 SE1/4 SE1/4 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	THOMAS J POAST	
Current Co-Owner	SUSAN F POAST	
Primary Address	<b>No parcel address available.</b>	
Billing Address	1990 HIDDEN RIVER RD VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4	
Assessment Acres	39.900	
Land Value	\$11,000.00	
Improved Value	\$0.00	
Total Value	\$11,000.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~04/25/2018~~ 11:00 AM

Ends: ~~04/25/2018~~ 01:00 PM

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/31/2018~~ 06:00 PM

Ends: ~~05/31/2018~~ 08:00 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

A-1(EX)

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

### Parcel Maps

Maps are unavailable for this parcel.

[DCiMap](#)

### Tax Summary (2018)

[More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Current year tax information not yet available.

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/20/1996	2772777	33247	43

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: 0608-294-9500-5

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.



Access Dane is a product of  
Dane County Land Information Council

© Copyright 2001  
210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

ANNA MAY RHINER  
304 BARBARA ST  
VERONA, WI 53593

ANNA MAY RHINER  
304 BARBARA ST  
VERONA, WI 53593

THOMAS J POAST  
1990 HIDDEN RIVER RD  
VERONA, WI 53593

THOMAS J POAST  
1990 HIDDEN RIVER RD  
VERONA, WI 53593

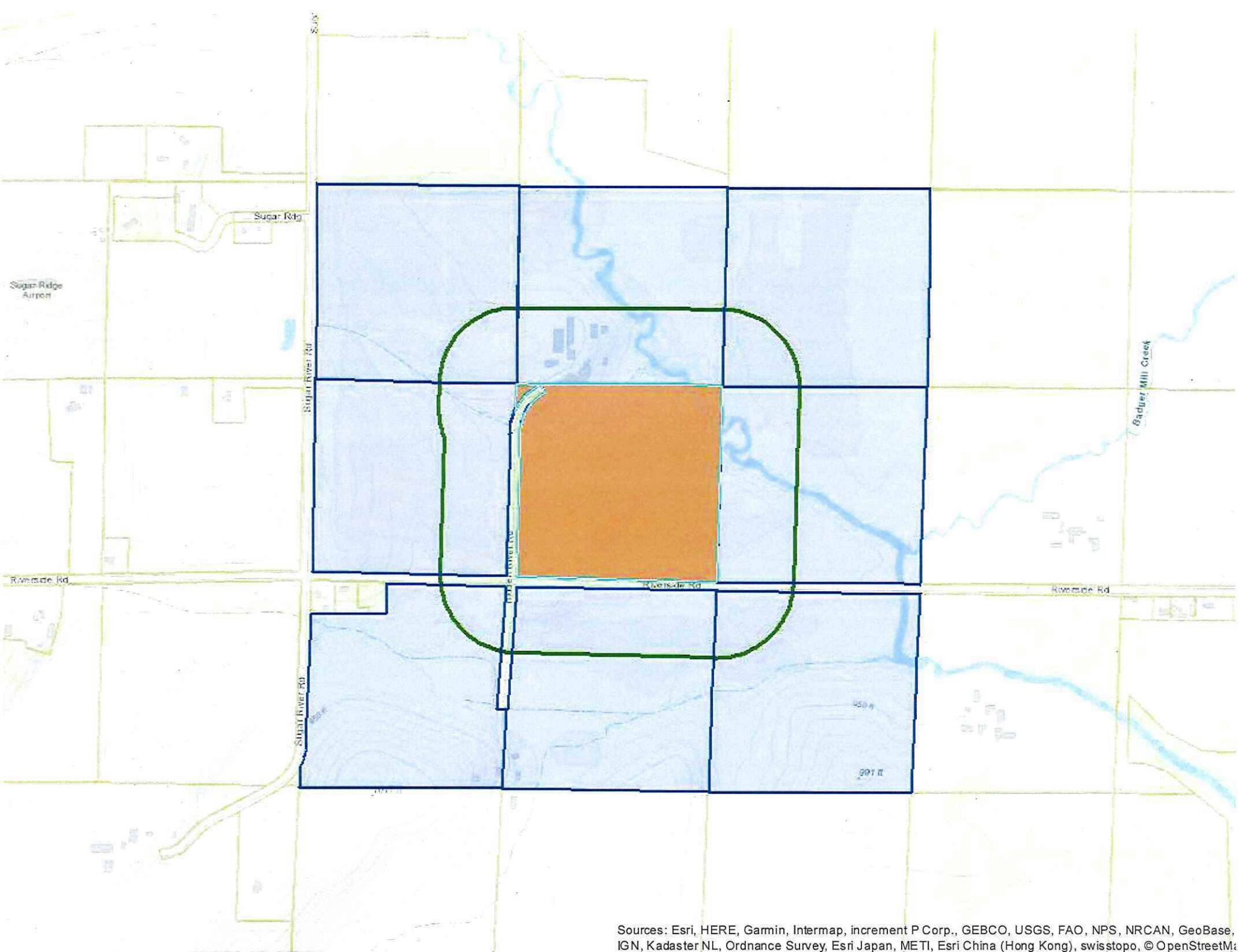
THOMAS J POAST  
1990 HIDDEN RIVER RD  
VERONA, WI 53593

THOMAS J POAST  
1990 HIDDEN RIVER RD  
VERONA, WI 53593

THOMAS J POAST  
1990 HIDDEN RIVER RD  
VERONA, WI 53593

THOMAS W DUERST  
7313 SCHALLER RD  
VERONA, WI 53593

MICHAEL G DUERST  
7309 RIVERSIDE RD  
VERONA, WI 53593



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