

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/12/2016	DCPREZ-2016-11046
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/25/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HEARTLAND FARM SANCTUARY INC	PHONE (with Area Code) (608) 219-1172	AGENT NAME <i>R</i> DANA BARVE	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) PO BOX 45746		ADDRESS (Number & Street)	
(City, State, Zip) MADISON, WI 53744		(City, State, Zip)	
E-MAIL ADDRESS dana.barre@heartlandfarmsanctuary.org		E-MAIL ADDRESS dana.barre@heartlandfarmsanctuary.org	

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	
11713 MID TOWN RD					
TOWNSHIP VERONA	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-061-8240-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATE A SMALL AGRICULTURE LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	A-4 Agriculture District	14		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>ka</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>ka</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>ka</i>	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) 
PRINT NAME: Kate D Atkins				
DATE: 8/12/16				

App fee is \$386 to Dane City.



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. (see attached Exhibit A)
- ✓ **Scaled Drawing of the location of the proposed Zoning Boundaries and prelim CSM**  
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. (see attached <sup>current</sup> CSM)

Owner's Name Heartland Farm Sanctuary Inc. Agent's Name (Dana Parre, Exec. Director)  
 (mailing) Address P.O. Box 45746, Madison, WI 53744 Address \_\_\_\_\_  
 Phone 608-219-1172 Phone \_\_\_\_\_  
 Email dana.parre@heartlandfarmsanctuary.org Email \_\_\_\_\_

Town: Verona Parcel numbers affected: 0608-061-8240-0  
 Section: 01 Property address or location: 11713 Mid Town Rd, Verona (formerly known as 7713 Midtown Rd)

Zoning District change: (To / From / # of acres) A-3 to A-4 on 14 acres of land in Lot 1 as shown on the preliminary CSM

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_ % Class II soils: \_\_\_\_\_ % Other: \_\_\_\_\_ %  
See attached Exhibit C

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:  
See Attached Exhibit B

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 8/10/16

**EXHIBIT A**

Legal Description of the Property

Lots One (1) and Three (3), Certified Survey Map No. 13804 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on September 10, 2014, in Volume 91 of Certified Survey Maps, Page 192, as Document No. 5097211, located in the Town of Verona, Dane County, Wisconsin.

Property Address: 7713 Midtown Road, Verona, Wisconsin

Tax ID Nos.: 062/0608-061-8240-0 (Lot 1)  
062/0608-061-8320-0 (Lot 3)

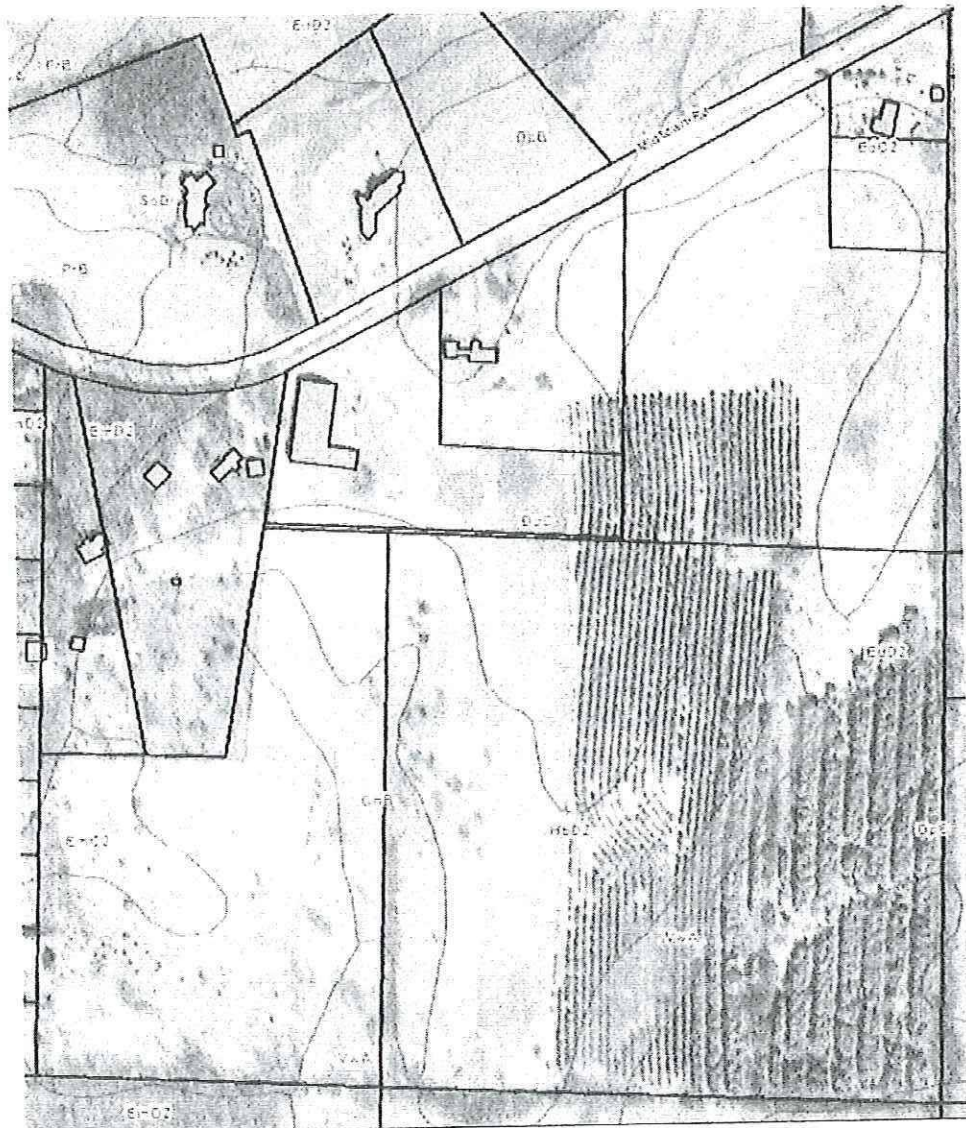
## *Exhibit B*

Requests for actions on Lot 1 and 3 of CSM #13804 owned by Heartland Farm Sanctuary.

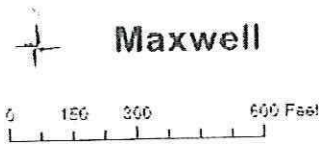
Address: 11713 Mid Town Rd, Verona, WI 53593

- 1) Split lot 1 into two lots, one 14 acres and one 20 acres. The 14 acre lot would include the barn and access to Mid Town Rd. The 20 acre parcel would be combined with Lot 3 to form a 62 acre parcel.
- 2) The zoning would be changed to A4 on the 14-acre parcel, and the zoning on Lot 2 (now 62 acres) would remain A3. This is a change from A3 to A4 for the 14-acre parcel.
3. That the CUP for Heartland Farm Sanctuary on Lot 1 of CSM #13804 (35 acres) be changed to the 14-acre parcel on the new CSM.

C  
EXHIBIT X TO ZONING CHANGE APPLICATION



**Legend**  
**Significant Soils**  
**Class**  
Class 1  
Class 2



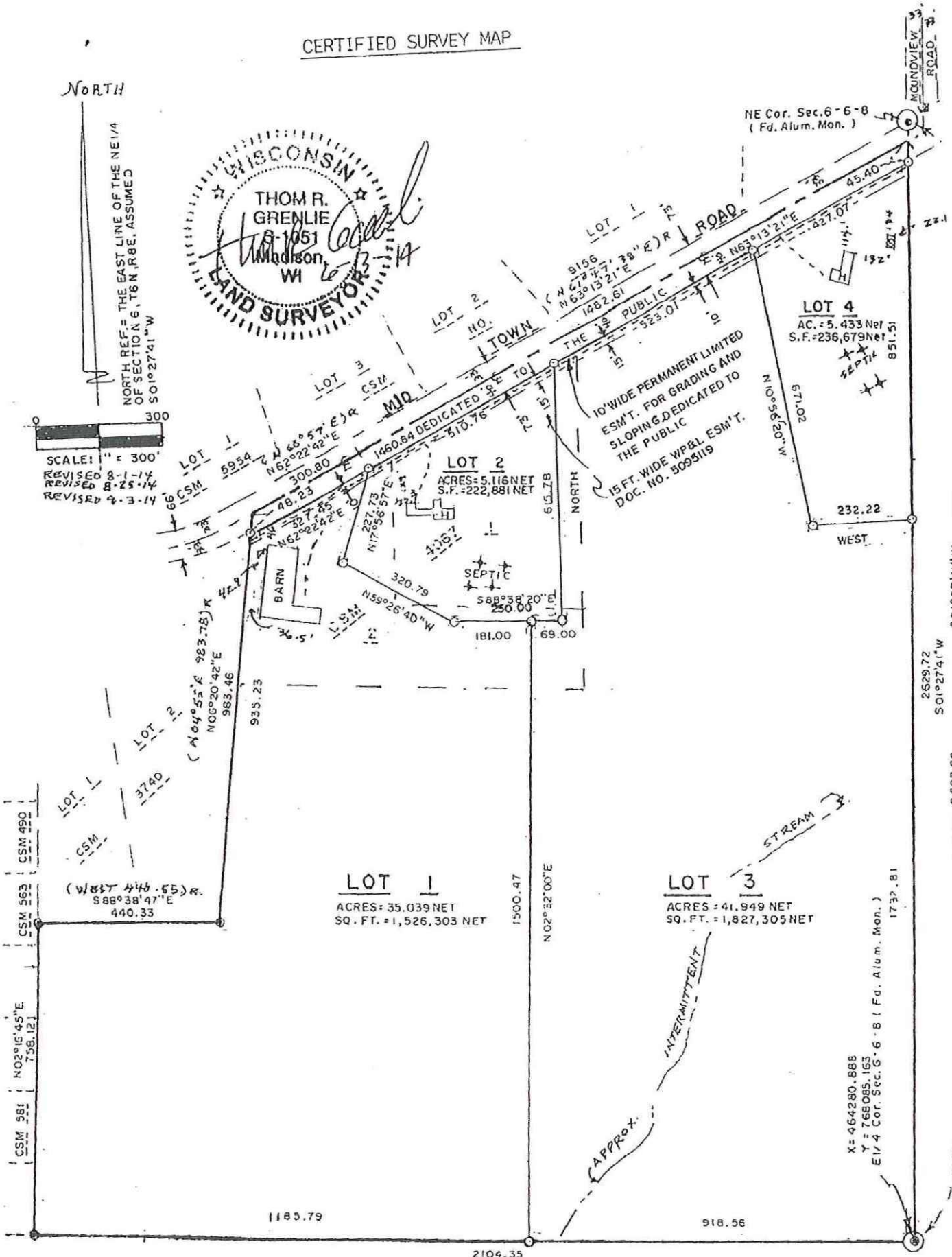
CERTIFIED SURVEY MAP

NORTH

NORTH REF. = THE EAST LINE OF THE NE 1/4 OF SECTION 6, T6N, R8E, ASSUMED SO 1°27'41" W



SCALE: 1" = 300'  
 REVISED 8-1-14  
 REVISED 8-25-14  
 REVISED 9-3-14



SCALE: 1" = 300'  
 REVISED 8-1-14  
 REVISED 8-25-14  
 REVISED 9-3-14

**LOT 1**  
 ACRES = 35.039 NET  
 SQ. FT. = 1,526,303 NET

**LOT 3**  
 ACRES = 41.949 NET  
 SQ. FT. = 1,827,305 NET

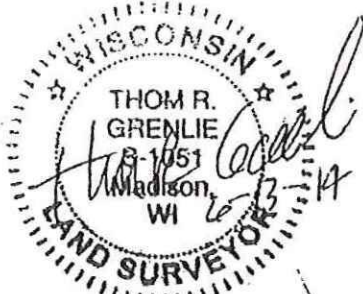
**LOT 4**  
 AC. = 5.433 NET  
 S.F. = 236,679 NET

NOTE: LOT 4 IS SUBJECT TO A PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT PER DOCUMENT NO. 2574550.

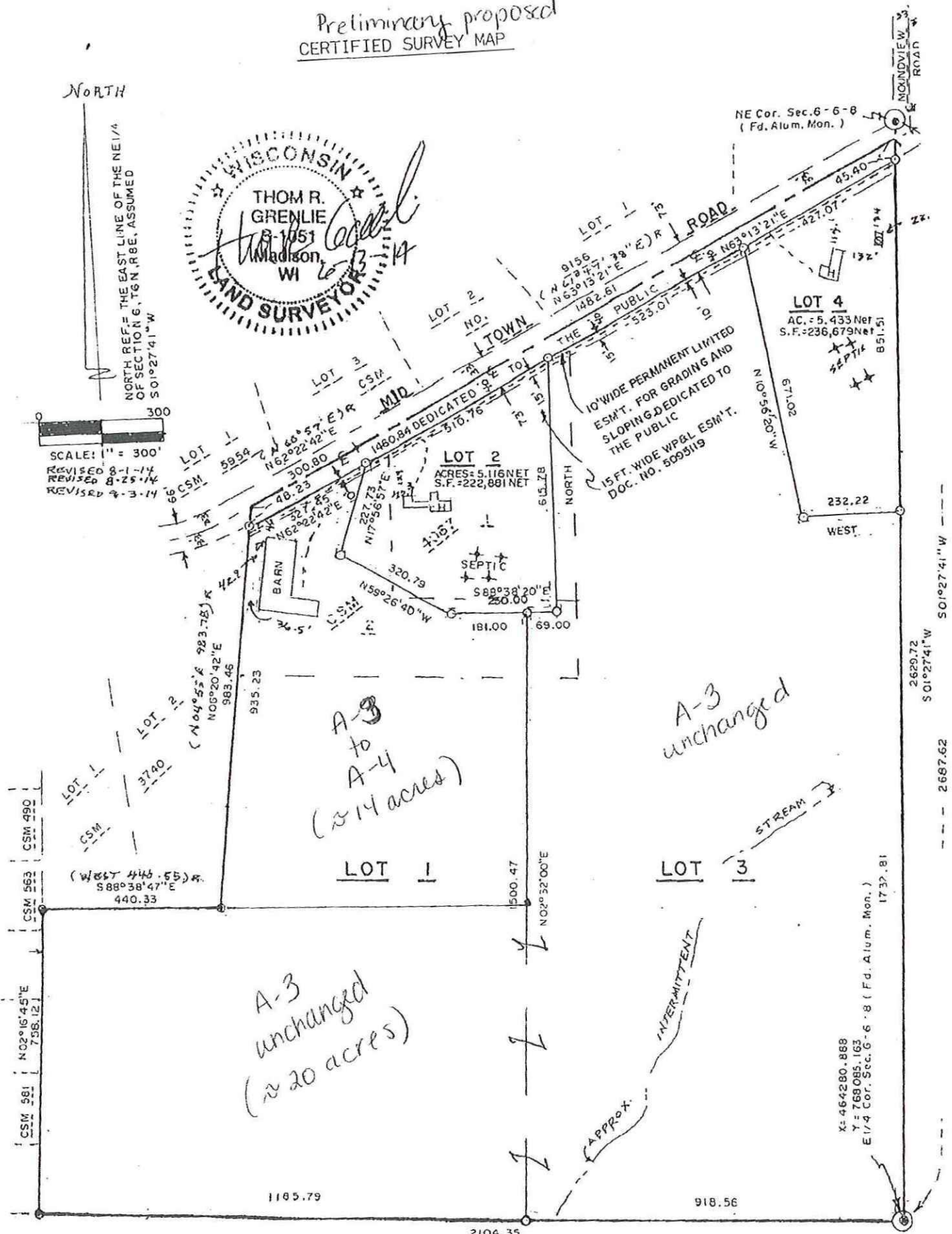
Preliminary proposed  
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SCALE: 1" = 300'  
REVISED 8-1-14  
REVISED 8-25-14  
REVISED 7-3-14



A-3  
to  
A-4  
(~14 acres)

A-3  
unchanged

A-3  
unchanged  
(~20 acres)

APPROX.  
INTERMITTENT  
STREAM

NOTE: LOT 4 IS SUBJECT TO A PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT  
PER DOCUMENT NO. 2574550.

App fee is \$386 to Dane Cty.



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 (mailing) Address P.O. Box 45746, Madison, WI 53744 Address \_\_\_\_\_  
 Phone 608-219-1172 Phone \_\_\_\_\_  
 Email dana.parre@heartlandfarmsanctuary.org Email \_\_\_\_\_

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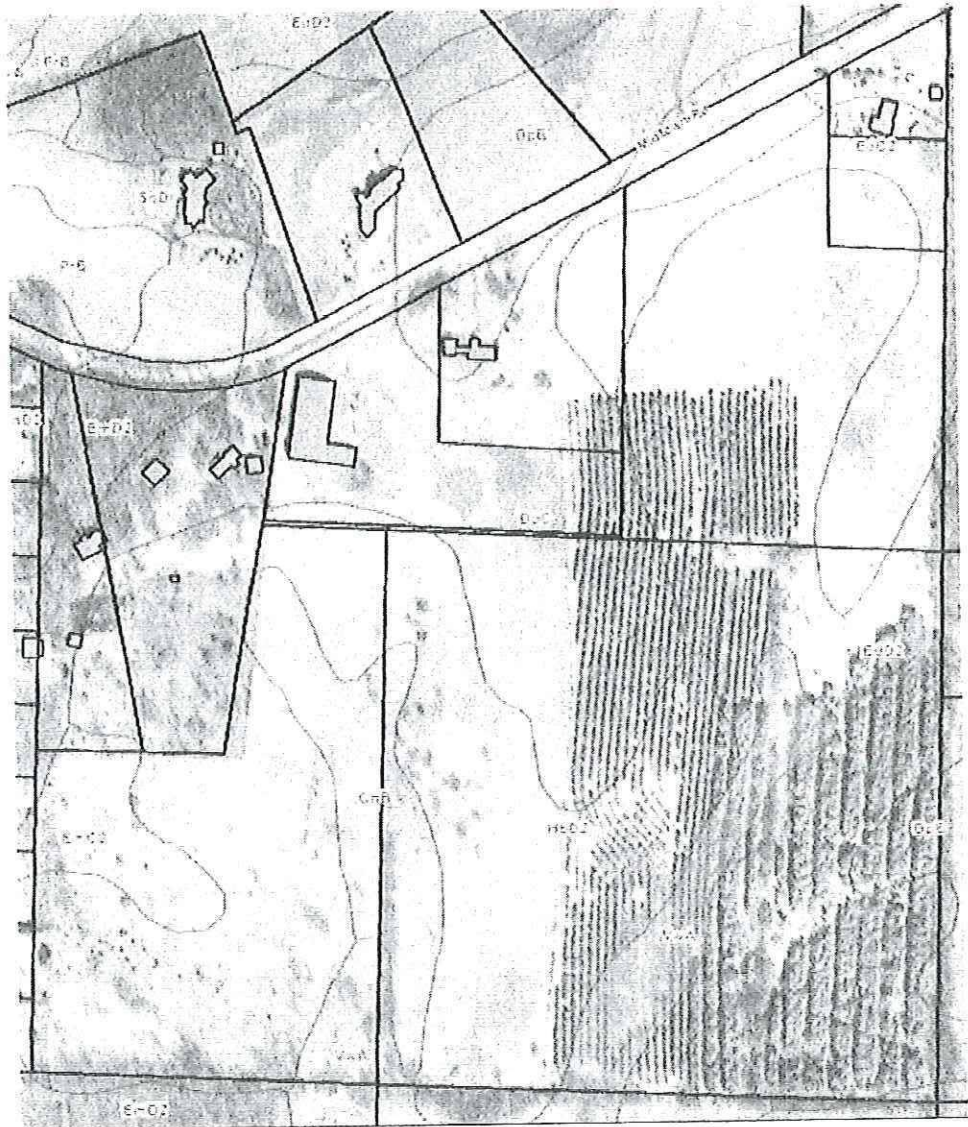
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C  
**EXHIBIT X TO ZONING CHANGE APPLICATION**



**Legend**

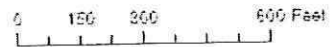
**Significant Soils**

**Class**

Class 1

Class 2

Maxwell



CERTIFIED SURVEY MAP

NORTH

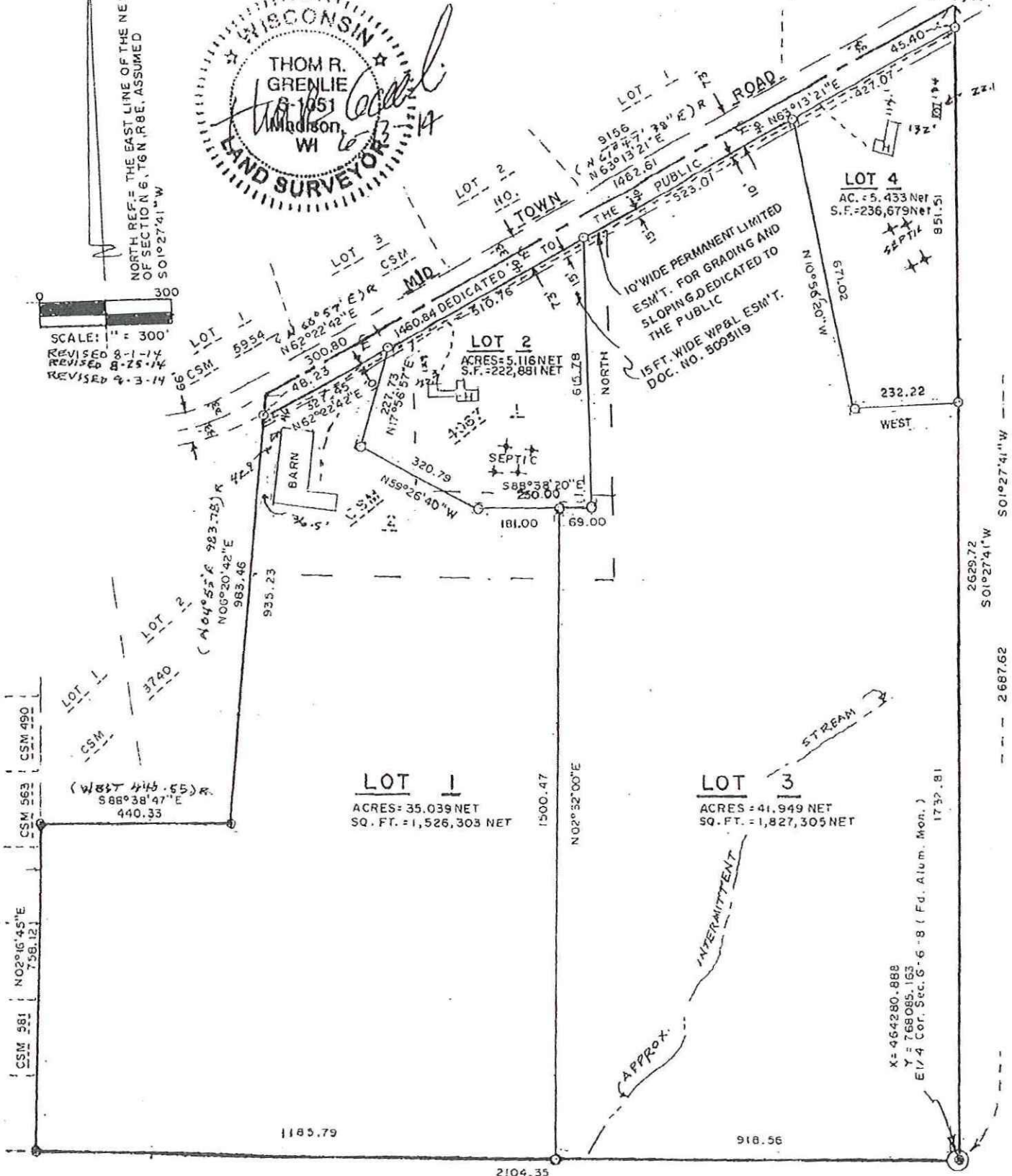
NORTH REF. = THE EAST LINE OF THE NE 1/4 OF SECTION 6, T6N, R8E, ASSUMED  
S 01° 27' 41" W



SCALE: 1" = 300'  
REVISED 8-1-14  
REVISED 8-25-14  
REVISED 4-3-14

NE Cor. Sec. 6-6-8  
(Fd. Alum. Mon.)

MOUNDVIEW ROAD



NOTE: LOT 4 IS SUBJECT TO A PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT PER DOCUMENT NO. 2574550.

Preliminary proposed  
CERTIFIED SURVEY MAP

NORTH

NORTH REF. = THE EAST LINE OF THE NE 1/4  
OF SECTION 6, T6N, R8E, ASSUMED  
S01°27'41"W



SCALE: 1" = 300'  
REVISED 8-1-14  
REVISED 8-25-14  
REVISED 9-3-14

NE Cor. Sec. 6-6-8  
(Fd. Alum. Mon.)

NONVIEW ROAD

LOT 1

LOT 2

LOT 3

LOT 4

AC. = 5.433 Net  
S.F. = 236,679 Net

10' WIDE PERMANENT LIMITED  
ESMT. FOR GRADING AND  
SLOPING DEDICATED TO  
THE PUBLIC  
15 FT. WIDE WP&L ESMT.  
DOC. NO. 5095119

A-3  
to  
A-4  
(~ 14 acres)

A-3  
unchanged

A-3  
unchanged  
(~ 20 acres)

LOT 3

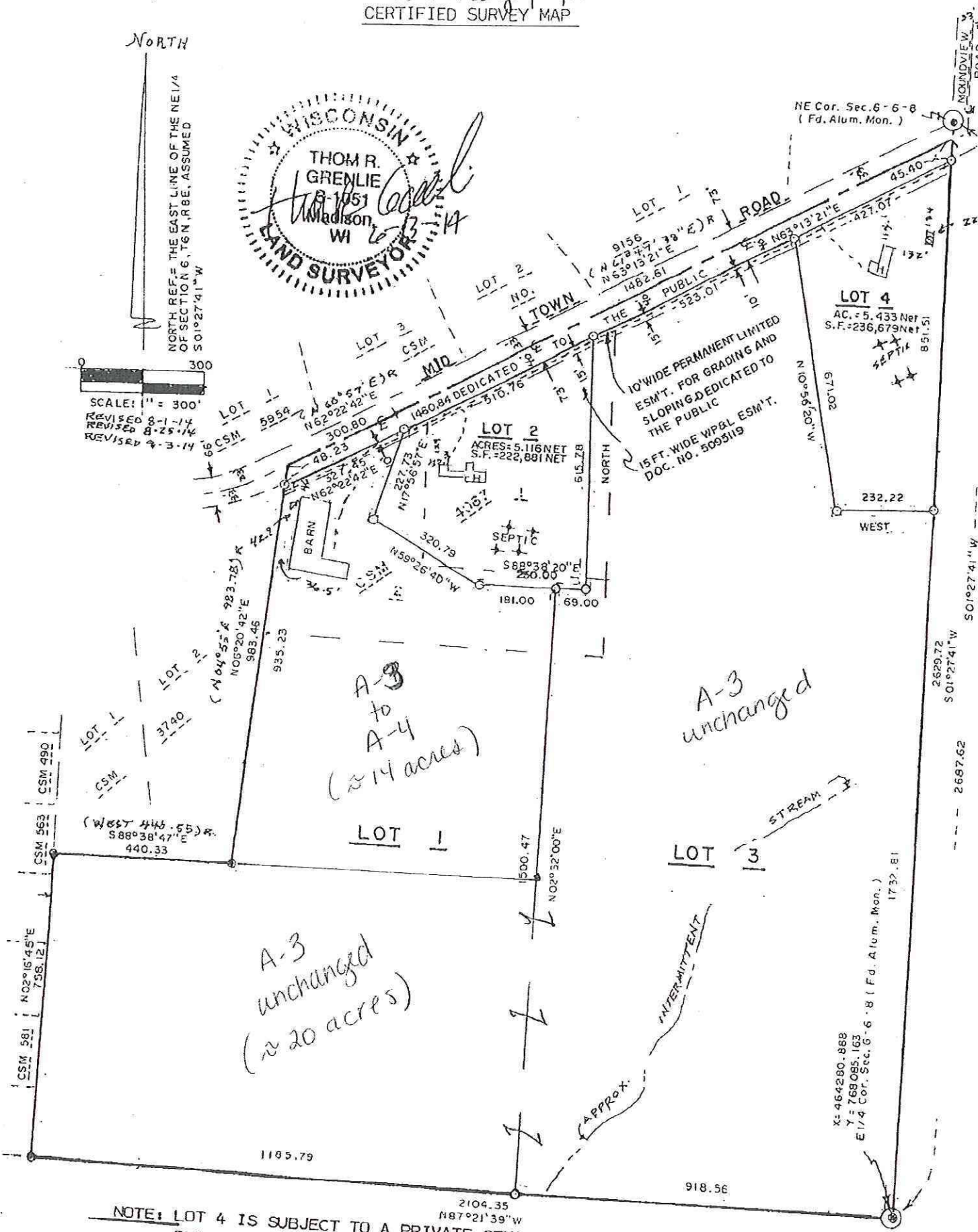
STREAM

INTERMITTENT

APPROX.

X = 464280.888  
Y = 768085.163  
E 1/4 Cor. Sec. 6-6-8 (Fd. Alum. Mon.)

NOTE: LOT 4 IS SUBJECT TO A PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT  
PER DOCUMENT NO. 2574550.



**Parcel Number - 062/0608-061-8240-0****Current**[← Parcel Parents](#)**Summary Report**

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF VERONA	
Parcel Description	LOT 1 CSM 13804 CS91/192&194-9/10/2014 F...	
Owner Name	HEARTLAND FARM SANCTUARY INC	
Primary Address	11713 MID TOWN RD	
Billing Address	PO BOX 45746 MADISON WI 53744	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	X4	
Assessment Acres	35.039	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

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**

A-3 DCPREZ-2014-10702

[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
\$0.00	\$0.00	\$0.00
<b>Taxes:</b>		\$0.00
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$152.00
<b>Amount:</b>		\$152.00

**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
LC	09/30/2014	5101334		

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: 0608-061-8240-0

By Owner Name: HEARTLAND FARM SANCTUARY INC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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