

Dane County Rezone & Conditional Use Permit

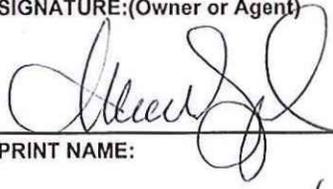
Application Date	Petition Number
02/13/2018	DCPREZ-2018-11272
Public Hearing Date	C.U.P. Number
04/24/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DARCEY HAGEMANN & MARK SINGEL	PHONE (with Area Code) (414) 659-5435	AGENT NAME DARCEY HAGEMANN (FOR HKL WOODS)	PHONE (with Area Code) (414) 659-5435
BILLING ADDRESS (Number & Street) 1655 FAIRHAVEN BLVD		ADDRESS (Number & Street) 1655 FAIRHAVEN BLVD	
(City, State, Zip) ELM GROVE, WI 53122		(City, State, Zip) ELM GROVE, WI 53122	
E-MAIL ADDRESS mark.singel@gmail.com		E-MAIL ADDRESS mark.singel@gmail.com	

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	
6403 County Highway M					
TOWNSHIP VERONA	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-254-8121-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	A-2 Agriculture District	128		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MS</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MS</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)  PRINT NAME: Mark Singel DATE: 2/13/2018
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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	Darcey Hagemann & Mark Singel	Agent's Name	Darcey Hagemann (for HKL Woods)
Address	1655 Fairhaven Blvd. Elm Grove WI 53122	Address	1655 Fairhaven Blvd. Elm Grove, WI 53122
Phone	414 659-5435	Phone	414 659-5435
Email	mark.singel@gmail.com	Email	mark.singel@gmail.com

Town: Verona Parcel numbers affected: 062/0608-254-8121-0, 254-8501-0, 251-9320-4, 251-9740-6, 254-9

Section: 25 Property address or location: 6403 County Highway M Verona, WI 53593

Zoning District change: (To / From / # of acres) A-2 / A-3 A-2 / 128 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: 100 %

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:

Consistent A-2 zoning would allow us to build a new homestead so we can move back to the Town of Verona and take care of the farm that has been in our family for 100 years. Expanding the existing A-2 zoning over the entire farm would give us flexibility on the location of our new homestead. One of our daughters has also expressed interest in building on the farm and helping us keep it in the family. We would like to keep as much green space as possible and the farm will continue to be in hay except for 17 acres of row crops farmed by a neighbor. We intend to start homestead construction on the Sunset Moraine Farm parcel as soon as possible.

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

Submitted By: Darcey Hagemann Mark Singel

Date: 2/11/2018



104A WEST MAIN STREET, WAUNAKEE, WI 53597
NOA T. PRIEVE and CHRIS W. ADAMS
PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

COMBINED PARCELS DESCRIPTION

HAGEMANN CENTURY FARM LLC

SUNSET MORAINÉ FARM LLC

HKL WOODS LLC

Commencing at the East $\frac{1}{4}$ Corner of Section 25, T6N, R8E, Town of Verona, Dane County, Wisconsin; thence S $01^{\circ}01'28''$ W along the east line of the SE $\frac{1}{4}$ of said Section 25, 756 feet +/- to the south right of way line of County Highway "M" and also the point of beginning.

Thence continuing S $01^{\circ}01'28''$ W along said east line, 1,882 feet +/- to the Southeast Corner of said Section 25; thence N $89^{\circ}40'25''$ W along the south line of the Southeast $\frac{1}{4}$, 2,611.19 feet to the South $\frac{1}{4}$ of the said Section 25; thence N $01^{\circ}01'41''$ E, 1,308.60 feet to the Northwest Corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 25; thence S $89^{\circ}54'41''$ E along the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 748.44 feet; thence N $01^{\circ}01'41''$ E, 1,722.52 feet to the south right of way line of County Highway "M"; thence southeasterly along the said south right of way line, 2,178 feet +/- to the point of beginning. The above described parcel contains 128 acres more or less.



104A WEST MAIN STREET, WAUNAKEE, WI 53597

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Thence continuing S $01^{\circ}01'28''$ W along said east line, 369 feet +/-; thence N $89^{\circ}54'41''$ W, 1,308.80 feet; thence N $01^{\circ}01'35''$ E, 200.00 feet; thence N $89^{\circ}54'41''$ W, 554.00 feet; thence N $01^{\circ}01'41''$ E, 1,328.52 feet to the south right of way line of County Highway "M"; thence southeasterly along the said south right of way line, 2,178 feet +/- to the point of beginning. The above described parcel contains 38 acres more or less.

SUNSET MORaine FARM LLC DESCRIPTION

Part of all quarters of the SE1/4 of Section 25; T6N, R8E, Town of Verona, Dane County, WI described as follows: Beginning at the South ¼ corner of Sec. 25; thence North 1320 feet± to the NW cor. of the SW1/4, SE1/4; thence East 748.44 feet (11.34 chains); thence North 394 feet; thence East 554 feet; thence South 200 feet; thence East 135 feet± to a point which is 1185 feet West of the East line of Sec. 25; thence South to the South line of Sec. 25; thence West to the point of beginning.
Cont. 48± acres ± Esm't to Highway M.

HKL WOODS LLC DESCRIPTION

PART OF THE EAST 1/2 OF THE SE1/4 OF SECTION 25,
T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI DESCRIBED
AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF
SEC. 25; THENCE NORTH 1320 FEET +/- TO THE NE COR.
OF THE SE1/4; THENCE CONTINUE NORTH 194 FEET; THENCE
WEST 1185 FEET; THENCE SOUTH TO THE SOUTH LINE OF
SEC.25; THENCE EAST 1185 FEET TO THE POINT OF
BEGINNING.

CONT. 41 +/- ACRES +ESM'T TO HIGHWAY M.

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

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HKL

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Corporate Records

Result of lookup for H055028 (at 2/5/2018 9:03 PM)

HKL WOODS, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID H055028

Registered Effective Date 10/24/2014

Period of Existence PER

Status Organized [Request a Certificate of Status](#)

Status Date 10/24/2014

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office DARCEY A HAGEMANN
1655 FAIRHAVEN BLVD
ELM GROVE , WI 53122-1816

[File a Registered Agent/Office Update Form](#)

Principal Office 1655 FAIRHAVEN BLVD
ELM GROVE , WI 53122-1816

Historical Information

Annual Reports

Year	Reel	Image	Filed By	Stored On
2017	000	0000	online	database
2016	000	0000	online	database
2015	000	0000	online	database

[File an Annual Report](#) - [Order a Document Copy](#)

Certificates of Newly-elected Officers/Directors None

Old Names None



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

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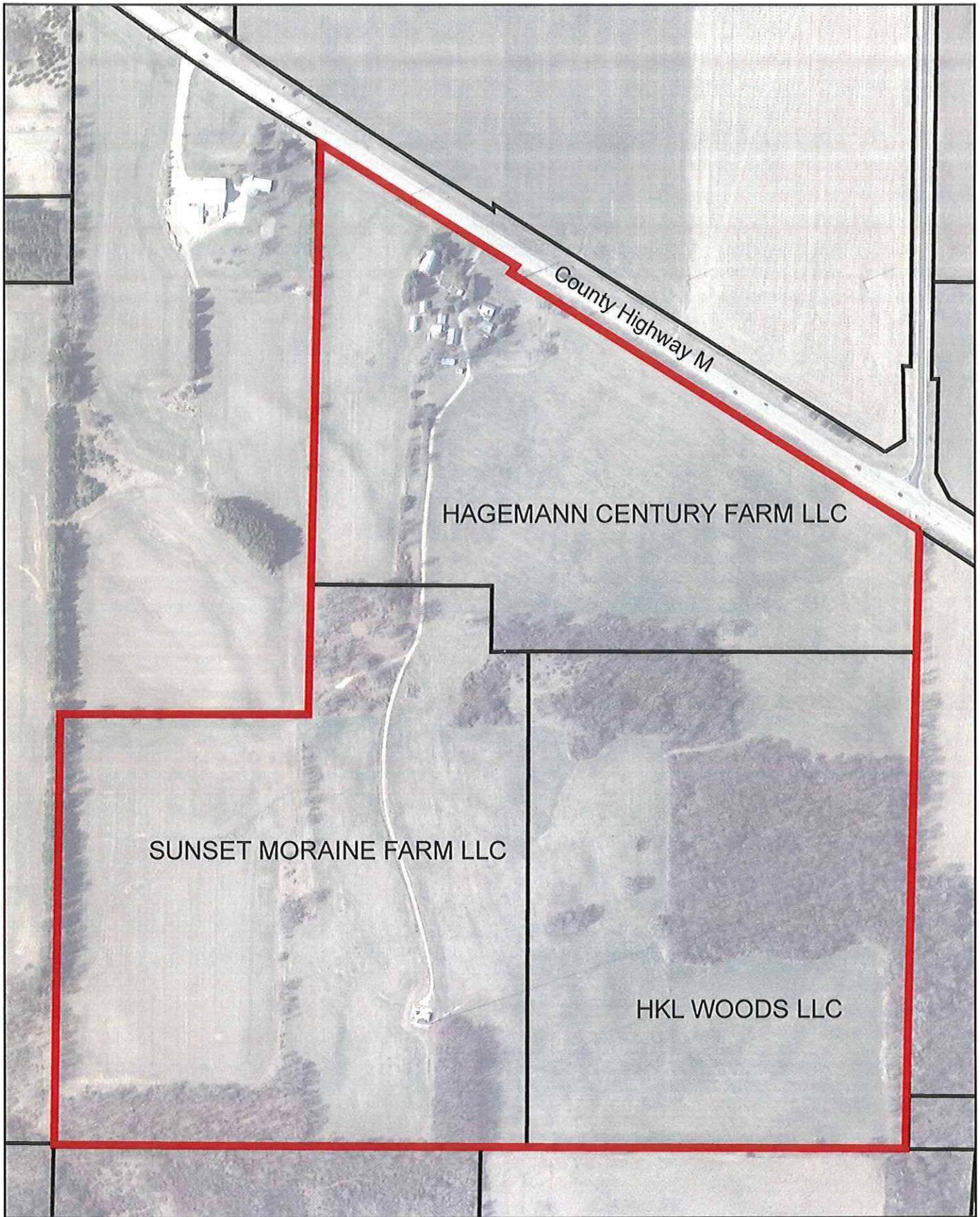
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Old Names None



County Highway M

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SUNSET MORaine FARM LLC

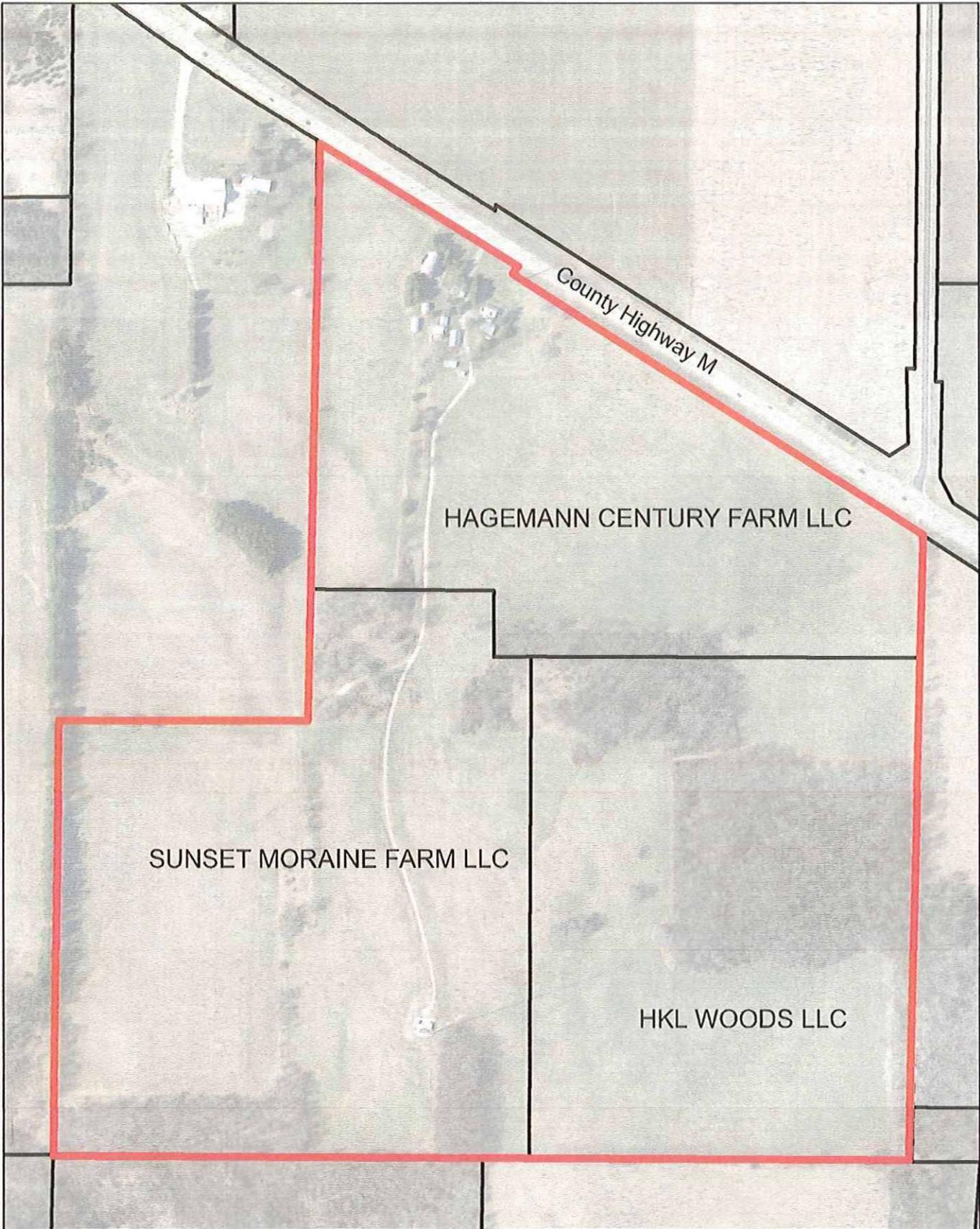
HKL WOODS LLC



0 200 400 800 Feet

1 inch = 400 feet

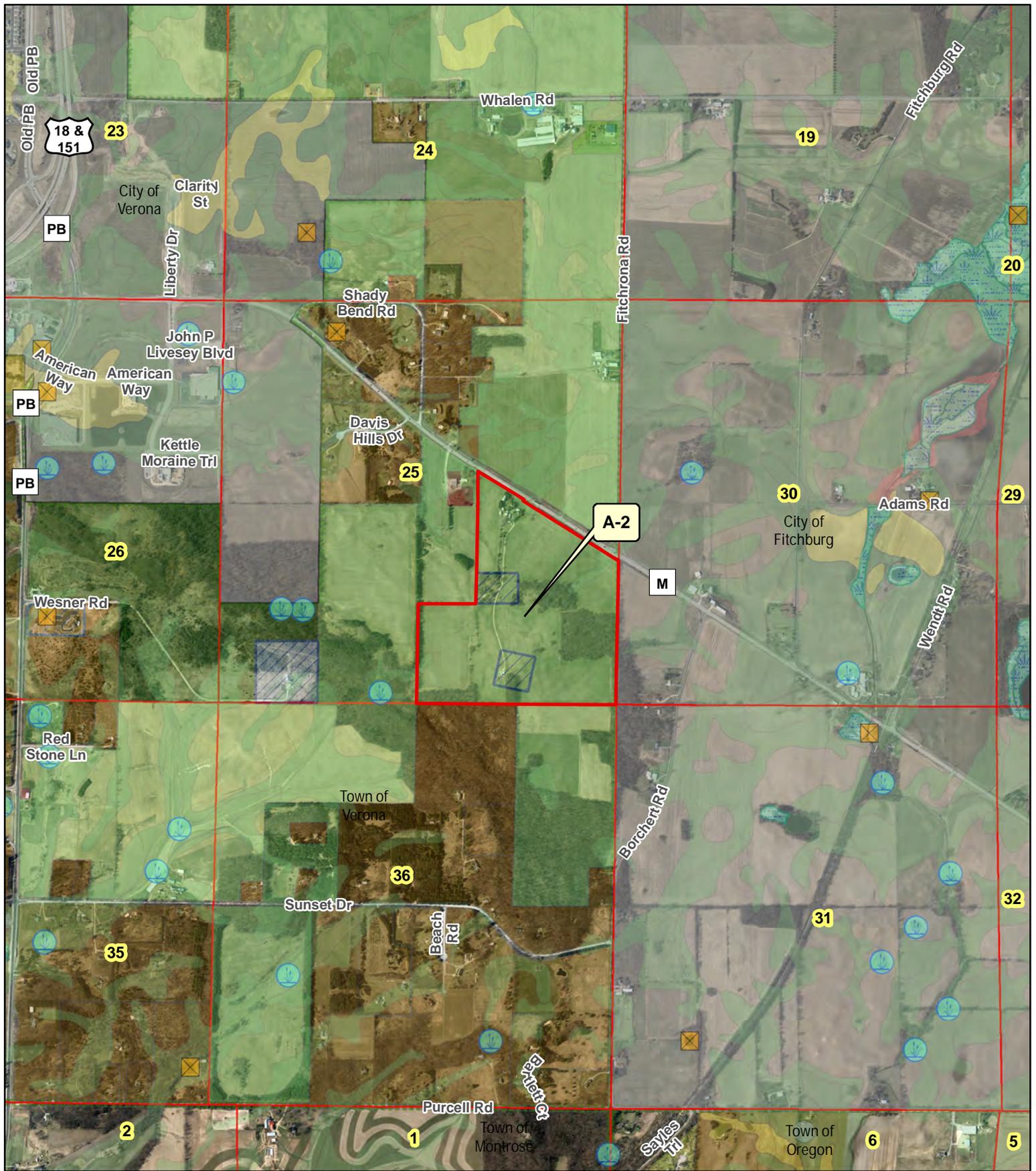
Section 25, Verona
Zoning Change Map
A-3, A-2 to A-2



0 200 400 800 Feet

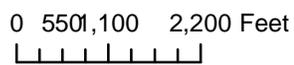
1 inch = 400 feet

Section 25, Verona
Zoning Change Map
A-3, A-2 to A-2



Legend

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



Petition 11272
**DARCEY HAGEMANN &
 MARK SINGEL**