

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
05/16/2024	DCPREZ-2024-12065
<b>Public Hearing Date</b>	
07/23/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME FROSTWOOD FARM VI LLC	PHONE (with Area Code) (608) 692-8353	AGENT NAME LISA STEINHAUER	PHONE (with Area Code) (608) 692-8353
BILLING ADDRESS (Number & Street) 1325 BOUNDARY RD		ADDRESS (Number & Street) 4601 FREY STREET, SUITE 400	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Madison, WI 53705	
E-MAIL ADDRESS steinhauer@raymondteam.com		E-MAIL ADDRESS steinhauer@raymondteam.com	

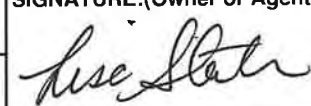
<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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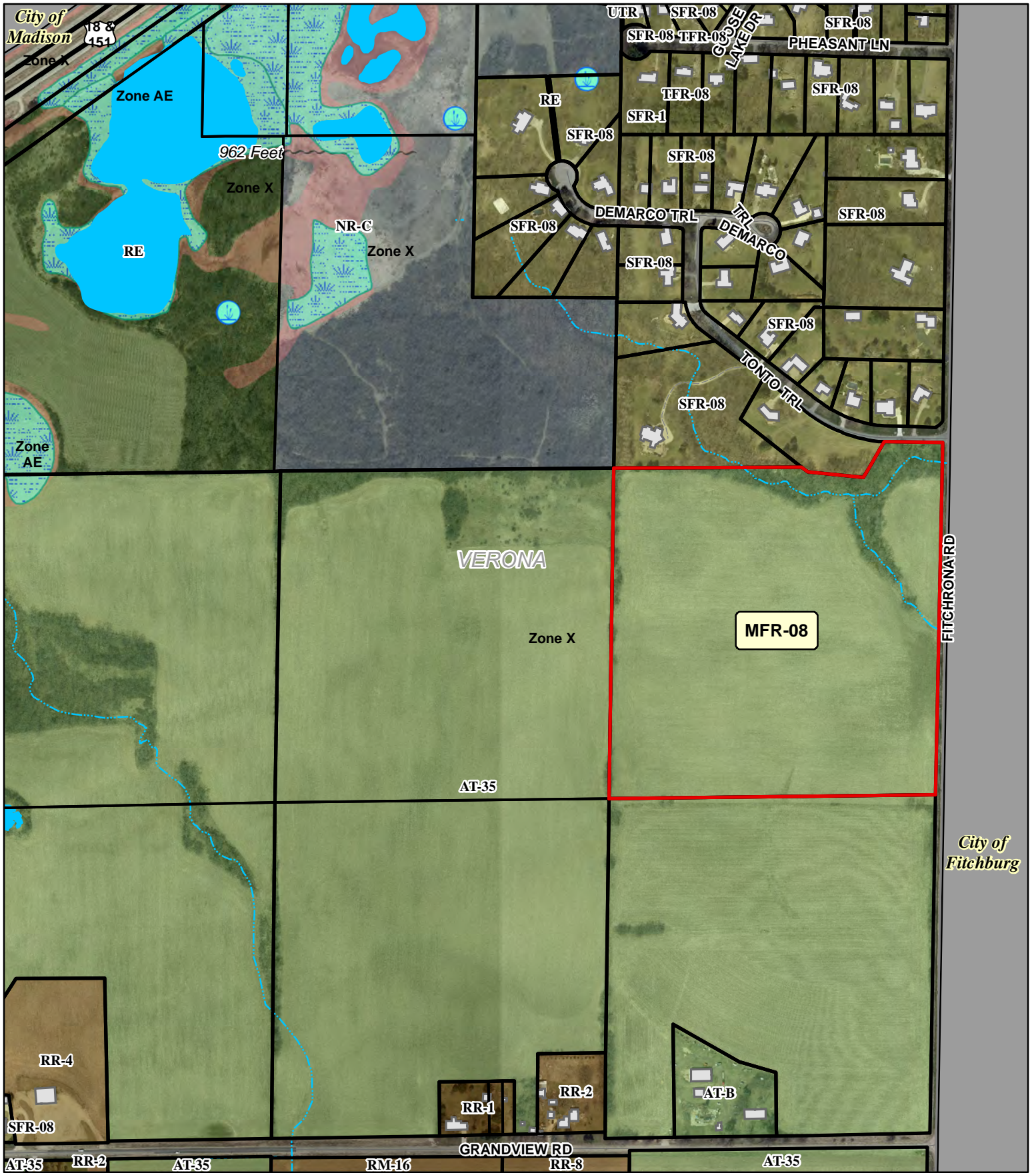
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 2565 Tonto Trail					
TOWNSHIP VERONA	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-134-8100-4					

### REASON FOR REZONE




CHANGE ZONING TO ALLOW FOR A 16-LOT SINGLE FAMILY RESIDENTIAL CONDOMINIUM PLAT

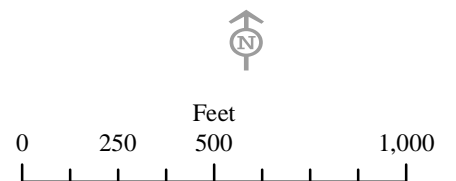
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	MFR-08 Multi-Family Residential District	39

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b> Lisa Steinhauer <b>DATE:</b> 05-16-2024
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# REZONE 12065

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

<b>Property Owner Name:</b>	Frostwood Farm VI, LLC c/o Raymond Management Company, Inc.	<b>Agent Name:</b>	Lisa Steinhauer, David Emerich
<b>Address (Number &amp; Street):</b>	4601 Frey St, Suite 400	<b>Address (Number &amp; Street):</b>	4601 Frey St, Suite 400
<b>Address (City, State, Zip):</b>	Madison, WI 53705	<b>Address (City, State, Zip):</b>	Madison, WI 53705
<b>Email Address:</b>	steinhauer@raymondteam.com	<b>Email Address:</b>	steinhauer@raymondteam.com
<b>Phone#:</b>	6086928353	<b>Phone#:</b>	6086928353

### PROPERTY INFORMATION

<b>Township:</b>	06	<b>Parcel Number(s):</b>	060813481004
<b>Section:</b>	13	<b>Property Address or Location:</b>	Southwest corner of Tonto Trail and Fitchrona Road

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

**Is this application being submitted to correct a violation?**  
 Yes  No

Parcel is currently used for agriculture with annual crops. Seeking a rezone from AT-35 to MFR-08 for development of a 16-unit Conservation Subdivision including a private road, open space and stormwater management ponds. Residential units will range from 1-2 acres each.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	MFR-08	39.83

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature *Lisa Steinhauer*

Date 5/15/24

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

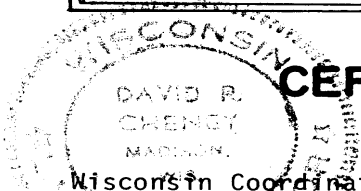
Email Address:

Phone Number:

# CHENEY - LAND SURVEYORS - MADISON

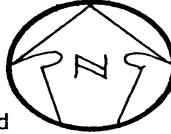
SINCE 1952 -

Sheet 1 of 2 sheets



## CERTIFIED SURVEY MAP V29338P 1

Wisconsin Coordinate System



**SURVEYOR'S CERTIFICATE**

I, David R. Cheney, S-45, Registered Wisconsin Land Surveyor, do hereby certify that by order of Alice M. Maly, 7120 Companion La., Middleton, Wi. 53562

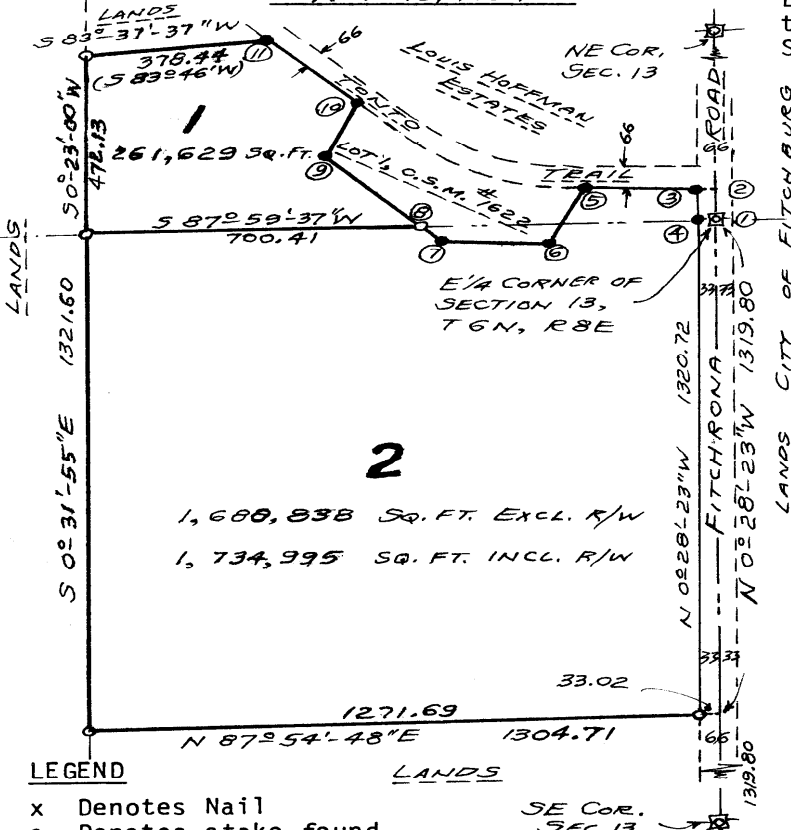
I have surveyed, divided & mapped the lands herein described according to the information furnished, that said map is a correct representation of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes.

*David R. Cheney*  
 David R. Cheney  
 Date Nov 15, 1994

**LEGAL DESCRIPTION**

LOT 2, C.S.M. NO. 1622, BEING PART SE $\frac{1}{4}$  NE $\frac{1}{4}$  & NE $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 13, T 6 N, R 8 E, TOWN OF VERONA, DANE CO., WI., To wit: BEGINNING at the E $\frac{1}{4}$  Corner of Section 13; Thence N 0 $^{\circ}$ -31'-28"W 78.90 feet along the East Line of Section 13, Thence S 88 $^{\circ}$ -23'-32"W 272.90 feet along the South Line of Tonto Trail, Thence along the boundary of Lot 1, C.S.M. No. 1622 as follows: S 26 $^{\circ}$ -12'W 154.65 feet, Thence N 87 $^{\circ}$ -06'W 225.75 feet, Thence N 47 $^{\circ}$ -24'-30"W 335.62 feet, Thence N 26 $^{\circ}$ -24'E 155.00 feet, Thence departing from said Lot 1 N 48 $^{\circ}$ -37'-29"W 240.00 feet along the South Line of Tonto Trail, Thence S 83 $^{\circ}$ -37'-37"W 378.44 feet, Thence S 0 $^{\circ}$ -23'-00"W 472.13 feet, Thence S 0 $^{\circ}$ -31'-55"E 1321.60 feet, Thence N 87 $^{\circ}$ -54'-48"E 1304.71 feet, Thence N 0 $^{\circ}$ -28'-23"W 1319.80 feet along the East Line of Section 13 to the POINT OF BEGINNING.

Note: For building site information refer to the Dane County Soil Survey



**2**

1,600,838 SQ. FT. EXCL. R/W  
 1,734,995 SQ. FT. INCL. R/W

PT.	BEARING	DISTANCE
1-2	(N 0 $^{\circ}$ 23'-00"W)	78.90
2-3	(S 88 $^{\circ}$ 23'-32"W)	33.01
3-4	(S 0 $^{\circ}$ 31'-28"E)	78.26
2-5	(S 88 $^{\circ}$ 23'-32"W)	(273.40) 272.90
5-6	S 26 $^{\circ}$ 12'-00"W	154.65
6-7	N 87 $^{\circ}$ 06'-00"W	225.75
7-8	(N 47 $^{\circ}$ 24'-30"W)	51.58
7-9	(N 47 $^{\circ}$ 24'-30"W)	(336.20) 335.62
9-10	N 26 $^{\circ}$ 24'-00"E	155.00
10-11	(N 48 $^{\circ}$ 37'-29"W)	240.00
8-9	(N 47 $^{\circ}$ 24'-30"W)	284.04

**LEGEND**

- x Denotes Nail
- Denotes stake found
- o Denotes iron stake set (1"x24", 1.13 lbs/ft min.)
- ☒ Denotes County or City Monument

( ) also recorded as  
 Approved for recording by the Dane County  
 Dane County Zoning and Natural Resources Committee

*Norbert Scribner* #5556 February 9, 1995  
 Norbert Scribner Agent Date

RECEIVED FOR RECORDING on this  
10 day of February, 1995  
 at 9:17 o'clock A.M. and re-  
 corded in Volume 40 of Certified  
 Surveys on Page 260 + 251

*Jane Licht* By: *W. P. K. Anderson*  
 Jane Licht, Register of Deeds

Document No. **2659856**  
 Certified Survey Map No. 7731  
 Volume 40 Page 250

2/12

OWNERS CERTIFICATE

As owners, we hereby certify that we have caused the lands described by this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by s. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

Alice M. Maly  
Alice M. Maly

Arthur S. Hoffman  
Arthur S. Hoffman

Virginia L. Kenney  
Virginia L. Kenney

Daniel M. Hoffman  
Daniel M. Hoffman

Richard L. Hoffman  
Richard L. Hoffman

STATE OF WISCONSIN)  
  ) ss  
COUNTY OF DANE            )

Personally came before me, this 2nd day of August, 1994, the above named ALICE M. MALY, to me known to be the person who executed the foregoing instrument and acknowledged the same.

James L. Schmitt  
James L. Schmitt - Notary  
Dane County, Wisconsin  
My Commission is permanent.

STATE OF WISCONSIN)  
  ) ss  
COUNTY OF DANE            )

Personally came before me, this 5th day of August, 1994, the above named ARTHUR S. HOFFMAN, VIRGINIA L. KENNEY, DANIEL M. HOFFMAN and RICHARD L. HOFFMAN, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Nancy L. Ehle  
Nancy L. Ehle - Notary  
Dane County, Wisconsin  
My Commission expires June 4, 1995



May 16, 2024

RE: Neighborhood Characteristics Narrative, Parcel 060813481004 Rezone Application

Parcel 060813481004, in the Town of Verona, includes 39.83 acres currently used for agriculture (zoned AT-35) and has a small woodlands and drainage swale. The terrain is gently rolling with no formal access to the parcel. The surrounding land uses include AT-35 to the west and south. The land north of the parcel comprises the Good Lake town neighborhood, zoned SFR-08. The land to the east is within the Cit of Fitchburg, zoned A-X.

The proposed zoning for this parcel is MFR-08 to allow for the development of a Conservation Subdivision due to the ETJ of Fitchburg not allowing land splits in this part of the Town. This parcel is in Area B of the Boundary Agreement with the City of Verona, but per the Agreement made December 11<sup>th</sup>, 2023 between the City and the Town of Verona, the City waives its rights to review, regulate or otherwise oppose development of this parcel (known as "Farm 6"). The proposed conceptual design is consistent with the Conservation Subdivision guidelines in the Town's Land Division and Development Ordinance.

REVISIONS:	DATE	DESCRIPTION
1	05-31-2024	REVISED SETBACKS AND GENERAL NOTES

DESIGNED/DRAWN:	TAT
APPROVED:	TAT
DRAWING ISSUE DATE:	5/15/2024

**PROJECT NAME:**  
 FARM VI CONSERVATION CONDOMINIUM

**PROJECT LOCATION:**  
 LOT 2, CSM NO. 7731, LOCATED IN THE NE¼ OF THE SE¼ AND THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

LAT.: 42.992179°  
 LONG.: -89.487139°

**SHEET NAME:**  
 SITE PLAN

**GENERAL INFORMATION:**

- PARCEL AREA = 38.76 AC± (EXCL. PUBLIC R/W)
- CURRENT LAND USE : AGRICULTURAL
- PROPOSED LAND USE : RESIDENTIAL AND CONSERVATION

**PROPOSED UNITS:**

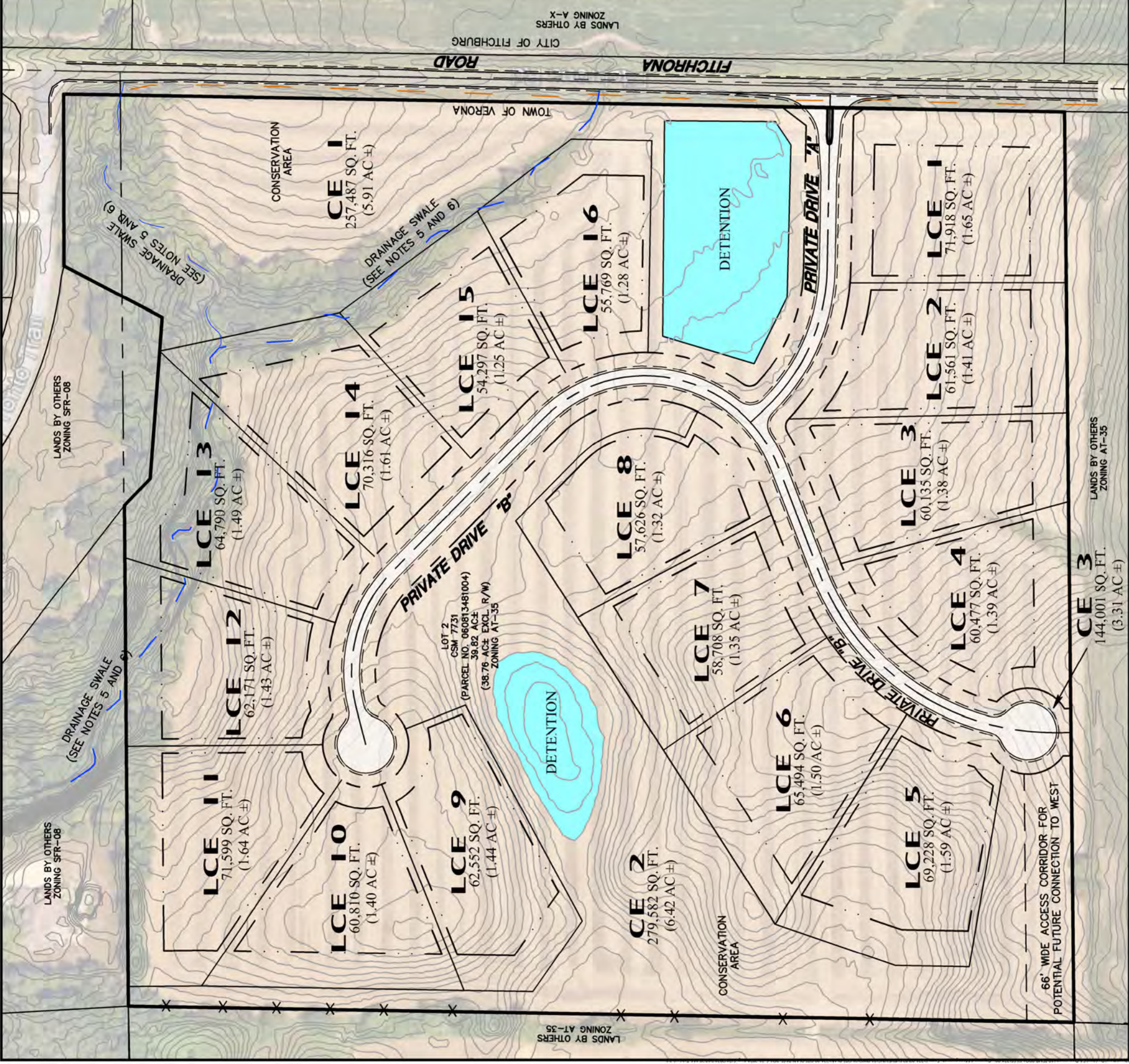
- LCE = 16 ; @ 23.13 AC± (1.25 AC MIN.)
  - CONSERVACY AND STORMWATER = 2 ; @ 12.33 AC±
  - PRIVATE ACCESS R/W = 1 ; @ 3.31 AC±
  - SETBACKS:  
 A. FRONT = 30'  
 B. SIDE = 10'  
 C. REAR = 50'  
 D. STREAMS = 75' FROM CENTER OF STREAM
- PROPOSED DRIVEWAYS:**
- PRIVATE ACCESS CORRIDOR = 66' WIDE
  - CUL DE SACS = 60' RAD. / 40' RAD. PAVED
  - DRIVEWAY WIDTH = 22' MIN.
  - SHOULDER = 3' MIN.
  - PRIVATE DRIVEWAY LENGTH = 2,053 FL
  - CONNECTION TO FITCHRONA RD. : DANE CO. TYPE C INT.

**GENERAL NOTES:**

1. PLACEMENT OF BUILDINGS WITHIN UNITS IS YET TO BE DETERMINED.
2. WELL AND SEPTIC DRAIN FIELD LOCATIONS TO BE DETERMINED AT THE TIME OF RESIDENCE CONSTRUCTION.
3. MAILBOX AREA LOCATION TO BE DETERMINED AFTER CONSULTATION WITH THE POSTMASTER.
4. BUILDING ENVELOPES AND SETBACK INFORMATION SHOWN ARE PER DANE COUNTY SFR-1 ZONING REQUIREMENTS, BUT SUBJECT TO CHANGE.
5. EXISTING DRAINAGE SWALE DETERMINED TO BE NOT NAVIGABLE BY DANE COUNTY ON MAY 24, 2024. THEREFORE, NOT SUBJECT TO SHORELAND ZONING DRISTRIC REQUIREMENTS.
6. A WETLAND DELINEATION FIELD INVESTIGATION CONDUCTED ON MAY 29, 2024, BY HEARTLAND ECOLOGICAL GROUP, INC. FOUND NO EVIDENCE OF WETLANDS ON SITE (FINAL REPORT PENDING).



**SCALE:** 1" = 150'  
 0 75 150 300'







Jamie Kuhn  
Dane County Executive

# Dane County Planning & Development

## Division of Zoning

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May 24, 2024

FROSTWOOD FARM VI LLC  
1325 BOUNDARY RD  
MIDDLETON WI 53562

RE: Navigability Determination – Rezone petition 12065, Fitchrona Rd, Section 13, Town of Verona  
Parcel: 0608-134-8100-4

The Dane County Zoning Division has processed your request for a navigability determination for two intermittent streams that are mapped on the northwest portion of your property.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the categorization of these waterways. The map shows that there are two converging intermittent streams located on or near the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on May 24, 2024. It was actively raining during the inspection and the area had received approximately 2 inches of rain during the week. It was observed that two gullies form on the property and provide an approximately 20-foot drop in elevation where the gullies converge. The gullies are predominantly vegetated with terrestrial vegetation except for some isolated areas where standing water has formed. At no point do either waterway have a defined enough bed or bank to support the floating of a small craft.

After further review of the streams, it has been determined that neither are navigable from their origin to a point at least 300 feet downstream of the subject property.

This letter serves as notice that the future development that will occur on the above-described lots is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Sincerely,

Hans Hilbert  
Assistant Zoning Administrator

Cc:

Page 1 of 2

Land & Water Resources  
Liz Steinhauer, Raymond Management Company

**AT-35 to MFR-08**

Lot 2 of Certified Survey Map 7731, Section 13, T6N, R8E, Town of Verona, Dane County,  
Wisconsin