

City of Verona
Town of Verona
Joint Planning Committee Meeting
Verona Town Hall
7669 County Highway PD
Wednesday, June 22nd, 2022 – 5:30 P.M.
www.ci.verona.wi.us
www.town.verona.wi.us

SPEAKING INSTRUCTIONS

Public comment: The Chair will ask any members of the public in attendance if they wish to speak and on what agenda item at the beginning of the meeting, and to provide their name and address for the record.

1. Call Meeting to Order
2. Roll Call
3. Public Comment
4. Approval of minutes from Wednesday, February 24th, 2021
5. Discussion and Possible Action: Amended Lane Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of a 4.9-acre portion of parcel 062/0608-092-9152-0 from AT-35 to LC
6. Discussion and Possible Action: Town of Verona Land Use Application 2022-02 submitted by Badger Prairie Needs Network for a rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC
7. Discussion and Possible Action: Town of Verona Land Use Application 2022-03 submitted by Dane County for the CSM and rezone of 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C
8. Update and discussion relating to Planning and development in the City of Verona
9. Update and discussion relating to Planning and development in the Town of Verona
10. Discussion and Possible Action: Future Meeting Dates
11. Adjournment

Luke Diaz, Mayor
Mark Geller, Town Board Chair

Posted: Verona City Hall
Verona Town Hall
Miller's Market
All agendas are posted on the City's website at: www.ci.verona.wi.us
and the Town's website at www.town.verona.wi.us

Notice: If you need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the Town Clerk at 608- 845-7187 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

**City of Verona
Town of Verona
Joint Planning Committee Meeting**

Via Zoom

Wednesday, February 24th, 2021 – 6:00 P.M.

www.ci.verona.wi.us

www.town.verona.wi.us

Attendees: Committee - Chair Mark Geller, Deb Paul, Mayor Luke Diaz, Steve Hingle
Staff – Katherine Holt (CoV); Sarah Gaskell (ToV)
Public – Rick Winch, Jon Baldock, Alan Miller, Dixie Schwenn, Nathan Lockwood, Tod Sloan, Jim Schumacher

1. Call Meeting to Order - Chair Geller called the meeting to order at 6:33pm
2. Approval of the Agenda – Motion by Paul, second by Diaz. Motion carries by voice vote.
3. Public Comment - none
4. Approval of minutes from November 24, 2020 meeting. Motion to approve by Diaz, second by Hingle; motion carried by voice vote.
5. Discussion and Action: Land Use Application 2021-03 submitted by Nathan Lockwood for a CSM and rezone from AT 35 to UTR for parcel number 062/0608-082-9501-0, located at 7562 County Highway PD

The applicant is seeking approval to create a CSM and rezone for one parcel. Currently zoned AT-35, the CSM will create one new lot, zoned UTR and the remaining land will stay in metes and bounds as AT-35. The new UTR lot will be 31.53 acres in size. TOV Plan Commission approved this application at its January 21st, 2021 meeting 5-0 with the listed conditions – The parcel be deed restricted to allow only Agricultural Uses. TOV Board approved this application at its February 2nd, 2021 meeting 5-0 with the aforementioned conditions.

Diaz made a motion to approve; second by Paul. Motion carried by voice vote.

6. Land Use Application 2021-04 submitted by Alan Miller for a rezone from RR 2 to AT-B for parcel number 062/0608-134-9815-0, located at 6394 Grandview Road

The property owners are seeking a rezone of the 3.21 RR-2 parcel to AT-B. The rezone would allow the formalization of the current use of the property. TOV Plan

Commission approved this application at its January 21st, 2021 meeting 5-0. TOV Board approved this application at its February 2nd, 2021 meeting 5-0.

Motion by Paul, second by Diaz to approve. Motion carried by voice vote.

7. Discussion and Possible Action: Town of Verona Land Use Application 2021-05 submitted by Rick Winch for a CSM and rezone from UTR and RR-4 to RR-2 for parcel numbers 062/0608-263-9561-0 and 062/0608-263-9500-2, located at 1961 County Highway PB

The applicant is seeking and CSM and rezone for two parcels, currently zoned UTR and RR-4. Both parcels would be rezoned to RR-2. The recent classification of parcel 062/0608-263-9561-0 to UTR was made in error by Dane County.

TOV Plan Commission approved this application at its February 18th, 2021 meeting 5-0; TOV Board will address the agenda item at their March 2nd, 2021 meeting.

Motion by Hingle, second by Paul to approve. Motion carried by voice vote.

8. Discussion and Possible Action: Land Use Application 2021-07 submitted by Sharon Edwards for a CSM and rezone from RM-8 to RR-4 for parcel number 062/0608-281-8785-0 located at 7222 Pine Row

The applicant is seeking and CSM and rezone from RM-8 to RR-4. The applicant wishes to subdivide the parcel into two lots, 4.15 and 7.78 acres, in order to apportion off the family farmhouse and barn from the ag land.

TOV Plan Commission approved this application at its February 18th, 2021 meeting 5-0 with the condition that no residential use be allowed on Lot 1; TOV Board will address the agenda item at their March 2nd, 2021 meeting.

Motion by Paul, second by Diaz to approve. Motion carried by voice vote.

9. Discussion and Possible Action: Lane Use Application 2021-01 submitted by the Town of Verona for a blanket rezone of parcels located in the Cross County Circle Neighborhood from RR 2 to SFR 1 and 2

TOV is seeking a blanket rezone for several parcels in the Cross Country neighborhood area from RR-2 to SFR-1 and SFR-2 to align with the zoning of the surrounding area.

TOV Plan Commission approved this application at its February 18th, 2021 meeting 5-0; TOV Board will address the agenda item at their March 2nd, 2021 meeting.

Motion by Hingle, second by Paul to approve. Motion carried by voice vote.

10. Update and discussion relating to Planning and Development in the City of Verona

11. Update and discussion relating to Planning and Development in the Town of Verona

12. Adjournment – 6:58pm

Luke Diaz, Mayor
Mark Geller, Town Board Chair

Posted: Verona City Hall,
Verona Town Hall,
Miller's Market
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June 2022 Town Plan Commission/Board of Supervisors Action to Date

1. Discussion and Possible Action: Amended Land Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of a 4.9-acre portion of parcel 062/0608-092-9152-0 from AT-35 to LC
 - a. TOV Plan Commission will be reviewing this application at its June 16th 2022 meeting. This is an amended application. The original application was recommended for approval at their May meeting where 4 parcels were proposed to be rezoned from AT-35 to RI.
 - b. TOV Board will be discussing and acting on this application at its July 5th meeting.

2. Discussion and Possible Action: Town of Verona Land Use Application 2022-02 submitted by Badger Prairie Needs Network for a rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC
 - a. TOV Plan Commission recommended approval of this application at its May 2022
 - b. TOV Board approved this application at its June 2022 meeting via voice vote subject to the following conditions:
 - i. Land use be restricted to Governmental, Institutional, Religious or Nonprofit Community uses
 - ii. Landscape Screening requirements be waived
 - iii. The Land Use application be approved by the Joint Plan Committee

3. Discussion and Possible Action: Town of Verona Land Use Application 2022-03 submitted by Dane County for the CSM and rezone of 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C
 - a. TOV Plan Commission recommended approved this application at its May 2022 meeting
 - b. TOV Board approved this application at its June 2022 meeting via voice vote subject to the following condition:
 - i. The Land Use application be approved by the Joint Plan Committee

Planning Report

Town of Verona

June 16th, 2022

Former Wingra Quarry - Parcel located near the west intersection of CTH PD and Northern Lights Road

Summary: The applicant is seeking approval for a rezone of for parcel number 062/0608-092-9152- The rezone of 4.9 acres of this parcel would be from AT-35 to LC (Limited Commercial).

Property Owner: Epic Systems Corporation

Property Addresses: n/a

Applicant: Nathan Lockwood
D'Onofrio Kottke and Associates

Location Map



Comprehensive Plan Guidance:

The parcel is depicted as Natural/Recreational Resources. The change from AT-35 to LC for the 4.9 acres would be appropriate due to both the past and current uses of the property. The rezone would bring the current use into alignment with the appropriate zoning category. Site operations will utilize a septic system and private well so urban services will not be needed. The previous application for a rezone to RI was not permitted by the County due to the location of the containment areas of Well 6 in the City of Verona and related ordinances prohibiting RI zoning in these areas.

Current and Proposed Zoning: The current zoning classification is AT-35. The new zoning classification would LC-Limited Commercial.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area A of the boundary agreement with the City of Verona. Further action will be required with respect to consultation with the City of Verona via a meeting of the Joint City/Town Plan Committee.

Surrounding Land Use and Zoning: The surrounding land uses include RM-16 and AT-35 to the west. The western boundary of the parcel abuts Glacier Landscape, Inc.

Site Features: The site was home to the former Wingra Stone aggregate quarry. The only structures on site were two blighted buildings that have recently been demolished and removed. The topography is slightly varied but not due to the presence of natural features.

Driveway Access: Access is available via a shared driveway easement agreement with the neighbors to northwest (Ray Maurer, parcel number 062/0608-081-9502-0, 7407 County Hwy PD and Taylor Maurer, LLC 062/0608-081-9880-0).

Other: The applicant wishes to build an Accessory Building similar to those constructed elsewhere on the Epic Campus. The building will house contractor office space, material storage and vehicle service. Traffic to/from the site will be in the morning and evening and will only be employee traffic. Haul trucks will continue to use the existing access located in the southern portion of the parcel 3. A small parking lot will also be constructed for employee use.

Please see the attached Operations Narrative provided by the Applicant.

Staff Comments: Staff recommends approval of the rezone with the following condition:

1. All outdoor lighting fixtures must comply with the Town of Verona Dark Sky Ordinance.

LC Limited Commercial Zoning District

Zoning district intended for small scale businesses

CH. 10-Zoning, [Section 10.271](#)

Purpose of the Limited Commercial District 10.271(1)

- The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

Permitted Uses 10.271(2)

- Office uses (limited to 6 on-site employees)
- Contractor, landscaping or building trade operations
- Incidental parking for employees
- Indoor storage and repair
- Incidental indoor maintenance
- Outdoor storage of up to 12 total vehicles and pieces of construction equipment
- Utility services associated with a permitted use
- Undeveloped natural resource and open space areas
- Agricultural and agricultural accessory uses (livestock not permitted)
- Transportation, utility or communication use required by law.

Conditional Uses 10.273(3)

- Outdoor storage
- Caretaker's residence
- Light industrial (see definition below)
- Storage of more than 12 total vehicles and pieces of construction equipment
- Communication towers
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, utility or communication use required by law.

Setbacks, Height , and Size requirements 10.273 (4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height: 2 ½ stories or 35 feet maximum

Side Yards:

10 feet minimum each side

Rear Yards:

Commercial buildings: 10 feet minimum

single-family residences: 25 feet minimum

residential accessory buildings: 10 feet minimum

Maximum Size of Commercial Buildings:

10,000 square feet

Lot Width & Area: 10.273(5)

Area: 20,000 square feet minimum,
5 acres maximum

Lot Width: 100 feet minimum

LC-1 Limited Commercial District

Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.111

Lot Coverage 10.273(7)

Maximum 35% of all buildings on property

Commercial buildings shall not exceed 10,000 sq. ft. in total floor area

Definitions and General Notes for LC-1 Limited Commercial District 10.01, 10.111

DEFINITIONS:

- **Incidental indoor maintenance** 10.01(27g): Maintenance and repair of equipment and vehicles owned and operated by a principal business on the premises, and not as a service to others. All maintenance activities must take place within an enclosed building.
- **Indoor storage** 10.01(27h): Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- **Light industrial** 10.01(30f): The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations): **(a)** are conducted entirely within an enclosed building; **(b)** are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; **(c)** do not pose a significant safety hazard (such as danger of explosion); **(d)** include no retail sales.
- **Limited rural business** 10.01(30g): May include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and does not conflict with the overall purposes of the LC-1 district. "Family" has the meaning set forth in section 10.01(23)
- **Office** 10.01(40m): An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- **Outdoor storage** 10.01(40t): Uses primarily oriented to the receiving, holding and shipping of materials for a single business. Such a use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage use. Such uses do not include junk or other materials typically associated with a junkyard, salvage recycling center or solid waste recycling center, as defined in this ordinance. Outdoor storage of materials is not permitted within the building setback area described in s. 10.17.

NOTES:

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.18 of the Dane County Code of Ordinances (DCCO).
- Screening must be provided and maintained on lots adjacent to an R- Residential district, RH- Rural Homes district, or A-2 Agriculture district. Screening typically requires landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs and consistent with Section 10.16(7) DCCO.
- LC-1 Contractor Businesses: Typical contractor businesses permitted in the LC-1 district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- Alternative Commercial Zoning: Contractor businesses other than general, mechanical and landscaping contractor businesses may need C-1 Commercial or, more commonly, C-2 Commercial zoning. Both C-1 and C-2 zoning do not limit the number of items of construction equipment. C-2 accommodates outside parking or storing of motor vehicles (Section 10.14(1)(q) DCCO), while C-1 does not.

Livestock 10.271(2)

Not Permitted







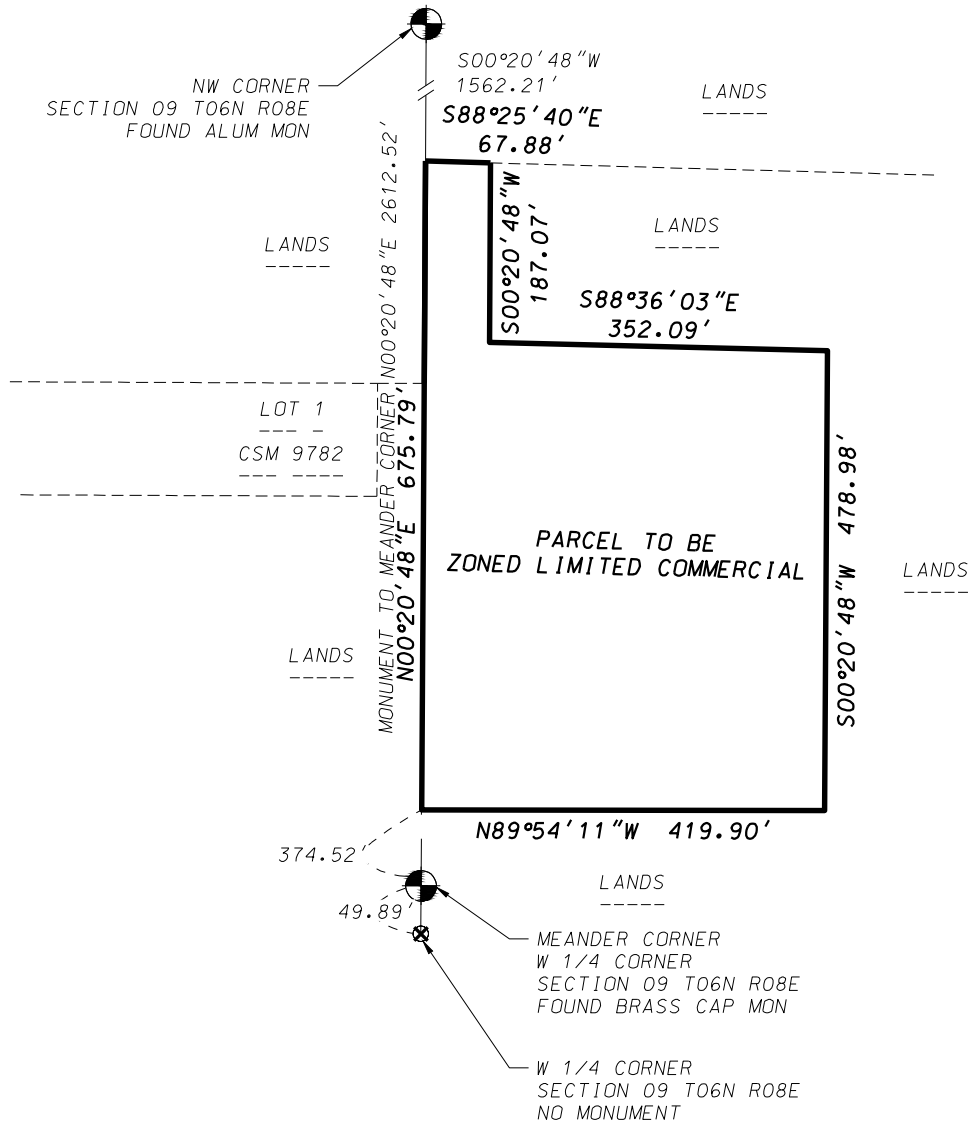


LEGAL DESCRIPTION – LANDS TO BE ZONED LIMITED COMMERCIAL

A parcel of land located in the SW1/4 of the NE1/4 of Section 9, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 9; thence S00°20'48"W, 1562.21 feet along the West line of said SW1/4 to the point of beginning; thence S88°25'40"E, 67.88 feet; thence S00°20'48"W, 187.07 feet; thence S88°36'03"E, 352.09 feet; thence S00°20'48"W, 478.98 feet; thence N89°54'11"W, 419.90 feet to a point on the West line of said SW1/4; thence N00°20'48"E, 675.79 feet along said West line to the point of beginning. Containing 4.955 acres.

EPIC - REZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 200
 Scale 1" = 200'

DATE: 05-24-22
 F.N.: 10-02-102

Epic Systems – Dane County Rezone Petition

Operational Narrative

A portion of the old Wingra property is desired to be used as a shop and yard for Edgerton Contractors. Epic contracts Edgerton, the grading contractor, for ongoing construction at the Epic Campus in the adjacent City of Verona. The proposed shop will be used for Edgerton internal operations regarding work at Epic including repair of construction equipment. The proposed yard will be used to store construction equipment and various construction materials relating to Epic construction work. This property will not be used as public commercial space, there are no sales or services outside of Epic related work. This land and structure stages Epic's construction operation.

The property has existing piles of sand and aggregate material left by Wingra and is now the property of Epic. It is anticipated that this material will be transferred to the Epic site by way of an existing internal access road to the south.

Some rock crushing is expected on site to produce aggregate which will be used on the Epic site and not hauled off site or sold.

- Typical Hours of Operation - Weekdays 7 am to 5 pm
- Extraordinary Hours of Operation - Weekends 8 am to 7 pm (rare as construction warrants)
- Number of Employees
 - The number of employees will range from 80 to 5 depending on the workload.
- Anticipated noise, odors, dust, soot, runoff, or pollution
 - We do not anticipate any odors, soot, runoff, or pollution.
 - We will have a water truck onsite to control dust and engineering controls will be used to minimize construction equipment noise.
- Material Storage
 - Stored materials include soil, rock, sand aggregate, signs, pipe, structures, fabric, and traffic control materials.
- Stormwater and erosion control standards
 - The property is internally drained so stormwater management and erosion control is no different than the previous quarry operation.
- Sanitary facilities
 - The office will have restrooms that will connect to a new septic system.
- Trash, solid waste, and recyclable materials
 - Dumpsters will be used for trash, solid waste, and recyclables
- Anticipated daily traffic
 - Employees will arrive using the north entrance around 7 am and depart from 3 pm to 5 pm most days.
 - Most construction equipment will enter the site from the south directly from Epic property.
 - On road trucks will enter either from the south or the north.
 - All trucks entering or leaving the site will be street legal.
- Hazardous, toxic, or explosive materials
 - We do not anticipate storing any hazardous, toxic, or explosive materials onsite.
- Outdoor lighting
 - The proposed office has a few lights attached to the building at the entrances.
 - The proposed parking area has a few light poles.
- Signs
 - There will be no signs other than the address sign.

1150924

This Indenture, Made this 22nd day of December, A. D., 19 65,
between WINGRA STONE COMPANY

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin,
located at _____, Wisconsin, party of the first part, and
HENRY F. MAURER AND SELMA M. MAURER, husband and wife, as joint tenants,

part ies of the second part.
Witnesseth, That the said party of the first part, for and in consideration of the sum of
One Dollar (\$1) and other good and valuable consideration -----

to it paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowl-
edged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by
these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said
part ies of the second part, their heirs and assigns forever, the following described real estate,
situated in the County of Dane and State of Wisconsin, to-wit:

PARCEL B:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Town 6 North,
Range 8 East (Township of Verona), Dane County, Wisconsin, which is more
fully described as follows: Beginning at the NW corner of said SW 1/4 -
NW 1/4; thence East, along the N line of said quarter-quarter, 1313.5 feet
to the center line of Nine Mounds Road; thence S 0°-09' E, along said center
line of road 231.0 feet; thence West 1315.5 feet to the West line of
said SW 1/4 - NW 1/4; thence North, along said W line of quarter-quarter,
231.0 feet to the point of beginning.

Subject to a public roadway over the East 33' of the above described real
estate.

The above described parcel, to center line of Nine Mounds Road, contains
6.97 acres.

The grantor, for itself, its successors and assigns, reserves over the
Westerly 66' in width of the above described real estate a non-exclusive
easement for ingress and egress to such portion of the Southwest 1/4 of
the Northwest 1/4 of Section 9, Town of Verona, Dane County, Wisconsin,
retained by it and for ingress and egress to parcel of real estate being
acquired by deed dated December 22nd, 1965, from Henry F. Maurer and
Selma M. Maurer located in the Southeast 1/4 of the Northeast 1/4 of
Section 8, Town of Verona, Dane County, Wisconsin, as therein described;
such easement shall be perpetual for the benefit of all lands or parts
thereof described in this paragraph and which, without limitation, shall
include the right to cross and recross by vehicle and otherwise and to
reasonably improve the easement area for roadway purposes.

The grantor, for itself, its successors and assigns, specifically agrees
that no excavation of any kind or nature shall be made on the property
still retained by it and lying directly to the South of the above des-
cribed real estate in the Southwest 1/4 of the Northwest 1/4 of Section 9,
Town of Verona, Dane County, Wisconsin, which will cause any portion of
the above described real estate to cave in.

Real estate taxes for 1965 payable in 1966 are to be paid in full by
parties of the first part before the same become delinquent.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise
appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the
first part, either in law or equity, either in possession or expectancy of, in and to the above bargained
premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto
the said part ies of the second part, and to their heirs and assigns FOREVER.
And the said WINGRA STONE COMPANY

party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the
said part ies of the second part, their heirs and assigns, that at the time of the ensembling and
delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect,
absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear
from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said WINGRA STONE COMPANY party of the first part, has caused these presents to be signed by

its President, and countersigned by _____, its Secretary,
at _____, Wisconsin, and its corporate seal to be hereunto affixed, this 22nd
day of December, A. D., 1965

Signed and Sealed in Presence of

Charles F. Gilkeson
Charles F. Gilkeson
Albert E. Koch
Albert E. Koch

WINGRA STONE COMPANY

James S. Watson
James S. Watson
Countersigned:
Robert F. Shea
Robert F. Shea



(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

State of Wisconsin, }
Dane County, } ss.

Personally came before me, this 22nd day of December, A. D., 1965

James S. Watson, President, and Robert F. Shea, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Charles F. Gilkeson
Charles F. Gilkeson

Notary Public, Dane County, Wis.
My commission is permanent.

Drafted by G. Burgess Ela.

1150924

Mingra Stone Company

To

MAURER

Maurer

WARRANTY DEED

REGISTERS OFFICE,
State of Wisconsin,
Dane County,

Received for Record this 30 day of Dec. A. D., 1965 at 3 o'clock P. M., and recorded in Vol. 811 of District Page 503

Register of Deeds.

Deputy.

Ela C V E

175



August 12, 2021

Raymond and Shirley Maurer
7407 County Highway
Verona, WI 53593

Taylor Maurer, LLC
PD7395 County Highway PD
Verona, WI 53593

Ray, Shirley and Taylor:

As we discussed, this letter outlines our understanding regarding our neighboring properties. This is a temporary understanding, which we do not anticipate will be recorded against any of our properties. We will continue to work on a comprehensive agreement regarding these matters in the next several months. This understanding will be temporary and will remain in effect no longer than December 31, 2022.

- As shown on the attached map, you will have access across the Epic property on the existing road running from Ray and Shirley's property to the east and then turning west back toward Ray and Shirley's property.
- Also as shown on the attached map, Epic will have access across Ray and Shirley's property from its property to the south to its property to the east of your property. Epic will be solely responsible for building and maintaining this roadway.
- Taylor Maurer, LLC (TMLLC), and Glacier Landscaping will have access across the existing roadways on the northwest portion of Epic's property for ingress and egress from TMLLC's property to the easement on Ray and Shirley's property toward County Highway PD.
- Glacier Landscaping will also be able to continue to use Epic's property currently used by Glacier Landscaping for storage of hardscape materials and nursery stock.
- From time to time, upon Ray's request, Epic will run the pump on its property to maintain adequate levels in Ray and Shirley's fish pond.
- Each party will be solely responsible for any damage, injury, or cost related to such party's use of another party's land.

If this understanding meets with your approval, please acknowledge this letter below. We look forward to putting together a comprehensive agreement in the near future.

Sincerely,
Epic Systems Corporation

Sverre Roang, CAO

Acknowledged and Agreed:

Raymond Maurer
Shirley Maurer
Taylor Maurer, LLC

Nathan Lockwood, P.E., as a staff member of D'Onofrio Kottke & Associates, is authorized to act as my agent with regard to erosion control, stormwater management, driveway, right-of-way opening, and/or environmental permitting, for all projects located on lands owned by Raymond Maurer.

Raymond Maurer, Owner

Raymond Maurer (Printed Name)


Raymond Maurer Signature 8/16/2021 Date

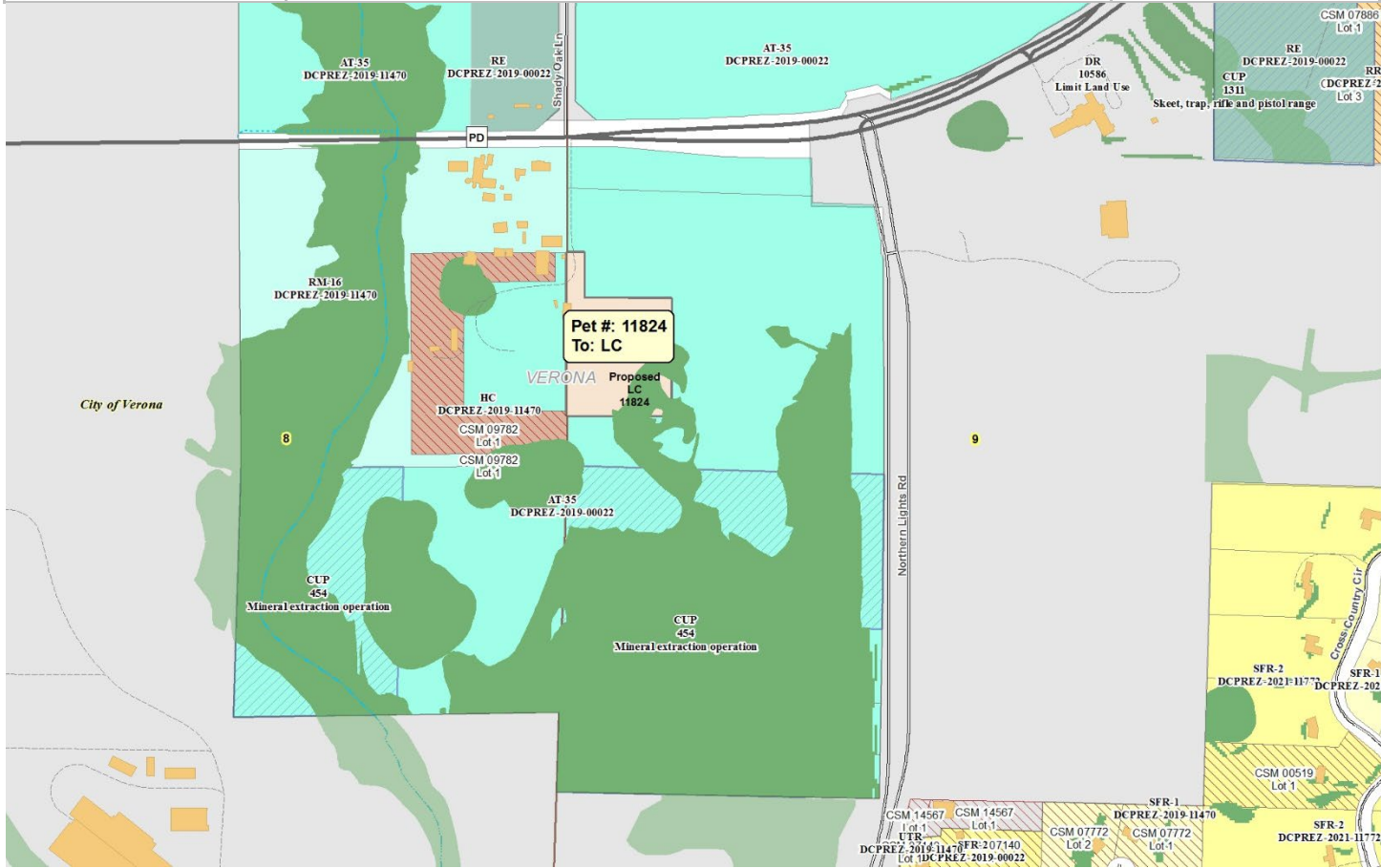
(STATE OF WISCONSIN COUNTY OF DANE) S.S.

Personally came before me this 16th day of August, 2021, the above named Raymond Maurer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

David Reary
Notary Public

My Commission Expires is Perpetual

<p>Staff Report UPDATE 6/8/2022 AMENDED PETITION</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: May 10, 2022</p>	<p>Petition 11824</p>
	<p><u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO LC – Limited Commercial District</p>	<p><u>Town/Section:</u> VERONA, Section 9</p>
	<p><u>Size:</u> 4.9 Acres <u>Survey Required:</u> No</p>	<p><u>Applicant:</u> EPIC SYSTEMS CORPORATION c/o JAMES SCHUMACHER</p>
	<p><u>Reason for the request:</u> Allow for a grading contractor operation</p>	<p><u>Address:</u> 7391 COUNTY HWY PD AND LANDS WEST OF NORTHERN LIGHTS ROAD</p>



AMENDMENTS SINCE PUBLIC HEARING:

Since the public hearing on May 10, the applicant has amended Petition 11824 to reduce the rezone area from 77 acres to 4.9 acres, and has changed the proposed zoning district from RI (Rural Industrial) to LC (Limited Commercial). The balance of the site will remain in AT-35 (Transitional Agriculture) zoning.

The proposed 4.9-acre LC parcel would accommodate the contractor’s offices, outdoor storage of up to 12 pieces of equipment and parking for employees (See revised site plan in packet). Mineral extraction activities would take place on AT-35-zoned land, under the existing CUP 454 and consistent with the ongoing, legal, nonconforming mineral extraction site on PIN 0608-092-9152-0. The landowner may, in the future, seek a conditional use permit to store more than 12 pieces of equipment on the site.

ANALYSIS:

The amended petition resolves all of the issues identified in the original staff report for this petition:

1. Site Plan. The applicant has provided a more detailed site plan that complies with county ordinance standards.
2. Groundwater Protection. Because of the lower risk of groundwater contamination from permitted and conditional uses in the LC district, LC zoning is permitted within the contribution zone of municipal well. Portions of the site fall within the contribution zone for the City of Verona Municipal Well # 5. However, with the change of zoning from RI to LC, no significant impacts are anticipated.
3. Consistency with Comprehensive Plan. The proposed LC zoning parcel is within a Commercial planning area under the *Town of Verona / Dane County Comprehensive Plan*. LC zoning is listed as an appropriate zoning category in this area. The balance of the property, now proposed to remain in AT-35 zoning, is in a Natural/Recreational Resources planning area under the town/county plan. AT-35 zoning is supported under this plan designation and this zoning will help ensure that final uses after reclamation will be consistent with adopted plan policies.

STAFF: Recommend approval of the petition, as amended, with the condition that all light fixtures on the site comply with the Town of Verona Dark Sky Ordinance.

Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: If the county board adopts Petition 11824 as amended, the amended petition will be returned to the Town of Verona for final action. The town board will have up to 40 days from county board action to approve or disapprove the petition as amended.

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: (www.town.verona.wi.us)) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): 1200 E Verona Ave., Verona, WI
See reverse side for legal description.

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category Rural Mixed Use
 - new zoning category General Commercial
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone (608) 266-4021

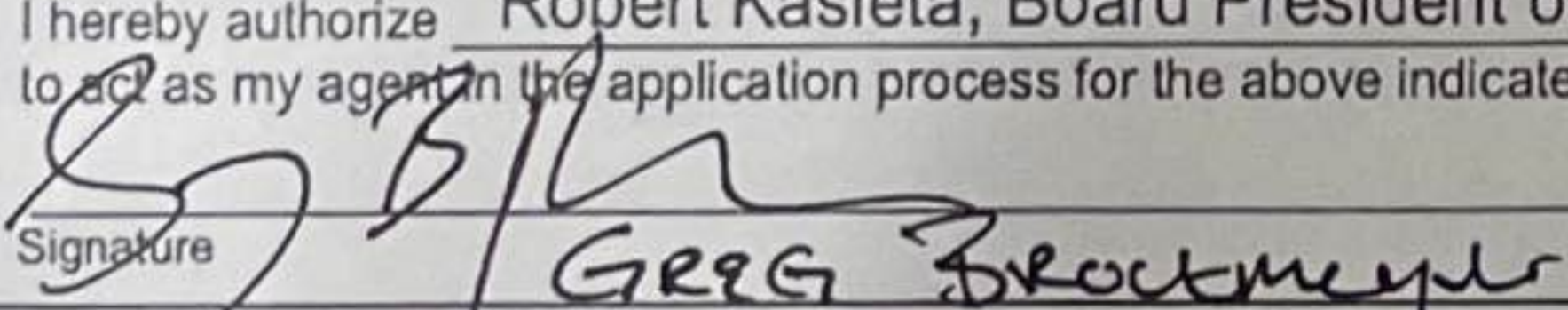
Address 210 MLK Jr. BLVD, Rm 116 Madison WI 53703 E-Mail Brockmeyer@CountyofDane.com

Applicant, if different from the property owner Badger Prairie Needs Network

Applicant's Phone (608) 662-2286 E-mail rjkasieta@kasieta.com

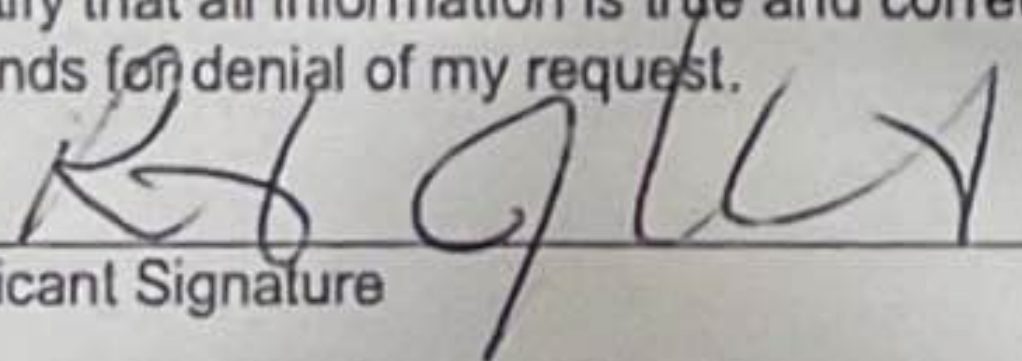
If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize Robert Kasieta, Board President of Badger Prairie Needs Network
to act as my agent in the application process for the above indicated land use change.

 4/20/22
Signature Date

Description of Land Use Change requested: (use reverse side if additional space is needed)
See reverse side for description of land use change requested.

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

 4/20/22
Applicant Signature Date

Print Name Robert J Kasieta

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

Legal Description:

Part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 14, Township 06 North, Range 08 East, City of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter corner of Section 14 aforesaid; thence South 88 degrees 43 minutes 33 seconds East along the South line of the Northwest Quarter of Section 14, aforesaid, 2434.26 feet; thence North 01 degrees 16 minutes 27 seconds East, 276.08 feet to the North right-of-way line of East Verona Avenue, also being the Point of Beginning; thence North 11 degrees 40 minutes 32 seconds West, 187.18 feet; thence North 78 degrees 05 minutes 41 seconds East, 21.22 feet; thence North 11 degrees 53 minutes 54 seconds West, 54.91 feet; thence North 33 degrees 16 minutes 40 seconds East, 46.60 feet; thence South 56 degrees 43 minutes 20 seconds East, 30.00 feet; thence North 33 degrees 16 minutes 40 seconds East, 56.81 feet; thence North 90 degrees 00 minutes 00 seconds East, 33.68 feet; thence South 00 degrees 00 minutes 00 seconds East, 15.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 145.00 feet; thence South 12 degrees 08 minutes 47 seconds East, 241.59 feet to the North right-of-way line of East Verona Avenue; thence South 77 degrees 59 minutes 03 seconds West along said North right-of-way line, 289.24 feet to the Point of Beginning. Said lease area contains 74,428 square feet or 1.709 acres.

Description of Land Use Change Requested:

The rezoning request is to rezone a lease parcel area from Rural Mixed Use (RM-16) to General Commercial (GM) to support the operations of the Badger Prairie Needs Network (BPNN) facility at 1200 E Verona Ave, Verona, WI. The change will allow BPNN to install a pylon sign with messaging to inform and communicate with the local communities it serves. The current zoning does not permit an electronic message sign. The rezone is consistent with current and proposed land uses with BPNN operating as a Non-Profit Community use. The rezone request will also be consistent with surrounding uses on the County property with government/Institutional type of use with the Badger Prairie Health Care Center and Dane County Consolidated Foods. The parcel outside the rezoned parcel will remain RM-16 zoning.

1200 East Verona Avenue, Verona

Summary: The applicant seeks a rezone of a leased parcel (1.709 acres) from Rural Mixed Use (RM-16) to General Commercial (GC). The rezone would allow for the installation of a pylon messaging sign for the facility located on the parcel.

Property Owner/Leasee: Dane County/Badger Prairie Needs Network

Property Addresses: 1200 East Verona Avenue

Applicant: Badger Prairie Needs Network
1200 East Verona Avenue
Verona WI, 53593

Location Map



The applicant has submitted an application for a rezone.

The rezone would only apply to 1.709 acres of the 30-acre site. The 1.7 acres is owned by Dane County and leased by Badger Prairie Needs Network. The zoning change would allow for the installation of a pylon message sign for purposes of communication with the community. Current zoning prohibits such signs. The rezone is consistent with the current use of the leased parcel. The remainder of the parcel will remain in RM-16.

Comprehensive Plan Guidance:

The parcel is under the Commercial Land Use category and would remain unchanged. The rezone is consistent with this category.

Current and Proposed Zoning: Current zoning for the whole site is RM-16. 1.709 acres would be rezoned to GC.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area A (section 8.05) of the boundary agreement with the City of Verona so further approvals may be required.

Surrounding Land Use and Zoning: This parcel is part of a larger Dane County site that houses Badger Prairie Park, Dane County Consolidated Food Service and the Badger Prairie Health Center. The parcel abuts City of Verona boundaries to the west and south.

Site Features: None of significance.

Driveway Access: The current driveway that serves the parcel will remain.

Other:

From the Dane County application:

This location houses the Badger Prairie Needs Network (BPNN), an all-volunteer 501.c.3 nonprofit organization dedicated to fighting hunger and ending poverty locally. BPNN operates one of Dane County's busiest food pantries, a food recovery program with Epic, a commercial kitchen that hosts nutrition classes for senior citizens and children, a free weekend community meal, and provides free legal advocacy for individuals with limited financial resources. BPNN also provides office space for a Dane County Joining Forces for Families social worker. A new 4800 Sq Ft addition to the facility and expanded parking will be used to provide job training for low-income Dane County residents in partnership with the Latino Academy of Workforce Development and the Work Force Development Board of South-Central Wisconsin. The goal is to position program graduates to successfully obtain family-sustaining better-than-living-wage jobs that alter the trajectory of low/no income Dane County households.

Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties AND Signage

Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties AND Signage

The primary purpose for this rezoning application is to permit BPNN to install a pylon type sign with an electronic message board on two sides. The electronic message panel meets Dane County and Town of Verona standards for limited no greater than 5,000 Nits. Message changing will be no faster than every 6 seconds to avoid strobing effects and the onboard software allows us to schedule auto dim from dusk to dawn or turn it completely off on schedule as needed. The sign and base are being engineered to withstand 110 MPH winds.

GC General Commercial Zoning District

Zoning district for commercial uses – CH. 10-Zoning [Section 10.272](#)

Permitted Uses 10.272(2)

- Contractor, landscaping or building trade operations
- Undeveloped natural resource and open space areas
- Day care centers
- Governmental, institutional, religious, or nonprofit community uses
- Light industrial
- Office uses
- Indoor entertainment or assembly
- Indoor sales
- Indoor storage and repair
- Personal or professional service
- A transportation, utility, communication, or other use required by law.
- Transient or tourist lodging
- Utility services associated with a permitted use
- Veterinary clinics
- Agriculture and accessory uses (livestock not permitted)

Conditional Uses: 10.272(3)

- Airport, landing strip or heliport
- Animal boarding, domestic pets
- Cemeteries
- Commercial Indoor Lodging
- Contractor, landscaping or building trades operation
- Communication towers
- Drive-in establishment
- Marinas
- Outdoor active recreation
- Outdoor entertainment
- Outdoor storage
- Offsite parking
- Residential and associated accessory uses
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above.
- Vehicle repair or maintenance service

Setbacks and Height Requirements 10.272(4),(6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet minimum
County Highway: 75/42 feet minimum
Town Road: 63/30 feet minimum
Subdivision streets platted prior to ordinance: 20 feet minimum
All other streets: 30 feet minimum

Height:

Business or mixed-use buildings: 4 stories maximum
Residential dwelling: 2 stories or 35 feet maximum

Side yard:

10 feet minimum

Rear yard:

Exclusive business use: 10 Feet minimum
Residential or combined use: 25 feet minimum

Lot Width & Area: 10.272(5)

Commercial lots: None

Residential or mixed-use: lot width 60 feet
Private sewer: 5,000 sq. feet per apartment
Public sewer: 2,000 - 2,250 sq. feet per apartment

Lot Coverage 10.11(5)

60% maximum

Residential uses by conditional use permit 10.272(3)l

- Caretaker's residence
- Single family residential
- Attached or detached accessory dwelling units
- Two family residential
- Multifamily residential
- Mixed residential and commercial developments
- Institutional residential
- Manufactured housing communities , subject to s. 10.103(14)
- Rooming house

Dane County Rezone Petition

Application Date	Petition Number
04/15/2022	DCPREZ-2022-11842
Public Hearing Date	
06/28/2022	

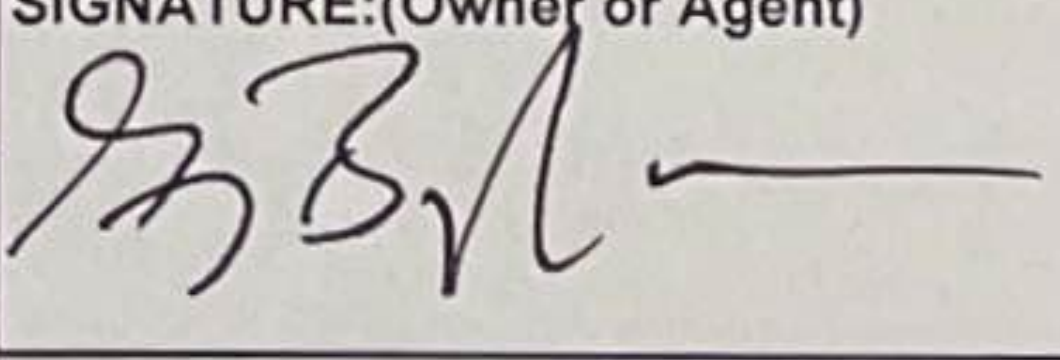
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANE COUNTY	PHONE (with Area Code) (608) 266-4519	AGENT NAME Robert J Kasieta BPNN Board President	PHONE (with Area Code) (608)848-2499
BILLING ADDRESS (Number & Street) 210 MARTIN LUTHER KING JR BLVD RM 425		ADDRESS (Number & Street) 1200 E Verona Ave	
(City, State, Zip) MADISON, WI 53703-3342		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS brockmeyer@countyofdane.com		E-MAIL ADDRESS rjkasieta@kasieta.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1200 E. Verona Avenue					
TOWNSHIP VERONA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-142-9502-0					

REASON FOR REZONE

UPDATE ZONING TO ACCOMMODATE EXISTING LAND USE (BADGER PRAIRIE NEEDS NETWORK)

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	GC General Commercial District	1.7

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) 
			PRINT NAME: Greg Brockmeyer	
			DATE: 4.20.22	



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

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Dane County	Agent Name:	Robert J Kasieta BPNN Board President
Address (Number & Street):	210 MLK, JR. BLVD., RM. 425	Address (Number & Street):	1200 E Verona Ave
Address (City, State, Zip):	MADISON, WI 53703-3342	Address (City, State, Zip):	Verona, WI 53593
Email Address:	brockmeyer@countyofdane.com	Email Address:	rjkasieta@kasieta.com
Phone#:	(608)266-4519	Phone#:	(608)848-2499

PROPERTY INFORMATION			
Township:	Verona	Parcel Number(s):	060814295020
Section:	14	Property Address or Location:	1200 E. Verona Ave., Verona WI 53593

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

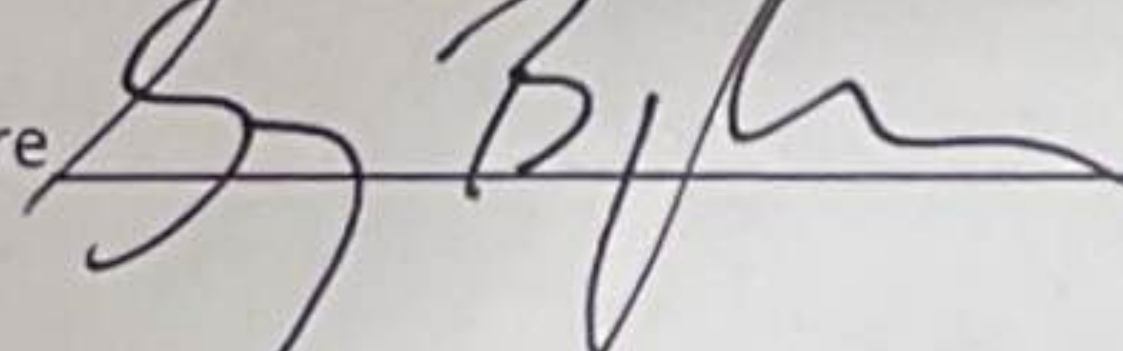
The rezoning request is to rezone a lease parcel area from Rural Mixed Use (RM-16) to General Commercial (GC) in effort to continue to support the operation of Badger Prairie Needs Network (BPNN) facilities located at 1200 E. Verona Ave., Verona, WI. The zoning change will allow BPNN to install a pylon sign with messaging to inform and communicate with the community which it serves. The current zoning does not permit any monument/pylon messaging signs. The rezone will be tied to the legal description of the Lease Parcel, as attached. The rezone is consistent with current and proposed land uses with BPNN operating a Non-Profit Community use. The rezone request will also be consistent with the surrounding uses on the County property with governmental/institutional type of use with Badger Praire Health Care Center & Dane County Consolidated Food Service. The parcel are outside the lease parcel will maintain the same RM-16 zoning.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	GC	1.709 acres

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 type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
--	--	---	--	--

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 

Date 4.20.22

Supplemental Information for Commercial Development

NEIGHBORHOOD CHARACTERISTICS

1. Current Use of the Property at 1200 E Verona Ave.

This location houses the Badger Prairie Needs Network (BPNN), an all-volunteer 501.c.3 nonprofit organization dedicated to fighting hunger and ending poverty locally. BPNN operates one of Dane County's busiest food pantries, a food recovery program with Epic, a commercial kitchen that hosts nutrition classes for senior citizens and children, a free weekend community meal, and provides free legal advocacy for individuals with limited financial resources. BPNN also provides office space for a Dane County Joining Forces for Families social worker. A new 4800 Sq Ft addition to the facility and expanded parking will be used to provide job training for low-income Dane County residents in partnership with the Latino Academy of Workforce Development and the Work Force Development Board of South-Central Wisconsin. The goal is to position program graduates to successfully obtain family-sustaining better-than-living-wage jobs that alter the trajectory of low/no income Dane County households.

2. Current Uses of Surrounding Properties.

The BPNN facility is located next to Dane County's Badger Prairie Health Center and Consolidated Foods facility. Across Verona Avenue to the south is a Park and Ride lot. To the north, beyond the Health Care Facility, is the Badger Prairie County Park.

OPERATIONAL NARRATIVE

3. Hours of Operation

Programming at the facility occurs between 8am and 10pm with most traffic present during food pantry shopping hours (Tuesdays and Fridays 10am-12pm; Thursdays 11am – 6:30pm; and Saturdays 10am-12:30pm). The community meal operates on Saturdays from 10am – 2pm. Job training will primarily occur in the evenings and on weekends.

4. Employees

BPNN volunteers are onsite most weekdays between 8am and 5pm. During non-pandemic times, about 15 volunteers help at the pantry. On weekends when the community meal is served, as many as 40 volunteers will be onsite. We do not yet have numbers for the class sizes for job training, but the expanded parking lot should accommodate the increased traffic.

5. Anticipated Noise, odors, soot, runoff and mitigation measures

A new bioretention pond to accommodate run-off from the addition has been installed and will be planted as soon as weather permits. Significant site planning during this construction phase has corrected previous runoff issues that existed on the site before BPNN occupied the facility.

6. Description of any materials stored outside and activities or operations outside the building

BPNN has two dumpsters that are enclosed in a fenced area on the health center side next to the loading dock. Another small, fenced area in that same vicinity is used to store containers for Second Harvest Food Bank between deliveries.

The training center addition has an outdoor patio on the Verona Ave side. This area is being furnished with pedestal mounted permanently installed tables like the one shown.



During the pandemic, demand for food assistance at BPNN increased by 76% and for safety reasons, our distribution method has been limited to drive-up service. This has created extra traffic on the frontage road leading to the health center facility. As the pandemic subsides and we reopen the pantry for in-person shopping, congestion and any resulting vehicle noise on the frontage road should ease considerably.

7. Compliance with County stormwater and erosion control standards.

The addition project has been permitted by both Dane County and the DNR for stormwater and erosion control. Work on the bioretention area should be completed by the end of May 2022.

8. Sanitary Facilities

The BPNN facility is owned by Dane County and leased to the nonprofit organization. We use City of Verona sewer and water along with the rest of the campus residents.

9. Managing and Removing Trash

BPNN contracts with Pellitteri Waste Systems for trash and recycling pickup. The dumpsters are in the fenced in area next to the loading dock.

10. Anticipated daily traffic, types and weights of vehicle.

BPNN volunteers and guests that use our services generally operate passenger vehicles or light weight trucks. We take delivery from food bank partners that operate anywhere from a 25' box truck to a full length semi-tractor/trailer. These deliveries occur no more than 2 days a week for no more than 60-minute periods.

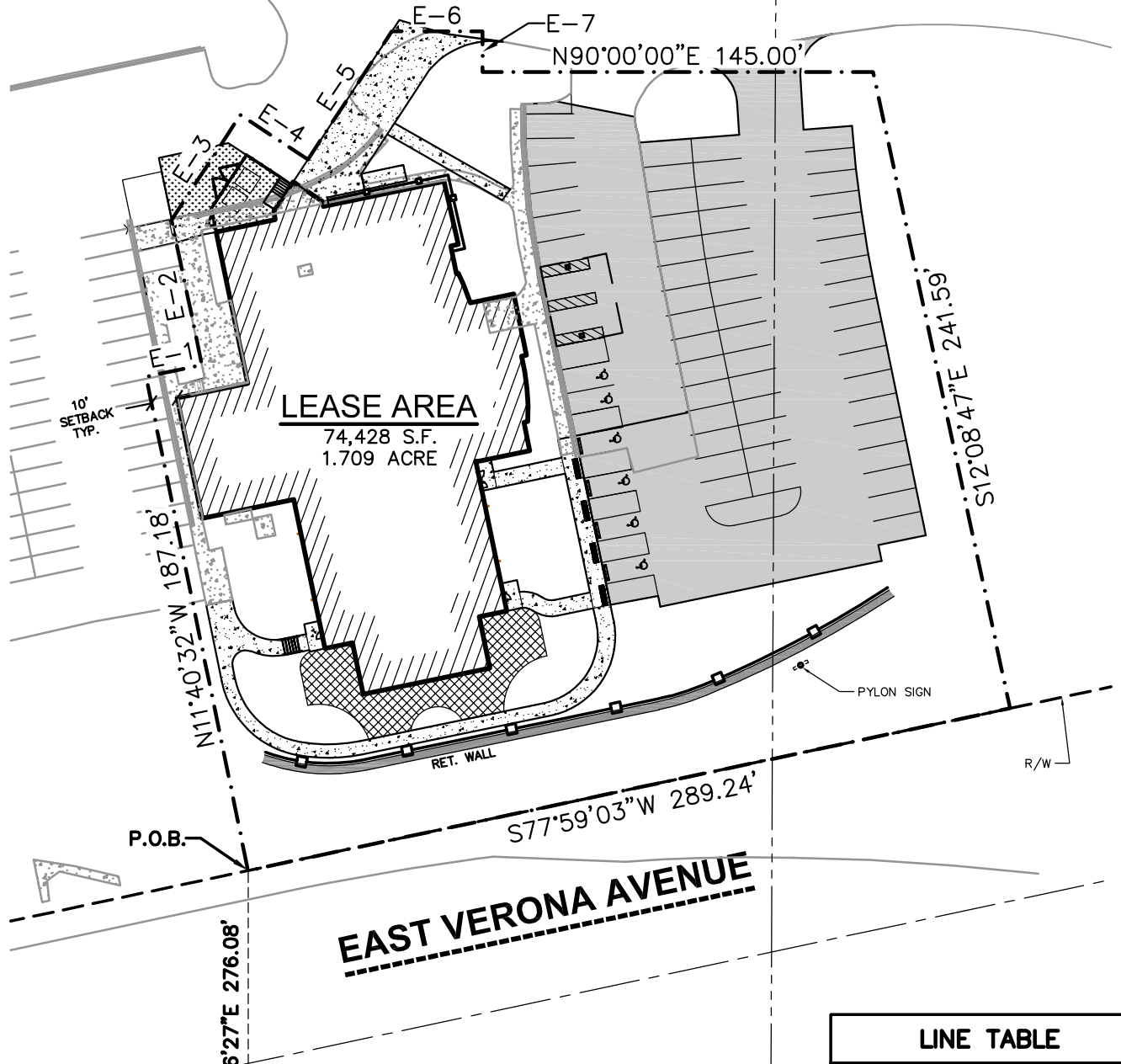
11. Hazardous, toxic. Or explosive materials on site: None

12. & 13. Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties AND Signage

The primary purpose for this rezoning application is to permit BPNN to install a pylon type sign with an electronic message board on two sides. The electronic message panel meets Dane County and Town of Verona standards for limited no greater than 5,000 Nits. Message changing will be no faster than every 6 seconds to avoid strobing effects and the onboard software allows us to schedule auto dim from dusk to dawn or turn it completely off on schedule as needed. The sign and base are being engineered to withstand 110 MPH winds.

Other signage at the site includes traffic management signs at the entrance and exit of the expanded parking lot as well as non-illuminated signs to direct vehicles to the facility.





LEASE AREA
74,428 S.F.
1.709 ACRE

EAST VERONA AVENUE

WEST QUARTER CORNER
SECTION 14-06-08
FOUND 1-1/4" REBAR
2434.26'

CENTER OF
SECTION 14-06-08
FOUND SURVEY NAIL

S88°43'33"E 2633.70'

199.44'

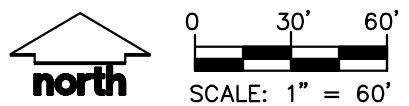
LEGEND

- GOVERNMENT CORNER
- LEASE LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING
- BITUMINOUS PAVEMENT

NOTES

1. FIELD WORK PERFORMED ON MARCH 24, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 03-06-08, RECORDED AS S88°43'33"E.

LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N78°05'41"E	21.22'
E-2	N11°53'54"W	54.91'
E-3	N33°16'40"E	46.60'
E-4	S56°43'20"E	30.00'
E-5	N33°16'40"E	56.81'
E-6	N90°00'00"E	33.68'
E-7	S00°00'00"E	15.00'



JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608-848-5060

PROJECT:
**BADGER PRAIRIE
NEEDS NETWORK**
1200 E VERONA ROAD
VERONA, WI 53593

SHEET TITLE:
LEASE BOUNDARY

PROJECT NUMBER:
20-9512
DRAWN BY: JK CHECKED BY: TJB
DATE:
APRIL 08, 2022

SHEET NUMBER:
1



LEASE AREA
Legal Description

Part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 14, Township 06 North, Range 08 East, City of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter corner of Section 14 aforesaid; thence South 88 degrees 43 minutes 33 seconds East along the South line of the Northwest Quarter of Section 14, aforesaid, 2434.26 feet; thence North 01 degrees 16 minutes 27 seconds East, 276.08 feet to the North right-of-way line of East Verona Avenue, also being the Point of Beginning; thence North 11 degrees 40 minutes 32 seconds West, 187.18 feet; thence North 78 degrees 05 minutes 41 seconds East, 21.22 feet; thence North 11 degrees 53 minutes 54 seconds West, 54.91 feet; thence North 33 degrees 16 minutes 40 seconds East, 46.60 feet; thence South 56 degrees 43 minutes 20 seconds East, 30.00 feet; thence North 33 degrees 16 minutes 40 seconds East, 56.81 feet; thence North 90 degrees 00 minutes 00 seconds East, 33.68 feet; thence South 00 degrees 00 minutes 00 seconds East, 15.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 145.00 feet; thence South 12 degrees 08 minutes 47 seconds East, 241.59 feet to the North right-of-way line of East Verona Avenue; thence South 77 degrees 59 minutes 03 seconds West along said North right-of-way line, 289.24 feet to the Point of Beginning.

Said lease area contains 74,428 square feet or 1.709 acres.



TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations and Chapter 75 – Land Division and Subdivision Regulations prior to application.

APPLICATION IS MADE to the Town of Verona Board for a land use change for:

Property address/legal description THE SE 1/4 OF THE SW 1/4 OF SECTION 4, T6N, R8E, TOWN OF VERONA

Please check all that apply:

- comprehensive plan amendment
- rezone petition
 - current zoning category AT-35
 - new zoning category requested NR-C
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner: DANE COUNTY Phone# 608-576-4485

Address: 5201 FEN OAK DR, MADISON, WI 53718 E-Mail SMITH.SHARENE@COUNTYOFDANE.COM

Applicant, if different from the property owner: _____

Applicant's Phone# _____ E-Mail _____

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____
Date

Description of Land Use Change requested: (use reverse side if additional space is needed)

THIS LAND IS BEING REZONE FOR PARK USES AND SPLIT BETWEEN CITY OF MADISON AND DANE COUNTY.

I certify that all information is true and correct. I understand that failure to provide all required information will be grounds for denial of my request

Sharene Smith 3/21/2022
Applicant Signature Date

Print Name SHARENE SMITH

RETURN COMPLETED APPLICATION OF MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

Sarah Gaskell, Planner/Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593-1035
sgaskell@town.verona.wi.us

A pre-application meeting or initial review may be scheduled with Town Staff and/or Plan Commission Chair if you have questions or concerns. Please call 608-845-7187 with questions.

Planning Report

Town of Verona

May 19th, 2022

062/0608-043-9501-0

Summary: The applicant seeks a CSM and rezone for parcel 062/0608-043-9501-0. The 39.73-acre AT-35 site would be split into two parcels. The 30.59-acre parcel would be owned by Dane County and the 8-acre parcel would be owned by the City of Madison. Both parcels would be rezoned to NR-C for the creation of a new Dane County Conservation Park.

Property Owner: Dane County Parks

Property Addresses: Woods Road – SE ¼ of the WW1/4 of Section 14, T6N, R8E, Town of Verona

Applicant: Dane County
5201 Fen Oak Drive
Madison, WI 53718

Location Map



The applicant has submitted an application for a rezone and CSM to create a new Dane County Conservation Park, located near the intersection of Woods Road and CTH M.

This park is the result of a collaborative effort between Dane County, the Cities of Verona and Madison and the Town of Verona to preserve a fully wooded 40-acre parcel containing two kettle ponds, which is part of the terminal moraine.

Comprehensive Plan Guidance:

The parcel is in the RR 4-8 category and shares its northern border with existing City of Madison park land, currently undeveloped. The rezone would be consistent with the Comprehensive Plan under the purposes of conservation of prime woodlands and rural character.

Current and Proposed Zoning: Currently zoned AT-35, the parcel will be rezoned to NR-C (Natural Resource Conservation).

Extra-territorial Review/Boundary Agreement Authority: As the parcel is in Area B of the boundary agreement with the City of Verona, further approval is required.

Surrounding Land Use and Zoning: The parcel abuts City of Madison borders to the north and east. West of the site, the majority of lands are in AT-35. It is likely that higher density development will occur on the parcel directly south of the park at some point.

Site Features: The site is a mature oak forest with rolling terrain. There are two kettle ponds located in the woods and this particular parcel would provide an opportunity to create Ice Age Trail linkage.

Driveway Access: There is not currently any access to the site from Woods Road. Once approved, a park plan will include a driveway and trailhead.

Other:

Please see the attached press articles detailing the project.

NR-C Natural Resource Conservancy Zoning District

Zoning district to protect, maintain, and enhance natural resources and open space areas.

CH. 10-Zoning, [Section 10.211](#)

Permitted Uses 10.211 (2)

- Undeveloped natural resource and open space areas
- Hiking, fishing, trapping, hunting, swimming and boating
- Outdoor passive recreation
- Propagation and raising of game animals, fowl and fish
- Silviculture (planting, thinning and harvesting of timber)
- Harvesting of wild crops in a manner that is not injurious to the natural reproduction of such crops
- Pasturing/grazing of livestock
- Uses permitted within a wetland under DCCO 11.07 and 11.08
- Soil conservation, shoreland, wetland and ecological restoration practices approved by the Director of the Land and Water Resources
- Nonresidential buildings or structures accessory to any permitted use
- Invasive species control

Conditional Uses 10.211(3)

- Establishment and development of public parks, private parks, recreational areas, boat access sites, outdoor education areas, historic areas, wildlife refuges, game preserves, and private wildlife habitat areas
- Soil conservation, shoreland, wetland and ecological restoration practices not listed as a permitted use
- Construction and maintenance of roads, railroads, or utilities which cannot practically be located outside of the NR-C district

Livestock 10.211(2)

- The pasturing and grazing of livestock is limited to one (1) animal unit for each full acre
- One animal unit shall be defined as being the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof. The WI DNR Animal Unit Worksheet shall be used to determine animal unit if not defined above

Setbacks and Height Requirements for Principal Structures 10.211(4)

Front setbacks for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Lots without road frontage: Structures must be at least 4 feet from the lot line where primary access is provided.

Side yard:

4 feet minimum

Rear yard:

4 feet minimum

Lot Area: 10.211(4)

Minimum lot size: None

Maximum lot size: None

Maximum Lot Coverage: 10.211(6)

All buildings and structures: 10% of the lot in the NR-C district

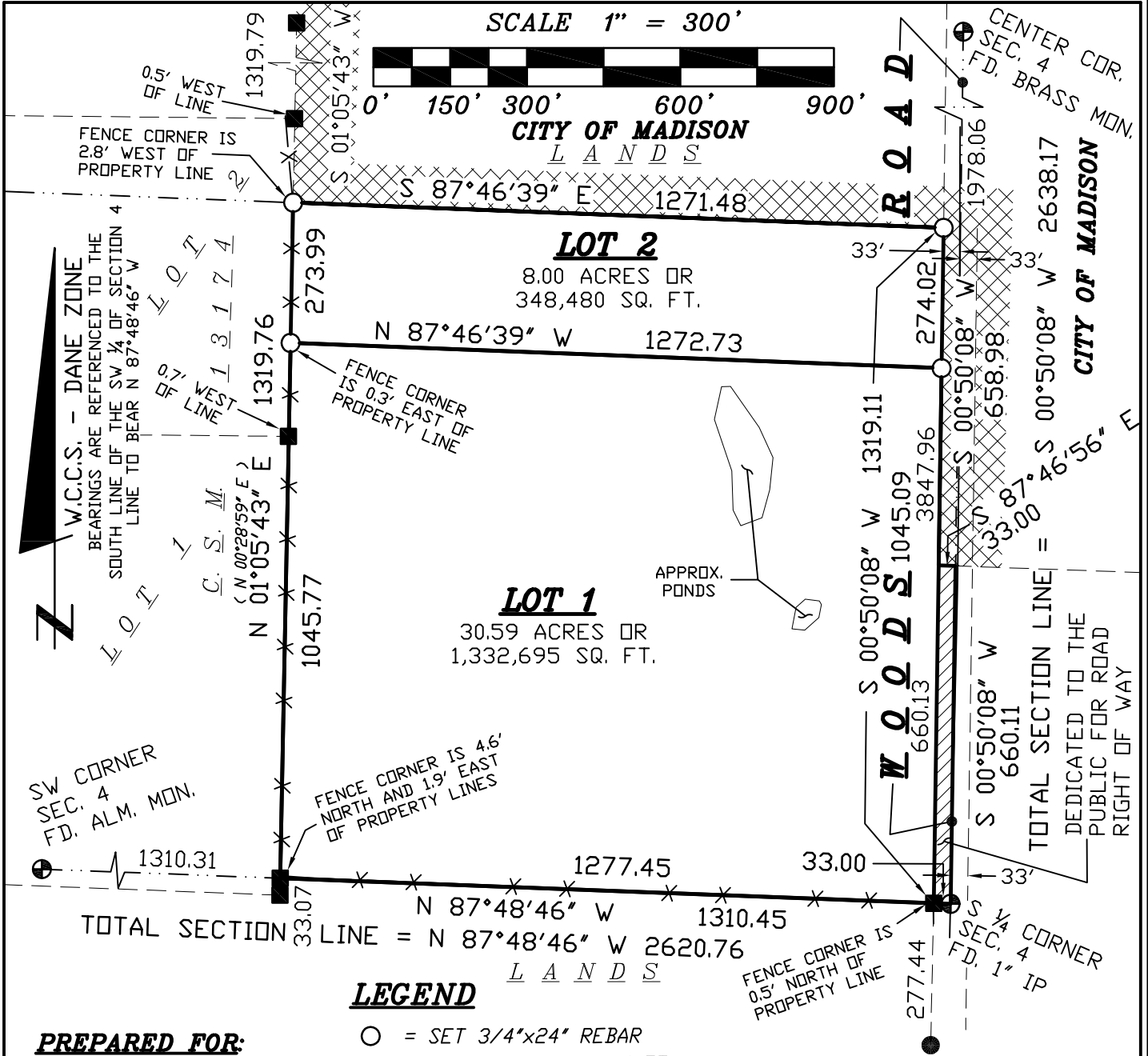


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E,
Town of Verona, Dane County, Wisconsin.



SURVEYORS SEAL

REV. DATE: 4-5-2022

21W-487



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

*NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705*

Located in the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E,
Town of Verona, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E in the Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 4; thence N 87°48'46" W along the south line of said SW 1/4, 1310.45 feet; thence N 01°05'43" E, 1319.76 feet; thence S 87°46'39" E, 1271.48 feet to the westerly right of way line of Woods Road, also being the boundary of the City of Madison; thence S 00°50'08" W along said westerly right of way and City boundary, 658.98 feet; thence S 87°46'56" E along said City boundary, 33.00 feet to the east line of said SW 1/4; thence S 00°50'08" W along said east line, 660.11 feet to the point of beginning. This parcel contains 39.09 acres and is subject to a road right of way dedication of 33.00 feet over the most easterly part, as shown.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

NOTES:

2.) THIS SURVEY WAS PREPARED WITH REFERENCE TO THE TITLE REPORT FOR THE SUBJECT TRACT PER FIDELITY NATIONAL TITLE INSURANCE COMPANY (COMMITMENT NO. 121100491).

- SUBJECT TO RESOLUTION DOC. 1994443. (BLANKET IN NATURE)

3.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

4.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

5.) ALL SECTION CORNER TIES FOR THE SW, SOUTH AND CENTER CORNERS WHERE VERIFIED PER THE LATEST TIE SHEET ON RECORD.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E,
Town of Verona, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____day
of _____, 20____.

Greg Brockmeyer
Director of Administration
County of Dane

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the
above named Greg Brockmeyer to me known to be the person who executed
the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E,
Town of Verona, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map and road right of way dedication is hereby accepted and approved by the Town of Verona on this _____ day of _____, 20__.

Teresa Withee
Town Clerk

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20__

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20__

Matthew Wachter
Secretary Plan Commission

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the SW 1/4 of Section 4, T6N, R8E,
Town of Verona, Dane County, Wisconsin.

SCALE 1" = 300'



CITY OF MADISON
LANDS

S 87°46'39" E 1271.48

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF SECTION 4
LINE TO BEAR N 87°48'46" W

LOP 13174
C.S.M.
(N 00°28'59" E)
N 01°05'43" E 1319.76

AT-35 TO NR-C

39.09 ACRES OR
1,702,953 SQ. FT.

APPROX.
PONDS

ROAD
CENTER COR.
SEC. 4
FD. BRASS MON.

WOODS

CITY OF MADISON

SW CORNER
SEC. 4
FD. ALM. MON.

1310.31

TOTAL SECTION LINE = N 87°48'46" W 1310.45
N 87°48'46" W 2620.76
LANDS

S 1/4 CORNER
SEC. 4
FD. 1" IP

1978.06
33'
S 00°50'08" W 658.98
33'
S 00°50'08" W 2638.17
33.87°
33.00
S 00°50'08" W 660.11
TOTAL SECTION LINE =
33'
S 00°50'08" W

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1" PIPE
- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

-x-x- = FENCE

PREPARED FOR:
DANE COUNTY PARKS
5201 FEN OAK DR
MADISON, WI 53718

https://madison.com/news/local/govt-and-politics/proposed-2-7m-land-buy-would-create-new-park-future-ice-age-trail-connector/article_d2b762d2-5e2a-56a3-9686-79394f5c404c.html

ALERT

PUBLIC LAND PROPOSAL | ICE AGE TRAIL

Proposed \$2.7M land buy would create new park, future Ice Age Trail connector

Chris Hubbuch | Wisconsin State Journal

Dec 7, 2021



A trail marker along Midtown Road points hikers to a segment of the Ice Age Trail, a 1,200-mile route that follows the path of the Wisconsin Ice Age Trail roughly 11,000 years ago.

Chris Hubbuch | Wisconsin State Journal

Chris Hubbuch | Wisconsin State Journal

Dane County and the cities of Madison and Verona are proposing to pay \$2.7 million for land in a rapidly developing area west of Madison that could eventually provide a missing link in the popular Ice Age Trail.

Covered in mature oak forest, the 40-acre lot on the west side of Woods Road, just north of County Highway PD, is “a wonderful example of glacial geology,” said Kevin Thusius, director of land conservation for the **Ice Age Trail Alliance**.

“The glacier ended right here and it left behind glacial till — a lot of rock and debris that created a nice hill,” Thusius said. “There are some great examples of kettle ponds — where there was a hunk of ice left when the glacier melted away.”

Watch now: rehabilitated kestrel takes flight

Wisconsin’s only designated National Scenic Trail, the **Ice Age Trail** follows the southern edge of where glaciers covered much of the state roughly 11,000 years ago, stretching about 1,200 miles from Door County to near the Illinois border then north through Dane County and eventually west to the Minnesota border in Polk County.

People are also reading...

- 1 **Nursing board chair resigns over Gov. Tony Evers' veto of advanced practice nursing bill**
- 2 **Hawaii helicopter crash that killed Madison businesswoman, daughter was '100% preventable'**
- 3 **Group claims responsibility for attack on anti-abortion organization in Madison, warns of more violence**
- 4 **Wisconsin men's basketball coach Greg Gard worries about NIL, transfer portal 'collision course'**

About 2.3 million people use the trail each year, according to a study completed in 2019 just before the onset of the COVID-19 pandemic.

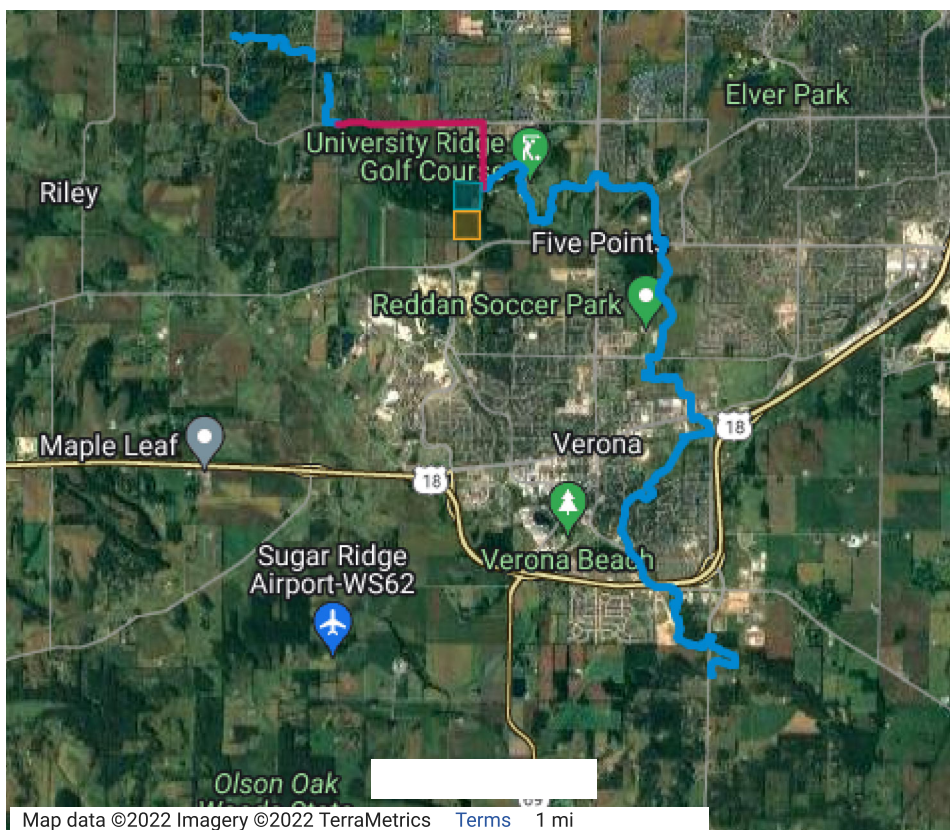
“We are certain that it’s only increased significantly since then,” Thusius said.



Ice Age Trail acquisition ☆

Chris Hubbuch

This map was made with Google My Maps.



The county has negotiated to buy the land from Mary M. Christiansen, Loveday Herrling and the Martha G. Cowling Revocable Trust for its appraised value of \$2.7 million.

Under the agreement, the county would pay \$1.66 million, Madison would pay \$540,000 and the city of Verona \$500,000. The town of Verona would provide maintenance services such as mowing and snow removal, and the Ice Age Trail Association would be responsible for construction and maintenance of the new trail segment.

The Madison City Council is scheduled to vote Tuesday on its share of the purchase. The county resolution is still working its way through the committee process.

Together with an adjacent 40-acre parcel purchased by the city of Madison in 2018, the land would form a new city-county park that could include trail loops and eventually link two segments of the Ice Age Trail where users now have to walk about 1.8 miles along the roadside.

“These two properties combined ... and hopefully more to the north and west will create this sort of belt around the city of Madison,” Thusius said.

The land is within the designated Ice Age Trail corridor, land identified by the National Park Service and state Department of Natural Resources for future acquisition.

“The purpose of the Ice Age Trail is lost if adjoining parcels such as this aren’t protected,” said Laura Hicklin, director of the Dane County Land and Water Resources Department.

Thusius said acquisitions like this are “vital” to building the final 500-some miles of trail.

“The counties where we’re closest to completing the trail are the suburban counties — partly because we get good buy-in from municipalities,” Thusius said. “It’s like links in the chain — sometimes you get the end ones first. ... We are used to sometimes moving at a glacial pace.”

Phil Brinkman's favorite drone videos of 2021

As the Wisconsin State Journal's city editor, I don't get the chance to get out from behind my desk as much as I did when I was a reporter. But as the newspaper's FAA-certified drone pilot, I can always find an excuse to get outside to fly (or, as happened sometimes last year, even inside). Seen from the air, even some of the most mundane things take on a fresh appearance. Here are five short projects from 2021 that stood out.



In mid-winter, a summer oasis for Madison-area tennis players

Dec 8, 2021 |