



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday April 18, 2024, 6:30 p.m.

Town Hall Community Room

7669 County Highway PD, Verona WI

1. Call to Order/Approval of Meeting Agenda
2. Public Comment - Opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these may be read.
3. Approval of Minutes from February 15th, 2024
4. Discussion and Possible Action: Land Use Application 2024-02 Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Declaration of Covenants, Development Agreement and Stewardship Plan
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
5. Discussion and Possible Action: Land Use Application 2024-03 Sugar Ridge Flying Farm (7535 & 7550 Sugar Ridge Road) CSM and Rezone
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
6. Discussion and Possible Action: Land Use Application CUP 2024-01 Sugar Ridge Flying Farm (7535 & 7550 Sugar Ridge Road) Conditional Use Permit
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
7. Discussion: Comprehensive Plan Amendments Update

8. Other

9. Next Meeting: May 16th, 2024

10. Adjourn

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Posted: 04/12/2024, Mark Geller, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes - DRAFT

February 15, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack,

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:30 pm. Motion to approve the agenda by Geller, second by Lukens. Motion carried by voice vote.
2. Public Comment – Chair Geller read comments regarding Land Use Application 2023-01 received via email
3. Approval of Minutes from January 18th, 2023 – Motion to approve by Lukens, second by Slack. Motion carried by voice vote.
4. Discussion and Possible Action: Resolution 2024-01 Discontinuance of a Portion of Hidden River Road

Motion by Geller, second by Mathies to recommend approval of the Discontinuance of a Portion of Hidden River Road.

Motion carried by voice vote.

5. Discussion and Possible Action: Land Use Application 2023-01 Sugar River Road Properties Concept Plan Review
 - a. Staff report – as provided in packet
 - b. Applicant comments – Ron Klass, D’Onofrio and Associates
 - Lots 19-22 will be platted such that wells will be a minimum of 300’ from the rear property line to accommodate winter spreading of adjacent farmland
 - c. Public comment
 - Sherry Combs, 7454 Valley Road – comments sent by email; see attachment
 - Jo Tucker, Shady Oak Lane - comments sent by email; see attachment
 - Heidi Disch, 2355 Sugar River Road - comments sent by email; see attachment
 - Carmen Wilson, 2101 Sugar River Road – concern about her livestock; concerns about washout in her gully; what’s the fencing plan?
 - Adam Wilson, 2101 Sugar River Road – erosion concerns once homes are built
 - Tom Poast, 1990 Hidden River Road; spreading occurs everyday of the year on the adjacent fields; good fences make good neighbors
 - Dusty Poast, 1990 Hidden River Road; will trails be used as drainageways? 1000’ rule for distance between ponds and manure management areas; trees hanging over property line will need to be addressed;
 - Jane Barnett, 2273 Sugar River Road; concerns about FEMA floodplain map; drainage of some lots appears to drain to roadway which may affect the Sugar River; open space areas are insufficient for wildlife; neighborhood affect on nesting raptors; management of invasives; if trees are removed for the vision triangle at the intersection, will trees be planted elsewhere?
 - Dave Lonsdorf, 1717 Beach Road; Riverside Vista has a stewardship plan – no such plan for this development; NRAC has not yet been asked to review any plans;

- concerned about single access point; how do new builds address climate change
- Bill Keen, 2021 Manhattan Drive; concerned about isolation of neighborhood in another major flooding event

d. Commissioner Comments

Concept Plan

- Slack - Flooding concerns: FEMA maps – will they be addressed as part of the Preliminary Plat process; answer is yes
- Slack - Stormwater of Lots 18 and 19 –Will have their own stormwater management plans; answer is yes
- Geller - 1000’ distance rule for ponds and manure management – Amy Piaget, Dane County Conservationist was in attendance and stated that rule does not apply in this case as constructed stormwater facilities are not considered natural water bodies
- Geller - Stewardship plan for Sugar River Properties has not been created yet as that is part of the Preliminary Plat process
- Slack - Wooded outlot maintenance will be the responsibility of the HOA
- Mathies – concerned about future road access in northwest corner – impact to wetland, creates double-fronted lots and eventual loss of outlot

Motion by Geller to recommend approval of Land Use Application 2023-01 Sugar River Road Properties Concept Plan, second by Lukens. Motion carried by voice vote

Rezone

- Mathies is concerned about impact of RM-8 zoning on surrounding SFR lots and would like to see deed restrictions.
- Geller noted that the existing RR-4 parcel zoning will remain unchanged
- Applicant stated the future subdivision is surrounded by agricultural uses and the parcel is currently zoned RM-16

Motion by Geller to recommend approval of rezone subject to condition of final plat recordation as depicted on the rezone map dated 2.6.2024, second by Lukens. Motion carried by voice vote.

6. Discussion and Possible Action: Land Use Application 2024-02 Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Preliminary Plat, Declaration of Covenants and Developer’s Agreement

Discussion by Plan Commission. Motion by Slack, to recommend approval of Land Use Application 2024-02 Preliminary Plat, second by Lukens. Motion carried by voice vote. The Development Agreement and Declaration of Covenants will be approved at the Final Plat stage.

7. Discussion: Comprehensive Plan Amendments Update – Staff is currently looking for a firm to do the map updates.

8. Other

9. Next Meeting: March 21st, 2024

10. Adjourn –Motion by Slack, second by Mathies. Motion carried by voice vote. Meeting adjourned at 10:02 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator



CONCEPT PLAN SUBMITTAL

Riverside Vista

Town of Verona, Wisconsin

Prepared For:

Coons Construction of Verona, LLC
1827 Locust Drive
Verona, WI 53593

Prepared By:

Carrico Engineering and Consulting, Inc.
8177 County Road G
Verona, WI 53593

Prepared On:

October 11, 2023

Revised On:

November 8, 2023

November 30, 2023

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Section 1 – Narrative

1.1 Introduction to the Development

The proposed development is located in the Town of Verona northeast of the intersection of Spring Rose Road and Riverside Road.

Excluding existing road right-of-way, the parcel that makes up the plat concept plan is approximately 36.54 acres. The existing road right-of-way of Spring Rose Road and Riverside Road will be dedicated to the public upon recording of the Plat.

The proposed concept plan includes 17 new single-family lots and 2 outlots. The proposed plat follows the Town's guidelines for a Conservation Subdivision by reserving at least 35% of the total area, excluding road right-of-way, as open space. The 17 single-family homesites include a total area of 22.58 acres (excluding proposed road right-of-way) or approximately 1.33 acres per lot on average. The outlots or open space area total is approximately 12.29 acres or approximately 35.24% of the total plat concept development area, excluding existing and proposed road right-of-way. See Appendix C in Section 5.3 for a detailed account of the areas for the project.

1.2 Development Goals

The main goal of the development is to offer beautiful homesites to area families while creating a large open space where each new homeowner will feel a sense of rural community within their neighborhood.

The development aims to enhance the area with attractive homes clustered on the eastern and southern side of the parcel while providing ample open space where wildlife is abundant.

The vision for the open space is to create a place where residents can gather or walk trails within the wooded area and enjoy the natural beauty of the landscape. The open space would preserve the natural area in perpetuity and enhance the enjoyment of the residents. A planned shelter within the open space would create a focal point of the neighborhood and provide a gathering location for residents for years to come. The open space is planned to be maintained by the newly created neighborhood association.

The objective of the concept is to collaborate with town staff, officials and neighbors to create a new neighborhood on the southwestern edge of town that will preserve over a third of the land in open space. The future land use map of the comprehensive plan allows for a density of 1 dwelling per 2-4 acres for this area. The total parcel size, excluding existing road right-of-way, is approximately 36.54 acres. This equates to the possibility of up to 18 new lots for this parcel. Riverside Vista concept proposes 17 new homesites with a new town road proposed that gains access to existing right-of-way via Riverside Road. Twelve of the seventeen lots will have driveway access to the proposed

town road. Five of the lots within the concept will access existing town roads with two shared driveways and one solo access point.

1.3 Current Market

The current residential market for the area is a little unpredictable with current interest rates and building material pricing fluctuations. However, several similar developments that were recently completed in the Town of Verona sold a majority of the available lots soon after they were available. The proximity of Riverside Vista to the new high school, Epic, STH 69 and USH 18-151 creates a unique opportunity for prospective homeowners to live in a rural setting that is minutes from their essentials.

1.4 Development Design Elements

In conjunction with the plat and overall design, the Riverside Vista development will draft and submit a Declaration of Subdivision Covenants that assures the neighborhood will become and remain an attractive addition to the rural community in which it exists. The covenants will ensure that development within the neighborhood is appropriate, will guard against the erection of poorly designed or proportioned structures, will maintain harmonious improvements and use of materials and color schemes, will ensure proper use and maintenance of the open space and ultimately ensure high quality uses of each single-family residential lot.

The covenants will contain architectural restrictions to favor a style of home that fits with the neighborhood. Additional architectural restrictions will be enforced such as requiring attached garages, color schemes that are aesthetically pleasing, building materials that are consistent with a high-quality neighborhood and landscaping lighting that compliments the rural neighborhood while meeting the Town's Dark Sky Ordinance.

1.5 Unique Qualities and Natural Features

There are several characteristics of the proposed development that make it unique. The rolling slopes with views of the countryside, existing wooded area and large natural open space are going to make this a desirable place to live.

1.6 Open Space

The open space for the project is comprised of one large outlot. The open space will maintain most of the quality trees within the wooded area. It should be noted that the wooded area was logged in the past where much of the quality trees were removed. A proposed shelter is planned for the open space for use by the neighborhood. The trails are planned to meander through the wooded area for the residents to enjoy a hike and enjoy the natural beauty of the land. Two access points to the outlot/open space are proposed for the residents without direct access. These will be via a 15-ft wide access easement between lots 6 and 7 and a 30-ft wide access easement between lots 9 and 10. The reason for the wider access easement between lots 9 and 10 is due to

the proximity to the proposed stormwater management features and possible access for machinery if needed. The total trail length will be around a half-mile.

The natural topography of the site includes slopes that ultimately convey runoff to the northwest corner of the site within the outlot and the wooded area. The trees within the area where the stormwater basin is proposed are mainly large boxelder trees. The disturbed area around the stormwater basin is planned for restoration with native grasses with the walking trail routed around the basin.

See Appendix D in Section 5.4 of this report for pictures of the trees where the proposed stormwater basin is to be constructed.

1.7 Traffic

The proposed development includes the construction and dedication of a new town road that will intersect with Riverside Road. The proposed road will end at a permanent cul-de-sac bulb.

A high-level traffic analysis was conducted to look at possible traffic patterns to and from the proposed development, predicted routes and impacts on existing infrastructure. While it is difficult to predict everyone's future traffic patterns or driving habits, for this report, it is assumed that most will travel between the proposed development and the City of Verona or the City of Madison.

Current traffic counts along Spring Rose Road and Riverside Road near the proposed development were not conducted prior to the submittal of this report. However, based on time spent onsite by the survey crew and engineer, traffic on each road was minimal during weekday time periods while onsite. There was slightly more traffic noticed during peak rush hour timeframes, but typically always gaps of several minutes on average between vehicles observed during peak rush hour times. It was observed that during non-peak hour timeframes, very few vehicles were present on either road. The engineer conducted several measurements walking the roadway during weekday, mid-day time periods and over the course of a couple of hours only experienced one or two vehicles on the roadways during that timeframe. This area does not seem to be a thoroughfare route for traffic from the south as it is assumed most of the traffic within the area are the few homes along Riverside and Spring Rose Roads.

Traffic patterns to and from the proposed development are predicted to go one of two ways. Some traffic may leave the new road and turn west on to Riverside Road, then north on Spring Rose Road to CTH G and on to USH 18/151. Some traffic may leave the new road and turn east on Riverside Road to STH 69, then north on STH 69 to USH 18/151.

For vehicles traveling from the proposed development to the City of Madison, it is typically faster and less mileage to go east on Riverside Road to STH 69 to reach USH 18/151 than Spring Rose to G to USH 18/151 (*3.7 miles/4.5 minutes or 4.6 miles/5.3 minutes, respectively).

For vehicles traveling from the proposed development to Epic, it is quicker and less mileage to go west on Riverside Road to Spring Rose Road and CTH G to reach USH 18/151 than east on Riverside Road to STH 69 to reach USH 18/151 (*3.9 miles/5.8 minutes or 5.1 miles/7.1 minutes, respectively).

**All routes were driven for this analysis during non-peak hours during the weekday on October 11, 2023 and driven at posted speed limits.*

Due to the anticipated traffic routes being split, for this analysis, it is assumed that half of the traffic will flow west on Riverside Road to Spring Rose Road then to CTH G and to USH 18/151 and half of the traffic will flow east on Riverside Road to STH 69 and to USH 18/151.

According to the Institute of Transportation Engineers (ITE) Trip Generation Report, 11th Edition, published in September 2021, 7.2 vehicle trips per day, per household would occur according to ITE's new land use code of 215 for single-family attached housing. The study reveals a wide variation in the actual number of trips depending on several factors. One of these factors is distance from shopping centers. The further away from shopping centers, the lower the trips. The report claims that residents further away from grocery stores and shopping malls are more likely to do their shopping on the way home from work or on their lunch hour rather than make a separate trip. Therefore, the vehicle trips per day per household of 7.2 may be lower for a development such as Riverside Vista. That said, for the basis of this report, 7.2 vehicle trips per day was used for projections.

With 7.2 vehicle trips per day, it is projected that the proposed development would add approximately 123 vehicle trips per day in total for the plat. According to available WisDOT traffic counts, the Annual Average Daily Traffic (AADT) for CTH G taken about a half-mile west of Spring Rose Road is 2,600. Additionally, the AADT for STH 69 taken just north of Riverside Road is 6,200. Adding a total of 123 vehicle trips per day split between the two routes, isn't expected to have an impact on the current major transportation infrastructure.

In summary, it is assumed that traffic counts would increase slightly with the construction of the proposed development. However, we are of the opinion that the minor increases will be insignificant to the current infrastructure and does not warrant additional study or improvements to existing roads.

1.8 Comprehensive Plan/Extraterritorial Jurisdiction

The proposed development is located on the far southwestern side of the Town of Verona and is in the rural residential category of the future land use map with a density of 1 dwelling per 2-4 acres. This area of the Town of Verona is not in any extraterritorial jurisdiction.

1.9 Mail Delivery

The five proposed lots that access existing town roads would not be required to install cluster mailboxes. These lots would be required to install an approved USPS mailbox due to existing homes along these routes with individual mailboxes. The lots within the proposed development with driveway access to the new town road would be required to retrieve their mail from a cluster mailbox unit. A pavement bumpout is planned for the development to accommodate the cluster mailbox unit(s). The proposed location of the cluster mailbox unit(s) is on the west side of the new town road approximately between lots 8 and 9.

1.10 Neighborhood Meeting

A neighborhood meeting was held at the Town Hall on Wednesday September 6, 2023, at 7:00 pm. An informational letter and location map was mailed to all neighbors within a 1,000-foot radius of the proposed development.

The turnout for the neighborhood meeting was pretty good. There was a total of ten people at the neighborhood meeting to hear the presentation of the proposed development. There were several questions asked and comments made regarding the proposed development.

See Appendix A in Section 5.1 of this report for the meeting attendance, summary and notes.

1.11 Soils Information

Test pits have not yet been conducted for the concept plan by the time this report was completed, but scheduled for early December 2023.

According to USDA/NRCS and Dane County soil maps, the predominate make-up of surface soils is silt loam.

1.12 Navigable Waterway and Wetland Low Spot

According to the WDNR Surface Water Data Viewer and Dane County DCIMaps, the area shows a waterway passing through the northeast corner of the proposed development.

A site inspection was conducted on August 2, 2023, by the Dane County Assistant Zoning Administrator, Hans Hilbert, to make a determination of the waterway. Mr. Hilbert confirmed that there is no navigable waterway on this site and therefore the entire project area is not in the shoreland zone. See Appendix B in Section 5.2 of this report for the letter from Mr. Hilbert.

1.13 Zoning

A rezone petition will be submitted to Dane County where the single-family lots are proposed to be rezoned to SFR-1 zoning designation. The open space for the rezone petition is proposed to be rezoned to NR-C zoning designation.

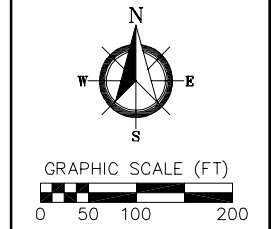
The rezone petition application for the plat is planned for submission to the County for the December 21, 2023 application deadline.

Setbacks

Setbacks for SFR per County Ordinance is such that front yard setbacks are 30 feet minimum from right-of-way or 63 feet minimum from road centerline (whichever is greater), 10 feet minimum on each side and 50 feet minimum for the rear yard. These setbacks are indicated on the concept plan. Additionally, building envelopes with increased front, side and rear yard setbacks for the proposed home are indicated on the plans. These building envelopes are for discussion purposes and will be finalized during the preliminary platting submittal.

TOWN OF SPRINGDALE

TOWN OF VERONA



BUILDING ENVELOPE TABLE				
LOT	PROPOSED FRONT YARD SETBACK (FT.)	PROPOSED SIDE YARD SETBACK (FT.)	PROPOSED REAR YARD SETBACK (FT.)	PROPOSED BUILDING ENVELOPE AREA (SQ. FT.)
1	40	25	50	28,572
2	50	20	50	28,324
3	60	20	50	24,107
4	40	20	50	24,923
5	35	20	50	29,510
6	30	10	50	29,899
7	35	20	50	29,103
8	40	20	100	28,248
9	30	20	50	29,878
10	50	10	50	29,193
11	60	10	50	48,996
12	40	10	50	44,629
13	45	10	50	33,176
14	50	20	50	26,046
15	40	20	50	27,359
16	50	20	50	25,393
17	50	10	100	26,934

CONCEPT PLAN LEGEND

- Parcel Boundary - Plat Concept
- Existing Right-of-Way Line
- Proposed Right-of-Way Line
- Existing Property Line
- Proposed Property Line
- Proposed Setback Line
- Proposed Access Easement
- Proposed Building Envelope Line

TOWN OF VERONA

1,591,613 SQ. FT. (36.54 ACRES) IN TOTAL AREA FOR PLAT

- ROAD RIGHT-OF-WAY AREA: 72,610 SQ. FT.
- REMAINDER AREA: 1,519,003 SQ. FT. (34.87 ACRES)

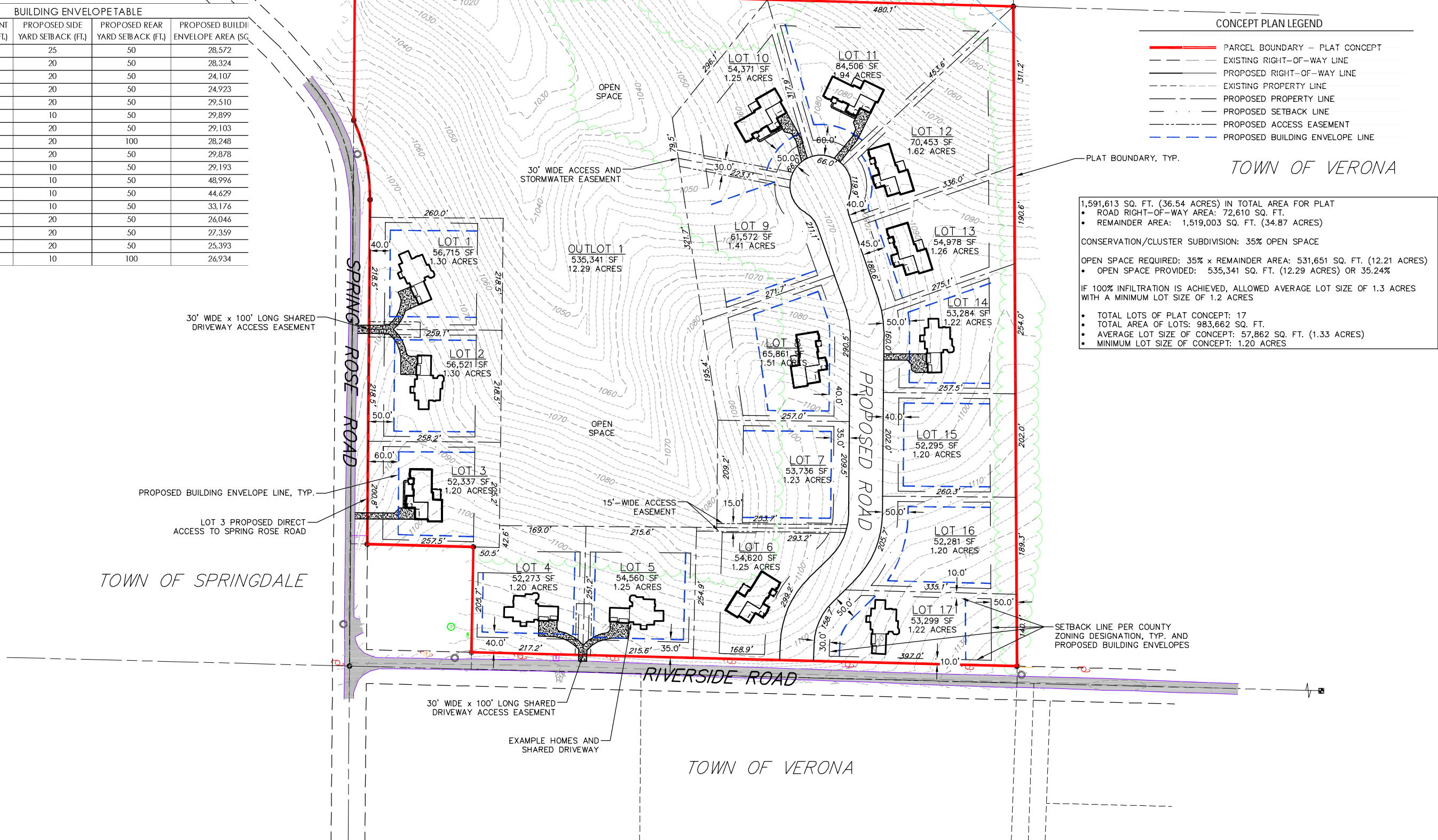
CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE

OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 531,651 SQ. FT. (12.21 ACRES)

- OPEN SPACE PROVIDED: 535,341 SQ. FT. (12.29 ACRES) OR 35.24%

IF 100% INFILTRATION IS ACHIEVED, ALLOWED AVERAGE LOT SIZE OF 1.3 ACRES WITH A MINIMUM LOT SIZE OF 1.2 ACRES

- TOTAL LOTS OF PLAT CONCEPT: 17
- TOTAL AREA OF LOTS: 983,662 SQ. FT.
- AVERAGE LOT SIZE OF CONCEPT: 57,862 SQ. FT. (1.33 ACRES)
- MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES



Plat Concept Plan - 1,000 Ft Road
 Riverside Vista
 Town of Verona
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	No.	Date

Scale: AS SHOWN

Date: 11/30/2023

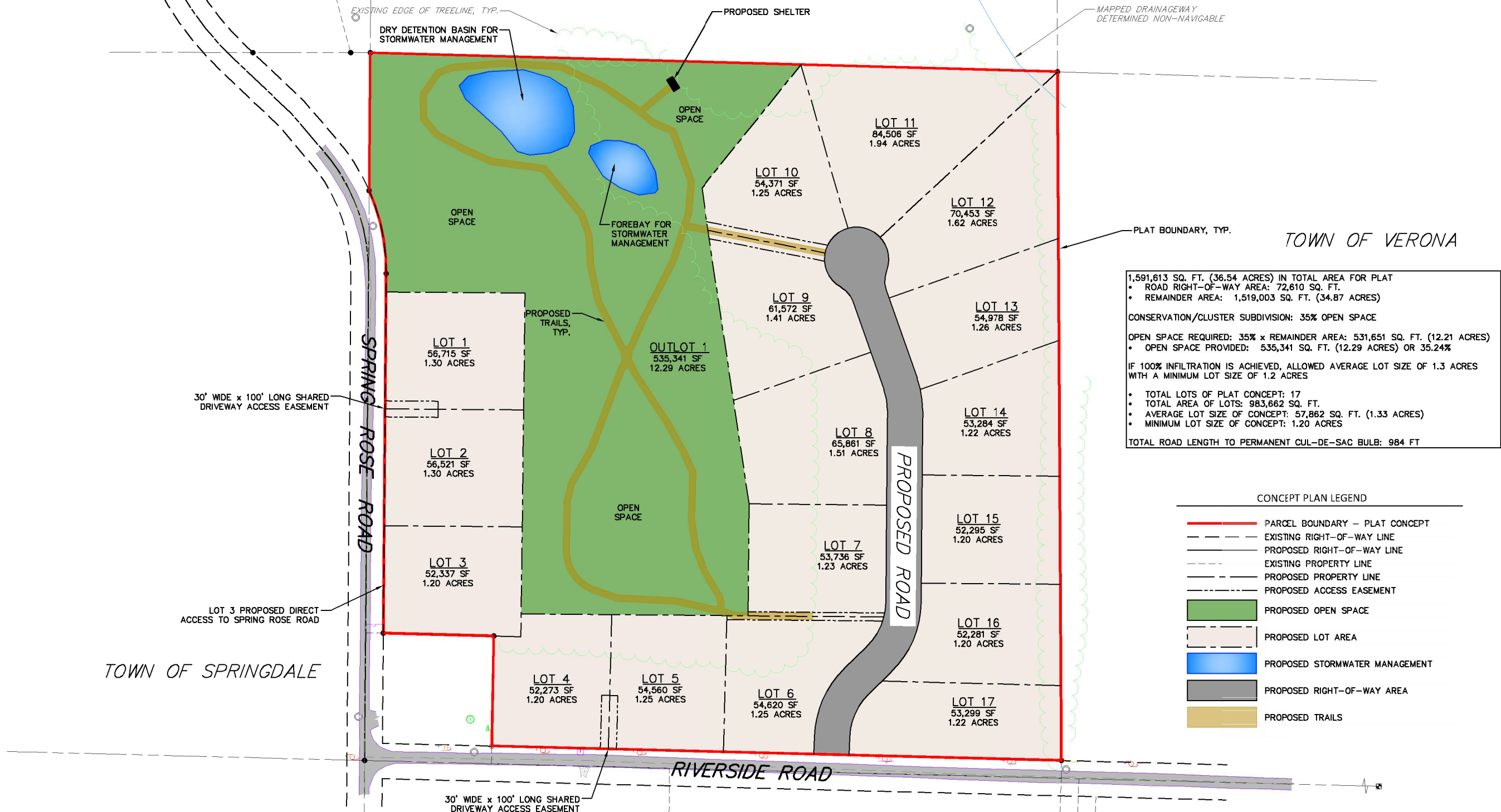
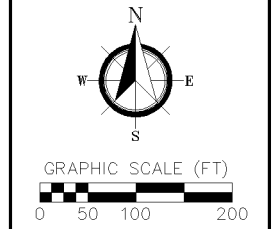
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Project No: 230019

Sheet No: 2 of 4

TOWN OF SPRINGDALE

TOWN OF VERONA



1,591,613 SQ. FT. (36.54 ACRES) IN TOTAL AREA FOR PLAT
 • ROAD RIGHT-OF-WAY AREA: 72,610 SQ. FT.
 • REMAINDER AREA: 1,519,003 SQ. FT. (34.87 ACRES)

CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE

OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 531,651 SQ. FT. (12.21 ACRES)
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IF 100% INFILTRATION IS ACHIEVED, ALLOWED AVERAGE LOT SIZE OF 1.3 ACRES WITH A MINIMUM LOT SIZE OF 1.2 ACRES

- TOTAL LOTS OF PLAT CONCEPT: 17
- TOTAL AREA OF LOTS: 983,662 SQ. FT.
- AVERAGE LOT SIZE OF CONCEPT: 57,862 SQ. FT. (1.33 ACRES)
- MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES

TOTAL ROAD LENGTH TO PERMANENT CUL-DE-SAC BULB: 984 FT

CONCEPT PLAN LEGEND

	PARCEL BOUNDARY - PLAT CONCEPT
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ACCESS EASEMENT
	PROPOSED OPEN SPACE
	PROPOSED LOT AREA
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED RIGHT-OF-WAY AREA
	PROPOSED TRAILS

Plat Concept Plan - 1,000 Ft Road
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	Date

Scale: AS SHOWN
 Date: 11/30/2023
 Drawn By: ALC
 Project No: 230019
 Sheet No: 3 of 4

RIVERSIDE VISTA

Stewardship Plan

Town of Verona, Wisconsin

Prepared For:

Coons Construction of Verona, LLC
Jim Coons
1827 Locust Drive
Verona, WI 53593

Prepared By:

Sparrow Landscaping, LLC
Sparrowlandplanning.com

Carrico Engineering and Consulting, Inc.
Carricoengineering.com

Prepared:

March 26, 2024

Revised:

Project Number: 230019

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Section 2 – Stewardship Plan Exhibits

2.1	Existing Conditions
2.2	Proposed Outlot Landscape Features
2.3	Softscape Materials Detail
2.4	Stormwater Maintenance Agreement



Section 1 – Stewardship Plan Narrative

1.1 Riverside Vista & The Stewardship Plan

Riverside Vista is a proposed new pastoral development in the Town of Verona, northeast of the intersection of Riverside Road and Spring Rose Road. The development is comprised of 17 single-family residential homesites ranging from 1.20 to 1.89 acres and a large, primarily wooded, 12.21-acre outlot.

The Homeowner's Association Covenants dictate that this outlot is owned by the members of the Homeowner's Association and managed by a three-person Stewardship Plan committee appointed by the Board of Directors for two-year terms (their decisions on the plan and budget subject to the Covenants). This ownership includes the responsibility of costs associated with the maintenance of required and proposed landscape features, functional, ecological, and aesthetic, as outlined in a Stewardship Plan, unique to this outlot, provided by the developer, Coons Construction of Verona, LLC.

Coons Construction retained Sparrow Landscaping LLC and Carrico Engineering and Consulting Inc. to create this stewardship plan, which includes a description of the outlot, a narrative description of, and CAD plan delineating, proposed landscape features including stormwater infrastructure, softscape planting detail, maintenance recommendations and a five-year budget estimate to maintain proposed features. Ultimately this will help guide the Homeowner's Association to effectively maintain the landscape features for the enjoyment of current and future homeowners.

1.2 Outlot Description *(refer to exhibit 2.1)*

Southern mesic forest covers approximately 10.46 acres of this 12.21-acre outlot; the balance comprised of rolling cropped hayfield. Post development, the woodland area will be reduced by 0.75 acres to accommodate the construction of the dry stormwater basin.

Like most forest communities in Wisconsin, this woodland remnant sustained a history of logging, but supports native hardwoods like maple, basswood, oak, and black cherry. The exotic invasive buckthorn is common along the woodland edge. The existing hayfield is transitioning from alfalfa to cool season exotic grasses.

1.3 Outlot Landscape Features *(refer to exhibits 2.2 & 2.3)*

Required Stormwater Basins, Proposed Native Plantings

Stormwater basins, which are required to mitigate the stormwater runoff caused by the infrastructure inherent to the development, will be constructed within the north end of the woodland and adjacent hayfield during the 2024 growing season. After construction, the dry basin will be seeded with a native pollinator prairie blend comprised of species that thrive in mesic to wet-mesic soil and full sun conditions. The shaded portion of the area disturbed by the construction of the dry stormwater basin will be seeded with a native woodland blend.

The adjacent undisturbed hayfield around the dry and wet basins will first be treated with glyphosate herbicide to eliminate the existing vegetation, then seeded with a native pollinator prairie blend comprised of species that thrive in mesic soils.

Installing prairie within the dry stormwater basin and around both the dry and wet stormwater basins will provide the following benefits:

- Functional: Increased infiltration through extensive prairie plant root systems.
- Aesthetic: Blending the stormwater basins into, instead of setting them apart from, the landscape.
- Ecological: Significantly higher biodiversity associated with a prairie community versus an aging hayfield.

Proposed Trail System

A trail system comprised of five-foot wide hardpack circuits the woodland transitioning to ten-foot-wide turf blend paths winding through the prairie and between lots six and seven and lots nine and ten will be completed during the growing season of 2024. The developer will cover the costs associated with the hardpack trail. The trail system will allow access through, and enjoyment of, the forest and prairie by morning walkers and sunset trail runners.

Proposed Gazebo & Picnic Area

A gazebo centered in turf connected to the trail system overlooking the prairie and woodland will be constructed during the fall of 2024. This peaceful gathering space will invite picnic lovers and bird watchers.

Cost

The cost of materials, site preparation/grading, and installation of all required and proposed landscape features will be covered by the Developer.

1.4 Outlot Landscape Features Maintenance

Trail System

The maintenance of the trail system will vary by trail type. Since the turf blend that comprises the turf section of trail system is inherently low maintenance, mowing is recommended once per month during the growing season (May-Oct.) to a height of three to four inches (if needed). Mowing frequency will be tied to the amount and frequency of rainfall.

Maintenance of the hardpack trail system will focus on the removal of obstacles that interfere with safe trail navigation. Plan on the as-needed removal of branches and fallen trees, trimming of interfering tree and shrub branches, removal of stumps that emerge due to frost heaving and spot spraying unwanted colonizing vegetation.

Native Plantings

Consulting

Retain an ecological consultant with a minimum of five years of experience evaluating native plantings to evaluate and provide follow-up written recommendations regarding the condition of, and maintenance to correct any issues impacting the establishment of, the native seeding.

Schedule three evaluations during the first growing season in early summer (June), mid-summer (July/August) and late summer (August/September) with the goal of providing recommendations on the timing of mowing to control annual weeds.

Schedule one evaluation during the late spring of the second growing season with the goal of verifying native seedling establishment and density and to determine if a June/early July mowing is required to control biennial weeds.

Schedule yearly evaluations after the first two growing seasons during the early summer to verify native plant establishment, density, and diversity and to check for exotic weed colonization. Schedule spot-herbicide work with a licensed applicator if needed according to the ecological consultant's recommendations.

Weed Control

Schedule mowing to control early successional weeds in the native seeding during the first two (and possibly three) growing seasons to minimize the competition between the slower growing, but long-lived, native perennials and the fast growing, but short-lived annual and biennial weeds. Although timing and frequency of mowing will be determined through site evaluations described in the consulting section, schedule mowing to a six-inch height whenever the average height of the vegetation is 12 inches during the first growing season and to a six-inch height in June during the second growing season if the ecological consultant determines that biennial weeds are a competitive force. Mowing frequency will be tied to the amount and frequency of rainfall.

If directed through the ecological consultant, schedule control of exotic herbaceous perennials, grasses, and woody exotics in the seedling, largely foliar stage, with a licensed herbicide applicator.

Thatch Management

Schedule mowing flush with the soil surface during the early spring of the third growing season to facilitate rapid soil warm-up and to control the accumulation of thatch, which will eventually restrict the vigorous growth of native perennials if allowed to accumulate. Schedule a prescribed burn over 50% of the native planting with a fully insured ecological restoration company during the spring of the fourth growing season and the balance during the spring of the fifth growing season.

Stormwater Basins *(refer to exhibit 2.4)*

As mandated by the stormwater maintenance agreement, schedule a yearly inspection of the stormwater basins with a licensed professional engineer. Schedule maintenance as directed by the recommendations of the professional engineer based on the stormwater maintenance agreement.

1.5 Five Year Maintenance Estimate

Year	Maintenance & Itemized Yearly Estimate by Landscape Feature				Yearly Estimate
	Trail System		Native Plantings	Stormwater Basins	
	hardpack	turf			
1	<ul style="list-style-type: none"> residual stump removal clearing fallen trees and braches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> early, mid and late summer evaluations by ecological consultant to check seedling establishment and recommend mowing timing three mowings to six inches when the existing vegetation is an average of 12 inches to control annual weeds 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (defined after evaluations) 	\$11,750
	\$2,500	\$3,000	\$5,100	\$1,150	
2	<ul style="list-style-type: none"> residual stump removal clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> late spring evaluation by ecological consultant to check seedling establishment and verify mowing timing mowing/spot mow once in June to six inches if needed to control biennial weeds 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (defined after evaluations) 	\$7,850
	\$2,500	\$3,000	\$1,200	\$1,150	
3	<ul style="list-style-type: none"> clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> early spring mow to reduce standing residual vegetation early summer evaluation by ecological consultant to check native plant establishment, presence of exotic vegetation and propose control of exotics spot herbicide application if needed to control exotics 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (defined after evaluations) 	\$10,000
	\$2,100	\$3,000	\$3,750	\$1,150	

4	<ul style="list-style-type: none"> clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> prescribed burn to 50% of the area early summer evaluation by ecological consultant to check native plant establishment, presence of exotic vegetation and propose control of exotics spot herbicide application if needed to control exotics 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (will be defined after evaluations) 	<p>\$2,100</p> <p>\$3,000</p> <p>\$3,750</p> <p>\$1,150</p> <p>\$10,000</p>
5	<ul style="list-style-type: none"> clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> prescribed burn to 50% of the area that wasn't burned in year four early summer evaluation by ecological consultant to check native plant establishment, presence of exotic vegetation and propose control of exotics spot herbicide application if needed to control exotics 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (will be defined after evaluations) 	<p>\$2,100</p> <p>\$3,000</p> <p>\$1,250</p> <p>\$1,150</p> <p>\$7,500</p>

Section 2 - Exhibits

2.1 Existing Conditions

Rolling hay-cropped farm fields & mesic woodland.



Exhibit 2.2 Proposed Outlot Landscape Features (to-scale plan attached)

Rolling open areas augmented with floristically diverse pollinator prairie fringed with a scenic picnic area. Woodland enhanced with a hardpack trail system that connects forest to fields.

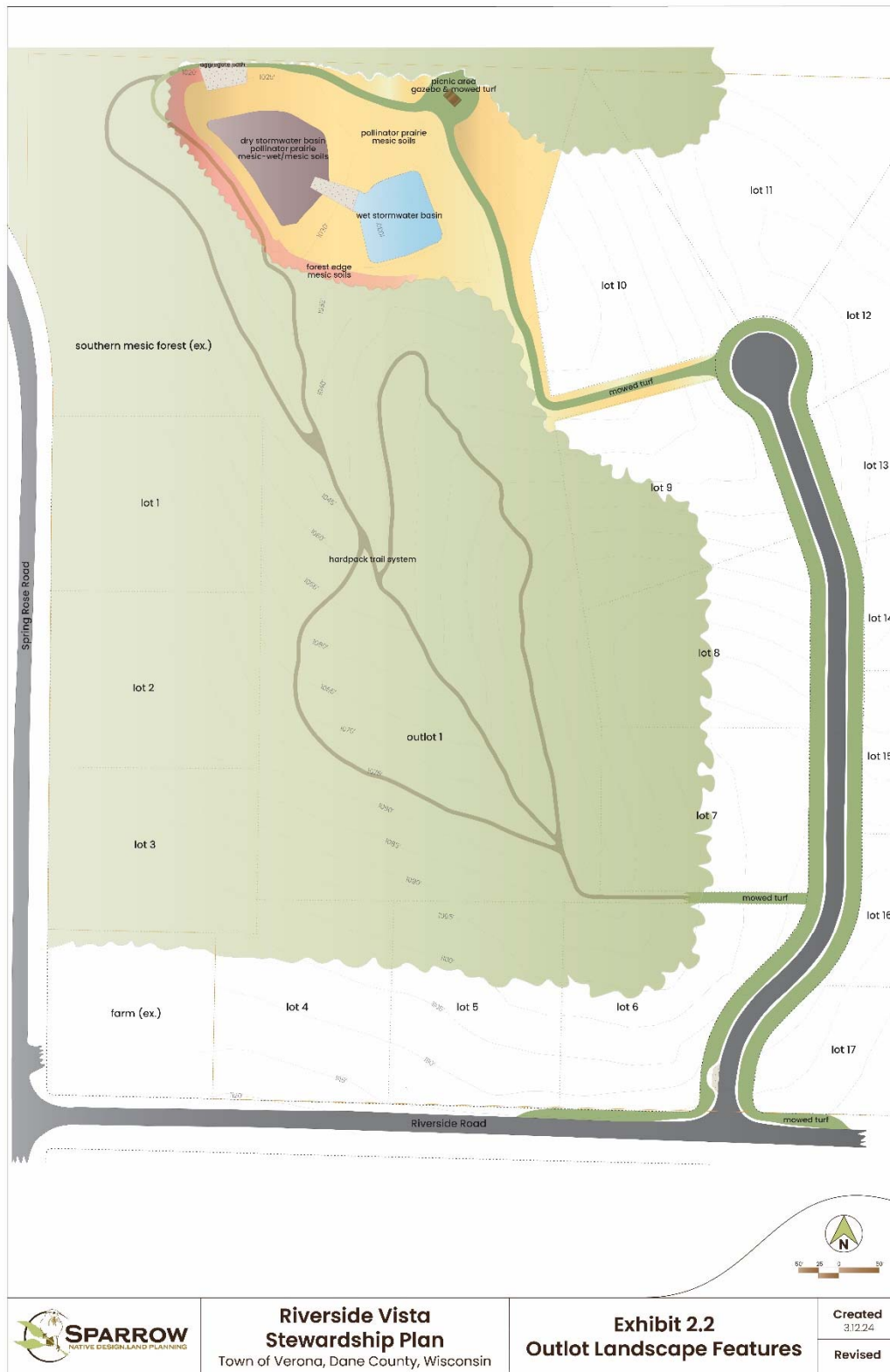


Exhibit 2.3 Softscape Materials Detail

Plant palette reflective of pre-settlement prairie ecosystems.

Pollinator Prairie, Mesic Soils (<i>low profile graminoids</i>)				
<i>Latin</i>	<i>Common</i>	<i>Format</i>	<i>Amt.</i>	<i>Unit</i>
<i>Anemone canadensis</i>	Canada Anemone	pls seed/acre	4.00	oz
<i>Asclepias syriaca</i>	Common Milkweed	pls seed/acre	4.00	oz
<i>Asclepias tuberosa</i>	Butterflyweed	pls seed/acre	5.50	oz
<i>Baptisia alba</i>	White False Indigo	pls seed/acre	5.00	oz
<i>Bouteloua curtipendula</i>	Sideoats Grama	pls seed/acre	113.00	oz
<i>Carex bicknellii</i>	Copper-shouldered Oval Sedge	pls seed/acre	8.00	oz
<i>Carex brevior</i>	Plains Oval Sedge	pls seed/acre	5.50	oz
<i>Carex vulpinoidea</i>	Brown Fox Sedge	pls seed/acre	3.50	oz
<i>Dalea purpurea</i>	Purple Prairie Clover	pls seed/acre	8.00	oz
<i>Echinacea pallida</i>	Pale Purple Coneflower	pls seed/acre	5.50	oz
<i>Echinacea purpurea</i>	Purple Coneflower	pls seed/acre	5.00	oz
<i>Heliopsis helianthoides</i>	Early Sunflower	pls seed/acre	8.00	oz
<i>Liatris pycnostachya</i>	Prairie Blazingstar	pls seed/acre	4.00	oz
<i>Monarda fistulosa</i>	Bergamot	pls seed/acre	3.00	oz
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	pls seed/acre	4.00	oz
<i>Parthenium integrifolium</i>	Wild Quinine	pls seed/acre	3.50	oz
<i>Pycnanthemum virginianum</i>	Mountain Mint	pls seed/acre	1.50	oz
<i>Ratibida pinnata</i>	Yellow Coneflower	pls seed/acre	3.00	oz
<i>Rudbeckia hirta</i>	Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Silphium terebinthinaceum</i>	Prairie Dock	pls seed/acre	3.00	oz
<i>Symphyotrichum novae-angliae</i>	New England Aster	pls seed/acre	3.00	oz
<i>Tradescantia ohiensis</i>	Spiderwort	pls seed/acre	6.00	oz
<i>Zizia aurea</i>	Golden Alexanders	pls seed/acre	3.50	oz
<i>Avena sativa</i> (spring nurse crop)	Oats	pls seed/acre	35.00	lbs

Pollinator Prairie, Mesic to Wet/Mesic Soils (dry stormwater basin)

Common	Latin	Format	Amt.	Unit
<i>Anemone canadensis</i>	Canada Anemone	pls seed/acre	2.00	oz
<i>Asclepias incarnata</i>	Red Milkweed	pls seed/acre	3.00	oz
<i>Doellingeria umbellatus</i>	Flat-topped Aster	pls seed/acre	2.00	oz
<i>Helenium flexuosum</i>	Purple-headed Sneezeweed	pls seed/acre	1.00	oz
<i>Heliopsis helianthoides</i>	Ox-Eye Sunflower	pls seed/acre	4.00	oz
<i>Hibiscus laevis</i>	Rose Mallow	pls seed/acre	2.00	oz
<i>Iris virginica var. shrevei</i>	Southern Blue Flag	pls seed/acre	5.00	oz
<i>Liatris pycnostachya</i>	Prairie Blazingstar	pls seed/acre	5.00	oz
<i>Lobelia siphilitica</i>	Great Blue Lobelia	pls seed/acre	2.00	oz
<i>Monarda fistulosa</i>	Wild Bergamot	pls seed/acre	2.00	oz
<i>Oligoneuron ohioense</i>	Ohio Goldenrod	pls seed/acre	2.00	oz
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	pls seed/acre	2.00	oz
<i>Parthenium integrifolium</i>	Wild Quinine	pls seed/acre	2.00	oz
<i>Physostegia virginiana</i>	Obedient Plant	pls seed/acre	2.00	oz
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	pls seed/acre	1.00	oz
<i>Rudbeckia hirta</i>	Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Silphium terebinthenaceum</i>	Prairie Dock	pls seed/acre	5.00	oz
<i>Symphyotrichum novae-angliae</i>	New England Aster	pls seed/acre	3.00	oz
<i>Teucrium canadense</i>	Germander	pls seed/acre	2.00	oz
<i>Tradescantia ohiensis</i>	Spiderwort	pls seed/acre	2.00	oz
<i>Zizia aurea</i>	Golden Alexanders	pls seed/acre	2.00	oz
<i>Calamagrostis canadensis</i>	Bluejoint Grass	pls seed/acre	3.00	oz
<i>Carex annectens</i>	Small Yellow Fox Sedge	pls seed/acre	4.00	oz
<i>Carex bicknellii</i>	Copper Shouldered Oval Sedge	pls seed/acre	8.00	oz
<i>Carex scoparia</i>	Lance-fruited Oval Sedge	pls seed/acre	8.00	oz
<i>Carex vulpinoidea</i>	Fox Sedge	pls seed/acre	7.00	oz
<i>Glyceria canadensis</i>	Rattlesnake Grass	pls seed/acre	8.00	oz
<i>Juncus effusus</i>	Common Rush	pls seed/acre	2.00	oz
<i>Echinochloa crusgalli</i> (nurse crop)	Barnyard Grass	pls seed/acre	16.00	oz

Forest Edge, Mesic Soils

Common	Latin	Format	Amt.	Unit
<i>Blephilia hirsuta</i>	Hairy Wood Mint	pls seed/acre	2.00	oz
<i>Desmodium glutinosum</i>	Pointed-leaved Tick Trefoil	pls seed/acre	4.00	oz
<i>Eutrochium purpureum</i>	Sweet Joe Pye Weed	pls seed/acre	2.00	oz
<i>Maianthemum racemosum</i>	Solomon's Plume	pls seed/acre	8.00	oz
<i>Osmorhiza longistylis</i>	Aniseroot	pls seed/acre	6.00	oz
<i>Penstemon hirsutus</i>	Hairy Beardtongue	pls seed/acre	1.00	oz
<i>Polemonium reptans</i>	Jacob's Ladder	pls seed/acre	4.00	oz
<i>Polygonatum biflorum</i>	Solomon's Seal	pls seed/acre	6.00	oz
<i>Solidago ulmifolia</i>	Elm-Leaved Goldenrod	pls seed/acre	2.00	oz
<i>Symphotrichum lateriflorus</i>	Calico Aster	pls seed/acre	2.00	oz
<i>Carex blanda</i>	Common Wood Sedge	pls seed/acre	4.00	oz
<i>Carex brevior</i>	Plains Oval Sedge	pls seed/acre	3.00	oz
<i>Carex molesta</i>	Field Oval Sedge	pls seed/acre	3.00	oz
<i>Carex normalis</i>	Spreading Oval Sedge	pls seed/acre	3.00	oz
<i>Carex projecta</i>	Loose-headed Oval Sedge	pls seed/acre	2.00	oz
<i>Cinna arundinacea</i>	Wood Reed Grass	pls seed/acre	2.00	oz
<i>Diarrhena obovata</i>	Beak Grass	pls seed/acre	32.00	oz
<i>Elymus hystrix</i>	Bottlebrush Grass	pls seed/acre	16.00	oz
<i>Avena sativa</i> (spring nurse crop)	Oats	pls seed/acre	35.00	lbs

Mowed Turf Seed Blend

Latin	Common	Amt./Acre	Unit
<i>Poa pratensis, Lolium perenne & Festuca</i> spp.	Wear-N-Tear Turfgrass Blend	250	lbs

Exhibit 2.4 Stormwater Maintenance Agreement

RECITALS:

- A. Coons Construction of Verona, LLC is the owner of property in the Town of Verona, County of Dane, State of Wisconsin, more particularly described on Exhibit A attached hereto ("Property").
- B. The County requires Owner to record this Agreement regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures as described on Exhibit A and to grant to the County the rights set forth below.

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

- 1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with Dane County. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Specific maintenance tasks are more particularly described on Exhibit A.
- 2. Easement to County. If Owner fails to maintain the stormwater management measures as required in Section 1, then County shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the County's maintenance request, to enter the Property to conduct the maintenance specified in the Maintenance Notice. County will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the County in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats. and applicable portions of the Dane County Ordinances.
- 3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is recorded with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the County and all of the then-owners of the Property.
- 4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Coons Construction of Verona, LLC
1827 Locust Drive
Verona, WI 53593

If to County: Dane County Land & Water Resources Department
Water Resource Engineering Division
5201 Fen Oak Drive, Room 208
Madison, WI 53718

Any party may change its address for the receipt of notice by written notice to the other.

Data recording space.

Return to:

Dane County Land & Water Resources
5201 Fen Oak Dr., Rm. 208
Madison, Wisconsin 53718

Parcel Number(s): 062/0608-303-9000-8

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.78 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said Southwest 1/4 of the Southwest 1/4 for the next 4 courses N 00°27'37" E, 1,083.79 feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 1,285.21 feet to the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 ; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next 2 courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The stormwater system consists of the following components:

- Stormwater Drainage Swales
- Storm Sewers
- Forebay (1)
- Dry Detention Basin (1)

INSPECTION AND MAINTENANCE

All components of the stormwater system shall be inspected at least semi-annually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised as described below. Stone will be added to the weepers as needed. The responsible party shall maintain records of all inspections and maintenance activities.

GRASS DRAINAGE SWALES:

- In addition to semi-annual inspection, also inspect swales after rainfall events of 1.5 inches or greater, for two (2) years following installation.
- Repair any areas that do not have good vegetative cover or show signs of erosion.
- Repairs must restore the swale(s) to the specifications of the original plan.
- Mowing height shall be 6 inches in height or higher to promote filtration.
- Mowing shall occur in-frequently (ideally twice annually) to retain taller vegetation.
- All undesirable vegetation and volunteer tree growth shall be removed.
- No plantings or structures of any kind are permitted within the grass swales within the recorded drainage easements without prior written approval of the Dane County Land & Water Resources Department.
- Swales shall be regraded if siltation or erosion is noted during inspections.

STORM SEWERS:

- Visual inspection of components shall be performed, and debris removed from inlets.
- Repair inlet/outlet areas that are damaged or show signs of erosion.
- Rip-rap shall be replaced as necessary.
- Repairs must restore the components to the specifications of the original plan.
- Storm pipe shall be inspected, and debris removed that impedes flow.

FOREBAY (POND):

- Visually inspect the pond outlet structure(s) and perimeter semi-annually. All undesirable vegetation

and volunteer tree growth shall be removed, including any near the outlet structure.

- Check the outlet structure(s) for deterioration or damage, obstructions, sediment, and general operation (including emergency drawdown & overflow devices if present).
- Check the condition at the receiving area/channels at the outlet and downstream from the release structures for stability and signs of erosion damage or sparse vegetation.
- A topographic survey of the pond bottom and sediment depth shall be conducted every five years or at the request of the municipality. The survey shall be of sufficient detail to evaluate the volume of accumulated sediment. Survey data shall be sealed by a registered land surveyor or engineer.
- Accumulated sediment in the permanent pool area, as identified by the topographic survey, shall be dredged, and disposed offsite as required by Wisconsin Department of Natural Resources Technical Standard 1001 – Wet Detention Pond.
- Access to the pond must be maintained to perform inspection and maintenance activities.
- No plantings or structures of any kind are permitted within the retention pond area, without prior written approval of Dane County Land & Water Resources Department.

DRY DETENTION BASIN:

- Areas restored with native vegetation shall be mowed a maximum of twice annually (Spring and Fall) to promote sediment filtration and retention.
- Areas restored with turf grass shall be mowed to a minimum of 6”.
- Visually inspect the pond outlet structure and pond perimeter annually. All undesirable or invasive vegetation and volunteer tree growth shall be removed, including proximity to the outlet structure.
- Check the outlet structure(s) for deterioration or damage, obstructions, sediment, and general operation (including emergency drawdown & overflow devices if present).
- Check the condition at the receiving area/channels at the outlet and downstream from the release structures for stability and signs of erosion damage or sparse vegetation.



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): 7535 & 7550 Surgar Ridge Road

All of hte NW & NE of the SW, Section 29, T6N, R8E

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement**
- rezone petition**
 - current zoning category SFR-08 / FP-35
 - new zoning category RR-2 / RR-4
- 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 608-332-6110

Address 7535 Sugar Ridge Road E-Mail matthofeldt@gmail.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)

Lot line adjustments on current lots with rezoning to bring all proposed lots up to town and county code.

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.

Applicant Signature _____ Date _____
Print Name _____

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 # _____

Planning Report

Town of Verona

April 10th, 2024

Land Use Application 2024-03

062/0608-293-8500-8; 062/0608-293-8000-3; 062/0608-293-8070-9; 062/0608-293-8140-4; 062/0608-293-8465-2
Sugar Ridge Road, Verona WI

Summary: The applicant is seeking a CSM and rezone for parcels 062/0608-293-8500-8/ 062/0608-293-8000-3/ 062/0608-293-8070-9/ 062/0608-293-8140-4 respectively.

Property Owner: Matt and Jade Hofeldt

Property Addresses: 7535 Sugar Ridge Road, Verona WI

Applicant: same

Location Map



Project overview

The applicant recently purchased the properties. There is an existing CUP located on parcel 062/0608-293-8500-8 which allows for a private airstrip and hangar – both in current use. The applicant is seeking a CSM and subsequent rezones to address illegally created land divisions and to correct zoning inconsistencies. The applicants wish to build a new single-family residence on the property and per a Dane County density study, the property has no available splits left. To rectify this, parcel 062/0608-293-8070-9, currently zoned RR-2 but only containing a barn, will be incorporated into a lot with parcel 062/0608-293-8465-2 and be remain RR-2. This will free up a residential split for a new home.

Comprehensive Plan Guidance

Land is currently zoned FP-35, RR-2, and SFR-08. The future land use map illustrates all of these parcels as FP-35. The CSM and rezones are consistent with the future land use for these parcels as it should reflect current usage of the parcels. The discrepancies are a result of the mechanism used for land division on these parcels via land sales.

Current and Proposed Zoning The current zoning is FP-35, RR-2 and SFR-08. Proposed zoning will be FP-35, RR-4 (2) and RR-2. Please see the table for the reallocation of acreage and proposed zoning of each new lot.

Parcel Number	Address	Current Acreage	Current Zoning	Proposed Acreage	Proposed Zoning	Proposed Lot #
062/0608-293-8500-8		40	FP-35	68.05	no change	4
062/0608-293-8000-3		31.4	FP-35	68.05	no change	4
062/0608-293-8070-9		2	FP-35	3.869	RR-2	1
062/0608-293-8140-4	7550 Sugar River Road	3.22	FP-35	4.96	RR-4	2
062/0608-293-8465-2	7535 Sugar River Road	1.581	SFR-08	3.869	RR-2	1
new	new			4.671	RR-4	3

Extra-territorial Review/Boundary Agreement Authority Joint Committee provisions for review apply to “land remaining in the Town and located in Areas A, B, and D.” This parcel is in Area C and is not subject to review/approval of the JPC.

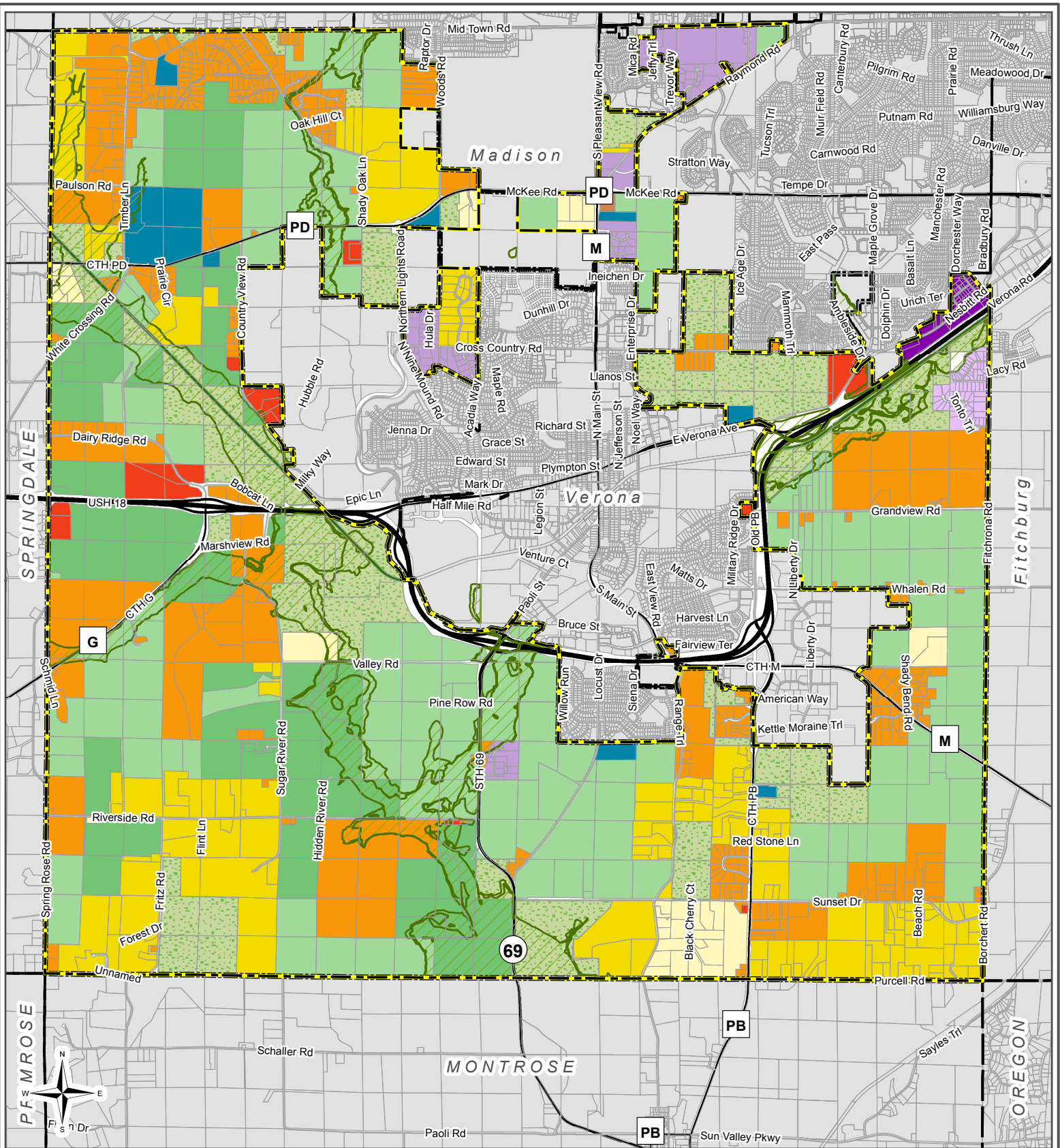
Surrounding Land Use and Zoning The majority of the surrounding land use is agricultural uses and RM-16. Adjacent residences are on larger parcels.

Site Features There is an active landing strip and hangar, both in current use. There is also a cluster of unique structures containing historical features and artifacts specific to the history of the Town of Verona.

Driveway Access Access to the site is provided by Sugar Ridge Road. The applicant has indicated interest in the road vacation process for Sugar Ridge Road. The town is supportive of this effort.

Other The applicant is seeking a new CUP for a portion of this property to update the dimensions of the existing airstrip as well as to add sanitary fixtures to the existing hangar via another application.

Staff Comments The applicant, the Town and the County have worked closely together to determine the best way to clean up the inconsistencies in zoning and the illegal land divisions. Town staff is supportive of this CSM and rezone application and recommends approval.



Map 9.6: Future Land Use

Town of Verona

- Trail
- Farmland Preservation
- Transitional Agricultural
- Natural/Recreational Resources
- Rural Residential, 8+ acres
- Rural Residential, 4-8 acres
- Rural Residential, 2-4 acres
- Urban Residential: SFR Neighborhoods Public Septic
- Urban Residential: SFR Neighborhoods Private Septic
- Urban Mixed Use Neighborhood
- Institutional
- Commercial
- Utilities
- Environmental Respires Protection Corridor

 Town of Verona

Date Created: 8/20/2018
 Date Amended: 11/16/2018



TOWN OF VERONA

vierbicher

planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

FP-35 (General Farmland Preservation) Zoning District

Primary zoning district for farmland preservation -- CH. 10-Zoning, [Section 10.222](#)

Permitted Uses 10.222(2)

- Agricultural uses
- Agricultural accessory uses (except those listed as conditional uses below)
- Agricultural accessory buildings
- Agricultural entertainment less than 10 days/year
- Farm-related exhibitions, sales or events less than 11 days/year
- Seasonal storage of recreational equipment and motor vehicles (including those not owned by the landowner) in existing accessory buildings
- Residences existing as of Feb. 20, 2010 (see below)
- Large animal boarding
- Sales of agricultural products produced on the premises
- Undeveloped natural resource and open space uses
- Utility services associated with a permitted use
- Transportation, utility, communication or other use required by law

Conditional Uses 10.222(3)

- Agricultural accessory uses:
 - Agricultural entertainment, 10 days/year or more
 - Airports, landing strips, heliports for owner of farm
 - Farm related exhibitions, sales or events, over 10 days/year
 - Farm Residence, subject to 10.103(11)
 - Attached accessory dwelling units associated with a farm residence
 - Limited Farm Business, subject to 10.103(13)
- Sale of agricultural and dairy products not produced on the premise
- Incidental sale of non-alcoholic beverages and snacks
- Secondary farm residences
 - Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
 - Non-metallic mineral extraction
 - Asphalt & ready-mix concrete plants
 - Limited asphalt or concrete plants
 - Renewable energy electricity generators

Setbacks and Height requirements for Structures 10.222(5) & 10.222(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 from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum
 Accessory buildings: 35 feet maximum
 Agricultural buildings: No height requirement

Permitted residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum
Rear yard: 50 feet minimum
 Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet

Housing livestock:

100 feet from Residential or Hamlet zoning districts
 50 feet from Rural Residential zoning districts
 10 feet from all other zoning districts

Lot Width & Area 10.222(4)

Minimum: 35 acres
Maximum: None

Minimum lot width: None

Maximum Lot Coverage all buildings and structures

None.

Accessory Buildings Requirements 10.222(8)

- Accessory buildings may be constructed on property without a principal residence only if it is clearly related to a legitimate farm operation or agricultural accessory use.
- Sanitary fixtures are permitted in agricultural accessory buildings

FP-35 (General Farmland Preservation) Zoning District

Primary zoning district for farmland preservation -- CH. 10-Zoning, [Section 10.222](#)

- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for residential accessory buildings on lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
- Zoning Permit fees are exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

For more information on the regulation of accessory buildings please see the Dane County Zoning *Guide for Accessory Buildings* Handout.

Existing Residences in FP-35 10.222(b)1.

- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Such structures may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided **all** of the following criteria are met:
 1. The use remains residential.
 2. The structure complies with all building height, setback, side yard and rear yard standards of this ordinance.
 3. For replacement residences, the structure must be located within 100 feet of the original residence, unless site-specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100 foot limitation must be approved by the town board and county zoning committee.
- Residential accessory buildings, home occupations, foster care for less than 5 children, community living arrangements for less than 9 people, and incidental room rental are permitted when associated with:
 - An existing residence as permitted above
 - A farm residence approved by conditional use permit
- Existing residences or secondary residences located on a farm, but which are no longer utilized in the operation of the farm may be rented.

Limited Farm Businesses 10.004(85) & 10.103(13)

Limited farm businesses are an agricultural accessory use and must meet the following criteria:

- ✓ Consists of a business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm
- ✓ Requires no buildings, structures, or improvements other than existing agricultural buildings or a farm residence
- ✓ Employs no more than 4 full-time equivalent employees annually, who are not members of the family residing on the farm
- ✓ Does not impair or limit the current or future agricultural use of the farm or other protected farmland

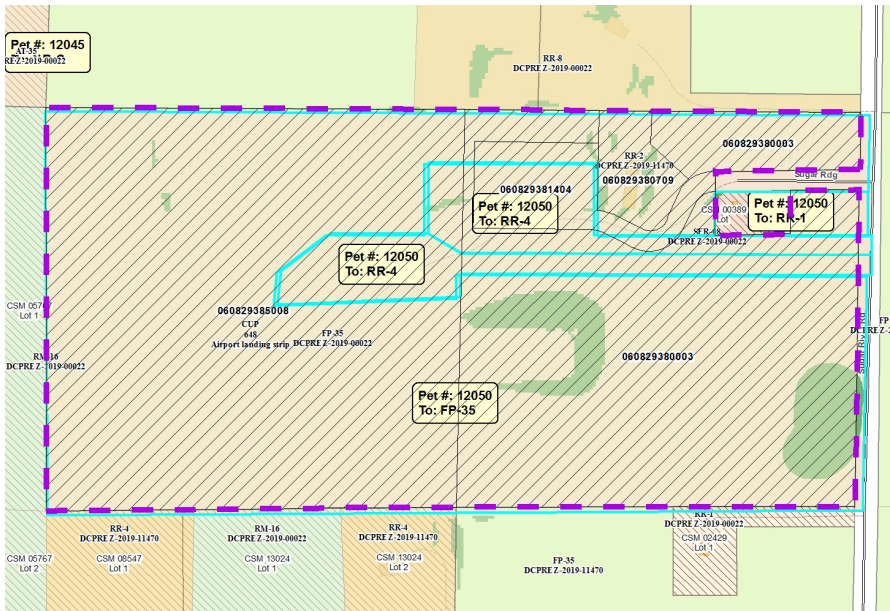
In addition, a **limited farm business** as a conditional use in the FP-35 district is further restricted:

- The uses are limited to those listed as permitted uses in the LC or GC zoning districts, provided the use does not conflict with the overall purposes of the FP-35 district
- The area dedicated to the limited farm business use must not exceed 10,000 square feet in indoor floor area
- The use must be contained entirely within building(s) in existence prior to April 30, 2005
- The landowner must maintain, restore, or enhance the existing exterior character of the building(s)
- No more than 4 non-family employees may be employed.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date	5/28/2024	Petition Number	12050	Applicant:	Hoefeldt and Kretschman
Town	Verona	A-1EX Adoption	10/17/1980	Orig Farm Owner	Thomas Kretschman
Section:	29	Density Number	35	Original Farm Acres	76.84
Density Study Date	2/13/2024	Original Splits	2.2	Available Density Unit(s)	0



Reasons/Notes:

Homesites created to date: 2 per RR-2 zoning on PIN 0608-293-8070-9 and illegal land division / existing home on PIN 0608-293-8140-4.

NOTE: CSM 389 recorded prior to town baseline date and not included in density calculation.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
060829385008	40.24	MATTHEW A HOFELDT & JADRIAN B HOFELDT	
060829380709	1.83	MATTHEW A HOFELDT & JADRIAN B HOFELDT	
060829380003	31.41	MATTHEW A HOFELDT & JADRIAN B HOFELDT	
060829381404	3.35	THOMAS J KRETSCHMAN	

W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon

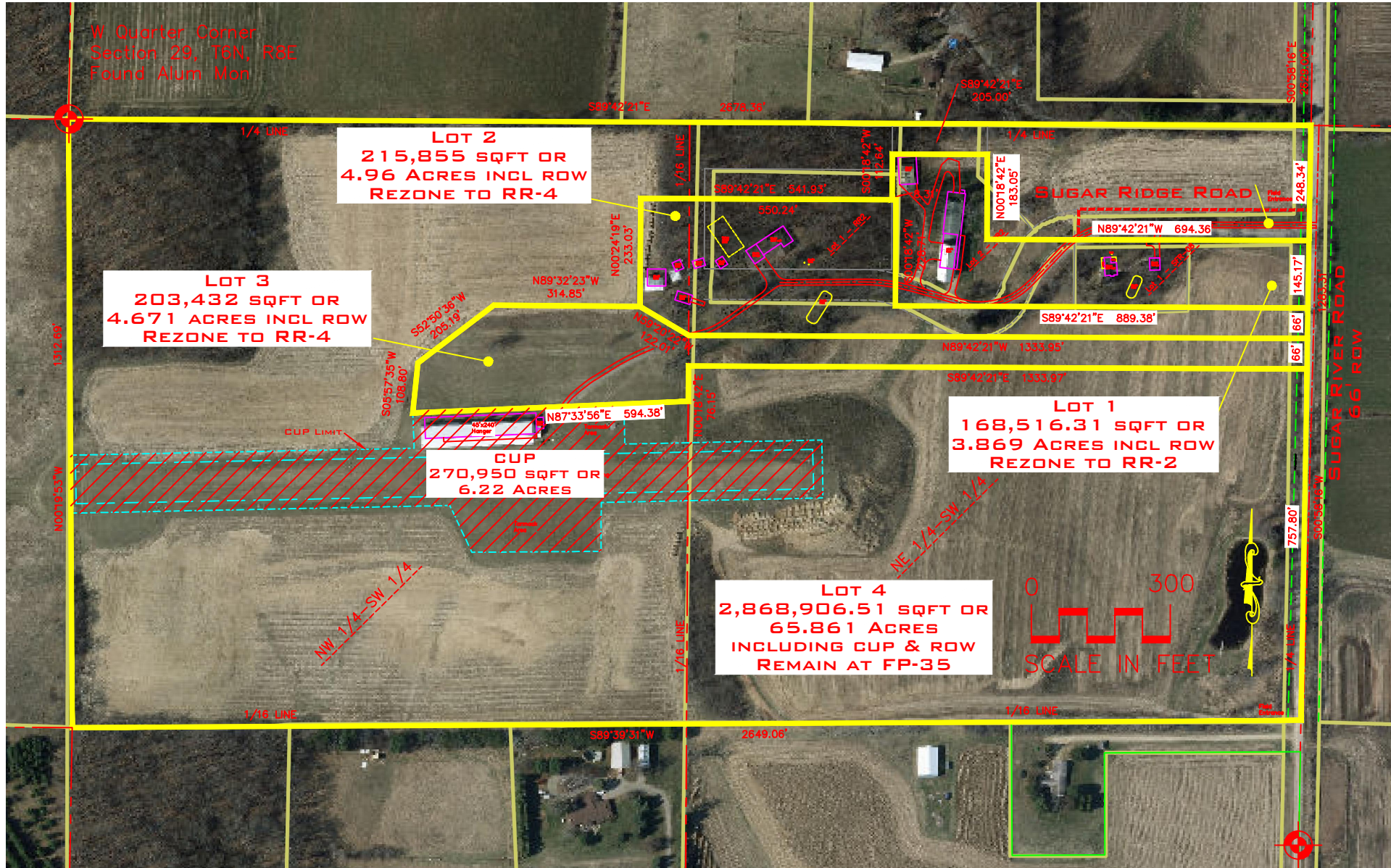
LOT 2
215,855 SQFT OR
4.96 ACRES INCL ROW
REZONE TO RR-4

LOT 3
203,432 SQFT OR
4.671 ACRES INCL ROW
REZONE TO RR-4

CUP
270,950 SQFT OR
6.22 ACRES

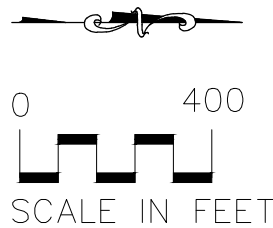
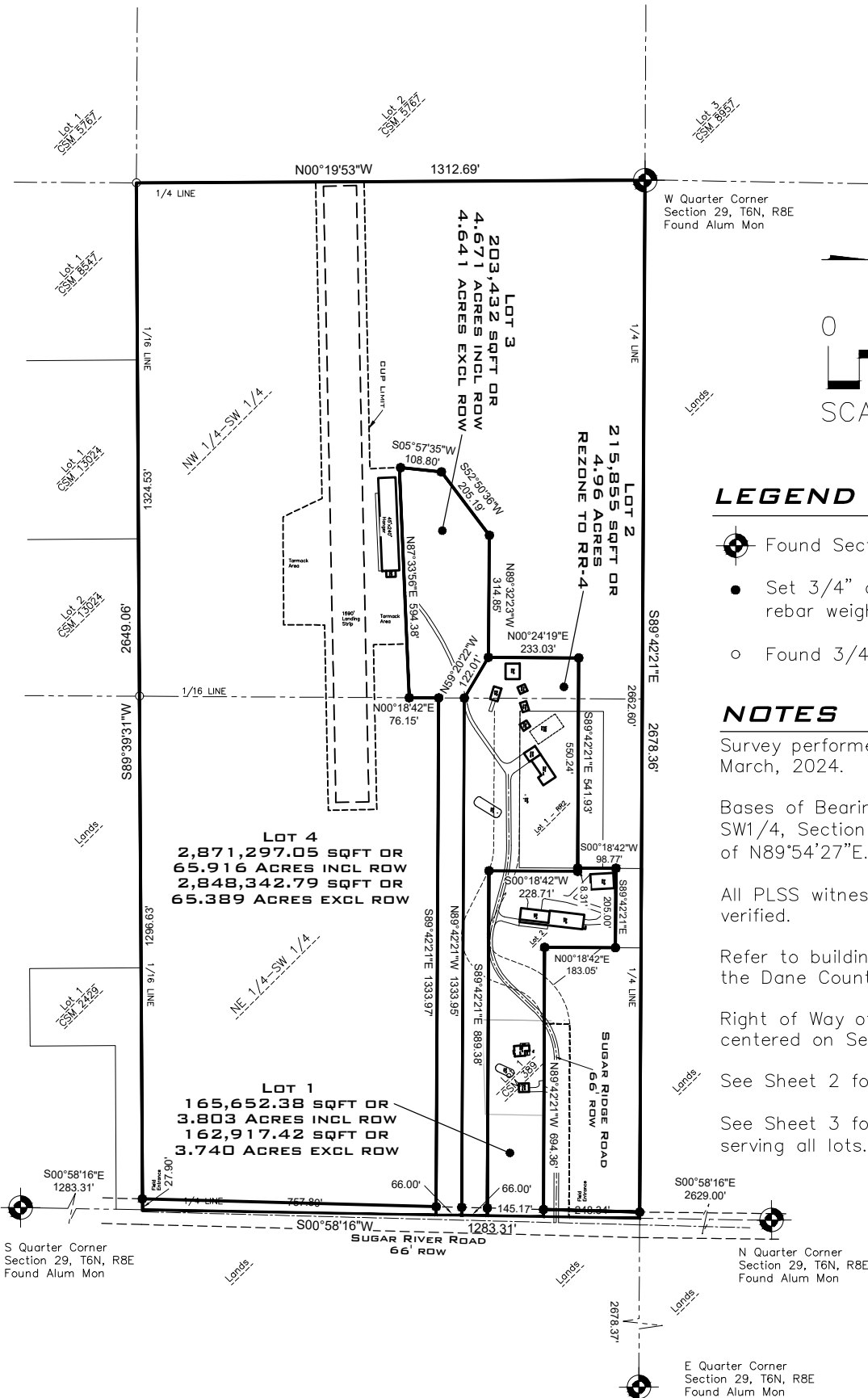
LOT 1
168,516.31 SQFT OR
3.869 ACRES INCL ROW
REZONE TO RR-2

LOT 4
2,868,906.51 SQFT OR
65.861 ACRES
INCLUDING CUP & ROW
REMAIN AT FP-35



CERTIFIED SURVEY MAP NO.

ALL OF THE NW1/4 OF THE SW1/4 AND ALL OF THE NE1/4 OF THE SW1/4, INCLUDING LOT 1, CERTIFIED SURVEY MAP NO. 389, VOL 2, PAGE 161, DANE COUNTY REGISTER OF DEEDS, IN SECTION 29, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- Found Section Corner
- Set 3/4" dia x 18" long rebar weighing 1.5#/LF.
- Found 3/4" rebar

NOTES

- Survey performed by Exeter Design, Inc. in March, 2024.
- Bases of Bearing is the North line of the SW1/4, Section 12, T6N, R7E, with a bearing of N89°54'27"E.
- All PLSS witness ties were checked and verified.
- Refer to building site information contained in the Dane County Soils Survey.
- Right of Way of Sugar River Road not centered on Section Line.
- See Sheet 2 for Lots 1 & 2 Details
- See Sheet 3 for new Ingress/Egress Easement serving all lots.

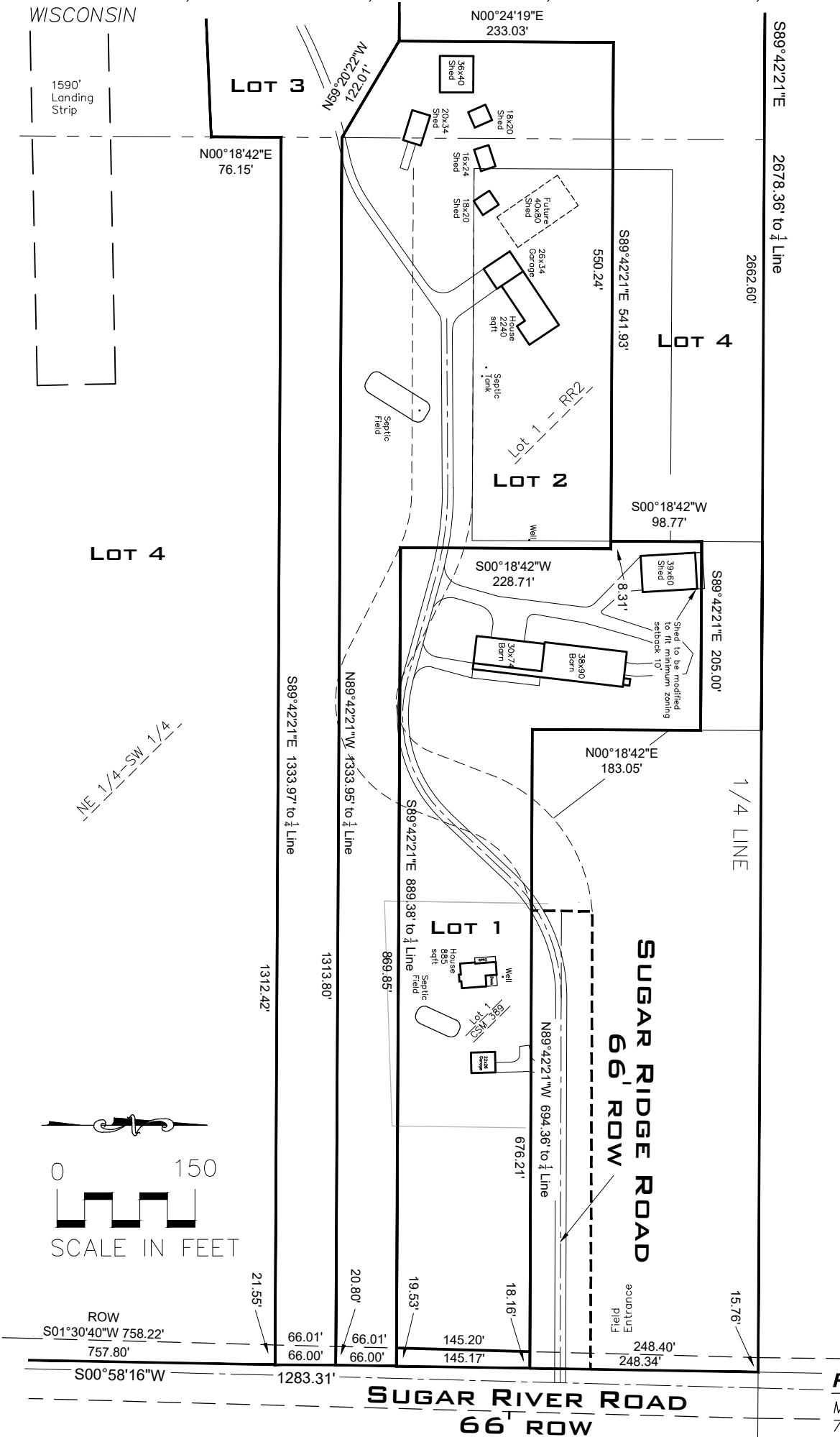
PREPARED FOR:
 Matt and Jade Hofeldt
 7535 Sugar Ridge Road
 Verona, WI 53593
 &
 Tom Kretschman
 7550 Sugar Ridge Road
 Verona, WI 53593



N8096 BUOL ROAD
 BELLEVILLE, WI 53508
 (608) 712-1040

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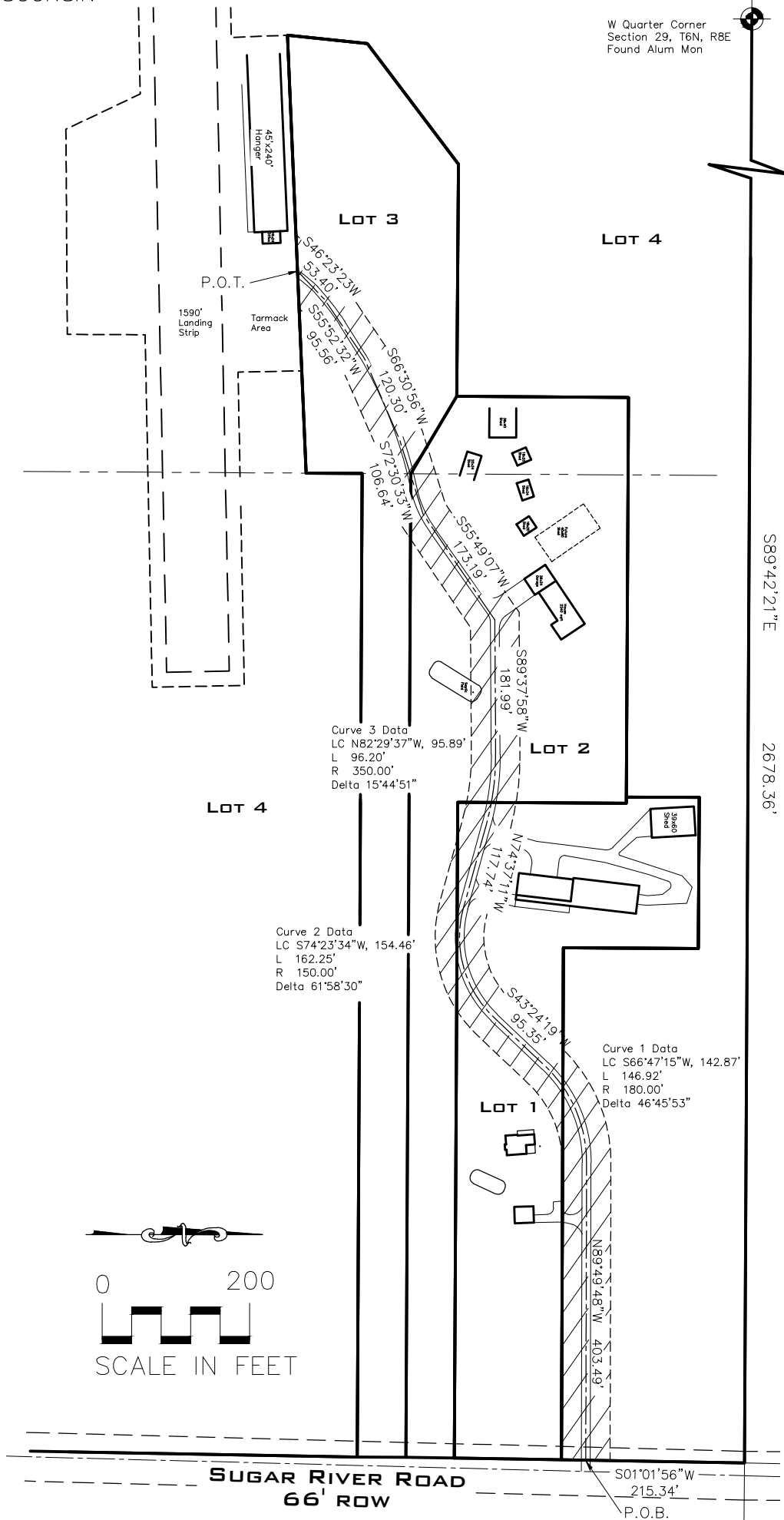
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Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW4, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to the a point known as the Point of Termination.

PREPARED FOR:
 Matt and Jade Hofeldt
 7535 Sugar Ridge Road
 Verona, WI 53593
 &
 Tom Kretschman
 7550 Sugar Ridge Road
 Verona, WI 53593

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE:

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED ALL OF THE NW1/4 OF THE SW1/4 AND ALL OF THE NE1/4 OF THE SW1/4, INCLUDING LOT 1, CERTIFIED SURVEY MAP NO. 389, VOL 2, PAGE 161, DANE COUNTY REGISTER OF DEEDS, IN SECTION 29, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W QUARTER CORNER OF SAID SECTION 29, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SW1/4, S89°42'21"E, 2678.36 FEET TO THE N-S QUARTER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SW1/4, S00°58'16"W, 1283.31 FEET TO THE E-W 1/16TH LINE; THENCE ALONG SAID 1/16TH LINE, S89°39'31"W, 2649.06 FEET TO THE WEST LINE OF SAID SW1/4; THENCE ALONG SAID WEST LINE, N00°19'53"W, 1312.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,456,715.52 SQFT OR 79.355 ACRES INCLUDING RIGHT OF WAY. SAID PARCEL CONTAINS 3,428,670.40 SQFT OR 78.711 ACRES EXCLUDING RIGHT OF WAY. SAID LANDS SUBJECT TO SHARED DRIVEWAY AGREEMENT WITH SURVEYED INGRESS/EGRESS EASEMENT.

THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF MATT AND JADE HOFELDT & TOM KRETSCHMAN., THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES; THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE DIVISIONS THEREOF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

EDWARD A. SHORT S-2799
PROFESSIONAL LAND SURVEYOR

MORTGAGEE CONSENT CERTIFICATE:

WE, BANK OF DEERFIELD, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF LANDS AS DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND WE DO HEREBY CONSENT TO THE ABOVE CERTIFICATION.

BEN MLSNA
SENIOR VICE PRESIDENT

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



N8096 BUOL ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Sheet 4 of 5

EDI Pjt No. 24-0845

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

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OWNER'S CERTIFICATE:

WE, MATT AND JADE HOFELDT & TOM KRETSCHMAN, AS OWNER'S HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE 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.

MATTHEW A. HOFELDT

JADRIAN B. HOFELDT

THOMAS J. KRETSCHMAN

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

TOWN OF VERONA CERTIFICATE:

APPROVED FOR RECORDING BY THE TOWN OF VERONA ON THIS _____ DAY OF
_____, 2024

TERESA WITHEE
TOWN CLERK

DANE COUNTY ZONING:

APPROVED FOR RECORDING BY THE DANE COUNTY ZONING AND LAND REGULATION DEPARTMENT
THIS _____ DAY OF _____, 2024.

DANIEL EVERSON
ASSISTANT ZONING ADMINISTRATOR

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

SHARED DRIVEWAY ALIGNMENT INGRESS/EGRESS WITH AGREEMENT 66' WIDE

N Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



S89°42'21"E

2678.36'

S00°58'16"E
2629.00'

S01°01'56"W
215.34'

1/4 LINE

Curve 1 Data
LC S66°47'15"W, 142.87'
L 146.92'
R 180.00'
Delta 46°45'53"

Field Entrance

P.O.B.

LOT 1

LOT 2

LOT 3

Curve 3 Data
LC N82°29'37"W, 95.89'
L 96.20'
R 350.00'
Delta 15°44'51"

Curve 2 Data
LC S74°23'34"W, 154.46'
L 162.25'
R 150.00'
Delta 61°58'30"

Driveway Legal Description

A 66-foot wide strip of land being Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, with the centerline being described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW $\frac{1}{4}$, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW $\frac{1}{4}$, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to the a point known as the Point of Termination.

CUP
270,950 SQFT OR
6.22 ACRES

Tarmack Area

LOT 4



1/16 LINE

NE 1/4-SW 1/4

SUGAR RIVER ROAD
66' ROW

SHARED DRIVEWAY EASMENT AGREEMENT
LOTS 1,2,3 & 4; CSM _____

Parcel Numbers
0608-293-8465.2
0608-293-8070-9
0608-293-8000-3
0608-293-81404

Legal Description:

Lot One, Two, Three and Four, (1,2,3&4) of Certified Survey Map # _____ recorded the Dane County Register of Deeds Office in Volume ____ of Certified Survey Maps, Page ____ as Document No _____ in the Town of Verona, all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit).

WITNESSETH:

WHEREAS, the parties (hereinafter Owners, whether present or future), which presently own Lots 1,2,3&4 of Certified Survey Map # _____, all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit) hereto presently have, or will have, an ownership interest in and to the above referenced Lots 1,2,3&4:

WHEREAS, Lots 1,2,3&4 described being all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit) will use a Shared Driveway Easement for ingress and egress to the respective parcels; and

WHEREAS, it is the intended purpose of the Owners, for and in consideration of the benefits each will mutually receive, to enter into this written Shared Driveway Easement Agreement (hereinafter "*Driveway Agreement") for the purpose of defining the respective rights and obligations of the Owners; and

WHEREAS, this Driveway Agreement shall become binding upon execution of this document by the undersigned;

NOW THEREFORE, for good and valuable consideration, and the benefits to be derived from this Driveway Agreement by each of the Owners, the Owners mutually do agree and grant to the other, their heirs, successors, and assigns the rights, title, and interest in their lands as is required and is necessary in order to create a Shared Driveway Easement over and across the following described parcel, to wit:

A 66' or wider area of vacant land entirely containing the now existing shared gravel driveway as shown on the attached map, which map is derived from Certified Survey Map # _____ and with the existing driveway depicted upon it, and as per the attached legal description.

Said existing shared gravel driveway was constructed to applicable Town of Verona standards, and complies with applicable Town of Verona provision at the access onto the town road.

The Owners do mutually covenant and agree for themselves, their heirs, executors, administrators, personal representatives, successors, and assigns forever that said Shared Driveway Easement shall be subject to the following conditions:

That each of them, together with their tenants, servants, visitors, and agents, assigns and licensees, in common with all others having the like rights at all times hereafter, with or without automobile or other vehicles or on foot shall have free and unrestricted access in, to, and upon said area and the right to use of said Shared Driveway Easement as an appurtenance to their respective lands for the purposes of ingress and egress to and from the property owned by them, and to pass and re-pass along and over the Shared Driveway Easement as above described.

That the Owners will at all times keep the Shared Driveway Easement free and clear of blockages of any kind that would otherwise prevent the free and unrestricted use of the area by the others.

That the Owners will equally pay all the expenses or be responsible for the maintenance of the surface of said Shared Driveway Easement that services their property, including such surfacing, and removal of snow and ice therefrom as shall be from time to time required including mowing of the grass.

That the decision of when to repair or maintain the existing gravel driveway and the Shared Driveway Easement upon which it is sited shall be by the agreement of at least two of the Owners. If any party to this Driveway Agreement wishes to further improve the surface (such as blacktop) it must be done at that party's sole expense, or as per a future agreement between the then Owners.

That the sharing of the expenses as explained in the paragraph above shall begin when the owners of any lots have taken out their respective building permits, or otherwise utilize the property so as to merit sharing of said cost. until such time, the expenses shall be borne solely by the Owner(s) actively utilizing the driveway.

That none of the parties, their heirs, successors, agents, or assigns, shall do anything, without the written consent of the other parties, which would cause any rights of the public to attach to said Shared Driveway Easement, and said parties, for themselves, their heirs and assigns, shall do any and all things reasonably necessary in order to prevent said Shared Driveway Easement from being subservient to any rights of the public therein. However, all parties with an interest in the four lots served by the Shared Driveway Easement consent to the dedication of a future town road right-of-way within the Shared Driveway Easement, at any time if the Town of Verona, in its sole discretion, accepts it.

Other Provisions:

- a) The Shared Driveway Easement shall be maintained to provide access to emergency vehicles, school buses and other equipment as determined by the Town of Verona Engineer, Local fire department, and EMS Service.

NOTICE OF REZONE OR CONDITIONAL USE

NUMBER 4169/648

GENERAL INFORMATION

D.E.D. No

1. TOWN, VILLAGE, OR CITY
VERONA

COUNTY DANE

2. THIS NOTICE IS FOR: REZONING CONDITIONAL USE/SPECIAL EXCEPTION

3. OWNER AT TIME OF REZONING - NAME THOMAS J. KRETSCHMAN TELEPHONE

ADDRESS 2019 SUGAR RIVER RD VERONA 53593

4. DESCRIPTION OF THE PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION PERMIT

1/4 1/4 SEC. NW SW | SEC. 29 | TOWN 6N | RANGE 8E

PARCEL NUMBER(S) BEFORE REZONING 31-29-664 PREVIOUS ZONING DISTRICT A-1(12X) NEW ZONING DISTRICT A-2

PARCEL ADDRESS 2019 SUGAR RIVER RD.

INTENT / PURPOSE

PRIVATE LANDING STRIP

LAND AREA AND IMPROVEMENTS

5. TOTAL ACRES IN PARCEL BEFORE REZONING 40.0 TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING 40.0

a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception? 2.48

b. How many acres were rezoned INTO exclusive agricultural district? 0

c. Were there improvements on the original parcel? YES NO

d. What percentage of the improvements was rezoned or granted a conditional use/special exception? 100

REZONE

6. REASON FOR REZONING

a. Develop land for non-Ag. residential use.

How far is the land from a city or village boundary? 2.7 ± MILES

How far is the land from an existing residential area? 2.7 ± MILES

Is the land served by public sewer? YES NO Is the land within a sanitary district? YES NO

Is the land served by public water? YES NO Is the land within a planning transition area? YES NO

If more than one lot was developed: Number of lots _____ Average lot size _____

- b. Develop land for industrial use
- c. Develop land for commercial use
- d. Develop land for recreational use
- e. Pre-existing use, substandard or nonconforming parcel
- f. Farm consolidation
- g. Residence for parent or child of farm operator
- h. Other (please specify) AIRSTRIP

7. Soils Information

a. Type of soils in parcel rezoned out of agricultural district (approximate)

Percent of land had soils in Classes I-II _____ Percent of the land had soils in Class IV _____

Percent of the land had soils in Class III _____ Percent of the land had soils in Classes V-VIII _____

b. Type of land in parcel rezoned out of agricultural district (approximate)

Percent of land in cropland 100% Percent of land in woodland _____

Percent of land in pasture _____ Percent of land in other (specify) _____

CONDITIONAL USE.

8. What is the type of conditional use/special exception?

a. Agricultural (please specify use)

b. Agricultural-related (please specify use)

c. Institutional

d. Governmental

e. Religious

f. Utility

g. Other (please specify use) AIRSTRIP

CERTIFICATION HISTORY	FINDINGS FOR REZONING
<p>9. Have any zoning certificates been issued for the property which was granted the rezoning or a nonagricultural conditional use/special exception? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If YES, please attach copies of any zoning certificates that have been issued for the property during the last 10 years, and a copy of a property record that includes a description of the rezoned property, such as a warranty deed, land contract, subdivision plat, or certified survey map.</p>	<p>10. Was the petition for rezoning approved only after findings were made based on consideration of the following as required by s. 91.77(1), Wis. Stats.:</p> <p>(a) Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.</p> <p>(b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.</p> <p>(c) The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural areas.</p> <p style="text-align: right;"><input type="checkbox"/> YES <input type="checkbox"/> NO</p>

SIGNATURE OF ZONING AUTHORITY	DATE OF SIGNATURE	DATE OF LOCAL APPROVAL OF REZONING OR CONDITIONAL USE
-------------------------------	-------------------	---

P.H. 3/8/88

Item No.: 6.

DANE COUNTY APPLICATION FOR CHANGE OF ZONING AND A CONDITIONAL USE PERMIT

Zoning Petition # 4164 C.U.P. # 648

By: Thomas J. Kretschman

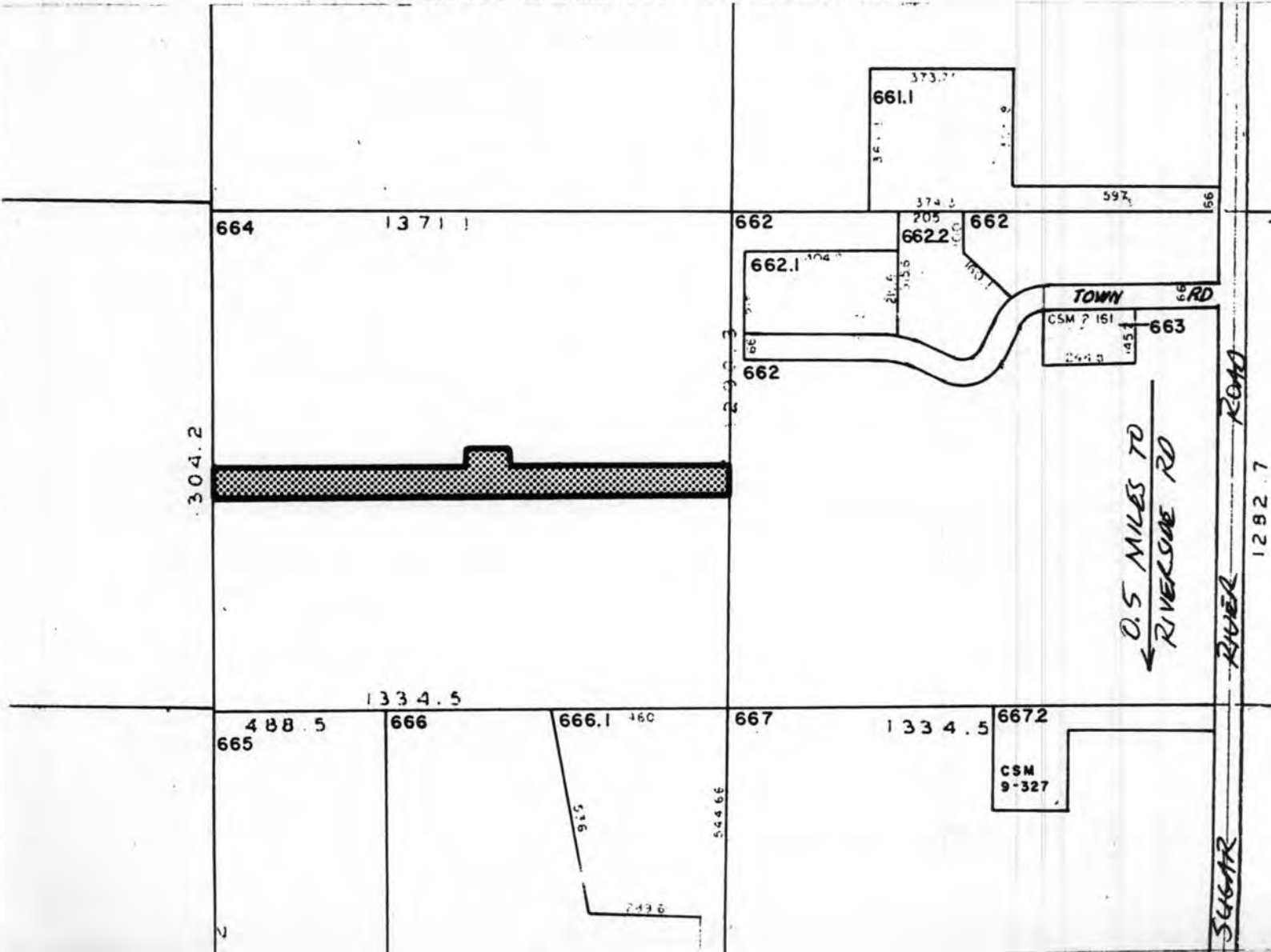
To change the zoning from the A-1 Ex. Agriculture district to the A-2 Agriculture district and also for private landing strip on the same property.

Location: 2019 Sugar River Road Section 29, NW SW Town Verona

Area: 2.5 more or less Acres

Proposed use: private landing strip D.E.D. No.

MAP: PROPOSED AREA IS SHADED - ALL UNDESIGNATED AREAS ARE IN THE A-1 AGRICULTURAL EXCLUSIVE DISTRICT.



A public hearing on this petition will be held on March 8, 19 88 at 7:30 PM in Room 224 of the City-County Building, Madison, WI and is being held so that the Committee may hear those persons who have an interest in the proposed change in zoning districts or proposed conditional use. Conditional Uses are granted or denied by the Committee. Committee recommendations on zoning district changes are referred to the County Board who will make the final decision on approval/denial. Should you desire more information regarding this proposed zoning change, please call or visit the Dane County Zoning Department, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday thru Friday.

PETITIONER MUST ATTEND THE PUBLIC HEARING

AN EFFORT HAS BEEN MADE TO NOTIFY ALL OF THE NEIGHBORS OF THIS PROPOSED CHANGE. TO ENSURE THAT EVERYONE HAS BEEN NOTIFIED, PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.

Notice of this public hearing will be published in the Wisconsin State Journal: February 23 and March 1, 1988

AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

Lyman Anderson, Chairman

DANE COUNTY ZONING DEPARTMENT
Room 116, City-County Building
Madison, Wisconsin 53709

NOTICE OF PUBLIC HEARING
Pet. #4164/648

NOTICE OF PUBLIC HEARING
BY THE DANE COUNTY
AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 224 of the City-County Building, Madison, Wisconsin on Tuesday, March 8, 1988 at 7:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

6. Petition #4164/CONDITIONAL USE PERMIT #648 by Thomas J. Kretschman to change the zoning from A-1 Ex. Agriculture to A-2 Agriculture to also allow private landing strip on the same parcel located at 2019 Sugar River Road - NW 1/4 SW 1/4 - Section 29, Town of Verona.

RTS ZONE - APR 19 1988

CHP - APR 26 1988

Published: Wisconsin State Journal
February 23 and March 1, 1988

AGRICULTURE, ENVIRONMENT & LAND RECORDS
COMMITTEE
Lyman Anderson, Chairman

PETITION NO. 4164

PETITION TO CHANGE THE ZONING CLASSIFICATION OF LANDS IN THE TOWN OF

VERONA

TO THE DANE COUNTY BOARD OF SUPERVISORS:

Ladies & Gentlemen:

The undersigned hereby petitions the Dane County Board of Supervisors to change the zoning classification of the following described land in Section 29, Town of Verona, Dane County, Wisconsin, from the A-1 Ex. Agriculture District to the A-2 Agriculture District.

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows: Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80 feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence East 100 feet; thence South 50 feet; thence East 575 feet more or less to the point of beginning.

Respectfully submitted on 1-27 1988 by:
Agent: _____ Owner: _____

Name _____ Name Thomas J. Kretschmer

Street _____ Street 2019 SUGAR RIVER RD.
Post _____ Post VERONA WIS
Office _____ Office _____

Telephone _____ Zip _____ Telephone 845 6230 Zip 53593

DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 648

The undersigned hereby applies for a conditional use permit for a
Private landing
strip in the A-2 Agriculture

District as provided for in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 Sugar River Road in the Town of
Verona, more fully described as follows:

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows:
Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along
East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80
feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence
North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence
East 100 feet; thence South 50 feet; thence East 575 feet more or less to the
point of beginning.

Respectfully submitted on 1-27 1988 by:

Agent:

Owner:

Name _____

Name * Thomas J. Prostetman

Street _____

Street 2019 SUGAR RIVER RD.

Post Office _____

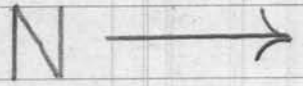
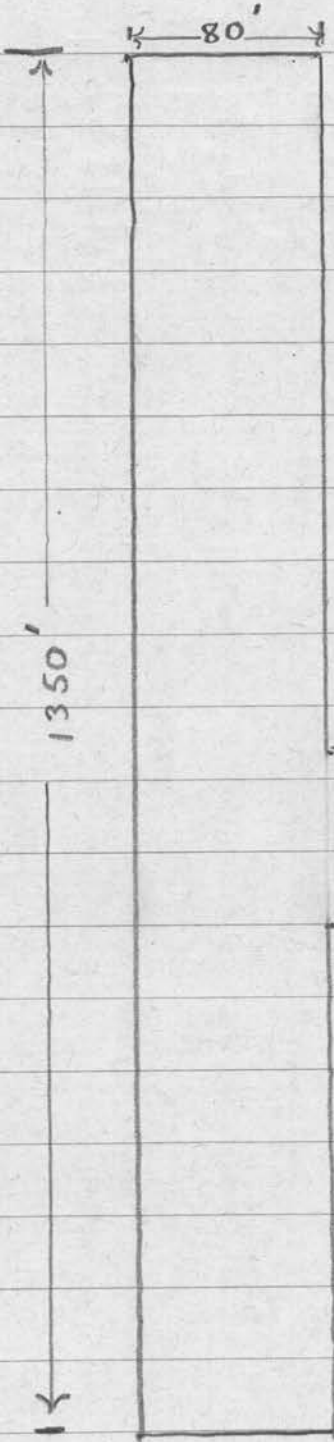
Post Office VERONA WIS

Telephone _____ Zip _____

Telephone 845-6230 Zip 53593

Comm AT NE Cor SD NW $\frac{1}{4}$ SW $\frac{1}{4}$ TH S
ALNG E LN SD $\frac{1}{4}$ $\frac{1}{4}$ 660 FT TO POB,
TH S 80 FT, TH W 1350 \pm FT TO
W LN SD $\frac{1}{4}$ $\frac{1}{4}$ TH N 80 FT, TH E 675 \pm
FT, TH N. 50 FT, TH E. 100 FT, TH S
50 FT, TH E 575 FT \pm TO P.O.B.

X Thomas J. Kretschman



DANE COUNTY ZONING

Zoning ordinance requirements for property described as: _____

NW 1/4 SW 1/4 - Section 28, Town of Verona - Par. 31-29-664 - 2019 Sugar River Rd.

The property described above is located in the A-1 Ex. Agriculture zoning district and has a frontage of n/a feet on Sugar River Road road/street that has a right of way width of 66 feet and is a class C road. The required setback is 30 feet from the r-o-w line or 63 feet from the c/l. The rear yard required is 50 feet and the side yards are total of 25; minimum 10' (one side) for any principal building, for accessory buildings see note below.


The use that you have described is private landing strip. and is provided for in ss 10.16 (1) (f) of the ordinance.

The property _____ subject to shoreland or flood plain regulations. If subject to either regulation, see note below.

NOTES: Dane County Zoning Ordinance Section 10.16 (1) (f):
Airports that are listed as "Personal by Owner Only" on an application to the Wisconsin Department of Transportation Bureau of Aeronautics for airport site approval are permitted to locate in the Agricultural and Rural Homes Districts.

Also, Accessory buildings to be used for the storage of personal property owned by the owner of the land are permitted. Permits are required for non-agricultural buildings.

IMPORTANT: The information given above is based on zoning ordinance regulations in effect as of November 14, 1986. Regulations change, and if your project is delayed more than 30 days from the aforementioned date, you should verify the information given above by either calling the Zoning Department at (608) 266-4266 or visiting the office in the City-County Building at 210 Monona Avenue, Madison, WI 53709.

Checked by 

(ZONING STATUS)

PETITION # 4164

Sec 29 Town VERONA

From A-1 (EX) AGRICULTURE

To A-2

Part of the Nw 1/4 Sw 1/4 of Section 29 Town of VERONA described as follows:

Comm AT NE COR SD NW 1/4 SW 1/4 TH S
ALNG E W SD 1/4 1/4 660 FT TO POB,
TH S 80 FT, TH W 1350 ± FT TO
W W SD 1/4 1/4 TH N 80 FT, TH E 675 ±
FT, TH N. 50 FT, TH E. 100 FT, TH S
50 FT, TH E 575 FT ± TO P.O.B.

(C.U.P. APPL. FORM)

APPLICATION FOR A CONDITIONAL USE PERMIT

NO. 648

The undersigned hereby applies for a conditional use permit for a PRIVATE
LANDING STRIP in the A-2

District as provided by in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 SUGAR RIVER RD in the Town of
VERONA, more fully described as follows:


NOTICE

6 Petition # 4164 / C.U.P. # 648 by THOMAS J. KRETSCHMAN
to change the zoning from A-1 (EX)
to A-2 and also allow PRIVATE LANDING STRIP
on the same parcel located at 2019 SUGAR RIVER RD in Nw 1/4
Sw 1/4 Section 29 Town of VERONA.

FEB 23 & MAR 1
(PUB. DATES)

(map form)

PETITION # 4164 and C.U.P. # 648 by THOMAS J. KRETSCHMAN
to change the area designated on the map below from the A-1 (EX) District to the A-2 District
and also for a PRIVATE LANDING STRIP on the same parcel for an area of
2.5+ acres and is located in the Nw 1/4 Sw 1/4 of Section 29 Town of VERONA
and its location is described as 2019 SUGAR RIVER RD.

 - Proposed area. All undesignated areas are in the A-1 Agriculture (Exclusive) District.

WL OIK

ZONING PETITION # 4164

WHEREAS, the Town Board of the Town of VERONA
having considered said zoning petition, be it therefore resolved
that said petition is hereby (Approved / ~~Disapproved~~).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

X X

(Use reverse side if necessary)

(I, Rose M. Johnson, as town clerk of the Town of
VERONA, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of the
Town Board on 3-1, 19 88.

Rose M. Johnson
Clerk

Dated: 3-2, 19 88.

MAR 03 1988

RECEIVED
ZONING DIV.

C.U.P. # 648

WHEREAS, the Town Board of the Town of VERONA
having considered said Conditional Use Permit, be it therefore
resolved that said permit is hereby (Approved / ~~Disapproved~~).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(Use reverse side if necessary)

(I, Rose M. Johnson, as town clerk of the town of
VERONA, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of
the Town Board on 31, 19 88.

Rose M. Johnson
Clerk

Dated: 31, 19 88.

MAR 03 1988

RECEIVED
ZONING DIV.

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): 7535 & 7550 Sugar Ridge Road

All of hte NW & NE of the SW, Section 29, T6N, R8E

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement**
- rezone petition**
 - current zoning category _____
 - new zoning category _____
- conditional use permit**
 - conditional use requested Air Strip area
- certified survey map**
- preliminary plat**
- final certified survey map**
- concept plan**
- site plan**
- request for Town road access**

Property Owner Phone 608-332-6110

Address 7535 Sugar Ridge Road E-Mail matthofeldt@gmail.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)

Lot line adjustments on current lots with rezoning to bring all proposed lots up to town and county code.

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.

Applicant Signature _____ Date _____

Print Name _____

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 # _____

Planning Report

Town of Verona

April 10th, 2024

Land Use Application CUP 2024-01

062/0608-293-8500-8/ 062/0608-293-8000-3 Sugar Ridge Road, Verona WI

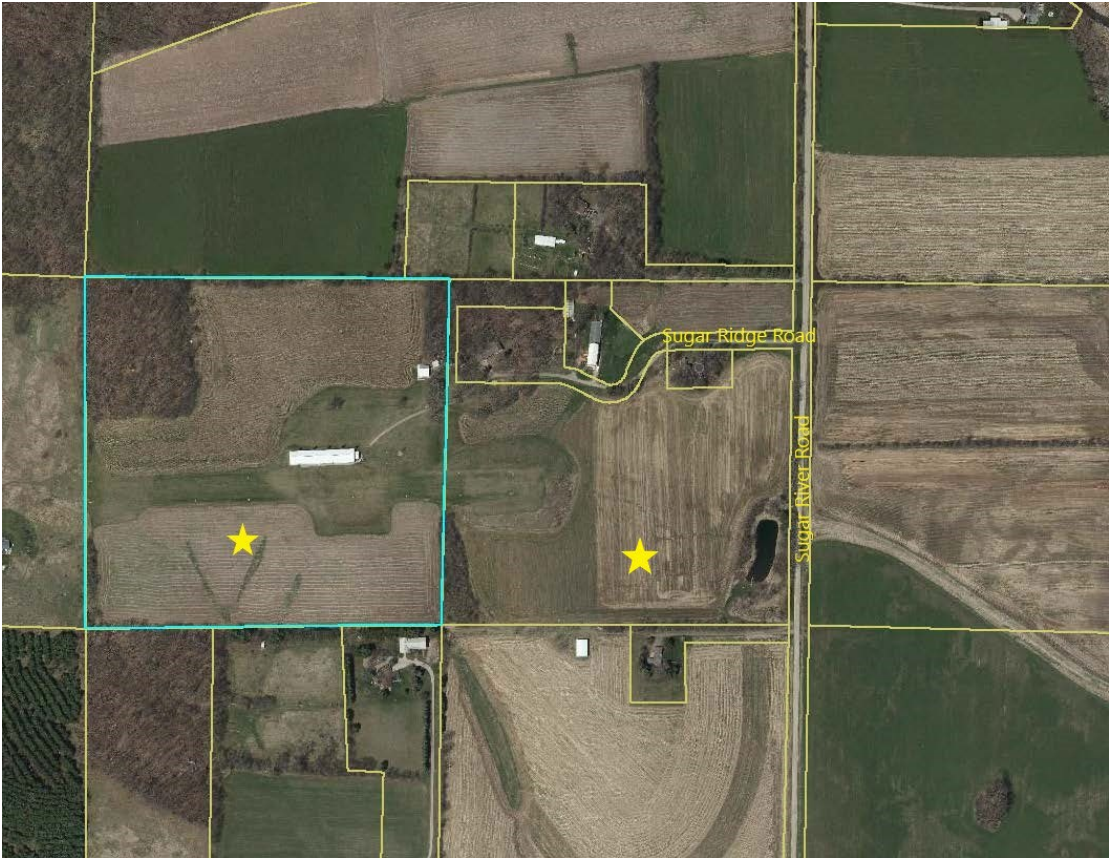
Summary: The applicant is seeking approval for a Conditional Use Permit for an airstrip to be located on parcel numbers 062/0608-293-8500-8 and 062/0608-293-8000-3. The parcels are 40 and 31.4 acres in size and zoned FP-35.

Property Owner: Matt and Jade Hofeldt

Property Addresses: 7535 Sugar Ridge Road, Verona WI

Applicant: same

Location Map



Project overview

The applicant recently purchased the properties in addition to parcels 062/0608-293-8070-9 and 062/0608-293-8465-2. There is an existing CUP located on parcel 062/0608-293-8500-8 which allows for a private airstrip and hangar – both in current use. The applicant is seeking a new CUP to update the dimensions of the existing airstrip as well as to add sanitary fixtures to the existing hangar. These uses are allowed in the FP-35 district if approved by a conditional use permit. No other changes to the FP-zoning are expected.

The current use of the airstrip and associated uses are not anticipated to change.

Conditional Use Permit Criteria Review

Criteria 1 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Application guideline: Explain how the proposed land use will fit into the neighborhood. If there is going to be lighting, noise, outdoor storage, traffic, or other outside activities, explain how the activities will be limited to a reasonable level.

There is a current CUP for this property that allows for the private landing strip and the adjacent hangar. Air traffic is seasonal and weather-dependent, but the overall volume of air traffic is not anticipated to change. Currently, on average, there are 2-3 planes that use the strip daily. Seasonal events may generate both air and auto traffic, as they have in the past, but there will be little if no impact to Sugar River Road and Sugar Ridge Road. Auto parking can be accommodated on site. Any outdoor storage related to the CUP will be temporary – the hangar provides indoor storage for personal planes. The addition of sanitary features will not have a detrimental impact on public health and will improve the safety and comfort of authorized users.

Criteria 2 The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Application guideline: Explain how the proposed land use will fit into the neighborhood and what will be done to minimize and mitigate potential nuisances, such as limiting the hours of operation, noise control measures, paving the parking area, or the screening of outdoor storage.

Airstrips are a common rural feature and this one has been in existence for over 45 years. The airstrip is the Town's only FAA approved landing site and is available to med-flights, authorized crop-duster operations and recreational pilots. The use of the airstrip is not anticipated to change. Auto parking is needed only on a temporary basis and can be accommodated by the existing farm fields. The same is true for airplane parking. As the airstrip is private, only authorized pilots may use the facility – they must have permission from the owner. The airstrip is also interior to the property and due to the vegetation along Sugar River Road, is mostly screened from the road.

Criteria 3 That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Application guideline: Explain how the proposed land use will not interfere with the development of the surrounding property.

The CUP is not anticipated to have any impact on future development or improvement of neighboring properties. The majority of the parcels surrounding the airstrip are farmed. Zoning categories include RM-16, RR-4, and FP-35.

Criteria 4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Application guideline: Explain what impact the proposed use has on such things as water, septic, storm water, utilities, and traffic. Provide information on improvements that may be needed or if additional buildings are needed.

The proposed CUP will not require any site improvements beyond relocation of the septic field and the addition of a well. The proposed use will not change significantly from the existing use of the site/CUP and therefore doesn't warrant any required improvements. The Town has not received any complaints regarding the airstrip in the last four years.

Criteria 5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Application guideline: Provide information on vehicle traffic that the proposed use will generate. Include frequency and types of vehicles. Propose a plan for ingress and egress for the property.

The ingress/egress for the proposed CUP will utilize the existing access driveway from Sugar Ridge Road. Traffic is expected to be minimal. The applicant will be seeking the vacation of Sugar Ridge Road and the Town is supportive of this effort.

Criteria 6 That the conditional use shall conform to all applicable regulations of the district in which it is located.

Application guideline: Review the Dane County zoning code to ensure your project is compliant and in line with land use guidelines.

The proposed CUP is in conformance with the applicable regulation of FP-35.

Criteria 7 That the conditional use is consistent with the adopted town and county comprehensive plans.

Application guideline: Review the TOV Comprehensive Land Use Plan to ensure your project is in compliance

The proposed CUP is in compliance with the TOV Comprehensive Plan.

Criteria 8 If the conditional use is located in a Farmland Preservation Zoning district, the town and zoning committee must also address the findings described in Dane County zoning ordinance 10.220(1).

The proposed CUP will not have any impact on the FP zoning designation as:

- the use and location of the airstrip is reasonable and appropriate

-
- due to the existence of the current airstrip created via CUP in 1988
- no farmland will be converted for this process
 - there will be no substantial impact to current or future agricultural use of surrounding parcels
 - there will be no construction damage to lands remaining in ag use – the hangar expansion to accommodate sanitary features does not impact land in agricultural use

Other

Sugar Ridge Flying Farm is also seeking a CSM/rezone for all of parcels located within the 80 acres. The proposed CUP is unaffected by the CSM/rezone as the CUP is described via legal language and addresses only the land “under” the CUP. As such, it’s a separate and independent application.

The requested CSM/rezone will correct illegal land divisions that occurred prior to the applicant’s ownership and allow for a new single-family home to be built.

Staff is supportive of the proposed CUP to correct the dimensions of the existing CUP and to add sanitary features with the standard conditions as specified by Dane County Code of Ordinances, Zoning, Section 10.101(7)(d)2 (attached).

CUP Application for Parcel
#062/0608-293-8500-8
7550 Sugar Ridge, Verona



I have been to some unique places—special places—and when I first landed at Sugar Ridge in our vintage Piper Cub 10 years ago, I learned just how special this place is. Not just to me... but to all the pilots that have landed or been inspired to become so by a visit, and all of the school groups, scout troops, yearly morning mass attendees or one of the hundreds of community members that have attended the much anticipated yearly fly-in/car show/potluck picnic. Sugar Ridge is a working farm, an FAA approved grass airstrip, a museum of sorts with many beautiful local relics from agriculture to fire equipment, vintage aircraft and more. It has also now become our family's new home, fulfilling the dream my wife Jade and I have long had to raise our children in a rural environment, preserve farmland, and share the scenic beauty and treasures with others. Jade and I are both pilots, and having a small grass airstrip in our backyard on top of it all is indeed something we could have only dreamed about. In 1970, Tom Krectshmann, a retired Dane County Sheriff drug task force detective and fire chief, created an amazing property and openly shared it with his community. We intend to do the same...to carry on and expand with our enthusiasm the vision he began 50+ years ago.

This conditional use permit will accomplish the following on our FP35 zoned land:

1. Better detail the runway's placement on the property as conditionally approved and active since 1988 (see attached current CUP).
2. Allow an expanded hangar lounge with sanitary provisions to allow us as owners and visitors the ability to use a restroom while having a place to enjoy the views of the surrounding landscape, plan flights, and enjoy togetherness.
3. Better detail and convey the airstrip/property's function, use and overall activity.

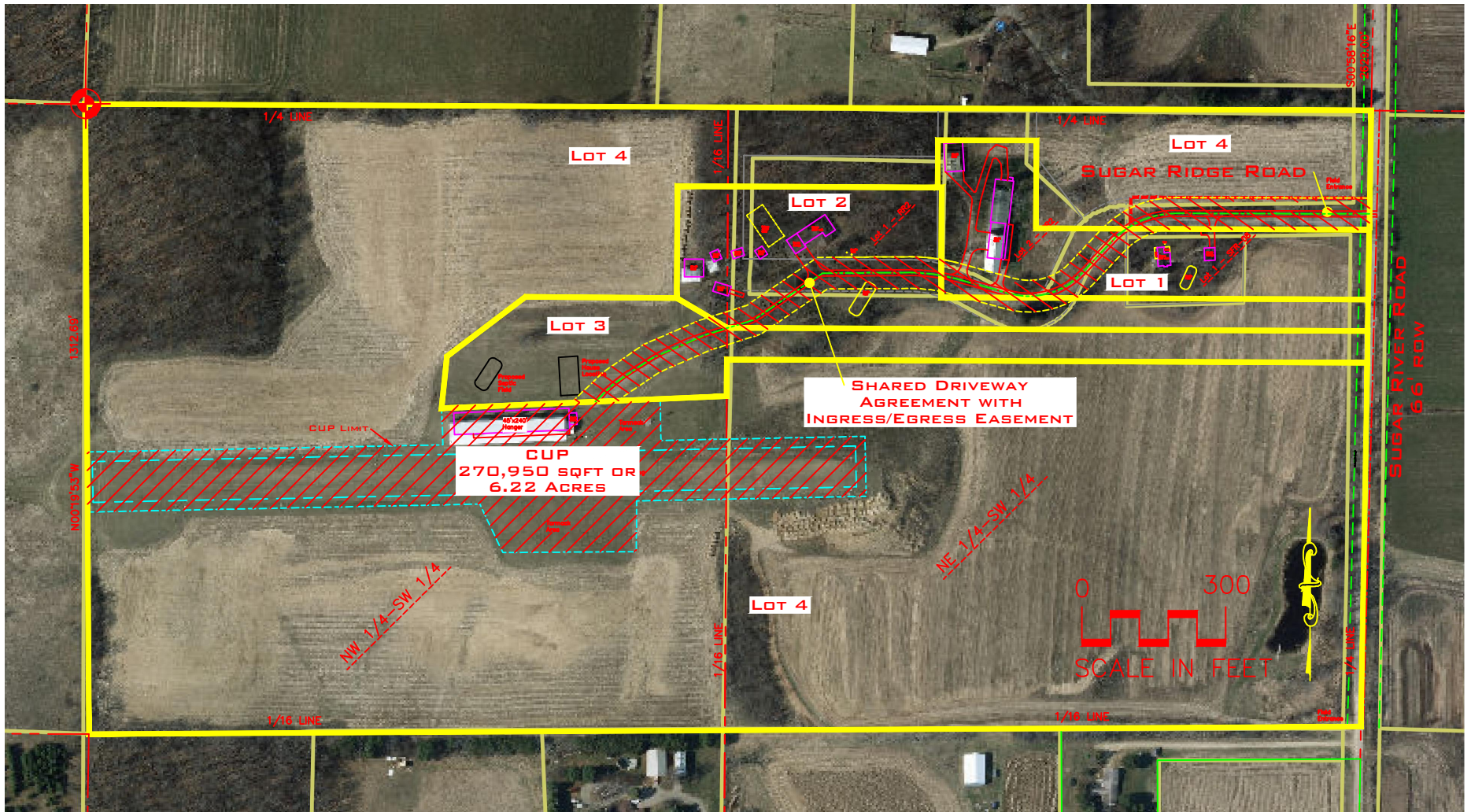
Written Legal Description of CUP Parcel Boundaries:

CUP Legal Description Part of the NW of the SW and Part of the NE of the SW, Section 29, 14 of the SW and Part of the NE of the SW, Section 29, 14 and Part of the NE of the SW, Section 29, 14 of the SW, Section 29, 14, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the West Quarter Corner of said Section 29; Thence along the West line of said SW, S00°19'53"E, 725.00 feet to a point known as 14, S00°19'53"E, 725.00 feet to a point known as the Point of Beginning; Thence continuing along said West line, S00°19'53"E, 125.00 feet; Thence N88°50'34"E, 816.98 feet; Thence S25°21'25"E, 111.58 feet; Thence N89°37'03"E, 278.19 feet; Thence N00°19'07"E, 105.57 feet; Thence S88°50'34"E, 478.16 feet; Thence N01°09'26"W, 125.00

2. Hangar Addition

The existing small addition (shown by blue arrow below) will be replaced by an approximately 1,250 SF addition (conceptual rendering below) that will extend out approximately 40 feet from the current structure. This new space will add sanitary fixtures for owners and visitors to have a restroom facility to use year-round, plan flights, and take in the views of the surrounding landscape and airstrip.





3. Airstrip/Property Function & Overview

The Sugar Ridge Property has a few hybrid functions, all of which been active on the property for over 30 years. These include an FAA-approved grass airstrip, crop farming and a cluster of unique structures with historical vehicles and artifacts.

Farming- the current crop farming will stay exactly as has been in place for many years in terms of size, scope and nature. No farmland will be reutilized. We are very proud of the farming operations on our property.

Museum/Events- the property has in the past played host to a community picnic/potluck fly-in/ car show, sunrise church services, school and scout troop visits. We would like to continue to foster such interactions with the community and have Sugar Ridge remain the gathering place it has been. We have been approached about the popular "Bike the Barns" event and can see this being a popular stop for such gatherings. This is our home and our oasis, but engaging with great community building functions at such a unique spot is important to us. These larger events have historically taken place about 2-3 times per year between spring and fall and that is a reasonable cadence moving forward as well. These events can attract a couple hundred people with parking taking place on the abundant grass portions of the property.

Airstrip- Airstrip operations, size, scale, and frequency will continue as it has been since 1988. The grass and short length limit operations to small aircraft. This is the Town of Verona's only FAA approved landing site, making it valuable to med-flight, crop dusters and the recreational pilot community. This airstrip caters to a very small number of aircraft and is quite seasonal due to snow/winds etc. A reasonable average may be 2-3 daily runway operations. No neighbor issues have been reported or observed. The runway falls into the private category as we wish it to stay as outlined more completely by Hal Davis- WI Bureau of Aeronautics - Airport Compliance Director.:

Private

A private-use facility is a facility available for use by the owner and other persons authorized by the owner only. Therefore, the owners of private-use facilities do not have to reiterate in a remark that the facility is private use or that prior permission is required.

For **comparison** sake the description of a public use airport is:

Public

A public-use facility is a facility available for use by the general public without a requirement for prior approval from the owner or operator. The owners of public-use facilities cannot impose operational restrictions on the use of the facility. Restrictions such as "prior permission

required” or “use at your own risk” or “contact the facility manager prior to landing” are not permissible at public-use facilities.

Standards for Conditional Use Permits – Question Responses

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Response: This CUP will not change the flying or event aspects to anything different than what the community has expected from the property over the last several decades. This application is prompted by the slightly expanded hangar area allowing friends, visitors and our family a functional space. Thus, the requested conditional use for Private Airstrip will not be detrimental to or endanger the public health, safety, comfort or general welfare of the local community nor will the limited events (10 or under yearly) we may have on the property.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Response:

As an FAA-approved airstrip that has hosted a few gatherings yearly for the last several decades, the property would continue in the same manner, scale, frequency and scope the surrounding community is accustomed to. The hangar area addition would not affect any neighboring uses and or properties.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response:

Most immediate surrounding property is of agricultural, Farmland Preservation designation or legacy residences, many of which have been in existence for decades alongside Sugar Ridge and its use. The conditional use request adheres to the requirements of the FP-35 Zoning and does not impede the normal and orderly development and improvement of the surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Response:

The existing infrastructure is sufficient to serve the needs of this request but for a well/septic to serve the requested sanitary that will be shared with the new house being requested in a parallel re-zone.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response:

With no traffic (air or road) increases being proposed, the current shared driveway (easement filed) access is perfectly adequate. Shared driveway is with the previous owner and creator.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Response:

The conditional use approval being requested is a Conditional Accessory Use to the FP-35 Zoning, with the current airstrip CUP having been in place since 1988, sanitary fixtures permitted in accessory structures and farm entertainment less than 10 days also permitted.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Response: The conditional use approval being requested would enhance the Town Comprehensive Plan's designation of Agricultural Preservation. The plan allows for the continued farming operation to continue at exactly its current scale as well as preserve the Town of Verona's only FAA approved airstrip and the traditions many in the community have come to love to all continue while allowing a better and more comfortable area for visitors to use a restroom, gather, flight plan and so on.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Response: Much like the response to #7, the proposed CUP aligns with the Town's comprehensive plan designation of an Agricultural Preservation Area. The proposed CUP continues an already decades old CUP with no change in size, frequency or scope. We are moving our family to this amazing property, continuing its tradition of community engagement, preserving farmland and enhancing facilities to be more inclusive to all who visit.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Response:

The proposed location within the Farmland Preservation Zoning district is reasonable and appropriate given the prior use of the site and existing airstrip, infrastructure, and traditions.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

Response:

Absolutely zero farmland will be impacted by our request. Preserving the land and its current use is our priority.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

Response:

The proposed site plan does not change the existing layout of the parcel or affect any surrounding agricultural uses. Verona's only approved airstrip has been used and may be used in the future to support aerial applicators that farm support operations.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

Response: No proposed changes will in any way be on or affect the existing farmland. The small accessory building addition construction will be promptly landscaped.

DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 648

The undersigned hereby applies for a conditional use permit for a
Private landing
strip in the A-2 Agriculture

District as provided for in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 Sugar River Road in the Town of
Verona, more fully described as follows:

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows:
Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along
East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80
feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence
North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence
East 100 feet; thence South 50 feet; thence East 575 feet more or less to the
point of beginning.

Respectfully submitted on 1-27 1998 by:
Agent: _____ Owner: _____

Name _____

Name Thomas J. Kretzmer

Street _____
Post _____
Office _____

Street 2019 SUGAR RIVER RD.
Post _____
Office VERONA WIS

Telephone _____ Zip _____

Telephone 845-6230 Zip 53593

NOTICE OF REZONE OR CONDITIONAL USE

NUMBER 4169/648

GENERAL INFORMATION

D.E.D. No

1. TOWN, VILLAGE, OR CITY
VERONA

COUNTY DANE

2. THIS NOTICE IS FOR: REZONING CONDITIONAL USE/SPECIAL EXCEPTION

3. OWNER AT TIME OF REZONING - NAME THOMAS J. KRETSCHMAN TELEPHONE _____

ADDRESS 2019 SUGAR RIVER RD VERONA 53593

4. DESCRIPTION OF THE PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION PERMIT

1/4 1/4 SEC. NW SW | SEC. 29 | TOWN 6N | RANGE 8E

PARCEL NUMBER(S) BEFORE REZONING 31-29-664 PREVIOUS ZONING DISTRICT A-1(12X) NEW ZONING DISTRICT A-2

PARCEL ADDRESS 2019 SUGAR RIVER RD.

INTENT / PURPOSE

PRIVATE LANDING STRIP

LAND AREA AND IMPROVEMENTS

5. TOTAL ACRES IN PARCEL BEFORE REZONING 40.0 TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING 40.0

a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception? 2.48

b. How many acres were rezoned INTO exclusive agricultural district? 0

c. Were there improvements on the original parcel? YES NO

d. What percentage of the improvements was rezoned or granted a conditional use/special exception? 100

REZONE

6. REASON FOR REZONING

a. Develop land for non-Ag. residential use.

How far is the land from a city or village boundary? 2.7 ± MILES

How far is the land from an existing residential area? 2.7 ± MILES

Is the land served by public sewer? YES NO Is the land within a sanitary district? YES NO

Is the land served by public water? YES NO Is the land within a planning transition area? YES NO

If more than one lot was developed: Number of lots _____ Average lot size _____

- b. Develop land for industrial use
- c. Develop land for commercial use
- d. Develop land for recreational use
- e. Pre-existing use, substandard or nonconforming parcel
- f. Farm consolidation
- g. Residence for parent or child of farm operator
- h. Other (please specify) AIRSTRIP

7. Soils Information

a. Type of soils in parcel rezoned out of agricultural district (approximate)

Percent of land had soils in Classes I-II _____ Percent of the land had soils in Class IV _____

Percent of the land had soils in Class III _____ Percent of the land had soils in Classes V-VIII _____

b. Type of land in parcel rezoned out of agricultural district (approximate)

Percent of land in cropland 100% Percent of land in woodland _____

Percent of land in pasture _____ Percent of land in other (specify) _____

CONDITIONAL USE.

8. What is the type of conditional use/special exception?

a. Agricultural (please specify use)

b. Agricultural-related (please specify use)

c. Institutional

d. Governmental

e. Religious

f. Utility

g. Other (please specify use) AIRSTRIP

CERTIFICATION HISTORY	FINDINGS FOR REZONING
<p>9. Have any zoning certificates been issued for the property which was granted the rezoning or a nonagricultural conditional use/special exception? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If YES, please attach copies of any zoning certificates that have been issued for the property during the last 10 years, and a copy of a property record that includes a description of the rezoned property, such as a warranty deed, land contract, subdivision plat, or certified survey map.</p>	<p>10. Was the petition for rezoning approved only after findings were made based on consideration of the following as required by s. 91.77(1), Wis. Stats.:</p> <p>(a) Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.</p> <p>(b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.</p> <p>(c) The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural areas.</p> <p style="text-align: right;"><input type="checkbox"/> YES <input type="checkbox"/> NO</p>

SIGNATURE OF ZONING AUTHORITY	DATE OF SIGNATURE	DATE OF LOCAL APPROVAL OF REZONING OR CONDITIONAL USE
-------------------------------	-------------------	---

P.H. 3/8/88

Item No.: 6.

DANE COUNTY APPLICATION FOR CHANGE OF ZONING AND A CONDITIONAL USE PERMIT

Zoning Petition # 4164 C.U.P. # 648

By: Thomas J. Kretschman

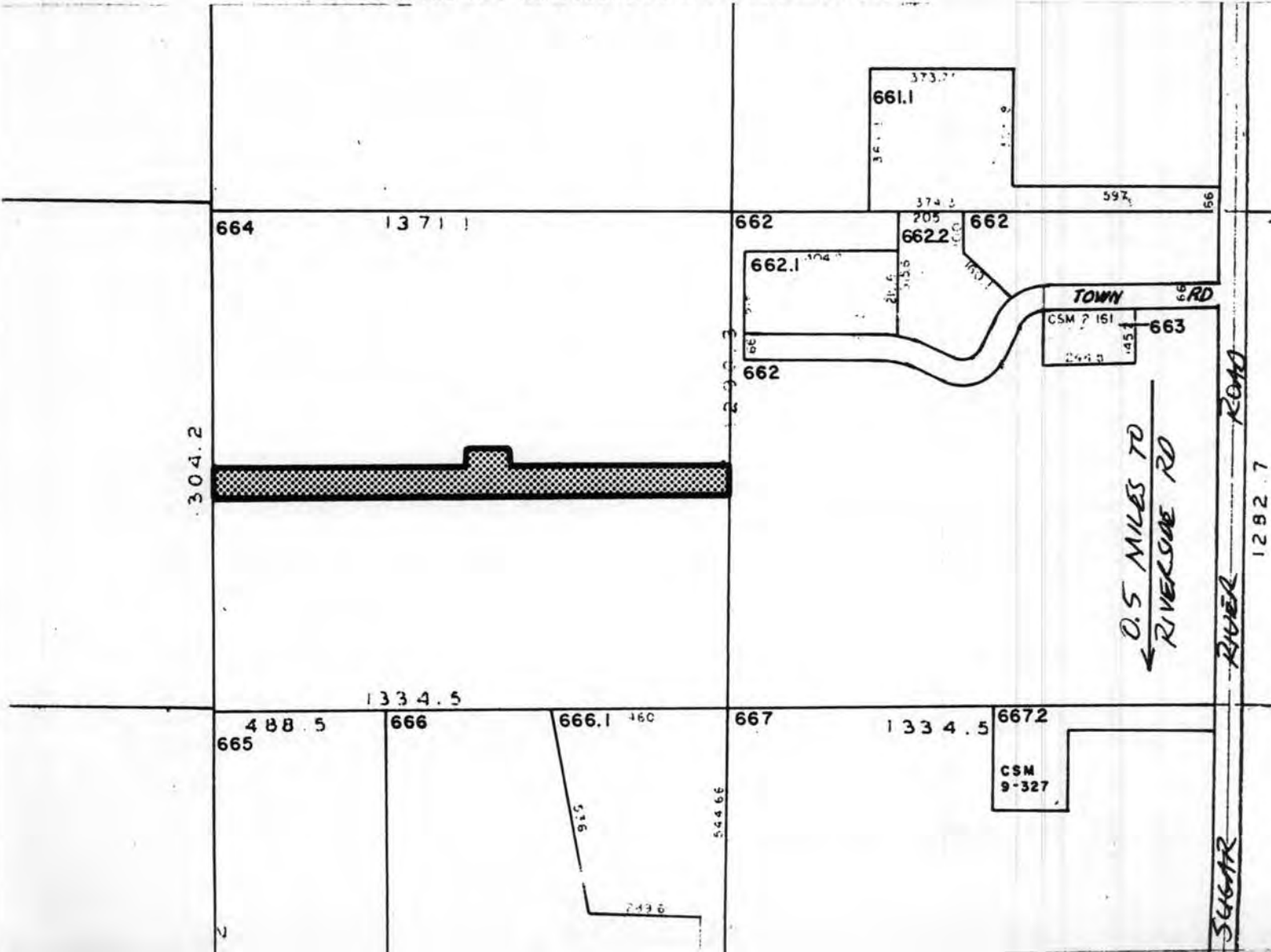
To change the zoning from the A-1 Ex. Agriculture district to the A-2 Agriculture district and also for private landing strip on the same property.

Location: 2019 Sugar River Road Section 29, NW SW Town Verona

Area: 2.5 more or less Acres

Proposed use: private landing strip D.E.D. No.

MAP: PROPOSED AREA IS SHADED - ALL UNDESIGNATED AREAS ARE IN THE A-1 AGRICULTURAL EXCLUSIVE DISTRICT.



A public hearing on this petition will be held on March 8, 19 88 at 7:30 PM in Room 224 of the City-County Building, Madison, WI and is being held so that the Committee may hear those persons who have an interest in the proposed change in zoning districts or proposed conditional use. Conditional Uses are granted or denied by the Committee. Committee recommendations on zoning district changes are referred to the County Board who will make the final decision on approval/denial. Should you desire more information regarding this proposed zoning change, please call or visit the Dane County Zoning Department, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday thru Friday.

PETITIONER MUST ATTEND THE PUBLIC HEARING

AN EFFORT HAS BEEN MADE TO NOTIFY ALL OF THE NEIGHBORS OF THIS PROPOSED CHANGE. TO ENSURE THAT EVERYONE HAS BEEN NOTIFIED, PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.

Notice of this public hearing will be published in the Wisconsin State Journal: February 23 and March 1, 1988

AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE
Lyman Anderson, Chairman

DANE COUNTY ZONING DEPARTMENT
Room 116, City-County Building
Madison, Wisconsin 53709

NOTICE OF PUBLIC HEARING
Pet. #4164/648

NOTICE OF PUBLIC HEARING
BY THE DANE COUNTY
AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 224 of the City-County Building, Madison, Wisconsin on Tuesday, March 8, 1988 at 7:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

6. Petition #4164/CONDITIONAL USE PERMIT #648 by Thomas J. Kretschman to change the zoning from A-1 Ex. Agriculture to A-2 Agriculture to also allow private landing strip on the same parcel located at 2019 Sugar River Road - NW 1/4 SW 1/4 - Section 29, Town of Verona.

RTS ZONE - APR 19 1988

CHP - APR 26 1988

Published: Wisconsin State Journal
February 23 and March 1, 1988

AGRICULTURE, ENVIRONMENT & LAND RECORDS
COMMITTEE
Lyman Anderson, Chairman

PETITION NO. 4164

PETITION TO CHANGE THE ZONING CLASSIFICATION OF LANDS IN THE TOWN OF

VERONA

TO THE DANE COUNTY BOARD OF SUPERVISORS:

Ladies & Gentlemen:

The undersigned hereby petitions the Dane County Board of Supervisors to change the zoning classification of the following described land in Section 29, Town of Verona, Dane County, Wisconsin, from the A-1 Ex. Agriculture District to the A-2 Agriculture District.

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows: Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80 feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence East 100 feet; thence South 50 feet; thence East 575 feet more or less to the point of beginning.

Respectfully submitted on 1-27 1988 by:
Agent: _____ Owner: _____

Name _____ Name Thomas J. Kretschmer

Street _____ Street 2019 SUGAR RIVER RD.
Post _____ Post VERONA WIS
Office _____ Office _____

Telephone _____ Zip _____ Telephone 845 6230 Zip 53593

DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 648

The undersigned hereby applies for a conditional use permit for a
Private landing
strip in the A-2 Agriculture

District as provided for in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 Sugar River Road in the Town of
Verona, more fully described as follows:

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows:
Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along
East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80
feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence
North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence
East 100 feet; thence South 50 feet; thence East 575 feet more or less to the
point of beginning.

Respectfully submitted on 1-27 1988 by:

Agent:

Owner:

Name _____

Name Thomas J. Prostman

Street _____

Street 2019 SUGAR RIVER RD.

Post _____

Post _____

Office _____

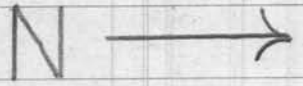
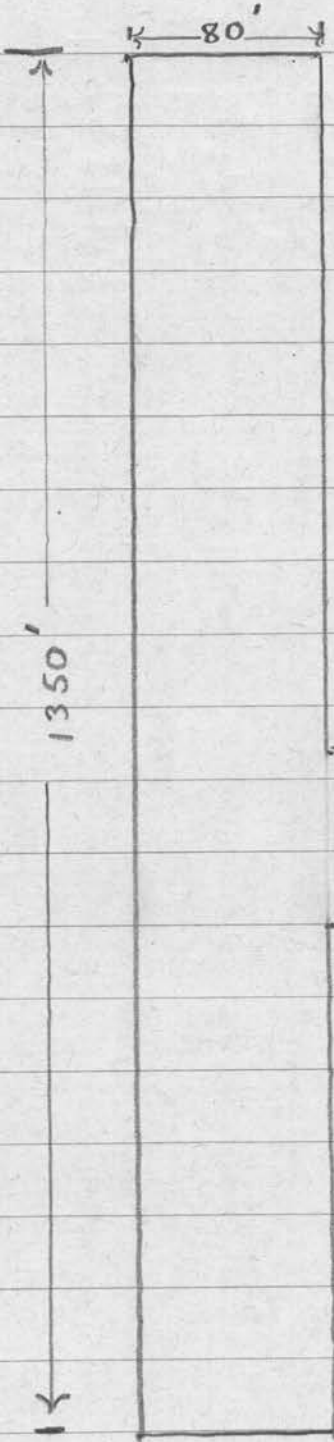
Office VERONA WIS

Telephone _____ Zip _____

Telephone 845-6230 Zip 53593

Comm AT NE Cor SD NW $\frac{1}{4}$ SW $\frac{1}{4}$ TH S
ALNG E LN SD $\frac{1}{4}$ $\frac{1}{4}$ 660 FT TO POB,
TH S 80 FT, TH W 1350 \pm FT TO
W LN SD $\frac{1}{4}$ $\frac{1}{4}$ TH N 80 FT, TH E 675 \pm
FT, TH N. 50 FT, TH E. 100 FT, TH S
50 FT, TH E 575 FT \pm TO P.O.B.

X Thomas J. Kretschman



DANE COUNTY ZONING

Zoning ordinance requirements for property described as: _____

NW 1/4 SW 1/4 - Section 28, Town of Verona - Par. 31-29-664 - 2019 Sugar River Rd.

The property described above is located in the A-1 Ex. Agriculture zoning district and has a frontage of n/a feet on Sugar River Road road/street that has a right of way width of 66 feet and is a class C road. The required setback is 30 feet from the r-o-w line or 63 feet from the c/l. The rear yard required is 50 feet and the side yards are total of 25; minimum 10' (one side) for any principal building, for accessory buildings see note below.


The use that you have described is private landing strip. and is provided for in ss 10.16 (1) (f) of the ordinance.

The property _____ subject to shoreland or flood plain regulations. If subject to either regulation, see note below.

NOTES: Dane County Zoning Ordinance Section 10.16 (1) (f):
Airports that are listed as "Personal by Owner Only" on an application to the Wisconsin Department of Transportation Bureau of Aeronautics for airport site approval are permitted to locate in the Agricultural and Rural Homes Districts.

Also, Accessory buildings to be used for the storage of personal property owned by the owner of the land are permitted. Permits are required for non-agricultural buildings.

IMPORTANT: The information given above is based on zoning ordinance regulations in effect as of November 14, 1986. Regulations change, and if your project is delayed more than 30 days from the aforementioned date, you should verify the information given above by either calling the Zoning Department at (608) 266-4266 or visiting the office in the City-County Building at 210 Monona Avenue, Madison, WI 53709.

Checked by 

(ZONING STATUS)

PETITION # 4164

Sec 29 Town VERONA

From A-1 (EX) AGRICULTURE

To A-2

Part of the Nw¹/₄ Sw¹/₄ of Section 29 Town of VERONA described as follows:

Comm AT NE COR SD NW¹/₄ SW¹/₄ TH S
ALNG E W SD ¹/₄ ¹/₄ 660 FT TO POB,
TH S 80 FT, TH W 1350 ± FT TO
W W SD ¹/₄ ¹/₄ TH N 80 FT, TH E 675 ±
FT, TH N. 50 FT, TH E. 100 FT, TH S
50 FT, TH E 575 FT ± TO P.O.B.

(C.U.P. APPL. FORM)

APPLICATION FOR A CONDITIONAL USE PERMIT

NO. 648

The undersigned hereby applies for a conditional use permit for a PRIVATE
LANDING STRIP in the A-2

District as provided by in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 SUGAR RIVER RD in the Town of
VERONA, more fully described as follows:


NOTICE

6 Petition # 4164 / C.U.P. # 648 by THOMAS J. KRETSCHMAN
to change the zoning from A-1 (EX)
to A-2 and also allow PRIVATE LANDING STRIP
on the same parcel located at 2019 SUGAR RIVER RD in Nw¹/₄
Sw¹/₄ Section 29 Town of VERONA.

FEB 23 & MAR 1
(PUB. DATES)

(map form)

PETITION # 4164 and C.U.P. # 648 by THOMAS J. KRETSCHMAN
to change the area designated on the map below from the A-1 (EX) District to the A-2 District
and also for a PRIVATE LANDING STRIP on the same parcel for an area of
2.5⁺ acres and is located in the Nw¹/₄ Sw¹/₄ of Section 29 Town of VERONA
and its location is described as 2019 SUGAR RIVER RD.

 - Proposed area. All undesignated areas are in the A-1 Agriculture (Exclusive) District.

WL OIK

ZONING PETITION # 4164

WHEREAS, the Town Board of the Town of VERONA
having considered said zoning petition, be it therefore resolved
that said petition is hereby (Approved / ~~Disapproved~~).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

(Use reverse side if necessary)

(I, Rose M. Johnson, as town clerk of the Town of
VERONA, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of the
Town Board on 3-1, 19 88.

Rose M. Johnson
Clerk

Dated: 3-2, 19 88.

MAR 03 1988

RECEIVED
ZONING DIV.

C.U.P. # 648

WHEREAS, the Town Board of the Town of VERONA
having considered said Conditional Use Permit, be it therefore
resolved that said permit is hereby (Approved / ~~Disapproved~~).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(Use reverse side if necessary)

(I, Rose M. Johnson, as town clerk of the town of
VERONA, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of
the Town Board on 31, 19 88.

Rose M. Johnson
Clerk

Dated: 31, 19 88.

MAR 03 1988

RECEIVED
ZONING DIV.