



CSM Name
The Heartland Farm Parcel

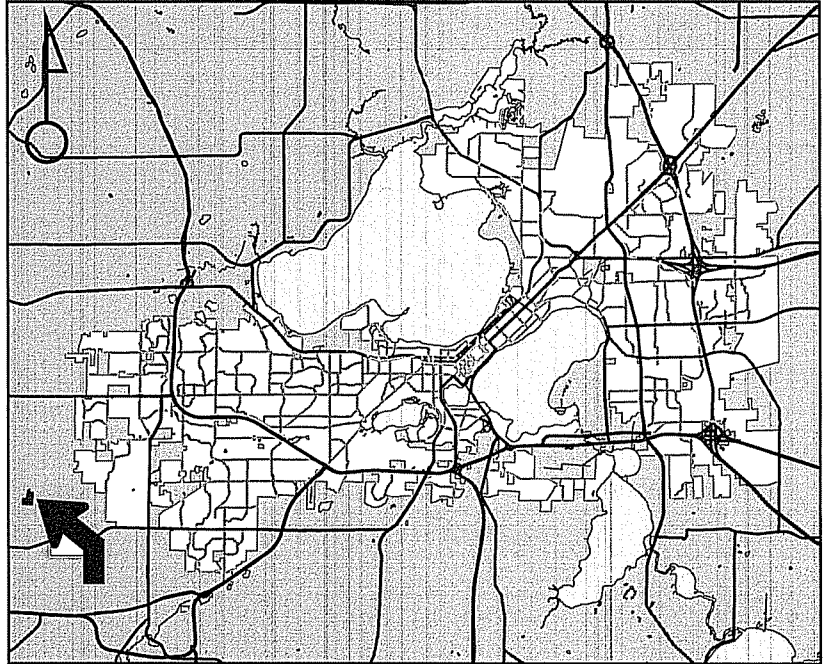
Location
11713 Mid Town Road

Applicant
Heartland Farm Sanctuary / Thom Grenlie – Thom Grenlie Land Surveyor Consulting

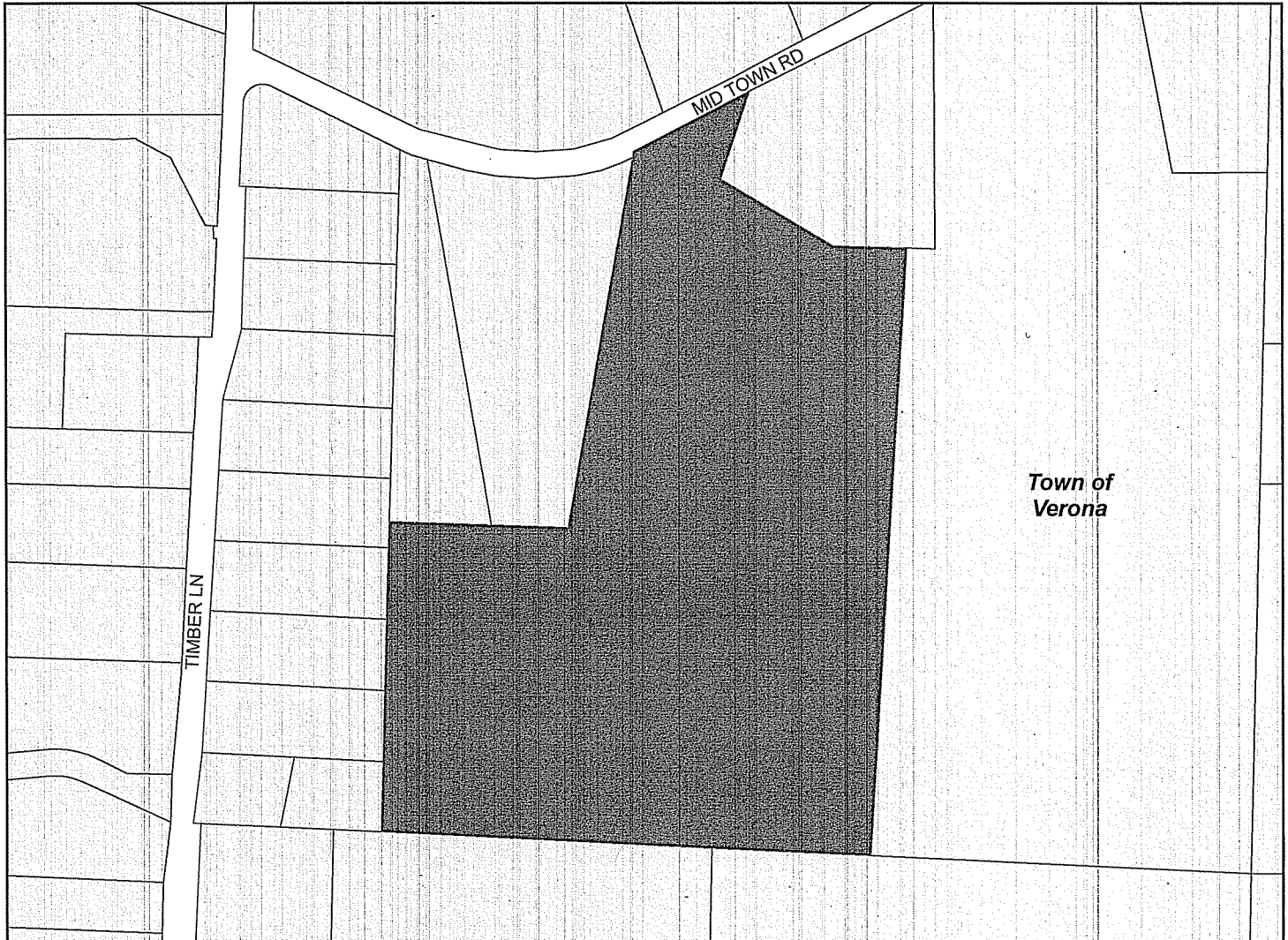
Within City Outside City

Proposed Use
Re-divide two lots in the Town of Verona

Public Hearing Date
Plan Commission
23 January 2017



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 17 January 2016





Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

www.countyofdane.com/plandev/

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

11/30/2016

HEARTLAND FARM SANCTUARY
PO BOX 45746
MADISON WI 53744

(Approved 11/3/16)

RE: Notice of Delayed Effective Date Deadline (February 17, 2017) for Petition #11046

Please be advised that rezone petition #**11046** in the Town of **Verona** will become effective once the following conditions are complied with by the Delayed Effective Date deadline date of **February 17, 2017**.

CONDITIONS OF APPROVAL

1. An approved Certified Survey Map shall be recorded with the Dane County Register of Deeds Office.

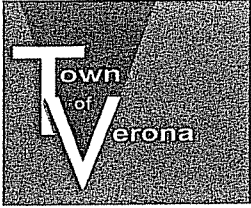
Sincerely,

Roger Lane
Zoning Administrator

Cc: Dana Barre, Agent (via email: dana.barre@heartlandfarmsanctuary.org)

NOTICE:

- If a CSM is required, please inform your surveyor to submit the final CSM as soon as possible. A survey submitted close to or on the deadline date may not be processed in time to meet the recording deadline. Zoning approval may become void.
- If you are not able to meet these conditions by the specified deadline date, you or your surveyor will need to contact the Zoning Department to communicate your reasons for needing more time, as well as your expected date of completion. If the Zoning Administrator approves, the deadline may be extended. If you and your surveyor fail to communicate with zoning staff before your deadline, then your Zoning Petition will be made **NULL AND VOID**.
- Please provide Dane County Zoning with a copy of the recorded survey, deed restriction, and/or notice document. These are required for log entry, closing of files, and notifications of effective date to the County Clerk and property owner.



335 N. Nine Mound Road
Verona, WI 53593-1035

November 14, 2016

Dana Barre, MBA, MS
Executive Director and Founder
Heartland Farm Sanctuary
P.O. Box 45746
Madison, WI 53744

Dear Dana,

This letter provides details of the approval of land use application number 2016-3 with the Town of Verona. This application was submitted by the Maxwell Family LLC in conjunction with the Heartland Farm Sanctuary in August of 2016.

The rezoning from the A-3 Agricultural District to the A-4 Agricultural District, along with a preliminary Certified Survey Map creating one lot that is approximately 14 acres to be held the Heartland Farm Sanctuary and a second lot that is approximately 63 acres to be held by the Maxwell Family LLC, was approved by the Town of Verona Board of Supervisors on October 4, 2016.

If you need any other information, please feel free to contact me at 845-7187 or aarnold@town.verona.wi.us.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Amanda Arnold'.

Amanda Arnold, AICP
Planner/Administrator



SUBDIVISION APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

LNDCSM-2016-00049 CITY OF MADISON
NOV 30 2016 12:55 P.M.

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM. = \$650

2. Applicant Information.

Name of Property Owner: Heartland Farm Sanctuary Representative, if any: Dana Barre (HFS Exec Dir)
(mailing) Street Address: P.O. Box 45746 City/State: Madison, WI Zip: 53744

Telephone: (608) 219-1172 Fax: () 0 Email: dana.barre@heartland

Firm Preparing Survey: Thom Grenlie Land Surveyor Consulting Contact: farm Sanctuary.org

Street Address: 3940 Forshaug Rd, City/State: Black Earth, WI Zip: 53515

Telephone: (608) 513-2234 Fax: () 0 Email: 0

Check only ONE - ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 11713 Mid Town Rd, Verona WI

Tax Parcel Number(s): 602/0608-061-82400 (35.039 acres) + 602/0608-061-83200 (41.949 acres)

Zoning District(s) of Proposed Lots: currently A-3 / proposed A-3 and A-4 on lot 1 School District: Verona, WI

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: 11/3/16 Date of Approval by Town: 10/4/16

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			
Other (state use): Ag.	Lot 1		14.009 Acres
a-4			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

5. **Required Submittals.** Your application is required to include the following (check all that apply):

Map Copies (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2" X 11-inch reduction of each sheet** shall also be submitted.

Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

n/a **For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.

n/a **For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

Electronic Application Submittal: All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Dana Barre, for Heartland Farm Sanctuary **Signature** [Signature]

Date 1/11/16 **Interest In Property On This Date** owner

Letter of Intent for rezoning #11046

11 November 2016

City of Madison Planning Division

RE: Letter of Intent for rezoning # 11046

Description of current and future use:

The Heartland Farm Parcel: (11713 Mid Town Rd., Verona, WI)

Parcel 602/0608-061-82400 (35.039 acres): current use Agricultural education, zoned A3, future use Agricultural education. This parcel will become part of **lot 1** (14 acres) for CSM, requested zoning, A4. Twenty-one acres of this parcel (**lot 1**) will be combined with Lot 3 listed below to create a 63 acre parcel listed as **lot 3**.

Parcel 602/0608-061-83200 (41.949 acres, **lot 3**): current use Agricultural education, zoned A3, future use will be agriculture. This parcel will become 63 acres as 21 acres from **lot 1** will be combined with this parcel. The zoning will remain A3.

Future use: The 14-acre parcel will remain with Heartland Farm Sanctuary for use in an animal rescue service and agricultural education. A CUP #2276 has been approved by Town of Verona and Dane County.

Director for Heartland Farm Sanctuary, Dana Barre, PO Box 45746, Madison, WI 53744-5746:

Email: Dana.Barre@HeartlandFarmSanctuary.org

Phone: 608-219-1172

Web site: <http://heartlandfarmsanctuary.org/contact-form/>

Lot 3 (63 acres) will become the property of the Maxwell Family LLC.

Manager of the Maxwell Family LLC

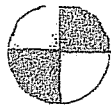
Douglas P. Maxwell

11691 Mid Town Rd

Verona, WI 53593-9009

Email: Douglas.maxwell08@gmail.com

Phone: 608-845-7717



Thom R. Grenlie, LLC Professional Land Surveyor S1051

3940 Forshaug Rd, Black Earth, WI 53515 (608) 845 6882 trgrenlie@gmail.com

SURVEYOR'S CERTIFICATE

State of Wisconsin
County of Dane

CERTIFIED SURVEY MAP

WILL BE

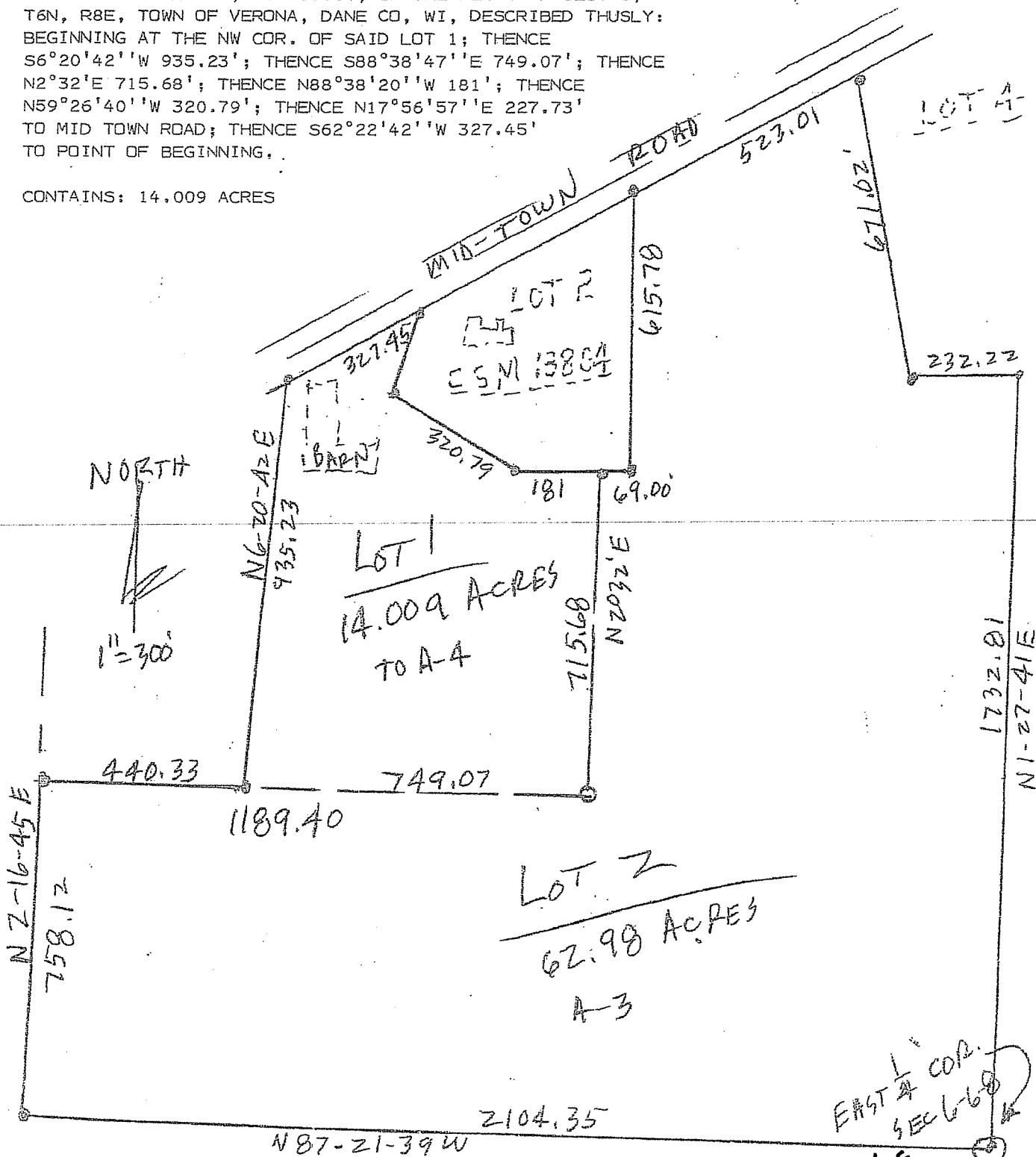
PRELIMINARY
Proposed

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

REZONE DESCRIPTION FROM A-3 TO A-4: DED: YES

PART OF LOT 1, CSM 13804, IN THE NE 1/4 OF SEC. 6, T6N, R8E, TOWN OF VERONA, DANE CO, WI, DESCRIBED THUSLY: BEGINNING AT THE NW COR. OF SAID LOT 1; THENCE S6°20'42"W 935.23'; THENCE S88°38'47"E 749.07'; THENCE N2°32'E 715.68'; THENCE N88°38'20"W 181'; THENCE N59°26'40"W 320.79'; THENCE N17°56'57"E 227.73' TO MID TOWN ROAD; THENCE S62°22'42"W 327.45' TO POINT OF BEGINNING.

CONTAINS: 14.009 ACRES



N 2-16-
758.12

LOT 2

62.98 ACRES

A-3

2104.35

N 87-21-39 W

EAST 1/4 COR.
SEC 6-6-8

LEGEND

Scale: 1 inch = 300 ft.
⊙ iron stake found
○ 1"x24" iron pipe set
min. wt. = 1.13#/in ft.

SURVEYED NOT
DRAWN ETE
APPROVED _____
FIELD BOOK _____
DATE 8-22-86
TAPE/FILE _____

ATTN: DANA BARRE 219-1172

SURVEYED FOR: HEARTLAND FARM SANCTUARY, INC.
P.O. BOX 45746, MADISON, WI 53744
DESCRIPTION-LOCATION: SEE ABOVE

APPROVED FOR RECORDING PER DANE CO. ZONING & LAND REG. COMM
action of + TOWN OF VERONA + CITY OF MADISON E-T

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____
at _____ o'clock _____ in _____
and recorded in Volume: _____ of Certified Survey
Maps of Dane County on Page _____

OFFICE MAP NO. 3814-16

DOCUMENT.# _____ Register of Deeds
CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____



Application ID# 9959
 Process Date: 1/12/17
 OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
 Subdivision Preliminary Plat* Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information	Surveyor Information
Name: <u>Heartland Farm Sanctuary</u>	Name: <u>John Halverson</u>
Address: <u>P.O. Box 45746 MADISON, WI 53744</u>	Address: <u>6381 Coon Road Rd Arena, WI 53503</u>
Phone Number: <u>608-219-1172</u>	Phone Number: <u>608-843-7498</u>
E-Mail Address: <u>Dana.barre@heartlandfarm Sanctuary.com</u>	E-Mail Address: <u>John@halversonsurveying.com</u>

Property/Location Information (accessdane.co.dane.wi.us)			
Township: <u>Verona</u>	Section: <u>6</u>	Subsection: <u>1/4 NE 1/4 NE, NW 1/4 SE</u>	Acreage: <u>16.99 ±</u>
Parcel Number(s): <u>06210608-001-8240-0</u> <u>06210608-001-8320-0</u>		A-3	
Current Zoning: _____		Proposed Zoning: <u>Lot 1 → A-4</u> <u>Lot 2 → A-3</u>	
CSM: <u>13804</u>	Lot: <u>1, 3</u>	Subdivision: _____	Block/Lot: _____

- Is proposed land division associated with a rezone petition?
 Yes No ETZ If Yes, Petition # 11046
- Does the property abut or adjoin a County or State Trunk Highway?
 Yes No If Yes, Highway Name: _____
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
 If Yes, describe features: _____

Print Name: <u>John Halverson</u>	Date: <u>1/9/17</u>
Signature:	

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 3 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 13804, RECORDED IN VOLUME 91 OF CERTIFIED SURVEY MAPS ON PAGE 193, BEING A PART OF THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4, THE SW 1/4-NE 1/4, AND THE SE 1/4-NE 1/4, ALL IN SECTION 6, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As Owner, We hereby certify that We caused the land described on this Certified Survey Map to be surveyed, divided and mapped, as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Dana Barre
Heartland Farm Sanctuary

Kathryn D. Atkins
Heartland Farm Sanctuary

Personally came before me this _____ day of _____, 2017. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)
County of Dane)

Notary Public
My Commission Expires _____

MORTGAGEE CONSENT TO SURVEY:

Douglas P. Maxwell and Martha D. Maxwell does hereby consent to the surveying, mapping and dividing as shown hereon.

Douglas P. Maxwell

Martha D. Maxwell

Personally came before me this _____ day of _____, 2017. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)
County of Dane)

Notary Public
My Commission Expires _____

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2017 at _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Certified Survey Map No. _____ and Document Number _____.

Kristi Chlebowski
Register of Deeds

