

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/09/2022	DCPREZ-2022-11909
<b>Public Hearing Date</b>	
12/13/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CRYSTAL LAKE PARK LLC (STEVE BODENSCHATZ)	PHONE (with Area Code) (608) 592-5607	AGENT NAME TOWN OF ROXBURY (AGENT CURT KODL)	PHONE (with Area Code) (608) 266-4183
BILLING ADDRESS (Number & Street) N550 Gannon Road		ADDRESS (Number & Street) 7167 KIPPLEY ROAD	
(City, State, Zip) Lodi, WI 53555		(City, State, Zip) Sauk City, WI 53583	
E-MAIL ADDRESS sbodie@cheqnet.net		E-MAIL ADDRESS kodl@countyofdane.com	

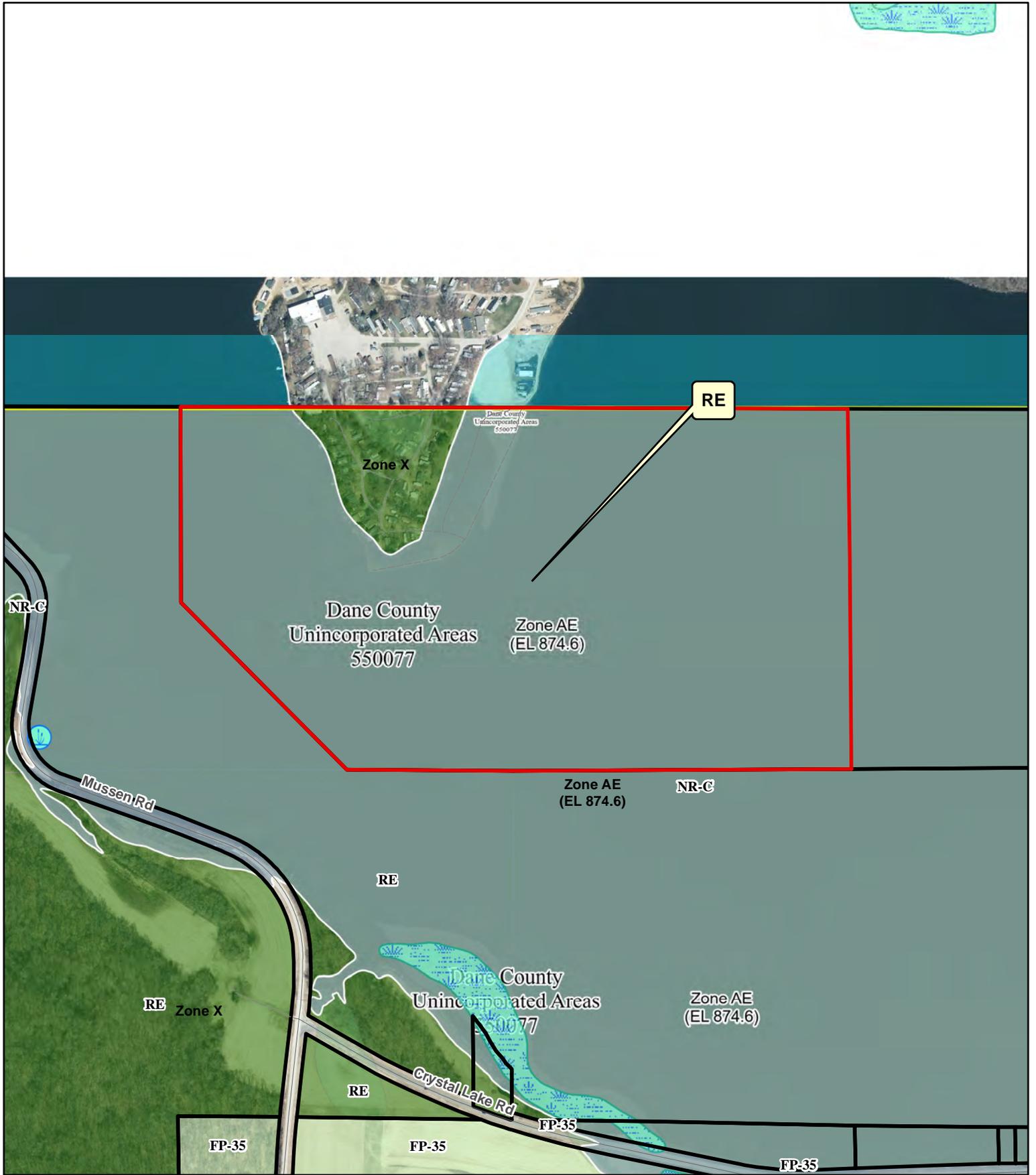
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
south of N550 Gannon Road					
TOWNSHIP ROXBURY	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-022-8000-6		0907-021-8500-2			

## REASON FOR REZONE

TOWN-INITIATED REZONE FOR CONSISTENCY WITH PREVIOUS (PRE ZONING ORDINANCE REWRITE) ZONING DISTRICT.

FROM DISTRICT:	TO DISTRICT:	ACRES
NR-C Natural Resource Conservation District	RE Recreational District	78

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  _____
				<b>PRINT NAME:</b>  _____
				<b>DATE:</b>  _____



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



0 125 250 500 Feet



Petition 11909  
**CRYSTAL LAKE PARK LLC**



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

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

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Crystal Lake Park LLC	Agent Name:	Steve J. Bodenschatz
Address (Number & Street):	N550 Gannon Road	Address (Number & Street):	same
Address (City, State, Zip):	Lodi, WI 53555	Address (City, State, Zip):	
Email Address:	sbodie@cheqnet.net	Email Address:	
Phone#:	608-592-5607	Phone#:	

### PROPERTY INFORMATION

Township:	Roxbury	Parcel Number(s):	0907-021-8000-7; 8500-2; 8000-6
Section:	S2-T9N-R7E	Property Address or Location:	N550 Gannon Road

### REZONE DESCRIPTION

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

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

This parcel has been a licensed campground for over 40 years and we were "Zoned Over" about 3 years ago without our consent. When I called Dane County Zoning they said it "was a mistake" and they would correct it back, which never happened. So we are going through the proper channels to get our zoning to comply with our use. We are not increasing our number of sites, we just want to be properly zoned. In fact we have less sites now than before the flood in 2019 which we lost about 40 sites. due to the flooding. We also think our fees for this application should be refunded because the initial "Zone Over" to NR-C was told to us it was a mistake and would be corrected.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
NR_C	RE	

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

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

Owner/Agent Signature Steve J. Bodenschatz

Date 08/01/2022

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

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

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

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

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

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

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

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

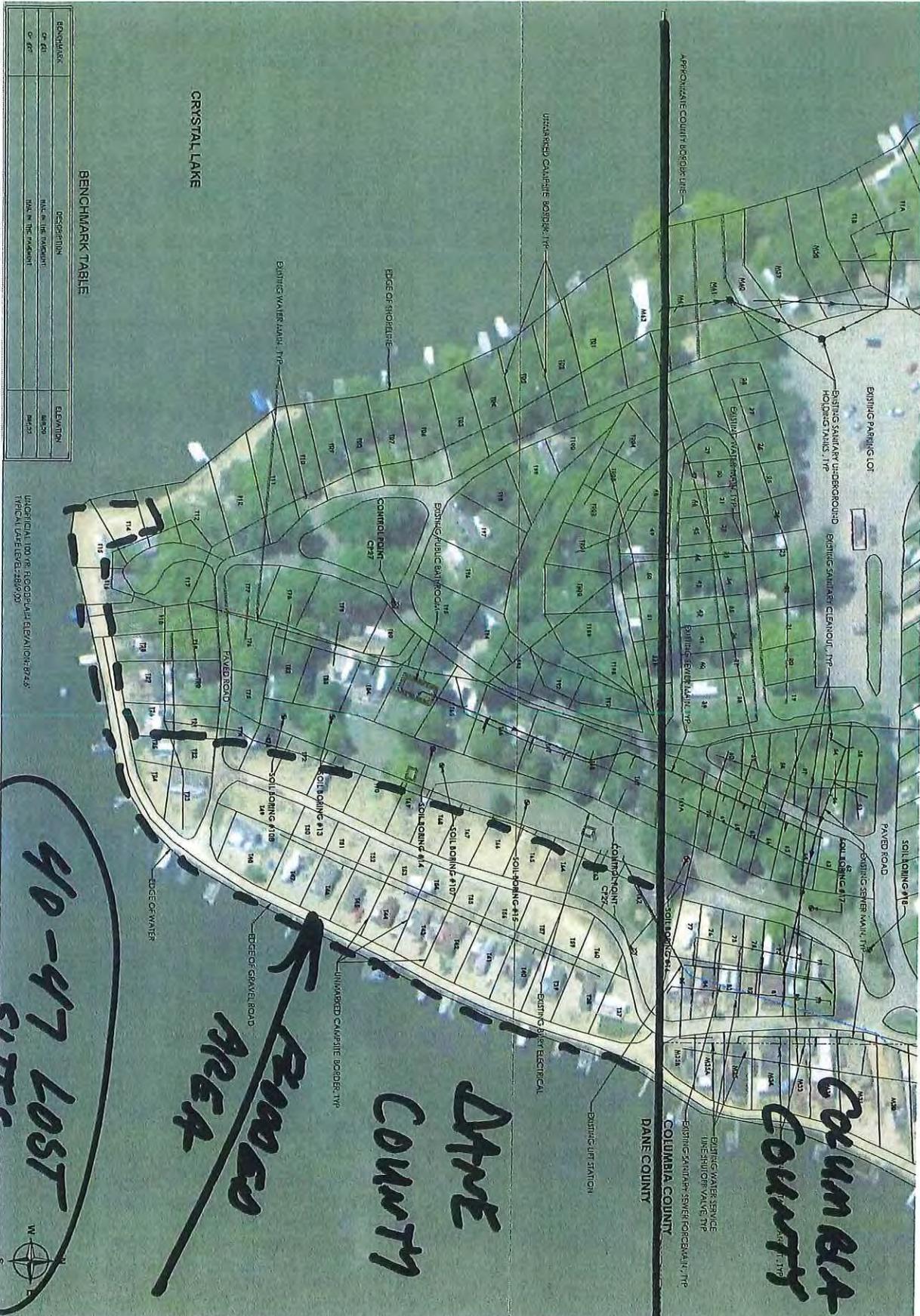
**ADDITIONAL PROPERTY OWNERS.** Provide contact information for additional property owners, if applicable.

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

BENCHMARK	DESCRIPTION	ELEVATION
CR 401	NAIL ON THE MANHOLE	549.25
CR 402	NAIL ON THE MANHOLE	549.25

BENCHMARK TABLE

VERTICAL CURVE RECORDING ELEVATION 1974.5  
VERTICAL CURVE ELEVATION 1974.5



**40-47 LOST SITES**

**BRIMCO AREA**

**DANE COUNTY**

**COLUMBIA COUNTY**

NO.	BY	DATE
1	LAL	09/12/2016

REVISIONS	NO.	BY	DATE
Updated Labels	1	LAL	09/12/2016

**EXISTING SITE PLAN**  
Sanitary Sewer Upgrade  
Phase 1  
Crystal Lake Campground  
Town of Westport / Town of Roxbury  
Columbia County, WI / Dane County, WI

**General Engineering Company**  
P.O. Box 345 • 516 E. West Lake Dr. • Portage, WI 53257  
608-742-2189 (Office) • 608-742-2592 (Fax)  
www.generaleng.com



N89°50'28"E  
2607.03'

S. LINE SW1/4

S1/4 COR.  
SEC. 35

TOWN OF WEST POINT

TOWN OF ROXBURY

N1/4 COR.  
SEC. 2

NORTH  
↑

**CLIENT/OWNER**  
TRAPPE TWINS LLC  
C/O NATHAN TRAPPE  
P.O. BOX 311  
MONONA, IOWA 52159

Date: March 24, 2017



NE1/4-NW1/4

**52-T9N-R7E**

PARCEL 0907-022-8000-6

**PARCEL 'A'**  
401,600 SQ.FT.±  
9.22 ACRES±

N21°54'26"W  
551.42'

S29°45'04"W  
627.26'

218.48'  
N73°47'55"W

650.00'

UNPLATTED LANDS  
BY OTHERS

650.00'

S. LINE NE1/4-NW1/4

SE1/4-NW1/4

**PLAT OF SURVEY**  
FOR


**SURVEYOR**  
JAMES R. GROTHMAN  
P.O. BOX 373  
625 E. SLIFER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
DUNNIE CALLIE DBAIDIC. (608) 744-9877





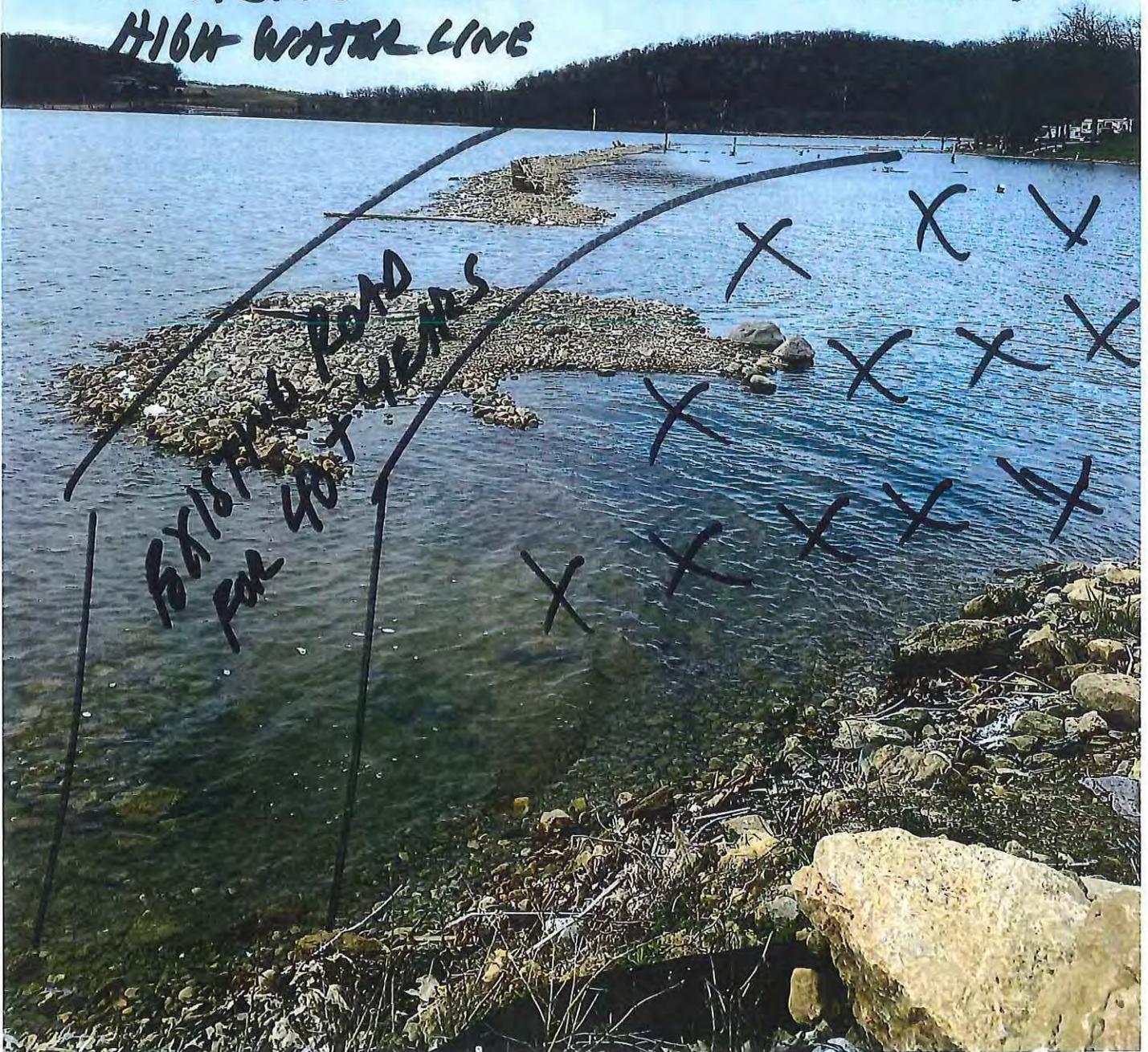
Aerial picture pre 2008

ROAD PICTURE FACING SOUTH

X - FILL AREA

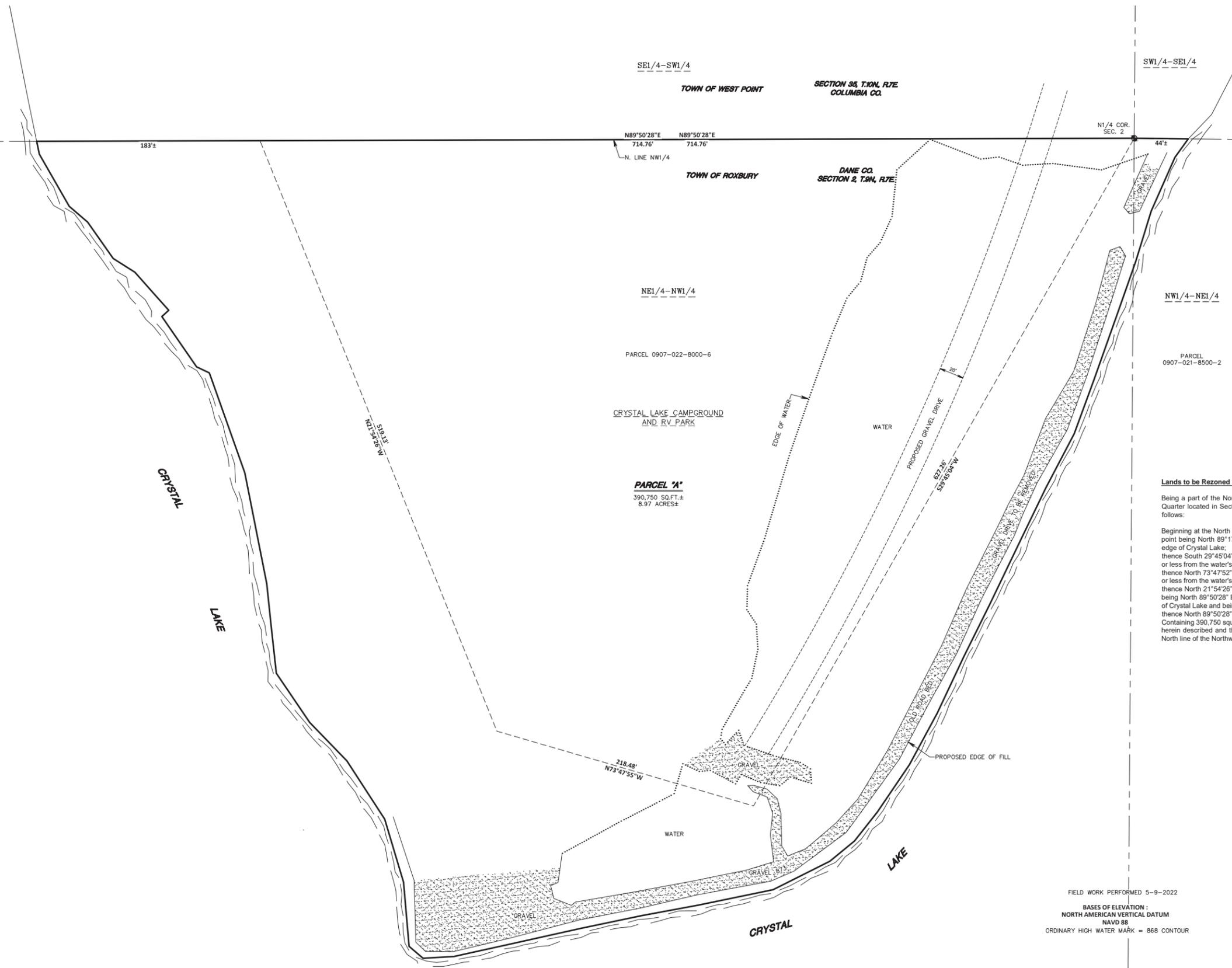
NOTE - ALL OF THE FILL AREA  
IS ABOVE 868' - THE ORDINARY  
HIGH WATER LINE

EXISTING ROAD  
FOR 40+ YEARS



# REZONE EXHIBIT

LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 2, T. 9 N., R. 7 E.,  
TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



**CLIENT/OWNER**  
CRYSTAL LAKE PARK LLC  
C/O STEVE BODENSCHATZ  
15437W C.T.H. "B"  
HAYWARD, WI 54843

**LEGAL DESCRIPTION**

**Lands to be Rezoned NR - C to RE:**

Being a part of the Northwest Quarter of the Northeast Quarter and a part of the Northeast Quarter of the Northwest Quarter located in Section 2, Town 9 North, Range 7 East, Town of Roxbury, Dane County, Wisconsin, described as follows:  
Beginning at the North Quarter corner of Section 2 and being the beginning of a meander line along Crystal Lake, said point being North 89°17'16" West along the North line of the Northeast Quarter, 35 feet more or less from the water's edge of Crystal Lake;  
thence South 29°45'04" West along said meander line, 627.26 feet to a point being North 31°53'00" West, 63 feet more or less from the water's edge of Crystal Lake;  
thence North 73°47'52" West along said meander line, 218.48 feet to a point being North 18°02'00" East, 189 feet more or less from the water's edge of Crystal Lake;  
thence North 21°54'26" West along said meander line, 519.13 feet to a point in the North line of the Northwest Quarter being North 89°50'28" East along the North line of the Northwest Quarter, 180 feet more or less from the water's edge of Crystal Lake and being the end of said meander line along said lake;  
thence North 89°50'28" East along the North line of the Northwest Quarter, 714.76 feet to the point of beginning.  
Containing 390,750 square feet, (8.97 acres), more or less. Intending to include all land lying between the meander line herein described and the water's edge of Crystal Lake lying South of the North line of the Northeast Quarter and the North line of the Northwest Quarter.

FIELD WORK PERFORMED 5-9-2022  
BASES OF ELEVATION :  
NORTH AMERICAN VERTICAL DATUM  
NAVD 88  
ORDINARY HIGH WATER MARK = 868 CONTOUR

**GA GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

NO.	DATE	REVISION	BY	CHKD
THIS INSTRUMENT DRAFTED BY <u>L. DEBOER</u>			SHEET <b>1</b> OF <b>1</b>	

**REZONE EXHIBIT FOR CRYSTAL LAKE PARK LLC**  
TOWN OF ROXBURY  
DANE COUNTY, WISCONSIN

FILE NO. <b>322-91</b>
PROJECT NO. <b>217-84</b>
DRAWING NO. <b>322-91</b>

**NR-C to RE**

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