

Dane County Rezone Petition

Application Date	Petition Number
11/04/2022	DCPREZ-2022-11915
Public Hearing Date	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREEN FIRE PROPERTIES LLC	PHONE (with Area Code) (608) 277-9960	AGENT NAME MICHAEL HEALY	PHONE (with Area Code) (608) 277-9960
BILLING ADDRESS (Number & Street) 1882 STATE HIGHWAY 92		ADDRESS (Number & Street) 1882 STATE ROAD 92	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Mount Horeb, WI 53572	
E-MAIL ADDRESS mike@adaptiverestoration.com		E-MAIL ADDRESS mike@adaptiverestoration.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	
8864 Offerdahl Road					
TOWNSHIP SPRINGDALE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-212-8200-0					

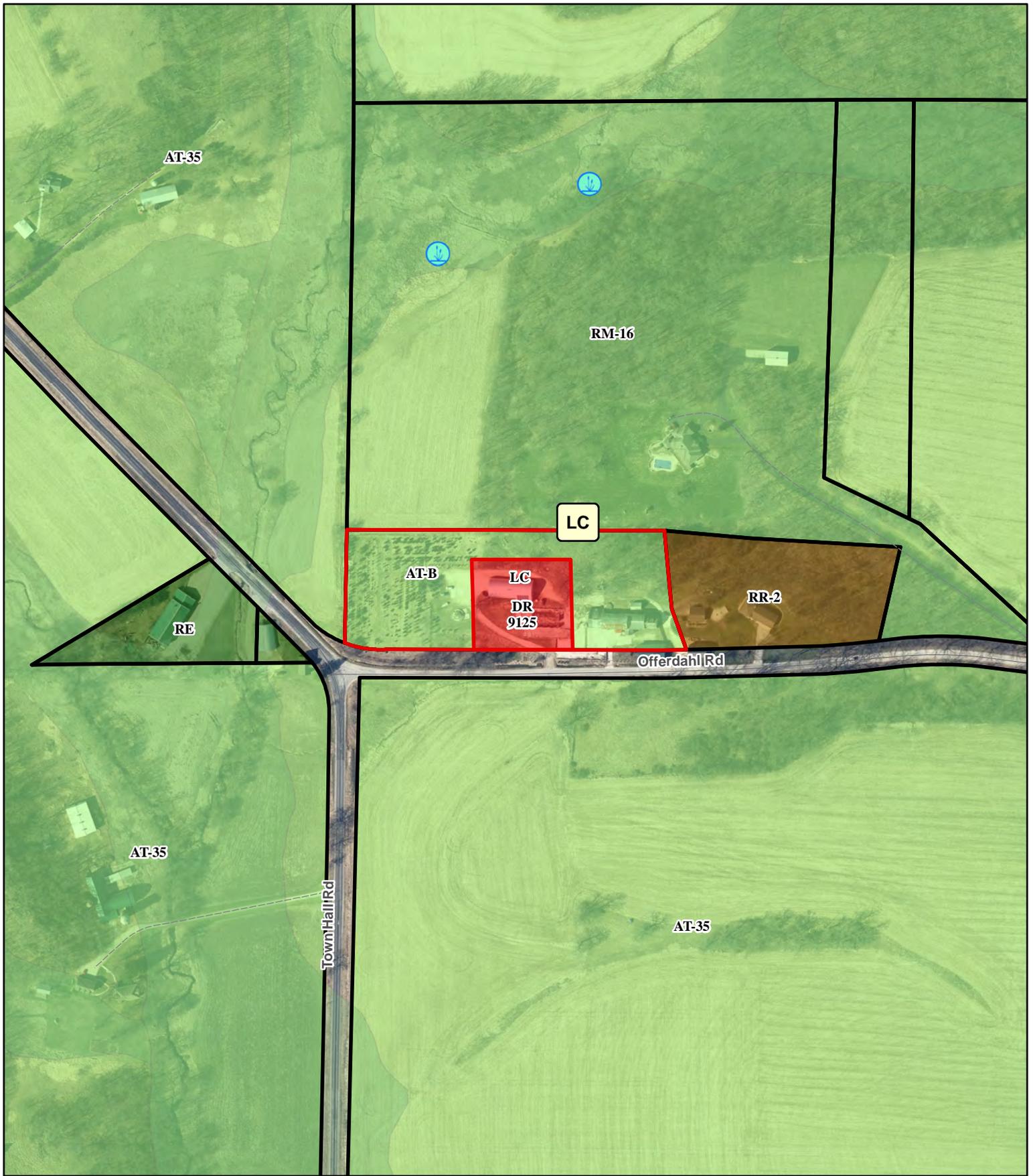
REASON FOR REZONE

ZONING CHANGE TO ALLOW FOR A CARETAKER'S RESIDENCE

FROM DISTRICT:	TO DISTRICT:	ACRES
LC Limited Commercial District	LC Limited Commercial District	1.16
AT-B Agriculture Transition Business District	LC Limited Commercial District	3.84

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Comment: The LC Limited Commercial Zoning District limits the total floor area of commercial buildings to 10,000 square feet.



Legend

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11915
 GREEN FIRE
 PROPERTIES LLC

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

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

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

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

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

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

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

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

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

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

Dane County Rezone Application for Green Fire Properties LLC

Neighborhood Characteristics Narrative

Current uses of the property:

The property hosts a forestry, ecological restoration and land management business, Adaptive Restoration LLC. Business operations are primarily offsite, on the land we manage or restore. There are 3 existing outbuildings on the property - an old dairy barn, a garage and a quonset hut. The property also supports a tree farm and nursery, as well as a savanna restoration.

Current uses of surrounding properties:

The properties to the north and west of the subject parcel are in residential and agricultural land use. The property to the east of the subject parcel is in residential use. The land south of the property is in agricultural use. Springdale Town Hall is near the southwest corner of the property.

Operational Narrative

- The business hours of operation are typically 730AM - 430PM Monday - Friday.
- Green Fire Properties LLC has no employees. Green Fire Properties leases a portion of the property to Adaptive Restoration LLC. Adaptive Restoration LLC has 15 employees; most work offsite on the land or and/or work remotely. Since our work is off site on other properties, typically no more than 6 full time equivalent employees are on the property at any time.
- Anticipated noise related to our operation includes noise from trucks, tractors and other equipment related to forestry, ecological restoration, and tree farm maintenance. The operation does not generate dust, soot, runoff or pollution.
- Materials stored outside include gravel for driveway repairs, logs, plant material.
- Property activities are in compliance with Dane County stormwater and erosion control standards. The proposed caretaker residence is outside the shoreland zoning zone, in an upland area. The residential site will be <1 acre and it is already served by an existing driveway
- Sanitary facilities on the property are a permitted holding tank next to the west driveway, which serves the quonset hut used by the business. The caretaker residence will be served by at grade or mound septic system. A septic expert (Paul Hardy) has done a preliminary evaluation of soil suitability for a residential septic system.
- Trash and recyclables may be removed by the town trash service curbside or via a dumpster removed by a solid waste company.
- Daily traffic typically does not exceed 12 trips/day. Adaptive Restoration LLC has no more than 6 trucks with a half-ton to 1-ton rating, and 4 trailers. Occasionally the trucks pull trailers to haul a tractor, mower, seed drill, utv, etc. The largest truck/trailer combination is a 1-ton dually truck with a 14,000lb gross vehicle weight rating (GVWR) and a gooseneck trailer with 24,900 GVWR. The actual weight of this combination is less than the GVWR.
- Chemicals stored onsite include herbicide, which is in a locked room in the quonset. Herbicide is stored in containers provided by the vendor, and these containers are in double containment. Fuel for small power equipment and off-road diesel is stored in steel safety cans in steel cabinets near the west entrance of the quonset. Off road diesel is also stored in an aboveground tank located on a concrete pad onsite.
- Outdoor lighting includes 3 motion operated security lights on the quonset building. Lighting for the caretaker's residence would be consistent with the Town of Springdale dark sky ordinance.
- There are no permanent signs on the property, other than a ~3'x3' sign from the former dairy operator. If a sign is installed it would be done per the town and county ordinances for signs.

004112

CERTIFIED SURVEY MAP NO. 10521

Document #
3539886

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	TAN. BEARING
1-2	207.00'	100.92'	27°56'00"	99.92'	S76°47'58"E	① S62°49'58"E
3-4	4995.00'	67.37'	0°46'22"	67.37'	N88°50'51"E	④ N88°27'40"E
5-6	921.00'	200.50'	12°28'24"	200.11'	S89°13'06"E	⑧ S84°21'06"E
7-8	2800.00'	66.95'	1°22'12"	66.95'	S83°40'00"E	⑨ S57°12'08"E
9-10	174.00'	101.93'	33°33'50"	100.48'	S73°59'03"E	⑩ N88°35'24"E
11-12	4962.00'	55.76'	0°38'38"	55.76'	N88°54'43"E	⑪ S83°18'30"E
13-14	954.00'	207.69'	12°28'24"	207.28'	S89°13'06"E	
15-16	2767.00'	15.78'	0°19'36"	15.78'	S83°08'42"E	

LEGEND:



2" outside diameter iron pipe found.

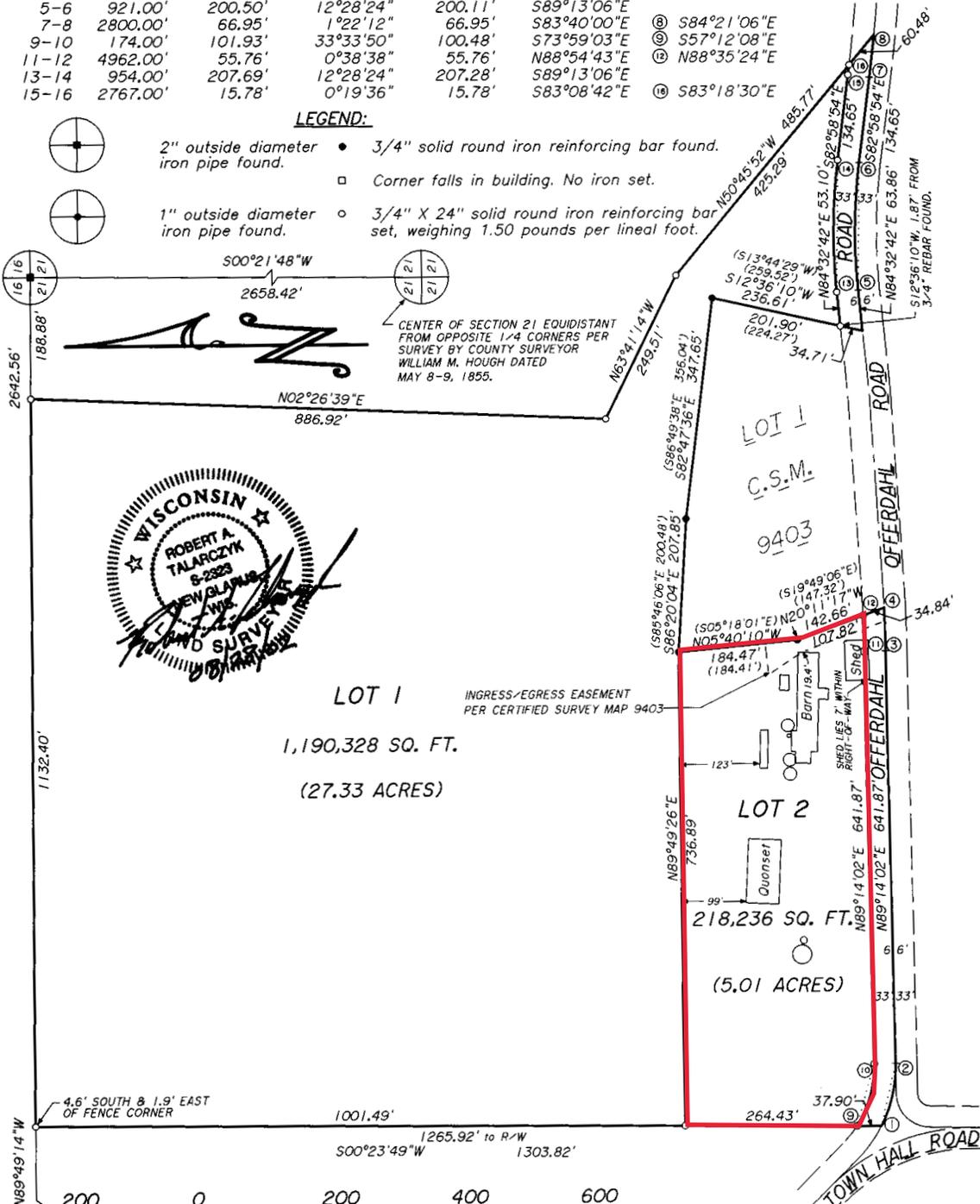
• 3/4" solid round iron reinforcing bar found.



1" outside diameter iron pipe found.

□ Corner falls in building. No iron set.

○ 3/4" X 24" solid round iron reinforcing bar set, weighing 1.50 pounds per lineal foot.



SCALE: 1" = 200'

PREPARED FOR:
Philip & Delores Esser
2014 Erb Rd.
Verona, WI 53593
(608) 832-6432

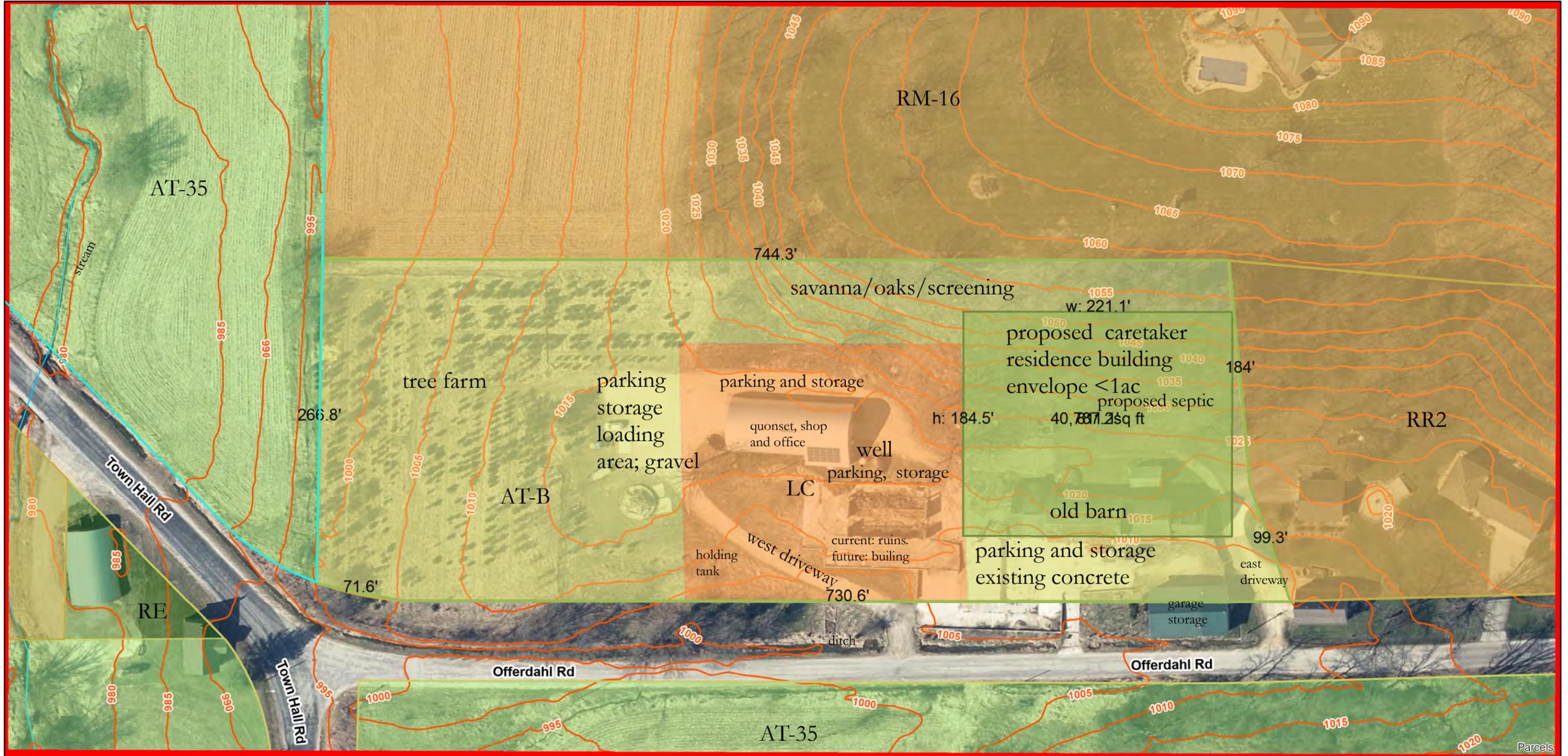
TALARCZYK & ASSOC., INC.
W5105 KUBLY ROAD
P.O. BOX 235
NEW GLARUS, WI 53574
PHONE 608/527-5216
FAX 608/527-5357

JOB NO. 02092
POINTS 02092
DRWG. 02092F
CHECKED [Signature]
DRAWN BY MST

SHEET 1 OF 2

2/13

Green Fire Properties CUP/Rezone Map



Created 9/12/22

Dane County Mask
 Index Depression

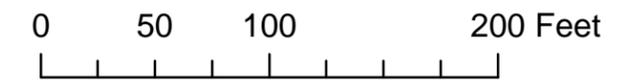
Certified Survey Map - CSM

Parcels

Road Names

5 foot Intervals

contour 5'



AT-B and LC to LC

Lot 2 of Certified Survey Map #10521, Section 21, T06N, R07E, Town of Springdale, Dane County, Wisconsin