


# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/10/2017	DCPREZ-2017-11115
Public Hearing Date	C.U.P. Number
03/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRISTOPHER W MILLER	PHONE (with Area Code) (608) 513-1362	AGENT NAME BRETT MYERS	PHONE (with Area Code) (608) 513-1362
BILLING ADDRESS (Number & Street) 8096 US HIGHWAY 18 & 151		ADDRESS (Number & Street) 9301 SILVERSTONE LANE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS BMYERS@TRMCKENZIE.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
8096 US HIGHWAY 18 & 151					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-133-9901-6					

REASON FOR REZONE			CUP DESCRIPTION	
REZONE FOR LANDSCAPING COMPANY WITH RESIDENCE FOR CARETAKER.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-4 Residence District	LC-1 Limited Commercial Dist	5.9		

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  PMK2	SIGNATURE:(Owner or Agent) 
COMMENTS: REZONE FOR LANDSCAPING COMPANY WITH RESIDENCE FOR CARETAKER.				PRINT NAME: Brett Myers
				DATE: 2/10/17

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
02/10/2017	DCPCUP-2017-02376
<b>Public Hearing Date</b>	
03/28/2017	



OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRISTOPHER W MILLER	Phone with Area Code (608) 513-1362	AGENT NAME BRETT MYERS	Phone with Area Code (608) 513-1362
BILLING ADDRESS (Number, Street) 8096 US HIGHWAY 18 & 151		ADDRESS (Number, Street) 9301 SILVERSTONE LANE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS BMYERS@TRMCKENZIE.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
8096 US HIGHWAY 18 & 151					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-133-9901-6		---		---	

**CUP DESCRIPTION**

REZONE FOR LANDSCAPING COMPANY WITH CUP FOR A RESIDENCE FOR CARETAKER.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.111(3)(b)	5.9

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials  PMK2	SIGNATURE:(Owner or Agent)  PRINT NAME Brett Myers
		DATE:  2/10/17

COMMENTS: REZONE FOR LANDSCAPING COMPANY WITH RESIDENCE FOR CARETAKER.





DANE COUNTY  
**PLANNING & DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Christopher + Kari Miller Agent's Name Brett Myers  
 Address 8096 Highway 18/151 Verona 53593 Address 9301 Silverstone Ln Verona, WI  
 Phone 608-513-1362 Phone 608-513-1362  
 Email \_\_\_\_\_ Email bmyers@trmckenzie.com

Town: Springdale Parcel numbers affected: 0607-133-9901-6  
 Section: X 13 Property address or location: 8096 Highway 18/151  
 Zoning District change: (To / From / # of acres) LC-1 from R-4. 5.92 acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%  
See Attached

Narrative: (reason for change, intended land use, size of farm, time schedule)  
 Separation of buildings from farmland  
 Creation of a residential lot  
 Compliance for existing structures and/or land uses  
 Other:  
Buying property to house landscape business. One partner will be ~~living in~~ ~~living in~~ living in the current SFR.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 2/10/17



DANE COUNTY  
**PLANNING DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Christopher + Kari Miller</u>	Agent	<u>Brett Myers</u>
Address	<u>8096 Highway 18/151</u>	Address	<u>9301 Silvershoe Ln</u>
Phone	<u>Verona WI 53593</u>	Phone	<u>Verona WI 53593</u>
Email	<u>608-513-1362</u>	Email	<u>brmyers@trmckenzie.com</u>

Parcel numbers affected: 0607-133-9901-6 Town: Springdale Section: 13  
 Property Address: 8096 Highway 18/151

Existing/ Proposed Zoning District : R-4 → LC-1

- o Type of Activity proposed: Single family residence.  
*Separate checklist for mineral extraction uses must be completed.*
  - o Hours of Operation
  - o Number of employees
  - o Anticipated customers
  - o Outside storage
  - o Outdoor activities
  - o Outdoor lighting
  - o Outside loudspeakers
  - o Proposed signs
  - o Trash removal
  - o Six Standards of CUP (see back)
- N/A

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature] Date: 2/10/17



## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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.

SFR

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.

SFR

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.

SFR

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

SFR

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.

SFR

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

SFR

LEGAL DESCRIPTION - PARCEL TO BE REZONED FROM R-4 TO LC-1

A parcel of land located in the SE1/4 of the SW1/4 of Section 13, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 13; thence N00°39'14"E, 265.10 feet along the North-South quarter line of said Section 13; thence N00°18'14"E, 72.57 feet to the point of beginning; thence N84°18'26"W, 360.22 feet; thence S79°54'38"W, 251.05 feet; thence N88°33'15"W, 96.00 feet; thence N02°25'06"E, 56.94 feet; thence N88°34'16"W, 180.23 feet; thence N00°03'35"E, 262.66 feet; thence S89°28'47"E, 880.76 feet; thence S00°18'14"W, 310.23 feet to the point of beginning. Containing 257,865 square feet (5.920 acres).



A-1  
DCPREZ-0000-00000

Not Effective  
CUP 1181 R-4  
DCPREZ-0000-08085

Zone X

8100

8096

8113

A-1  
DCPREZ-0000-00000

A-1  
DCPREZ-0000-00000

Spring/Rose Cir

2496

A-1  
DCPREZ-0000-00000

2486

CUP  
2143  
Cemeteries

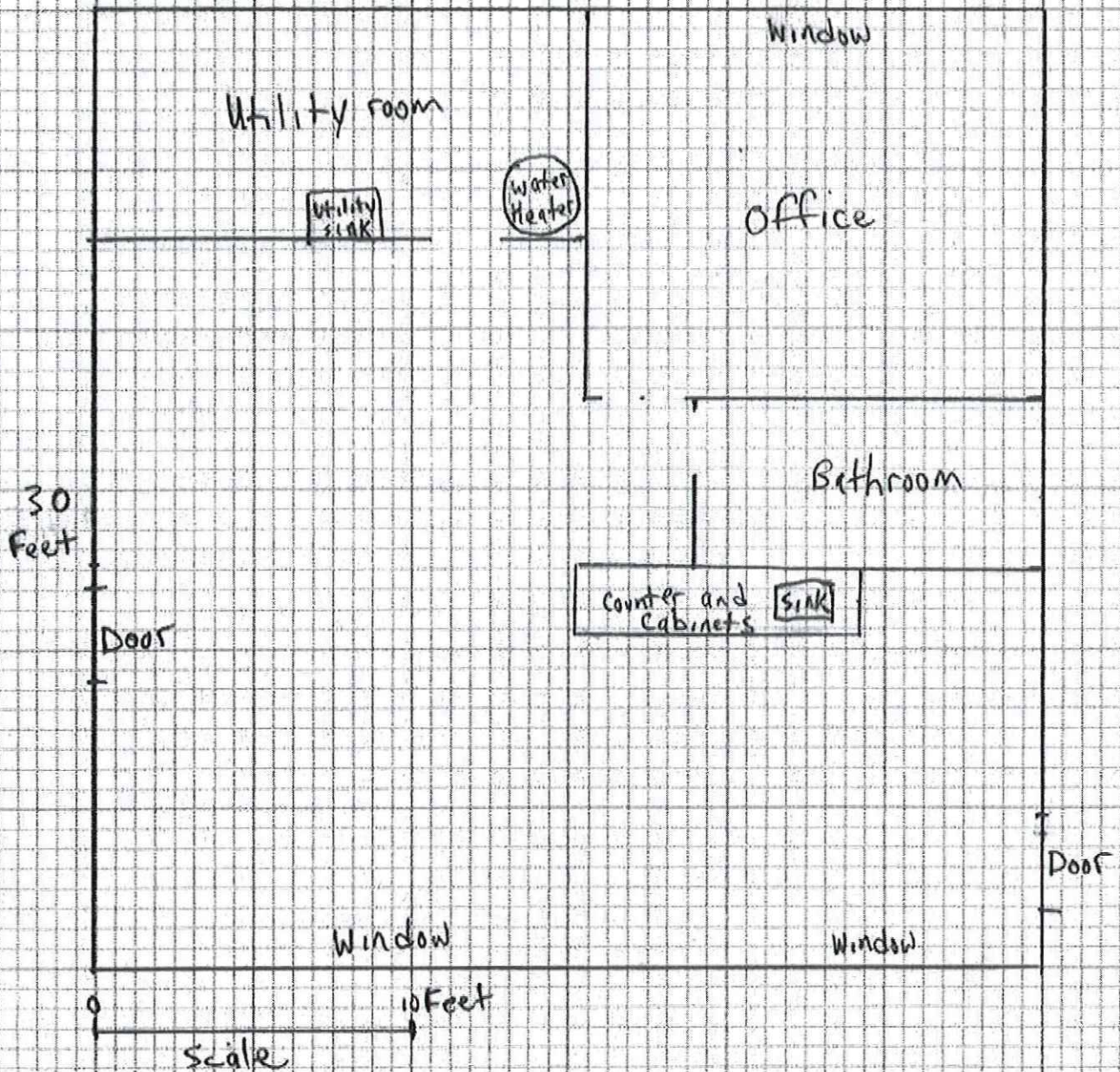






# Office Floor Plans

8096 Highway 18/151, T/Springdale, Dane County, WI  
Detached Building  
30 Feet







8100

8096

8113

Spring Rose Cir

2496

2486



Zone



## Parcel Number - 054/0607-133-9901-6

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR07E	13	SE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 13-6-7 PRT SE1/4SW1/4 COM SEC S1/4 COR TH N 265.1 FT TO POB TH CONT N 382.8 FT TH N89DEGW 880.9 FT TH S 354.2 FT TH ALG N R/W LN USH 18&151 ON CRV TO R RAD 11599.49 FT L/C S88DEGE 174.9 FT & S87DEGE 704.4 FT TO POB 7.44 ACRES EXC TO DOT IN R13620/9 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	CHRISTOPHER W MILLER	
Current Co-Owner	KARI MILLER	
Primary Address	8096 US HIGHWAY 18 & 151	
Billing Address	8096 US HIGHWAY 18 & 151 VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	5.950	
Land Value	\$127,600.00	
Improved Value	\$347,800.00	
Total Value	\$475,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
R-4 DCPREZ-0000-08085

Zoning District Fact Sheets

### Parcel Maps

Verona  
Verona, WI 53593  
View larger map

Maple Grove Dr

Directions Save

USA

Google

Map data ©2017 Google

DCiMap Google Map Bing Map

Sign in



## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$127,600.00	\$347,800.00	\$475,400.00
<b>Taxes:</b>		\$8,165.35
<b>Lottery Credit(-):</b>		\$150.99
<b>First Dollar Credit(-):</b>		\$80.29
<b>Specials(+):</b>		\$317.34
<b>Amount:</b>		\$8,251.41

## District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/12/1994		13637	11

## DocLink

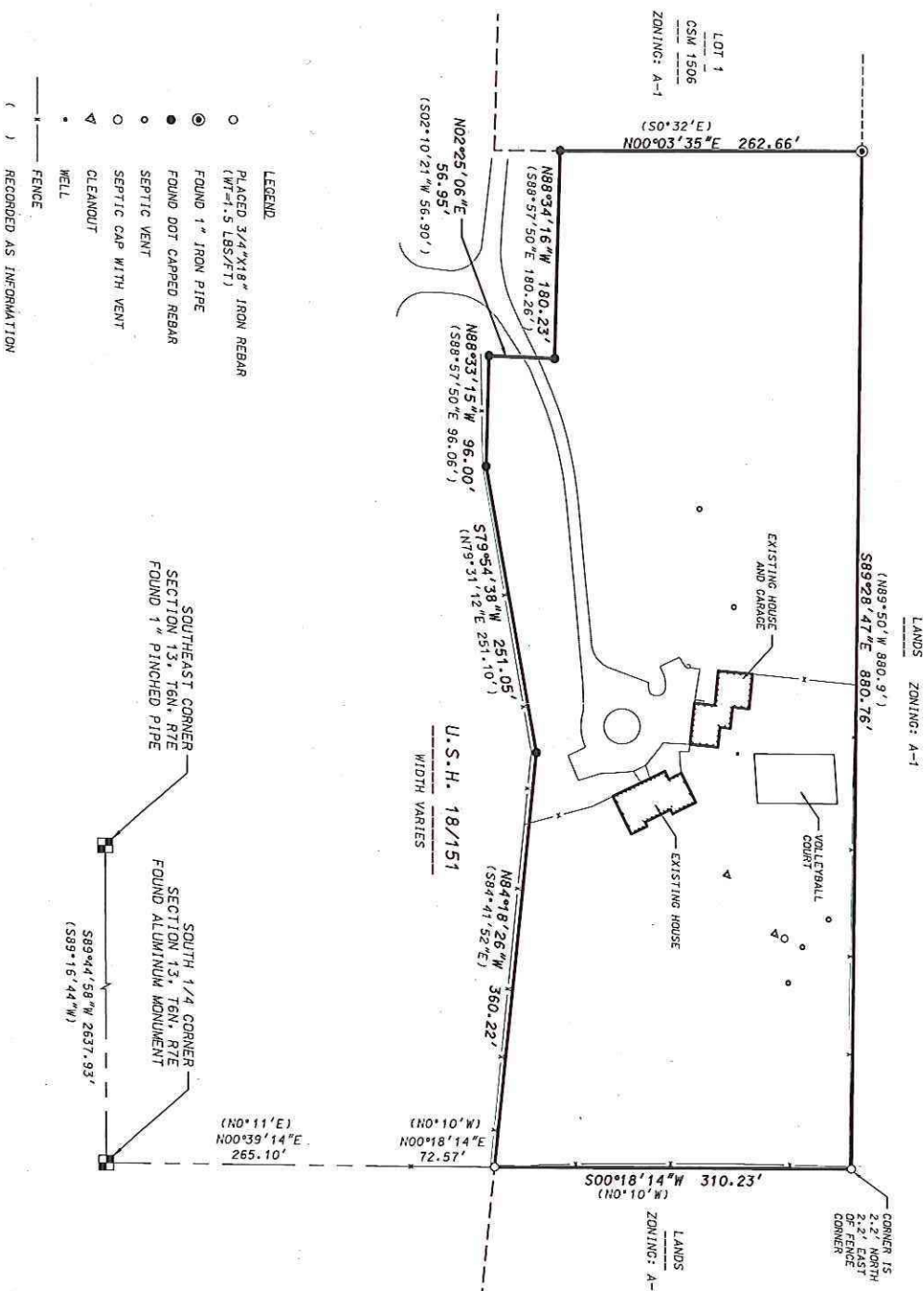
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0607-133-9901-6

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)





- LEGEND**
- PLACED 3/4"x1/8" IRON REBAR (WT=1.5 LBS/FT)
  - ⊙ FOUND 1" IRON PIPE
  - FOUND DOT CAPPED REBAR
  - SEPTIC VENT
  - SEPTIC CAP WITH VENT
  - CLEANOUT
  - WELL
  - FENCE
  - ( ) RECORDED AS INFORMATION

**NOTES**

- 1. Existing zoning: R-4
- Proposed zoning: LC-1

ZONING MAP

**8096 U.S.H 18 & 151**

LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 13, T6N, R7E,  
TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

DATE: 02-07-17

SCALE: 1" = 100'

DR: [Signature]

**D'WORFELD ROTHE AND ASSOCIATES, INC.**

2530 Watwood Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1639

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT