

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/18/2016	DCPREZ-2016-11065
Public Hearing Date	C.U.P. Number
12/13/2016	DCPCUP-2016-02365

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME LUCAS PROCTOR	PHONE (with Area Code) (608) 334-0749	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1755 STATE HIGHWAY 92		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS lproctoriron@yahoo.com		E-MAIL ADDRESS	

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	
1755 STH 92		N of 1755 STH 92			
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-343-2122-9		0607-343-2100-5			

REASON FOR REZONE	CUP DESCRIPTION
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ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS	LFB IN A - 1, AGRICULTURE
---	---------------------------

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-2 Residence District	A-1 Agriculture District	0.36	10.12(3)(p)	4.84

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

Dane County Rezone & Conditional Use Permit

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10/13/2016	DCPREZ-2016-11065
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12/27/2016	DCPCUP-2016-02365

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OWNER NAME LUCAS PROCTOR		PHONE (with Area Code) (608) 334-0749		AGENT NAME <input type="checkbox"/>		PHONE (with Area Code)	
BILLING ADDRESS (Number & Street) 1755 STATE HIGHWAY 92				ADDRESS (Number & Street) <input type="checkbox"/>			
(City, State, Zip) MOUNT HOREB, WI 53572				(City, State, Zip)			
E-MAIL ADDRESS lproctoriron@yahoo.com				E-MAIL ADDRESS			
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			
1755 STH 92		N of 1755 STH 92					
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0607-343-2122-9		0607-343-2100-5					
REASON FOR REZONE				CUP DESCRIPTION			
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS				LFB IN A - 1, AGRICULTURE			
FROM DISTRICT:		TO DISTRICT:		ACRES	DANE COUNTY CODE OF ORDINANCE	SECTION	ACRES
R-2 Residence District		A-1 Agriculture District		0.36	10.12(3)(p)		4.84
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		INSPECTOR'S INITIALS		SIGNATURE: (Owner or Agent)	
Applicant Initials <i>LP</i>	Applicant Initials <i>LP</i>	Applicant Initials <i>LP</i>		RLB		<i>[Signature]</i>	
						PRINT NAME:	
						<input checked="" type="checkbox"/> Lucas Proctor	
						DATE:	
						<input checked="" type="checkbox"/> 10/14/16	

Sign Here

Sign Here

Sign Here

Sign Here

Revised to
Dec. 13, 2016

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/13/2016	DCPREZ-2016-11065
Public Hearing Date	C.U.P. Number
12/27/2016	DCPCUP-2016-02365

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LUCAS PROCTOR	PHONE (with Area Code) (608) 334-0749	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1755 STATE HIGHWAY 92		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS lproctoriron@yahoo.com		E-MAIL ADDRESS	

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	
1755 STH 92		N of 1755 STH 92			
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-343-2122-9		0607-343-2100-5			

REASON FOR REZONE			CUP DESCRIPTION	
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS			LFB IN A - 1, AGRICULTURE	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-2 Residence District	A-1 Agriculture District	0.36	10.12(3)(p)	4.84

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

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
10/13/2016	DCPCUP-2016-02365
Public Hearing Date	
12/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LUCAS PROCTOR	Phone with Area Code 608-33	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1755 STATE HIGHWAY 92		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS lproctoriron@yahoo.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1755 STH 92				N of 1755 STH 92	
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP Springdale	SECTION 34
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-343-2122-9		---		0607-343-2100-5	

CUP DESCRIPTION
LFB in A - 1, Agriculture

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.12(3)(p)	4.84

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>X</u>	Inspectors Initials RLB	SIGNATURE:(Owner or Agent) <u>X</u>
		PRINT NAME: <u>X</u>
		DATE: <u>X</u>

Sign Here

Sign Here

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2016-11065
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 1755 STATE HIGHWAY 92, TOWN OF SPRINGDALE, WI 53572

Receipt No.	780916					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1010	\$386.00	10/13/2016	RLB		

Owner Info.: LUCAS PROCTOR
1755 STATE HIGHWAY 92
MOUNT HOREB, WI 53572

Work Description:

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPCUP-2016-02365
Application Type: DaneCounty/Zoning/Conditional Use/NA
Address: 1755 STATE HIGHWAY 92, TOWN OF SPRINGDALE, WI 53572

Receipt No.	780919					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1009	\$486.00	10/13/2016	RLB		

Owner Info.: LUCAS PROCTOR
1755 STATE HIGHWAY 92
MOUNT HOREB, WI 53572

Work Description:



Zoning Change Application

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

Items that must be submitted with your application:

- 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.
- 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	<u>Lucas B. Proctor</u>	Agent's Name	_____
Address	<u>1755 State Road 92</u>	Address	_____
Phone	<u>Mount Horeb WI 53572</u>	Phone	_____
	<u>608-334-0749 or 608-832-6331</u>		_____
Email	<u>lproctoriron@yahoo.com</u>	Email	_____

Town: Springdale Parcel numbers affected: 054/0607-343-2100-5 / 054/0607-343-2122-9

Section: 01 Property address or location: 1755 State Road 92 Mount Horeb WI 53572

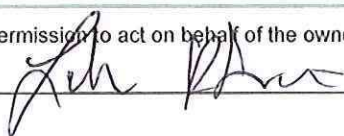
Zoning District change: (To / From / # of acres) All to be A-1 From A-1 and R-2 of 0.36 Acres / 4.48

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%

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:

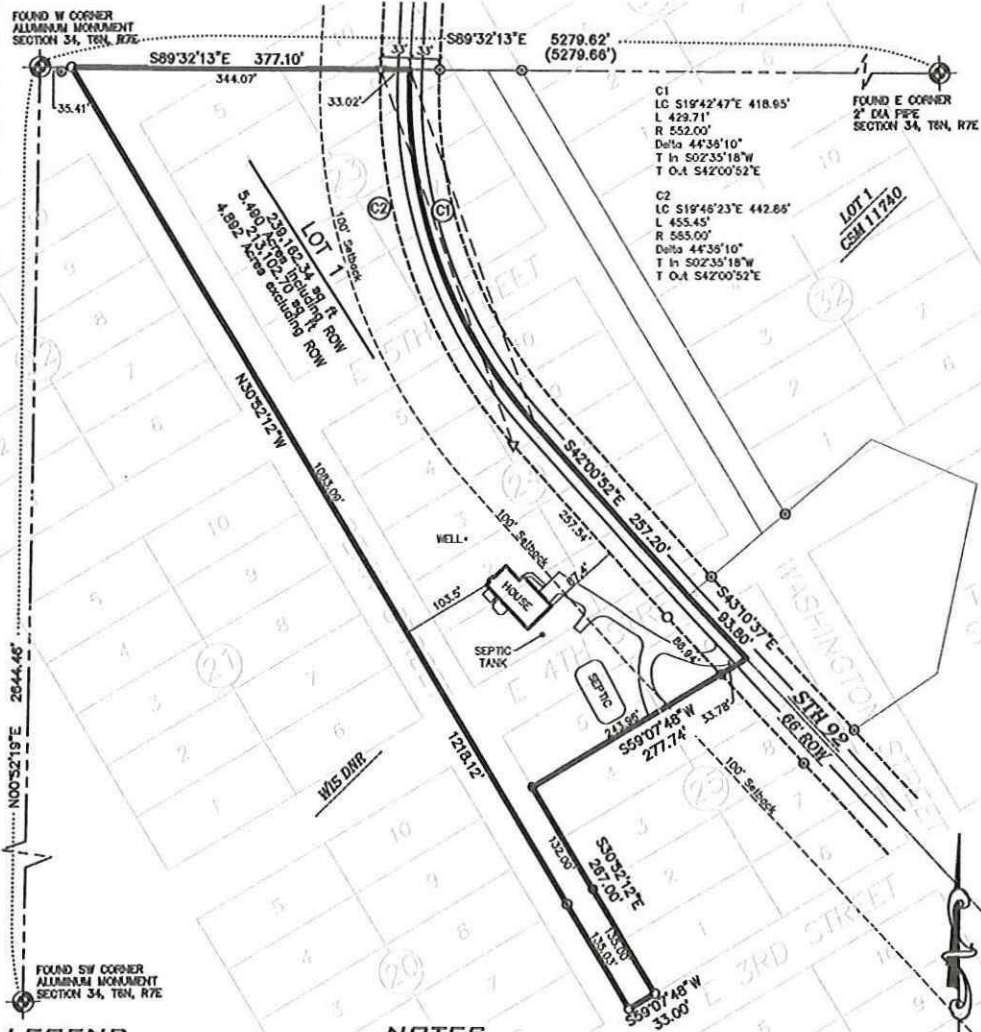
We would like to change one parcel from having two zoning classifications of A-1 and R-2 to being zoned all A-1. At the same time we would like to combine the two parcels stated above. We also will be applying for a conditional use permit to build an accessory building on the property to be used with a limited family business.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Luke Proctor  Date: 10/10/16

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.



LEGEND

- ⊙ Found Section Corner
- ⊙ Found 1" dia pipe
- Found 3/4" dia Rebar
- Set 3/4" dia. x 18" long rebar weighing 1.50 lbs/lf min.
- ▽ Set 1 1/4" dia x 18" long rebar weighing 4.3 lbs/lf min.

NOTES

Survey performed by Exeter Design, Inc. in October 2016.

Bases of Bearing is the West Line of the Southwest 1/4, Section 34, T6N, R7E, assuming a bearing of N00°52'19"E.

Lot 1 subject to Joint Driveway Agreement and Easement with parcel immediately to the Southeast. Document No. 5242375.


Refer to building site information contained in the Dane County Soil Survey.

Sheet 1 of 3



PREPARED FOR:

Lucas Proctor
1755 STH 92
Mt Horeb, WI 53572

EXETER DESIGN, INC.

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

Drawn	_____
Checked	_____
Approved	_____
EDM FR No.	18-0380

C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ PAGE _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION THIRTY-FOUR, TOWN SIX NORTH, RANGE SEVEN EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N89°32'13"E, 35.41 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, N89°32'13"E, 377.10 FEET TO THE CENTERLINE OF STATE HIGHWAY 92; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT FOR A LENGTH OF 429.71 FEET, SAID CURVE HAVING A RADIUS OF 552.00 FEET AND A LONG CHORD THAT BEARS S19°42'47"E, 418.95 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S42°00'52"E, 257.20 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S43°10'37"E, 93.80 FEET; THENCE S59°07'48"W, 277.74 FEET TO THE NORTHEASTERLY LINE OF PENN STREET; THENCE ALONG SAID NORTHEAST LINE OF PENN STREET, S30°52'12"E, 267.00 FEET; THENCE S59°07'48"W, 33.00 FEET TO THE CENTERLINE OF PENN STREET; THENCE ALONG SAID CENTERLINE OF PENN STREET, N30°52'12"W, 1218.12 FEET TO THE POINT OF BEGINNING.

LOT SUBJECT TO JOINT DRIVEWAY AGREEMENT & EASEMENT. DOCUMENT NUMBER 5242375 DANE COUNTY REGISTER OF DEEDS.

SAID PARCEL CONTAINS 239,162.34 SQFT OR 5.490 ACRES INCLUDING RIGHT OF WAY. LOT CONTAINS 213,102.70 SQFT OR 4.892 ACRES EXCLUDING RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF LUCAS B. PROCTOR, THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF DANE COUNTY, THAT I HAVE SURVEYED, DIVIDED 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

OWNER'S CERTIFICATE

I, LUCAS B. PROCTOR, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED AND MAPPED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS DEPICTED HEREON. I 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 REGULATION COMMITTEE FOR APPROVAL.

LUCAS B. PROCTOR

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, 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 _____

PREPARED FOR:

Lucas Proctor
1755 STH 92
Mt Horeb, WI 53572

Sheet 2 of 3



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

Drawn	_____
Checked	_____
Approved	_____
EDR PR No.	16-0360

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

TOWN OF SPRINGDALE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED, ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF SPRINGDALE ON THIS

_____ DAY OF _____, 2016.

MCKI ANDERSON - TOWN CLERK

DANE COUNTY ZONING

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REGULATION COMMITTEE ACTION OF

_____, BY _____, AUTHORIZED REPRESENTATIVE.

AUTHORIZED REPRESENTATIVE

REGISTER OF DEEDS

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ O'CLOCK _____ M.

AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS MAPS OF DANE COUNTY ON

PAGE _____ AS DOCUMENT NUMBER _____

REGISTER OF DEEDS

PREPARED FOR:

Lucas Proctor
1755 STH 92
Mt Horeb, WI 53572

Sheet 3 of 3



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

Drawn	_____
Checked	_____
Approved	_____
EDR P# No.	16-0360

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____

Parcel Number - 054/0607-343-2122-9**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 34-6-7 PRT NW1/4SW1/4 & BYAM'S ADDN ...	
Owner Name	LUCAS PROCTOR	
Primary Address	1755 STATE HIGHWAY 92	
Billing Address	1755 STATE HIGHWAY 92 MOUNT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	4.480	
Land Value	\$131,800.00	
Improved Value	\$224,300.00	
Total Value	\$356,100.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~-06/21/2016 - 04:00 PM~~

Ends: ~~-06/21/2016 - 06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-06/28/2016 - 05:00 PM~~

Ends: ~~-06/28/2016 - 07:00 PM~~

Starts: ~~-07/18/2016 - 05:00 PM~~

Ends: ~~-07/18/2016 - 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1

R-2 0.36 Acres

[Zoning District Fact Sheets](#)

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2015) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$35,300.00	\$224,300.00	\$259,600.00
Taxes:		\$3,650.72
Lottery Credit(-):		\$101.83
First Dollar Credit(-):		\$63.04
Specials(+):		\$154.67
Amount:		\$3,640.52

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB 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	06/30/2016	5246536		

Show More ▼

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: 0607-343-2122-9

By Owner Name: LUCAS PROCTOR

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Access Dane is a product of
Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Conditional Use Application

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- 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.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use


Owner	<u>Lucas B Proctor</u>	Agent	_____
Address	<u>1755 State Road 92</u>	Address	_____
Phone	<u>Mount Horeb WI 53572</u>	Phone	_____
	<u>608-334-0749 or 608-832-6331</u>		_____
Email	<u>lproctoriron@yahoo.com</u>	Email	_____

Parcel numbers affected: 1 Town: Springdale Section: 34
 _____ Property Address: 1755 State Road 92
 _____ Mount Horeb WI 53572

Existing/ Proposed Zoning District : A-1

- Type of Activity proposed: Hand forged home furnishings using traditional blacksmiths techniques, with the work to be sold at art shows across the country.
- Hours of Operation 7 a.m. to 6 p.m.
- Number of employees No employees, I will be the only one working
- Anticipated customers Not to open to the public, I sell my work at art shows across the country
- Outside storage No outside storage
- Outdoor activities All work is done inside.
- Outdoor lighting Motion lights over the entry door.
- Outside loudspeakers No outside speakers
- Proposed signs None
- Trash removal I set the trash out with my regular pick up every Friday
- Six Standards of CUP (see back)

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.

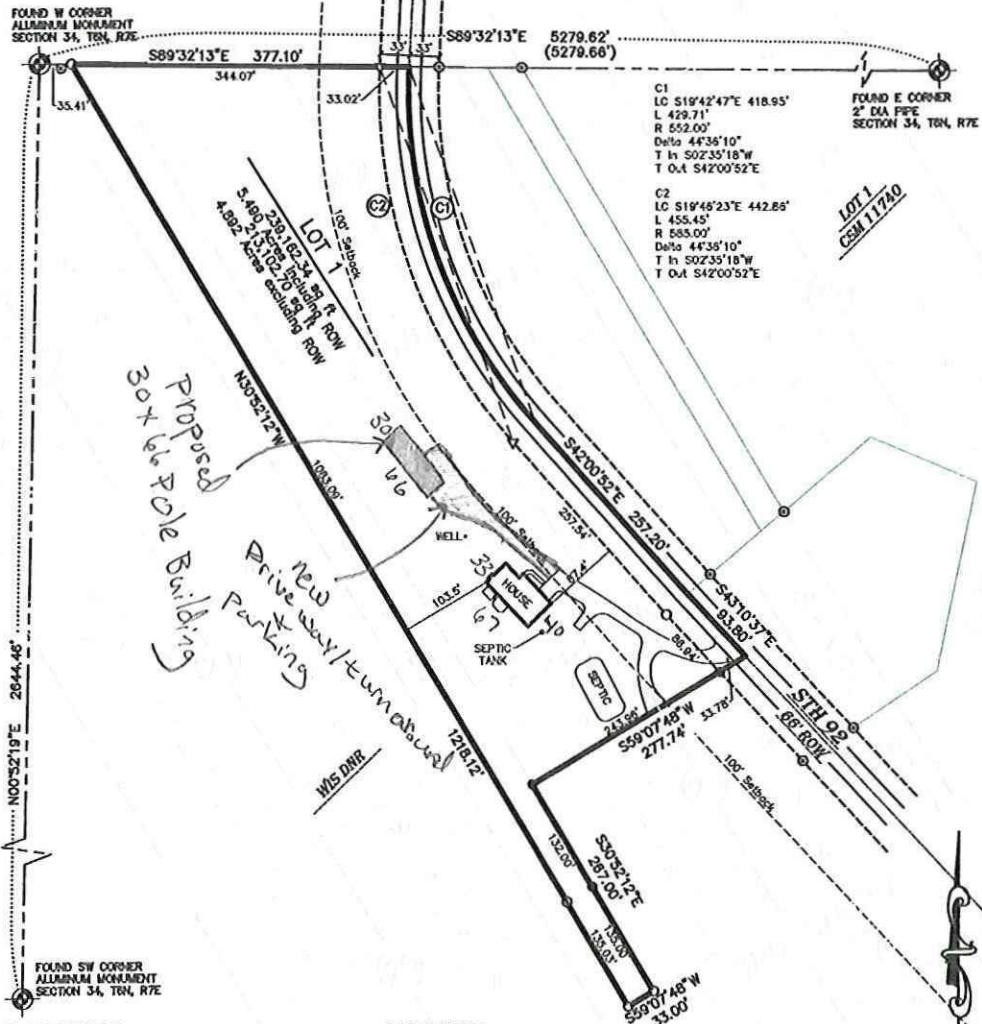
Submitted By: Lucas Proctor 

Date: 10/10/16

PRELIMINARY

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LEGEND

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- ⊙ Found 1" dia pipe
- Found 3/4" dia Rebar
- Set 3/4" dia. x 18" long rebar weighing 1.50 lbs/lf min.
- ▽ Set 1 1/4" dia x 18" long rebar weighing 4.3 lbs/lf min.

NOTES

Survey performed by Exeter Design, Inc. in October 2016.

Bases of Bearing is the West Line of the Southwest 1/4, Section 34, T6N, R7E, assuming a bearing of N00°52'19"E.

Lot 1 subject to Joint Driveway Agreement and Easement with parcel immediately to the Southeast. Document No. 5242375.

Refer to building site information contained in the Dane County Soil Survey.

Sheet 1 of 3



PREPARED FOR:

Lucas Proctor
1755 STH 92
Mt Horeb, WI 53572

EXETER
DESIGN, INC.

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

Drawn: _____
Checked: _____
Approved: _____
EDF Pk No. 18-0360

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION THIRTY-FOUR, TOWN SIX NORTH, RANGE SEVEN EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N89°32'13"E, 35.41 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, N89°32'13"E, 377.10 FEET TO THE CENTERLINE OF STATE HIGHWAY 92; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT FOR A LENGTH OF 429.71 FEET, SAID CURVE HAVING A RADIUS OF 552.00 FEET AND A LONG CHORD THAT BEARS S19°42'47"E, 418.95 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S42°00'52"E, 257.20 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S43°10'37"E, 93.80 FEET; THENCE S59°07'48"W, 277.74 FEET TO THE NORTHEASTERLY LINE OF PENN STREET; THENCE ALONG SAID NORTHEAST LINE OF PENN STREET, S30°52'12"E, 267.00 FEET; THENCE S59°07'48"W, 33.00 FEET TO THE CENTERLINE OF PENN STREET; THENCE ALONG SAID CENTERLINE OF PENN STREET, N30°52'12"W, 1218.12 FEET TO THE POINT OF BEGINNING.

LOT SUBJECT TO JOINT DRIVEWAY AGREEMENT & EASEMENT. DOCUMENT NUMBER 5242375 DANE COUNTY REGISTER OF DEEDS.

SAID PARCEL CONTAINS 239,162.34 SQFT OR 5.490 ACRES INCLUDING RIGHT OF WAY. LOT CONTAINS 213,102.70 SQFT OR 4.892 ACRES EXCLUDING RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF LUCAS B. PROCTOR, THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF DANE COUNTY, THAT I HAVE SURVEYED, DIVIDED 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

OWNER'S CERTIFICATE

I, LUCAS B. PROCTOR, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED AND MAPPED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS DEPICTED HEREON. I 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 REGULATION COMMITTEE FOR APPROVAL.

LUCAS B. PROCTOR

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, 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 _____

PREPARED FOR:

Lucas Proctor
1755 5TH 92
Mt Horeb, WI 53572

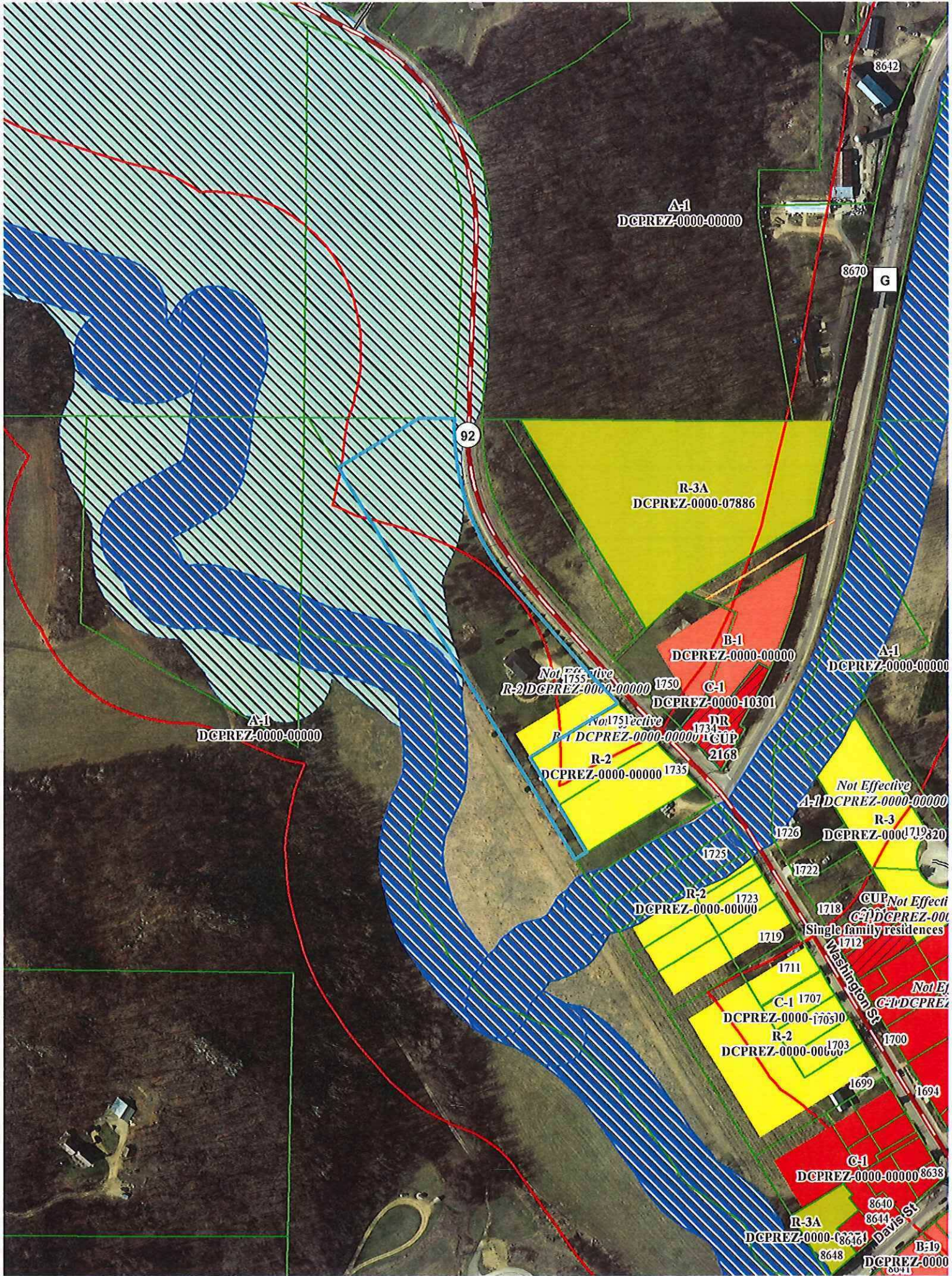
Sheet 2 of 3

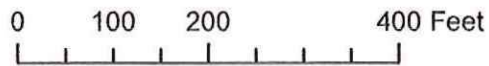
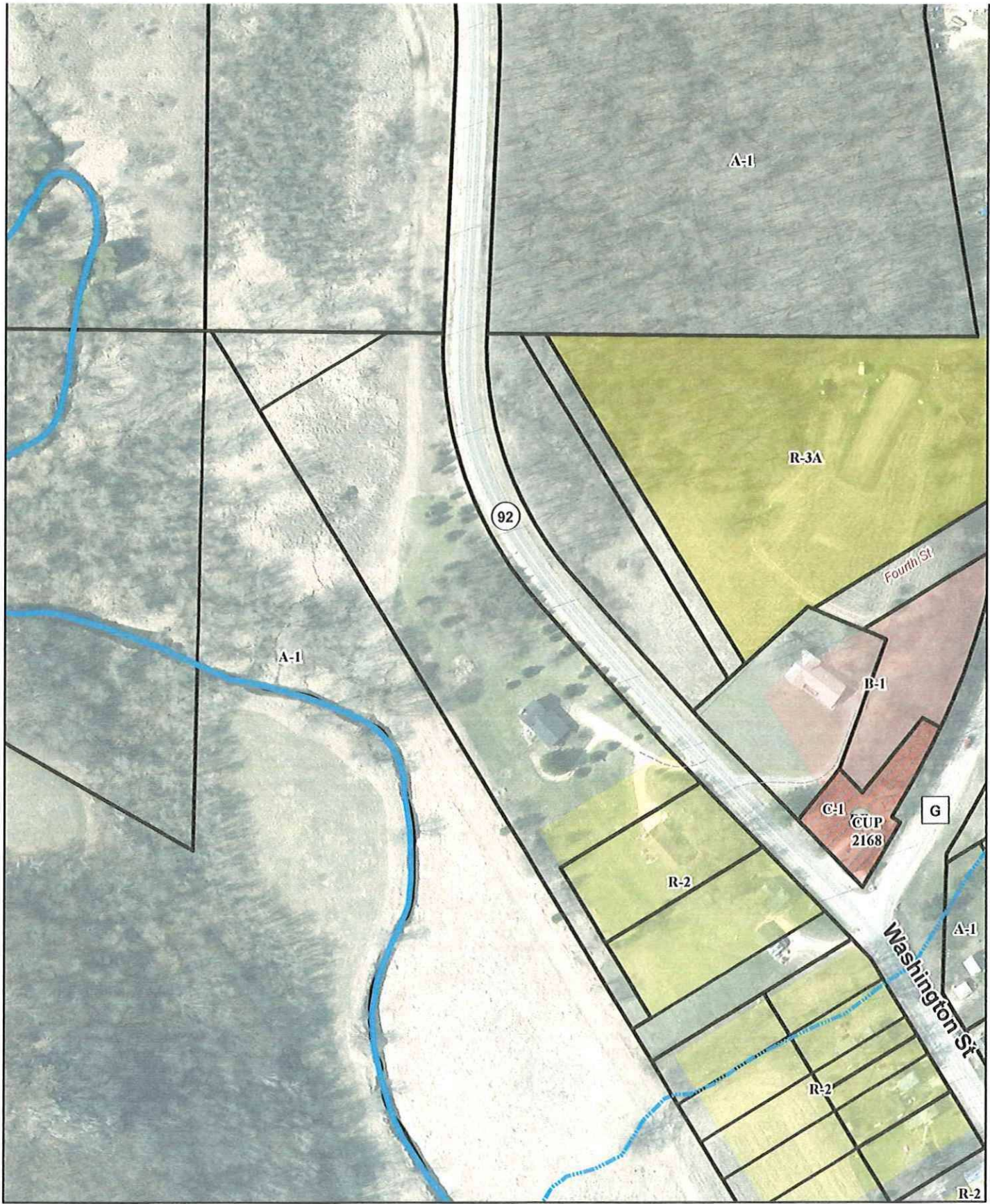


N8096 BUOL ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Drawn: _____
Checked: _____
Approved: _____
ED PR No. 16-0350

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____





Proctor
Proposal

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.

All operations are performed inside the building and it will be closed to the public. Only my work related to my business will be done inside the building, there will be no retail sale transactions on site. The building will be far from any neighbors to keep the possibility of any discomfort to the smallest amount possible.

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.

I plan to build to the west of the home creating a buffer to the one home to the east of ours. The building will be out of sight from that home owner and far enough away to not be able to hear any work being done.

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.

The surrounding property is Donald County Park and will have no foreseeable improvements. I plan on using siding on the building that will blend into the natural environment so as to not take away from the surroundings.

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

The building will have 220 electric which can be ran from the home or from existing power lines. I will do whichever the electric company sees as a better option. The site is flat but will be graded to correctly drain run off. An access road to the building will be added to an existing driveway.

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.

I do have raw materials delivered where my current work shop is located just down the street from the proposed new building; I have never had any problems with stopping or congesting traffic. I plan on having deliveries come straight to the work shop off the street and down the driveway.

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

I do plan on following all building and zoning codes for the township of Springdale and Dane County.

Parcel Number - 054/0607-343-2100-5**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 34-6-7 PRT NW1/4SW1/4 & BYAM'S ADDN ...	
Owner Name	LUCAS PROCTOR	
Primary Address	No parcel address available.	
Billing Address	1755 STATE HIGHWAY 92 MOUNT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	0.370	
Land Value	\$24,900.00	
Improved Value	\$0.00	
Total Value	\$24,900.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~06/21/2016~~ 04:00 PM

Ends: ~~06/21/2016~~ 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/28/2016~~ 05:00 PM

Ends: ~~06/28/2016~~ 07:00 PM

Starts: ~~07/18/2016~~ 05:00 PM

Ends: ~~07/18/2016~~ 07:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1

[Zoning District Fact Sheets](#)

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

Tax Summary (2015) [More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$24,700.00	\$0.00	\$24,700.00
Taxes:		\$347.36
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$347.36

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB 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	06/30/2016	5246536		

Show More ▼

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: 0607-343-2100-5

By Owner Name: LUCAS PROCTOR

Document Types and their Abbreviations

Document Types and their Definitions



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Madison, WI 53703



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A-1
DCPREZ-0000-00000

8670

92

R-3A
DCPREZ-0000-07886

A-1
DCPREZ-0000-00000

1755 R-2
DCPREZ-0000-00000
Not Effective

B-1
DCPREZ-0000-00000

G

1751 R-2
DCPREZ-0000-10301
Not Effective

1734 DR
DCPREZ-0000-00000
2168
CUP

R-2
DCPREZ-0000-00000 1735

Not Effective
A-1
DCPREZ-0000-09820

1726

A-1
DCPREZ-0000-00000
1722

1725

R-2
DCPREZ-0000-00000 1723

1718

1719

C-1
DCPREZ-0000-00000
Single family

1711

1707

1705

R-2
DCPREZ-0000-00000 1703

C-1
DCPREZ-0000-00000

Washington St