

Dane County Rezone Petition

Application Date	Petition Number
11/17/2022	DCPREZ-2022-11918
Public Hearing Date	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CUMMINGS AND TURK FARMS LLC	PHONE (with Area Code) (920) 988-2307	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 9615 OVERLAND RD		ADDRESS (Number & Street) 306 WEST QUARRY ST	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS dkicummings@gmail.com		E-MAIL ADDRESS wismapping@charter.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3436 North Star Rd					
TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-342-8690-0					

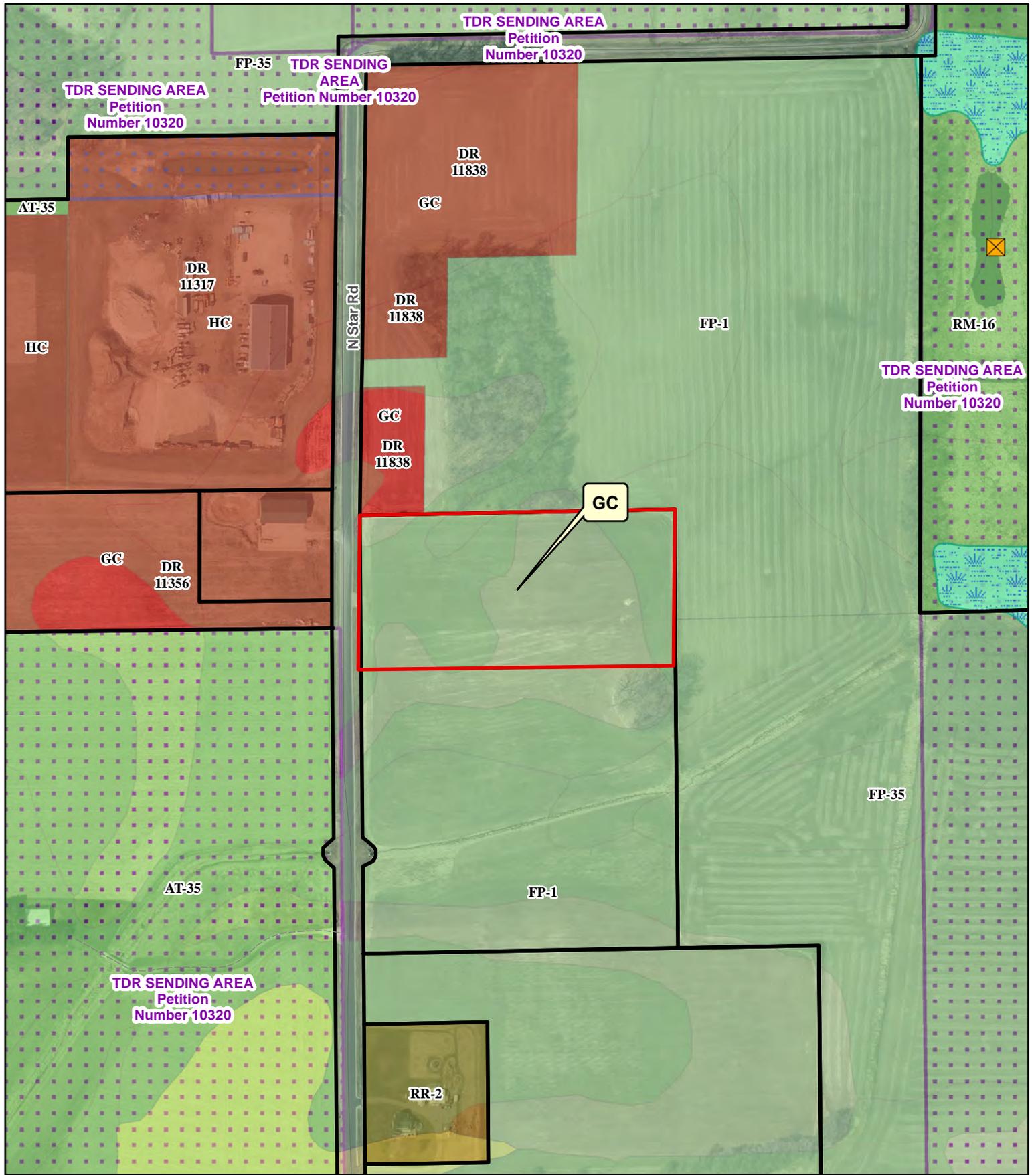
REASON FOR REZONE

REZONING FOR COMMERCIAL ELECTRICAL CONTRACTOR BUSINESS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	GC General Commercial District	6.2

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PROPERTY SUBJECT TO CITY OF MADISON EXTRATERRITORIAL JURISDICTION REVIEW



Legend

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



Petition 11918
**CUMMINGS AND TURK
 FARMS 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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

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

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 (non-refundable), 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 _____ Date _____

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:	

CUMMINGS AND TURK, INC.

D.B.A. CaT ELECTRIC

Our company was started in 2017 and specializes in commercial and industrial work for State, County and Municipal principalities. My partner and I previously worked for several electrical companies doing commercial, industrial, and residential wiring. In a bold move, we decided to start our own company and specialize in what we enjoyed.

CaT Electric's main line of expertise centers around street and bridge lighting, traffic signal lighting, airport lighting, solar installations, and multi-story commercial structures. Our electricians have over 20 years of electrical work experience.

By concentrating on a specific aspect of commercial and industrial electrical work our business expertise can provide highly qualified implementing of the design the customer requires. We make sure all specifications are followed within the customers guidelines and that all state, county and municipal rules and regulations are adhered to.

We are a member of Union local 159, Madison, Wisconsin and currently have three employees whom are all state certified licensed electricians.

Our hours of operations are 6:00 am to 6:00 pm, Monday through Friday and Saturday hours 6:00 am to 12:00 pm.

Delivery hours are from 8:00 am to 4:00 pm Monday through Friday.

With the business growing and expanding our equipment and materials have multiplied. Our company needed to expand. We are proud of the company we have built and will continue to provide excellent workmanship for many more years

Number employees 3.

Noise level is low with skid loader operation being the loudest, NO odors, dust, or pollution.

Materials will consist of light poles, conduit, and inground junction boxes.

Storm water plan is in the process of being designed.

There will be a on site septic installed in the next year after zoning is completed.

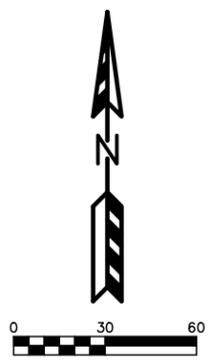
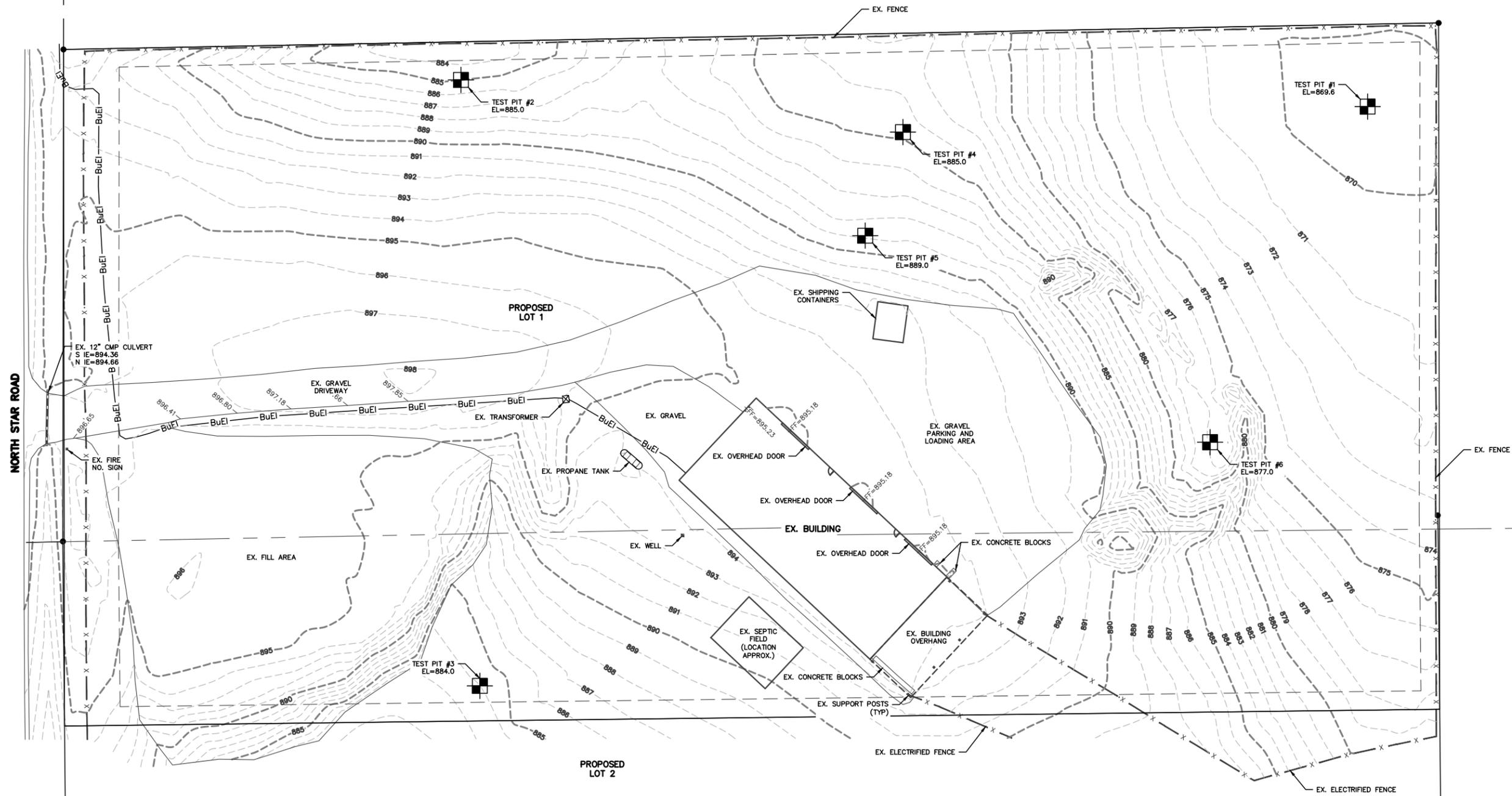
Trash and recyclables will be removed by local services.

Daily traffic will be light to none at all. Deliveries are mainly straight truck from supply house or i.e. UPS or FEDEX and some semi traffic.

There is NO Hazardous, Toxic or Explosives materials stored on site.

Other than egress lighting being on dusk to dawn the main outside lighting is for loading and unloading and will be off if not in uses. Light pollution will be very low.

There will no signage.



EXISTING UTILITY NOTES:
 EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #20224106639 AND WERE MARKED BY OTHERS. UNDERGROUND UTILITY MARKINGS WERE COLLECTED DURING THE TOPOGRAPHIC COLLECTION PERFORMED OCTOBER 10, 2022.

PROPERTY BOUNDARY DISCLAIMER:
 LOT LINES SHOWN ARE FROM PRELIMINARY CERTIFIED SURVEY MAP OF THE PROPERTY BY WISCONSIN MAPPING, INC RECEIVED ON OCTOBER 19, 2022.

LEGEND FOR COMMON LINES:

--- 891 ---	- EXISTING MINOR CONTOUR
--- 890 ---	- EXISTING MAJOR CONTOUR
---	- PROPERTY LINE
-x-x-x-	- EXISTING FENCE
-BuEl-	- EXISTING BURIED ELECTRIC LINE

3436 N STAR ROAD
EXISTING SITE AND TEST PIT PLAN
 SHEET: C-1
 DATED: NOVEMBER 3, 2022

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

PRELIMINARY CERTIFIED SURVEY

WEST 1/4
CORNER,
SECTION 27,
T.07N., R.11E.,

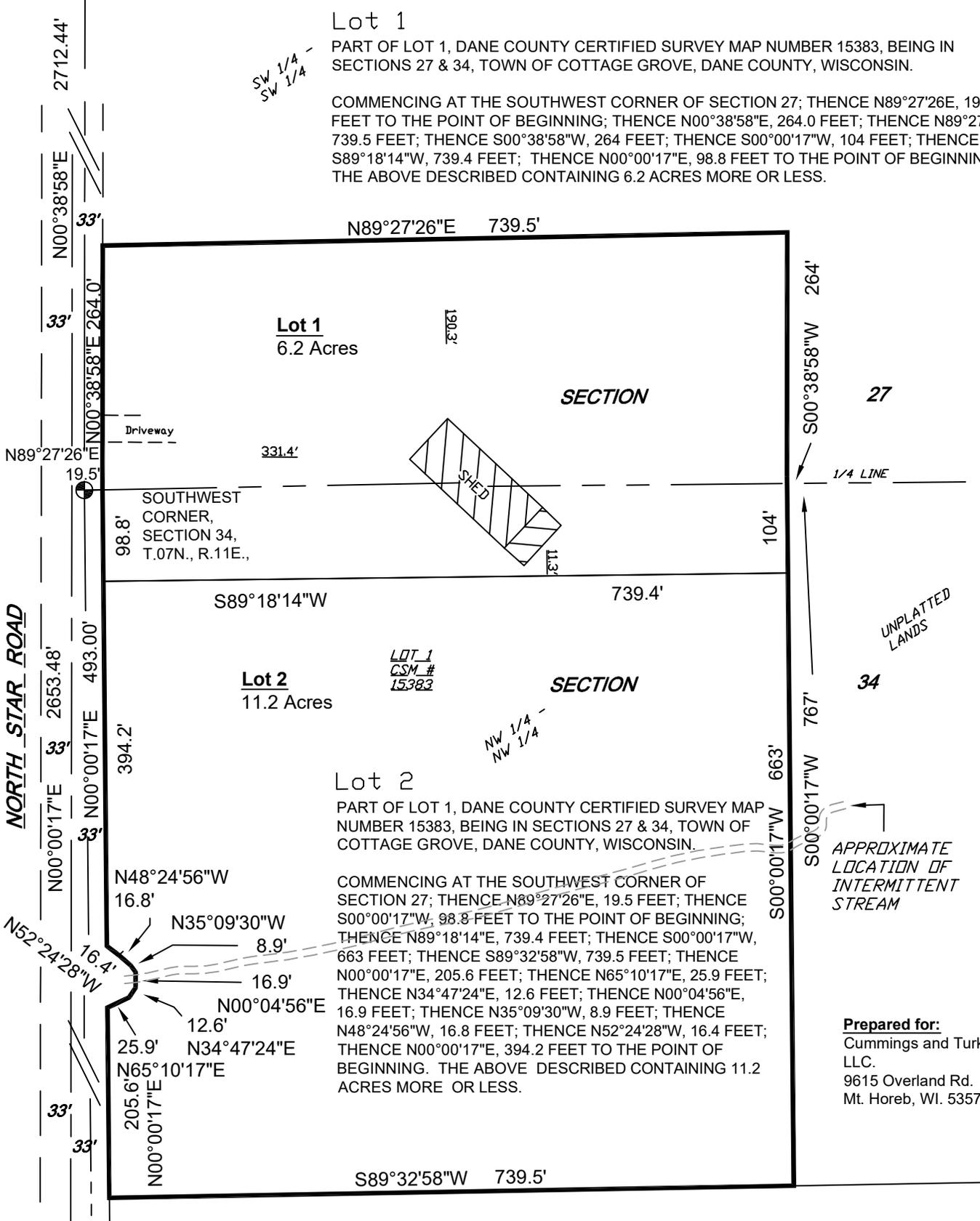
LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING FURTHER LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, T.07N., R.11E., TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

Lot 1

PART OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING IN SECTIONS 27 & 34, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N89°27'26"E, 19.5 FEET TO THE POINT OF BEGINNING; THENCE N00°38'58"E, 264.0 FEET; THENCE N89°27'26"E, 739.5 FEET; THENCE S00°38'58"W, 264 FEET; THENCE S00°00'17"W, 104 FEET; THENCE S89°18'14"W, 739.4 FEET; THENCE N00°00'17"E, 98.8 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 6.2 ACRES MORE OR LESS.

SW 1/4 -
SW 1/4 -



Lot 2

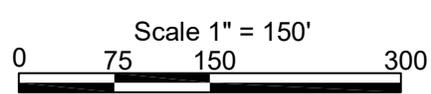
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COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N89°27'26"E, 19.5 FEET; THENCE S00°00'17"W, 98.8 FEET TO THE POINT OF BEGINNING; THENCE N89°18'14"E, 739.4 FEET; THENCE S00°00'17"W, 663 FEET; THENCE S89°32'58"W, 739.5 FEET; THENCE N00°00'17"E, 205.6 FEET; THENCE N65°10'17"E, 25.9 FEET; THENCE N34°47'24"E, 12.6 FEET; THENCE N00°04'56"E, 16.9 FEET; THENCE N35°09'30"W, 8.9 FEET; THENCE N48°24'56"W, 16.8 FEET; THENCE N52°24'28"W, 16.4 FEET; THENCE N00°00'17"E, 394.2 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 11.2 ACRES MORE OR LESS.

Prepared for:
Cummings and Turk Farms
LLC.
9615 Overland Rd.
Mt. Horeb, WI. 53572

NORTH STAR ROAD

WEST 1/4
CORNER,
SECTION 34,
T.07N., R.11E.,



LOT 2
CSM #
15383

FP-1 to GC

PART OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING IN SECTIONS 27 & 34, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N89°27'26E, 19.5 FEET TO THE POINT OF BEGINNING; THENCE N00°38'58"E, 264.0 FEET; THENCE N89°27'26"E, 739.5 FEET; THENCE S00°38'58"W, 264 FEET; THENCE S00°00'17"W, 104 FEET; THENCE S89°18'14"W, 739.4 FEET; THENCE N00°00'17"E, 98.8 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 6.2 ACRES MORE OR LESS