

Dane County Conditional Use Permit Application

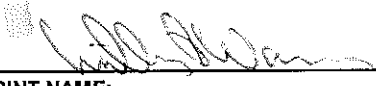
Application Date	C.U.P Number
12/17/2014	DCPCUP-2014-02302
Public Hearing Date	
02/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM R WARNER	Phone with Area Code (608) 424-3296	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1170 HAGEMAN RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS SPINACH@SNUGHAVENFARM.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	
1170 HAGEMAN ROAD					
TOWNSHIP MONTROSE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-084-8055-0		---		---	

CUP DESCRIPTION	
SECONDARY FARM RESIDENCE	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(a)1.	2

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) 
		PRINT NAME: William R Warner
		DATE: 12/17/14

COMMENTS: SECONDARY FARM RESIDENCE



*William Warner
1170 Hageman Road
Belleville, WI 53508*

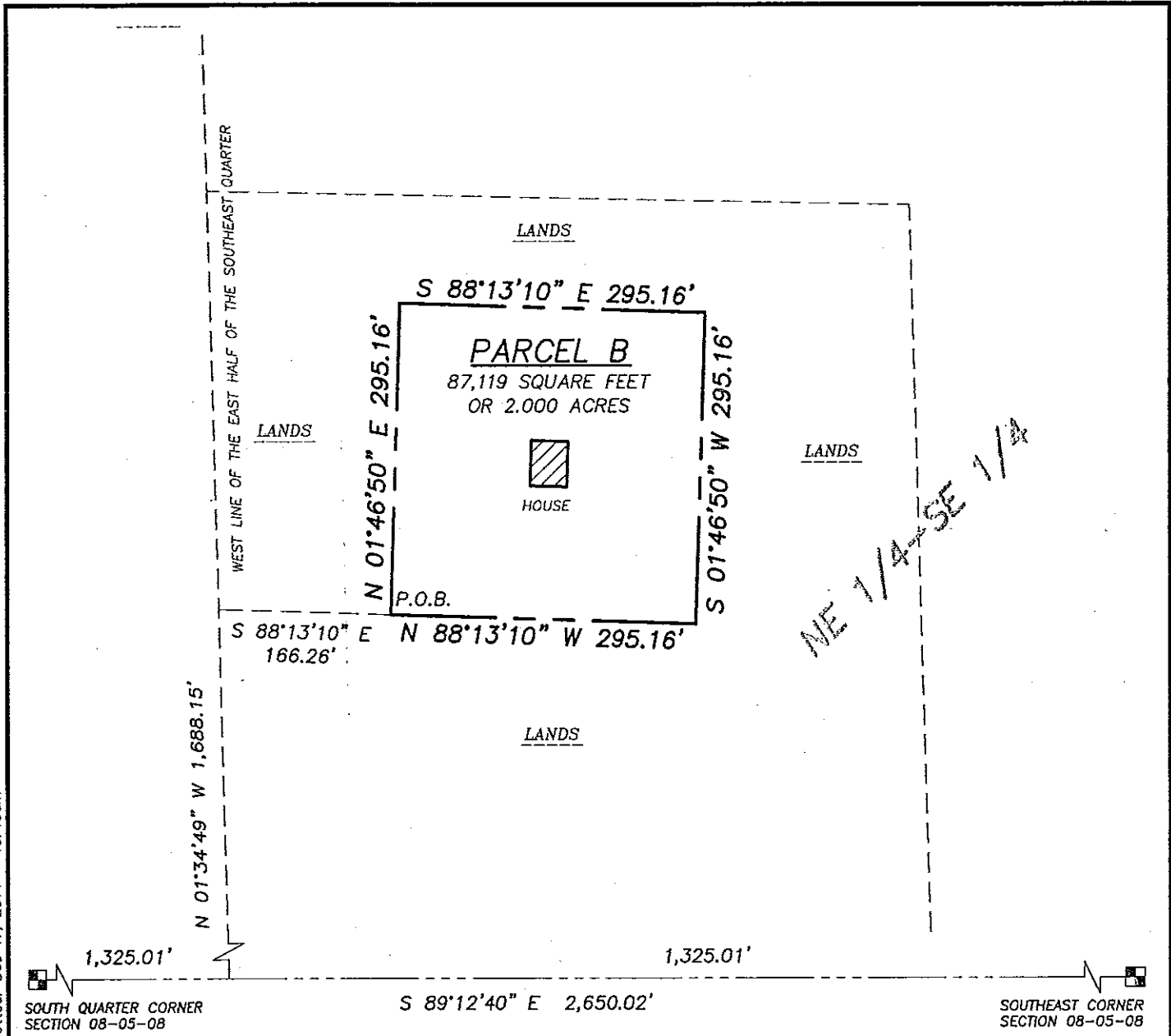
*EXHIBIT A
Description*

Part of the Northeast Quarter of the Southeast Quarter of Section 08, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter corner of Section 08, aforesaid; thence South 89 degrees 12 minutes 40 seconds East along the South line of the Southeast Quarter, 1325.01 feet to the West line of the East Half of the Southeast Quarter; thence North 01 degrees 34 minutes 49 seconds West along said West line, 1,688.15 feet; thence South 88 degrees 13 minutes 10 seconds East, 166.26 feet to the Point of Beginning; thence North 01 degrees 46 minutes 50 seconds East, 295.16 feet; thence South 88 degrees 13 minutes 10 seconds East, 295.16 feet; thence South 01 degrees 46 minutes 50 seconds West, 295.16 feet; thence North 88 degrees 13 minutes 10 seconds West, 295.16 feet to the Point of Beginning.

Parcel contains 87,119 square feet or 2.000 acres.

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LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- PLATTED LOT LINE
- SECTION LINE

NOTES

1. NO FIELD WORK WAS PERFORMED BY JSD PROFESSIONAL SERVICES, INC. HOUSE LOCATION WAS TAKEN FROM GOOGLE EARTH MAP.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 08-05-08, BEARS S 89°12'40" E.

EXHIBIT

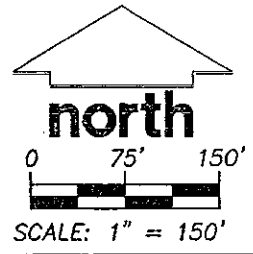
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

PREPARED BY:
 JSD Professional Services, Inc.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

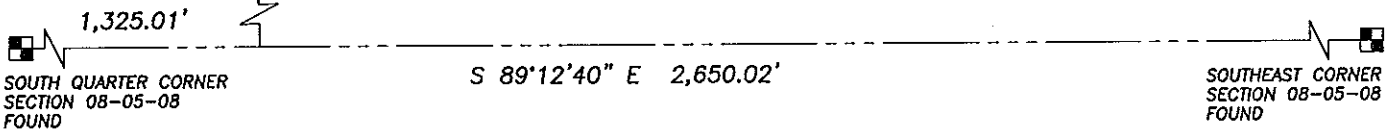
PREPARED FOR:
 WILLIAM WARNER
 1170 HAGEMAN ROAD
 BELLEVILLE, WI 53508

PROJECT NO: 14-6630
 FILE NO: A-308
 FIELDBOOK/PG: -
 SHEET NO: 1 OF 1





SURVEYED BY: -
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: DMJ



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LEGEND

-  GOVERNMENT CORNER
-  PARCEL BOUNDARY
-  PLATTED LOT LINE
-  SECTION LINE

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EXHIBIT

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

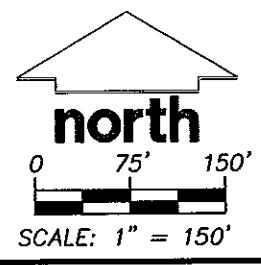
PREPARED BY:

 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 WILLIAM WARNER
 1170 HAGEMAN ROAD
 BELLEVILLE, WI 53508

PROJECT NO: 14-6630
 FILE NO: A-306
 FIELDBOOK/PG: -
 SHEET NO: 1 OF 1

SURVEYED BY: -
 DRAWN BY: JK
 CHECKED BY: TJB
 APPROVED BY: DMJ





1170

Observatory Hill Rd

1170

1157

Hogman Rd

1109

1063

1070

1109

1070



Hageman Rd

1170

Parcel Number - **040/0508-084-8055-0** Current

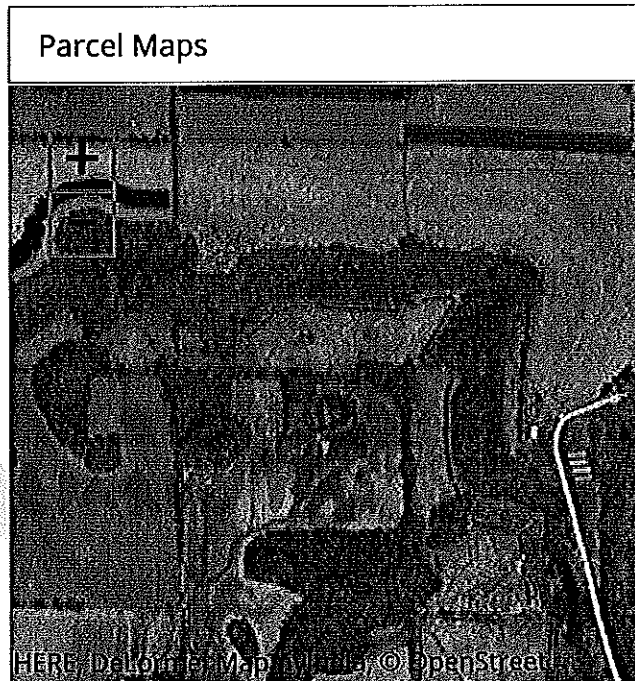
Parcel Summary		More +
Municipality Name	TOWN OF MONTROSE	
Parcel Description	SEC 8-5-8 PRT SE1/4SE1/4 & PRT NE1/4SE1/...	
Owner Names	WILLIAM R WARNER JUDY HAGEMAN	🔒 🔒
Primary Address	No parcel address available.	
Billing Address	1170 HAGEMAN RD BELLEVILLE WI 53508	

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	49.210	
Land Value	\$44,000.00	
Improved Value	\$142,800.00	
Total Value	\$186,800.00	

Show Valuation Breakout

Zoning Information
For the most current and complete zoning information, contact the Division of Zoning.
Zoning
A-1(EX)

Zoning District Fact Sheets



DCiMap

Tax Summary (2014)	More +
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E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$44,000.00	\$142,800.00	\$186,800.00
Taxes:		\$3,121.82
Lottery Credit(-):		\$119.77
First Dollar Credit(-):		\$70.77
Specials(+):		\$213.67
Amount:		\$3,144.95

District Information

Type	State Code	Description
REGULAR SCHOOL	50	BELLEVILLE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	01/19/2011	4736688		

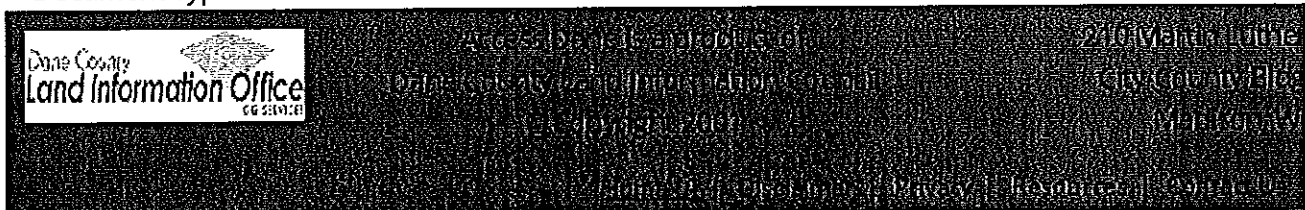
Show More ▼

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: 0508-084-8055-0
 By Owner Name: WILLIAM R WARNER
 By Owner Name: JUDY HAGEMAN

Document Types and their Abbreviations
 Document Types and their Definitions





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>Bill Warner / Judy Hageman</u>	Agent	_____
Address	<u>1170 Hageman Rd</u>	Address	_____
Phone	<u>Belleville WI 53508</u>	Phone	_____
	<u>608 424 3296</u>	Email	_____
Email	<u>spinach@spinhavenfarm.com</u>		_____

Parcel numbers affected: 05 08-084-~~801~~0 Town: Monroe Section: 8

Property Address: 1170 Hageman Rd
Belleville WI 53508

Existing/ Proposed Zoning District: A-1 Exclusion

- o Type of Activity proposed: 2nd Farm 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)

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: William P Warner Date: 12/17/14

William P Warner

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.

This Conditional use is out of the public way on private property

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.

It will have no impact on the neighboring property

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.

This is already in an A-1 Exclusive zoning district and ~~it~~ ~~is~~ ~~a~~ ~~permissible~~ ~~use~~
is a permissible use

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

No concerns for erosion
~~But~~ Road access is already there
Electricity there

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.

We are on a 3/4 dead-end road. The driveway is almost to the end of it. There ~~will~~ will be less traffic as the Econ help into the house we'll have to drive to work but can walk

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

I am going through the township and county procedures