

Dane County Rezone Petition

Application Date	Petition Number
03/02/2021	DCPREZ-2021-11688
Public Hearing Date	
05/25/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NEW HEIGHTS LUTHERAN CHURCH	PHONE (with Area Code) (608) 767-2247	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1705 CENTER ST		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS office@newheightslc.org		E-MAIL ADDRESS	

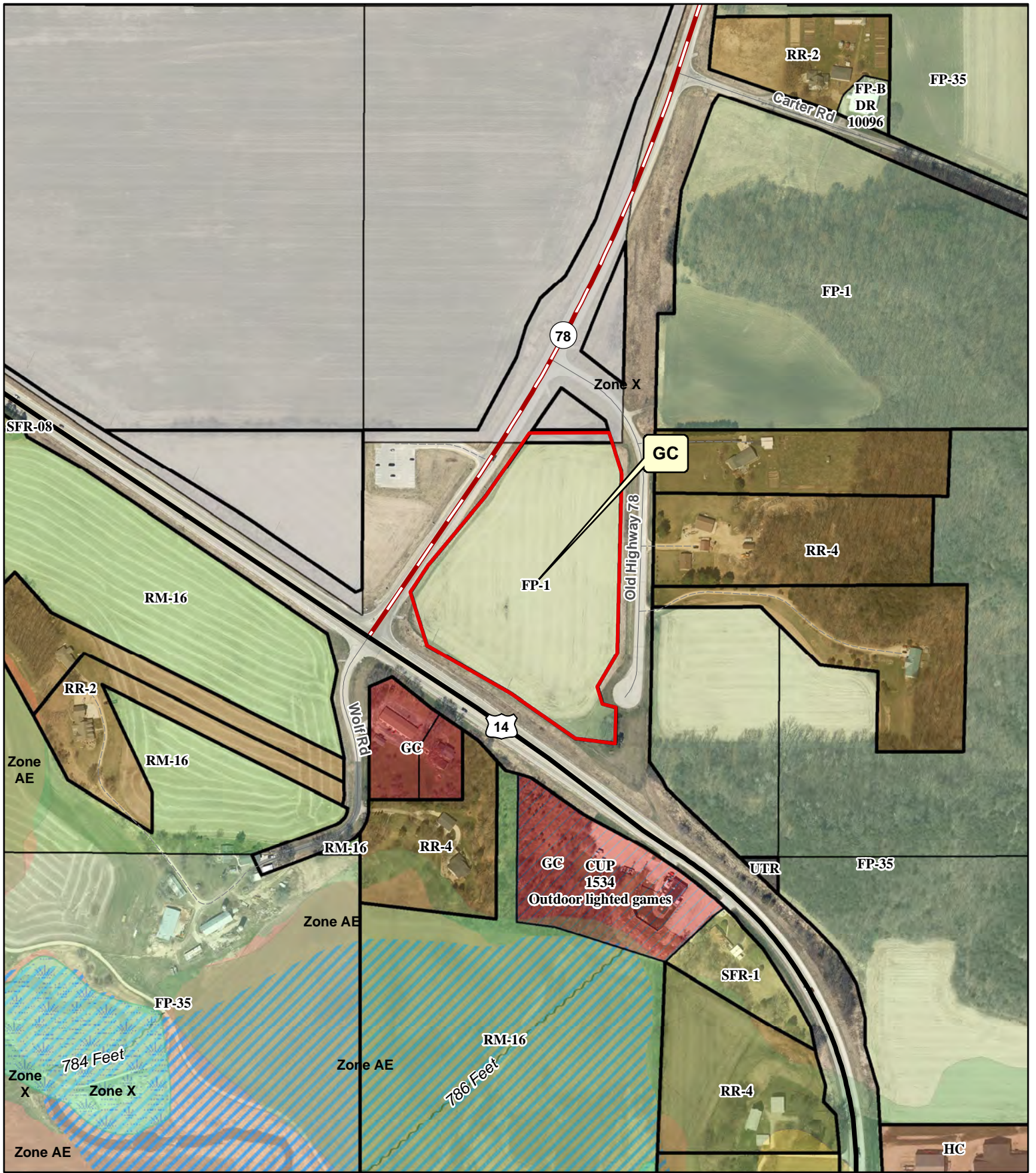
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Northeast corner of the US Hwy 14 / State Hwy 78 intersection					
TOWNSHIP MAZOMANIE	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-153-8195-0					

REASON FOR REZONE




CHANGE ZONING TO ALLOW FOR THE CONSTRUCTION OF A CHURCH

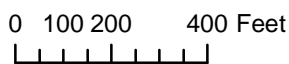
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	GC General Commercial District	9.9

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | | | |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------|
|  | Wetland | Significant Soils |  | Class 1 |
|  | Floodplain |  | Class 2 | |



Petition 11688
 NEW HEIGHTS
 LUTHERAN CHURCH



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:	New Heights Lutheran Church	Agent Name:	
Address (Number & Street):	1706 Center Street	Address (Number & Street):	
Address (City, State, Zip):	Black Earth, Wi 53515	Address (City, State, Zip):	
Email Address:	office@newheightslc.org	Email Address:	
Phone#:	608 767-2247	Phone#:	

PROPERTY INFORMATION

Township:	Mazomanie	Parcel Number(s):	034/0806-153-8195-0
Section:	15	Property Address or Location:	Part of the SE ¼ of the NW ¼ and part of the SW ¼ of the NE 1/4 , all in Section 15

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 checked="" type="checkbox"/></p>
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New Heights Lutheran Church, currently located in Black Earth, serves the Black Earth, Mazomanie and surrounding communities. In 2010, New Heights purchased 9.9 acres of land mid-way between these two communities with the intent on constructing a new building. We have now outgrown our current space and look forward to moving to our new location that will better serve this faith community and to be a resource for the broader community. We are requesting rezoning of the property needed to move forward.

New Heights Church is a 501(3).c non-profit and will continue that non-profit status at its new location.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP1 - Farmland Preservation	GC - General Commercial Zoning	9.90

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
-------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

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):	n/a
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

Dane County Rezoning Application – Supplemental Information
New Heights Lutheran Church
January 2021

Neighborhood Characteristics

New Heights Lutheran Church has a long history in the Black Earth and Mazomanie communities. It began over 100 years ago when St John's (Mazomanie) and Our Saviours (Black Earth) Lutheran Churches were formed. In 2009, these two churches merged to become one: New Heights Lutheran Church. With a strong focus on renewal and revitalization and with a strong sense of God's mission, New Heights has grown into a healthy and vital faith community.

In 2010, New Heights purchased 9.9 acres of land mid-way between these two communities with the intent on constructing a new building. We have now outgrown our current space and look forward to moving to our new location that will better serve this faith community and with intentions to be a resource for the broader community.

The property is located midway between Black Earth and Mazomanie at the corner of State Hwy 78 and State Hwy 14 in the Town of Mazomanie, WI.

Entrance to the property is off of Old Hwy 78, a town road. The intersection of State Hwys 14 and 78 was redone a few years ago, adding a turn lane and stoplight. With these improvements, entrance to the property is safe and should not cause any traffic concerns.

To the west of the property (on the west side of Hwy 78) is a Park and Ride parking lot.

To the east of the property (off of the town road Old Hwy 78) are 3 home sites.

On the south side of the property (on the other side of Hwy 14) is the restaurant Rookies Food and Spirits and a small motel.

About 1 mile east of Rookies Food and Spirits on Hwy 14 is the Wisconsin Heights High School and Middle School.

Approximately 6 of the 9.9-acre parcel has been rented out as farmland during the 10 years that we have owned the property. This has been a simple agreement with a local farmer until we were able to begin building. This relatively small parcel is not connected to any other farmland. The remainder of the land has been used by the church for outdoor activities.

Operational Narrative

New Heights' primary gathering times for the congregation are on Sunday mornings for worship (3 services with up to 200 people) and on Wednesday evenings for fellowship and education (250 - 300 people). The church will also use the building throughout the week for staff, team meetings and other church functions. New Heights has a strong ministry and outreach focus that is planned and carried out throughout the week. Special church events (e.g. weddings, funerals) will also be held at the location.

New Heights intends to make the building and outdoor space available to the communities (primarily Black Earth and Mazomanie). We are an authentic, open, welcoming church – all are welcome. We strongly believe that the church plays an intricate part in building a healthy community and strive to partner with the community to address needs. The building and outdoor space will be available for community meetings (e.g. such as the AA meetings that use our current location), a space where a few can gather for conversation and fellowship, or for family gatherings.

The outdoor space will include sufficient parking so that street parking is not required. There will be space for outdoor gatherings (such as weddings), a playground, shelter, prayer labyrinth and walking path. These outdoor spaces may not

all be built initially but will be added over the next few years. There will be a small outdoor building/shed to house tools, lawn mowers, etc.

New Heights currently has three full time employees and a few part time employees (5-20 hours weekly). In addition, there are many volunteers that lead ministries.

New Heights has a strong conviction for protecting and nurturing the environment. The site plan shows the civil engineers plans for addressing runoff, stormwater management and erosion control. We have a landscape designer as part of our planning team that is ensuring that we address these areas and others with a lens on protecting the environment. A septic system will be in place that is adequate for the size and usage.

There will be outdoor lighting by all entrances and in the parking area. There will be signs on the building - this and any other signage will meet Dane County requirements.



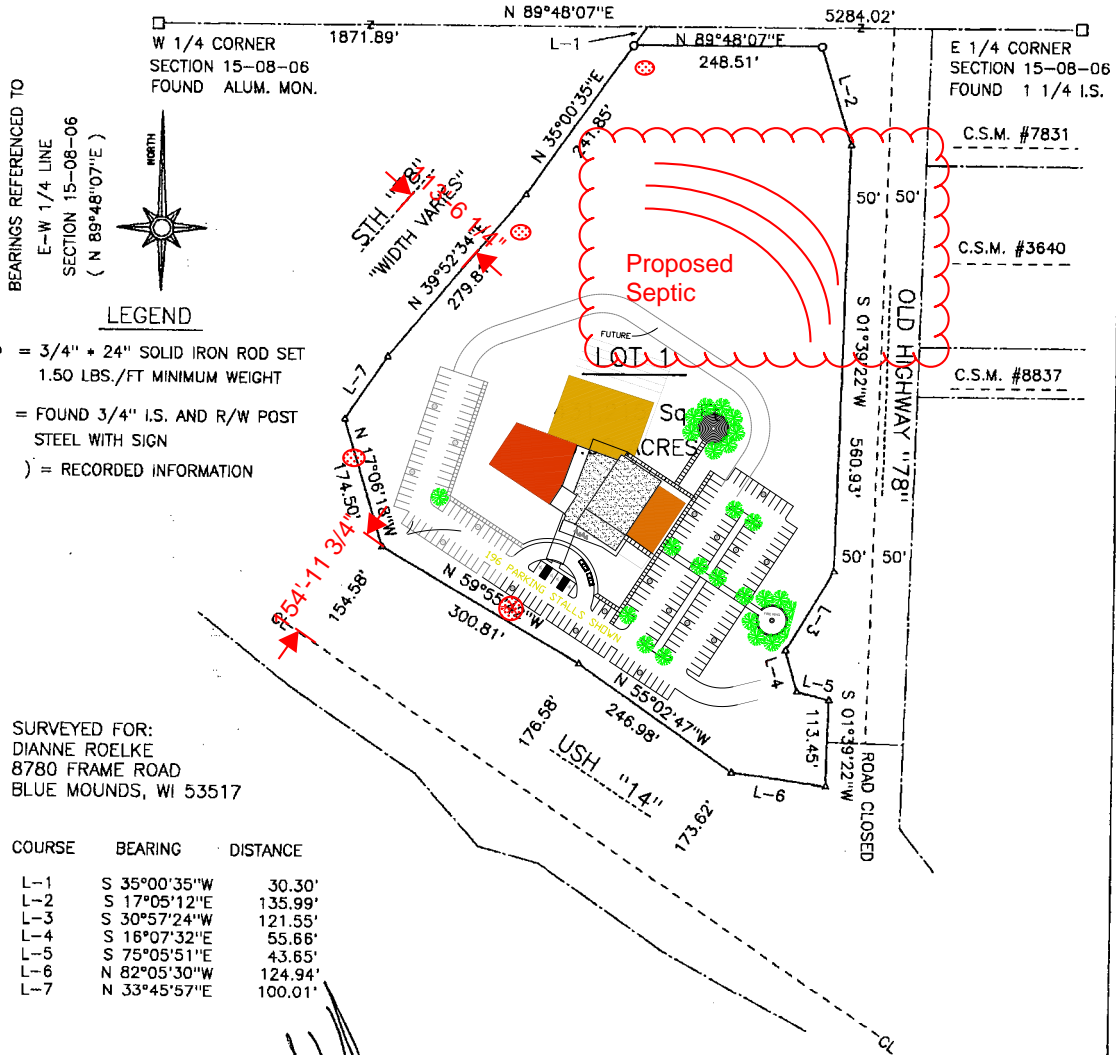
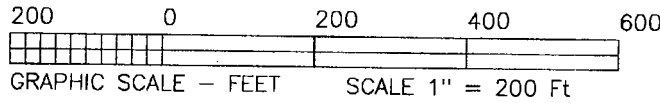
Stock No. 26273

CERTIFIED SURVEY MAP

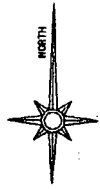
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4, ALL IN SECTION 15, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



BEARINGS REFERENCED TO
E-W 1/4 LINE
SECTION 15-08-06
(N 89°48'07"E)

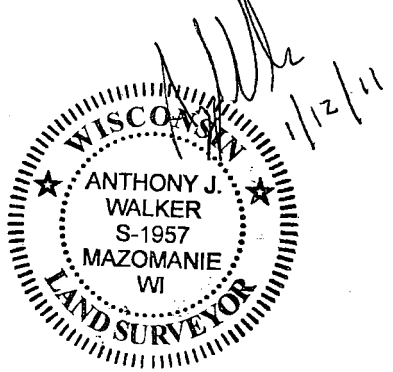


LEGEND

- = 3/4" x 24" SOLID IRON ROD SET
1.50 LBS./FT MINIMUM WEIGHT
- ▲ = FOUND 3/4" I.S. AND R/W POST
STEEL WITH SIGN
- () = RECORDED INFORMATION

SURVEYED FOR:
DIANNE ROELKE
8780 FRAME ROAD
BLUE MOUNDS, WI 53517

COURSE	BEARING	DISTANCE
L-1	S 35°00'35"W	30.30'
L-2	S 17°05'12"E	135.99'
L-3	S 30°57'24"W	121.55'
L-4	S 16°07'32"E	55.66'
L-5	S 75°05'51"E	43.65'
L-6	N 82°05'30"W	124.94'
L-7	N 33°45'57"E	100.01'



NOTES:
WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT
BEARINGS MEASURED TO THE NEAREST 5"

DOCUMENT NO. 4740605
CERTIFIED SURVEY MAP NO. 13049
VOLUME 83 PAGE 239

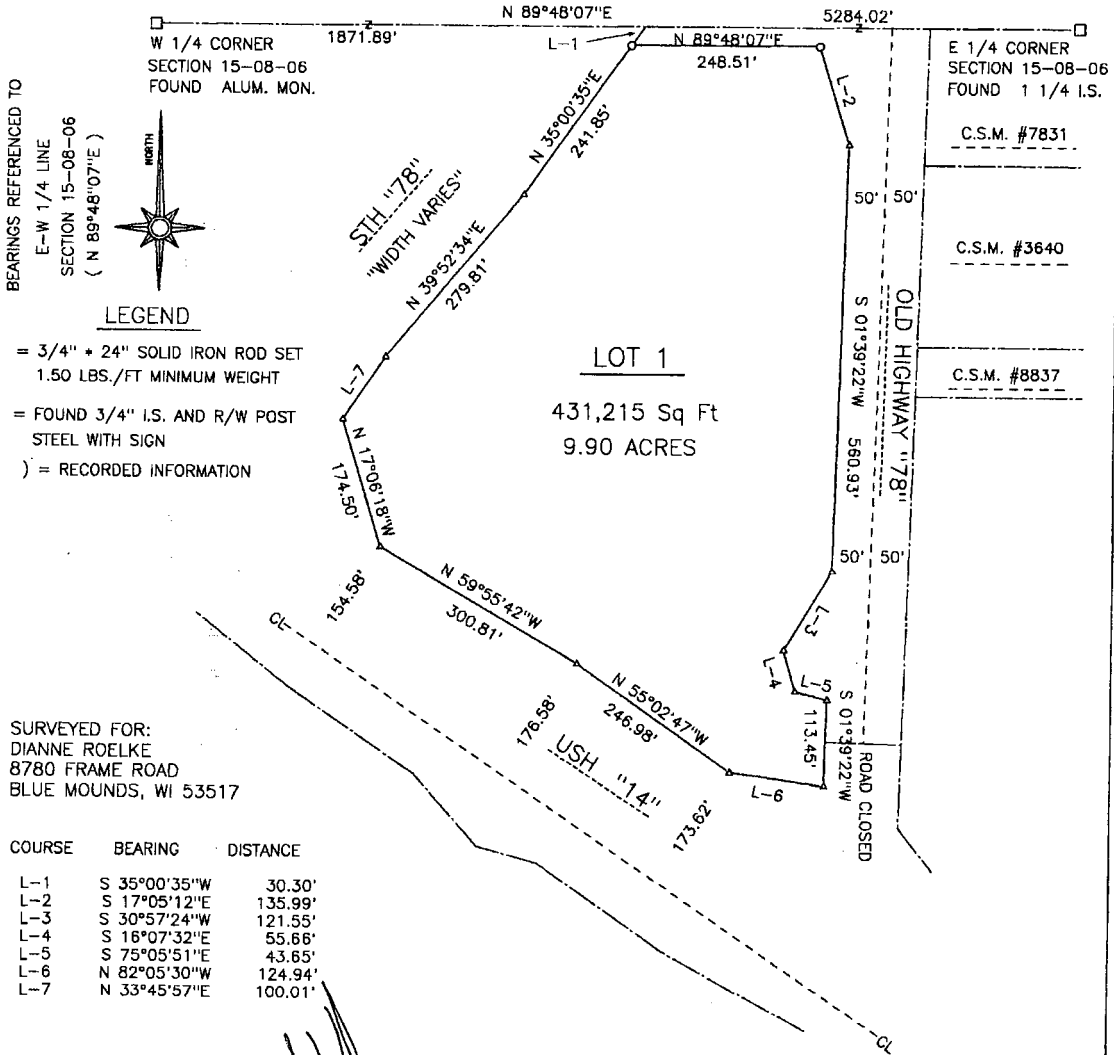
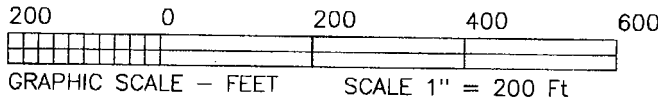


Stock No. 26273

CERTIFIED SURVEY MAP

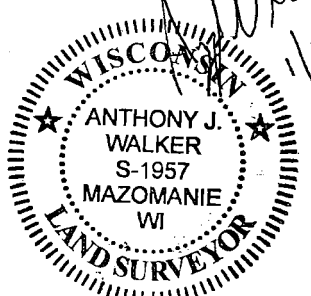
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4, ALL IN SECTION 15, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



SURVEYED FOR:
DIANNE ROELKE
8780 FRAME ROAD
BLUE MOUNDS, WI 53517

COURSE	BEARING	DISTANCE
L-1	S 35°00'35"W	30.30'
L-2	S 17°05'12"E	135.99'
L-3	S 30°57'24"W	121.55'
L-4	S 16°07'32"E	55.66'
L-5	S 75°05'51"E	43.65'
L-6	N 82°05'30"W	124.94'
L-7	N 33°45'57"E	100.01'



NOTES:
WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT
BEARINGS MEASURED TO THE NEAREST 5"

DOCUMENT NO. 4740605
CERTIFIED SURVEY MAP NO. 13049
VOLUME 83 PAGE 239



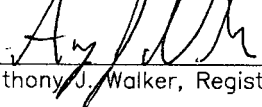
Stock No. 26273

CERTIFIED SURVEY MAP
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4, ALL
IN SECTION 15, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, hereby certify that this survey is in compliance with Chapter 236.34
of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described
hereon and that the map is a correct representation of all exterior boundaries of the land
surveyed and the division of that land in accordance with the information provided.


Anthony J. Walker, Registered Land Surveyor No. S-1957

JUN 12, 2011

LEGAL DESCRIPTION

Part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of
the NE 1/4, all in Section 15, T08N, R06E, Town of Mazomanie, Dane
County, Wisconsin more fully described as follows;

Commencing at the W 1/4 corner of said Section 15

THENCE North 89 degrees 48 minutes 06 seconds East for a
distance of 1871.89 feet along the East West 1/4 line said Section
15

THENCE South 35 degrees 00 minutes 35 seconds West for a
distance of 30.30 feet to the point of beginning

THENCE North 89 degrees 48 minutes 07 seconds East for a
distance of 248.51 feet to the West Right-of-way Old Highway "78"

THENCE South 17 degrees 05 minutes 12 seconds East for a
distance of 135.99 feet along said Right-of-way

THENCE South 01 degrees 39 minutes 22 seconds West for a
distance of 560.93 feet along said Right-of-way

THENCE South 30 degrees 57 minutes 24 seconds West for a
distance of 121.55 feet along said Right-of-way

THENCE South 16 degrees 07 minutes 32 seconds East for a
distance of 55.66 feet along said Right-of-way

THENCE South 75 degrees 05 minutes 51 seconds East for a
distance of 43.65 feet along said Right-of-way

THENCE South 01 degrees 39 minutes 22 seconds West for a
distance of 113.45 feet along said Right-of-way

THENCE North 82 degrees 05 minutes 30 seconds West for a
distance of 124.94 feet along the North Right-of-way USH "14"

THENCE North 55 degrees 02 minutes 47 seconds West for a
distance of 246.98 feet along said Right-of-way

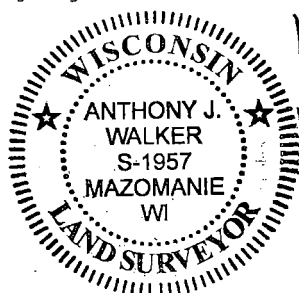
THENCE North 59 degrees 55 minutes 42 seconds West for a
distance of 300.81 feet along said Right-of-way

THENCE North 17 degrees 06 minutes 18 seconds West for a
distance of 174.50 feet along the East Right-of-way STH "78"

THENCE North 33 degrees 45 minutes 57 seconds East for a
distance of 100.01 feet along said Right-of-way

THENCE North 39 degrees 52 minutes 34 seconds East for a
distance of 279.81 feet along said Right-of-way

THENCE North 35 degrees 00 minutes 35 seconds East for a
distance of 241.85 feet along said Right-of-way to the point of
beginning




6/12/11

DOCUMENT NO. 4740605
CERTIFIED SURVEY MAP NO. 13049
VOLUME 83 PAGE 240



Stock No. 26273

CERTIFIED SURVEY MAP
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4, ALL
IN SECTION 15, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, I hereby certify that we have caused the Lands described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as shown on this Certified Survey, I also certify that this Certified Survey Map is required by S 75.17 (1) (a) of Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Donna L. Duhr Drager
Donna Drager

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this 12 day - of January
2011, the above named Donna L. Duhr Drager
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public Kristin L. Darrow
My Commission expires 12-1-2013



DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of this 25 day of JANUARY, 2011.

Patrick Miles #9243
PATRICK MILES, ZLR CHAIR

TOWN BOARD APPROVAL

Approved and Accepted for recording per Clerk, Town of
Mazomanie
this 11 day JAN, 2011.

Maria Van Cleve
Representative
MARIA VAN CLEVE

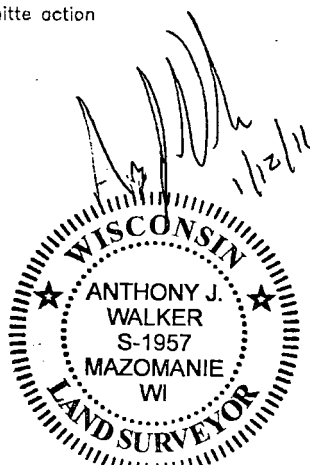
VILLAGE BOARD APPROVAL

Approved and accepted for recording per Clerk, Village of
Mazomanie
this 23rd day of November, 2010.

Susan M. Dietzen
Representative Susan M. Dietzen

RECEIVED FOR RECORDING THIS 27 DAY OF JAN, 2011
AT 11:34 O'CLOCK A.M. IN VOLUME 83 OF CERTIFIED SURVEY MAPS ON
PAGES 239-241 Rec'd 1/26/2011 at 9:37 A.M.

Kristi Chlebowski
KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS



DOCUMENT NO. 4740605
CERTIFIED SURVEY MAP NO. 13049
VOLUME 83 PAGE 241