

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/29/2015	DCPREZ-2015-10822
Public Hearing Date	C.U.P. Number
03/24/2015	DCPCUP-2015-02308

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ALLAN L KELLY	PHONE (with Area Code) (608) 209-4061	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2969 CTH T		ADDRESS (Number & Street) 1677 N BRISTOL ST.	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS akasper@birrenkottsurveying.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	
north of 3577 Bailey		north of 2969 County Highway T	
TOWNSHIP SUN PRAIRIE	SECTION 30	TOWNSHIP SUN PRAIRIE	SECTION 30
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	
0811-304-8690-4		0811-304-8000-8	

REASON FOR REZONE	CUP DESCRIPTION
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REZONING TO AB FOR AN AGRICULTURAL NURSERY BUSINESS	SALES & STORAGE OF AGRICULATURAL BYPRODUCT
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-B Ag-Business District	18.85	10.121(3)(b)4	18.85

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>AK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AK</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AK</i>	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) <i>Susan Froehle</i> PRINT NAME: SUSAN FROEHLE
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*Susan Froehle, President Schönlent Gardens Landscaping*

DATE:  
01/29/2015



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:

- **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>Allan L. Kelly</u>	Agent's Name <u>BIRRENKOTT SURVEYING INC.</u>
Address <u>2969 CTH T</u> <u>SUN PRAIRIE WI 53590</u>	Address <u>1677 N. BRISTOL ST. SUN PRAIRIE,</u> <u>WIS. 53590</u>
Phone <u>608-209-4061 (cell)</u>	Phone <u>(608) 837-7463</u>
Email _____	Email <u>akasper@birrenkottsurveying.com</u>

Town: Sun Prairie Parcel numbers affected: 058/0811-304-8690-4 & 058/0811-304-8000-8

Section: 30 Property address or location: 755.7 FT OF NW1/4 SE1/4

Zoning District change: (To / From / # of acres) AB / A-1 (EX) / 18.85

Soil classifications of area (percentages) Class I soils:      % Class II soils: 60 % Other: 40 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

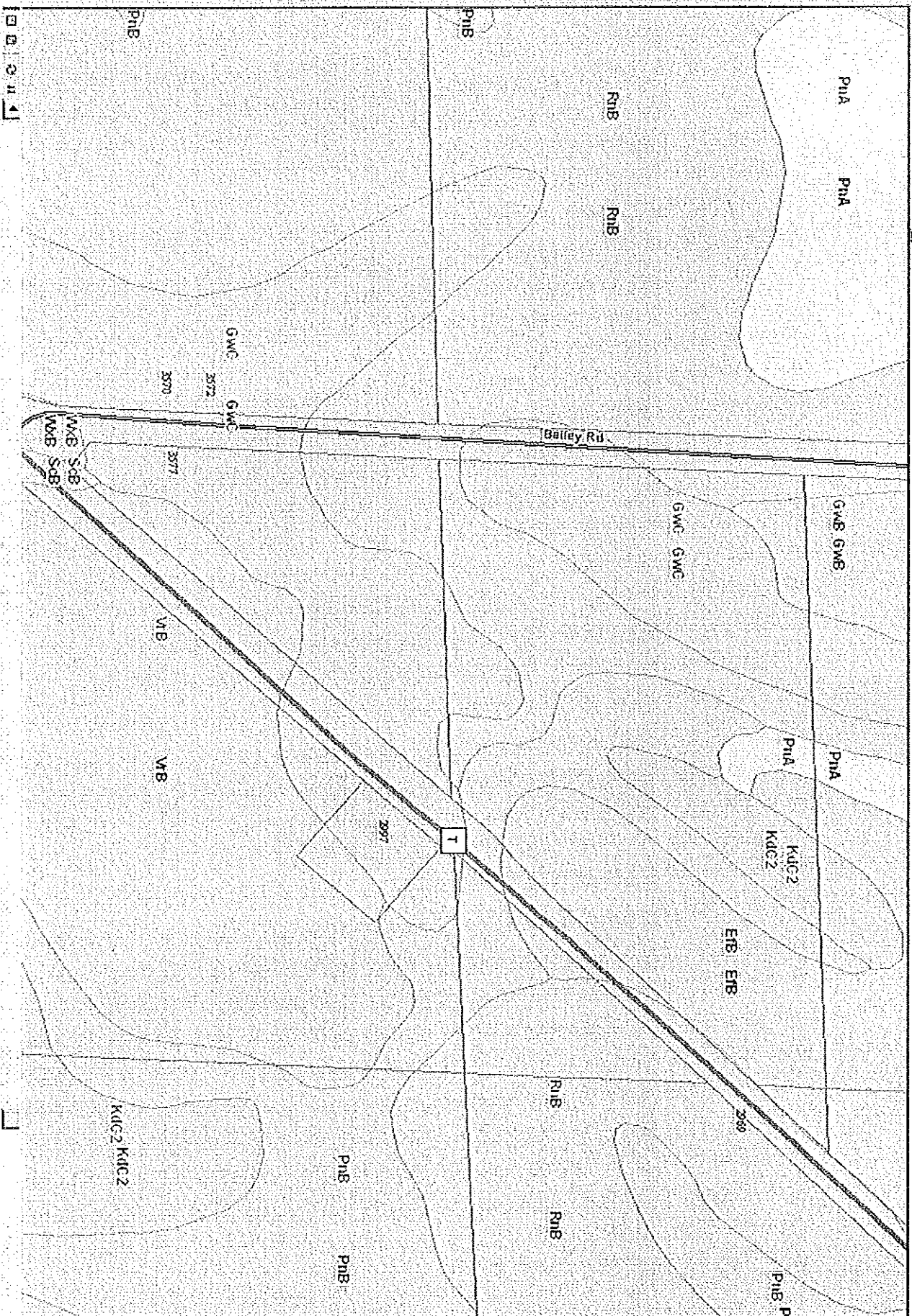
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Rezoning To AB For An Agricultural Nursery Business.

\*CUP IS also being applied for on this property

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature], president Schönheit Date: 1/29/15  
Gardens Landscaping, LLC.



**ZONING DESCRIPTION:**

Part of the Northwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 30, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 30; Thence N03°17'52"E along the North-South 1/4 line of said Section 30, 1332.14 feet; thence N88°04'21"E 33.14 feet to a point on the East right-of-way line of Bailey Road; thence N03°17'52"E 755.65 feet along said right-of-way line; thence N88°03'43"E 1425.22 feet to a point on the Northwesterly right-of-way line of County Trunk Highway "T"; thence S42°19'33"W 936.28 feet along said right-of-way line; thence S60°22'46"W 38.72 feet along said right-of-way line; thence S42°19'33"W 89.57 feet along said right-of-way line to a point on the North line of the Southwest 1/4 of the Southeast 1/4; thence S88°04'21"W 743.88 feet along said North line to the point of beginning, containing 821,303 sq. ft. or 18.85 acres.



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

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

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 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>Alan Kelly</u>	Agent	<u>Heidi Kuhman / Susie Froehle</u>
Address	<u>2969 CTH T</u>	Address	<u>Schanheit Gardens</u>
Phone	<u>Sun Prairie, WI 53590</u>	Phone	<u>3577 Bailey Rd,</u>
	<u>608-209-4061</u>		<u>Sun Prairie, WI 53590</u>
Email		Email	<u>608-441-9832</u>
			<u>hkuhman@gumil.com</u>

Parcel numbers affected: 0811-304-86904 (and Town: Sun Prairie Section: 01  
0811-304-80008) Property Address: see parcel #s

Existing/ Proposed Zoning District: 7A-1(Ex)  
A-B → CUP LANDSCAPE SUPPLY ASSOCIATED WITH A  
PLANT OR TREE NURSERY; SALES & STORAGE OF AGRICULTURAL  
BYPRODUCT.

- o Type of Activity proposed:  
*Separate checklist for mineral extraction uses must be completed.*
- o Hours of Operation 7am-5pm.
- o Number of employees 3 at most
- o Anticipated customers landscapers, residential customers, farmers, municipalities
- o Outside storage piles of agricultural products - mulch/compost.
- o Outdoor activities Growing of plants in ground, composting organic materials,
- o Outdoor lighting - None.
- o Outside loudspeakers - None.
- o Proposed signs - Small, directional only - no advertising on site.
- o Trash removal - N.A.
- 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: [Signature] Date: 1/19/15

## 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.

Composting will benefit community, recycling locally generated garden debris into a usable product to improve soils.

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.

Expansion of current operations at existing business.

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.

Agricultural area — CUP uses fit into community.

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

Access is off of Bailey Rd. driveway w/ culvert.  
Sight is sloping — drainage is no problem.  
No utilities required at this time.

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.

Existing d. way w/ culvert — will be expanded onto the property for easy access.

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

Shall conform w/ all regulations in this area.

A1 (EX)

A1 (EX) A1 (EX)

A1 (EX)

A1 (EX)

PROPOSED  
RE-TOUR

A2

A1 (EX)

A1 (EX)

A1 (EX)

A2 (EX)

A1 (EX)

A1 (EX)

12500

12500

 = Existing Landscape Business

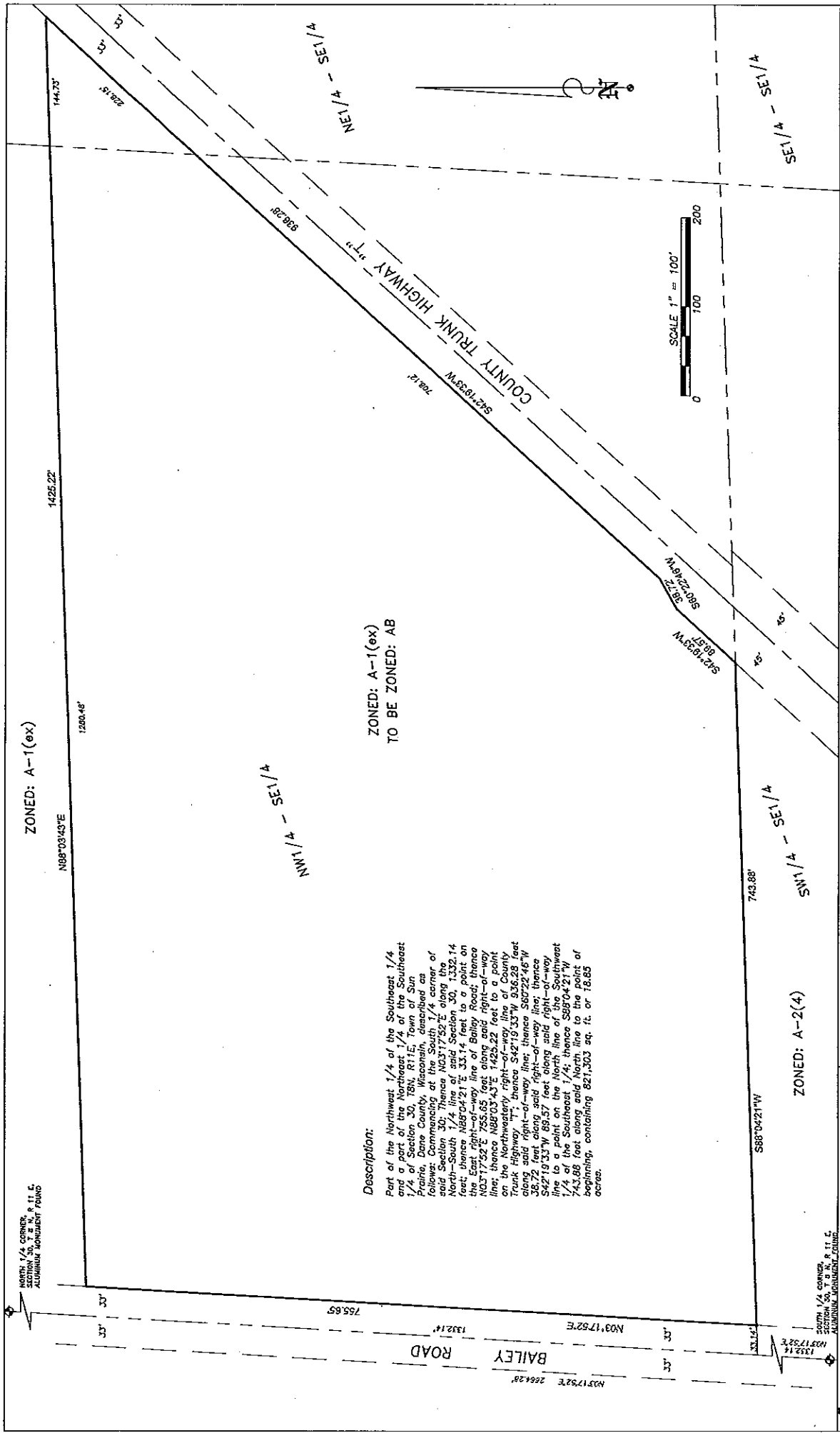
 = Proposed Re Zone

 = Residential Homes

 = Ag Land







NORTH 1/4 CORNER,  
SECTION 30, T 2 N, R 11 E,  
ALUMINUM MONUMENT FOUND

**Description:**

Part of the Northwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4 of the Southeast 1/4 of Section 30, T2N, R11E, Town of Sun Prairie, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 corner of said Section 30; Thence N03°17'52"E along the North-South 1/4 line of said Section 30, 1332.14 feet; thence N88°04'21"E 33.14 feet to a point on the East right-of-way line of Bailey Road; thence N03°17'52"E 755.53 feet along said right-of-way line; thence N88°03'43"E 1425.22 feet to a point on the West right-of-way line of County Trunk Highway; thence S42°19'33"W 936.28 feet along said right-of-way line; thence S80°22'46"W 38.72 feet along said right-of-way line; thence S42°19'33"W 89.57 feet along said right-of-way line to a point on the North line of the Southeast 1/4 of the Southeast 1/4; thence S88°04'21"W 743.86 feet along said North line to the point of beginning, containing 821,303 sq. ft. or 18.85 acres.

ZONED: A-1(ox)

ZONED: A-1(ox)  
TO BE ZONED: AB

ZONED: A-2(4)

	<b>BIRRENKOTT SURVEYING INC.</b> LAND SURVEYING & PERC TESTING 1677 N. DIERCKL ST. SUN PRAIRIE, WIS. 53590 (608) 837-7463 FAX (608) 837-1001		<b>JANUARY 26, 2015</b>	
	<b>ZONING MAP</b>		PREPARED FOR: Schenck Cordes Bailey Road Sun Prairie, WI 53590	
P.O. BOX 237 1677 N. DIERCKL ST. SUN PRAIRIE, WIS. 53590 (608) 837-7463 FAX (608) 837-1001	SITE ADDRESS: 3577 Bailey Road Sun Prairie, WI 53590	REVISED:	SURVED BY: JAS. DRAWN BY: TRK CHECKED BY: APPROVED BY:	JOB NO. 150051 SHEET 1 OF 7 FB 330/46-47