


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/19/2015	DCPREZ-2015-10901
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MATT HAMACHER	PHONE (with Area Code) (608) 212-8919	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3279 STATE HIGHWAY 138		ADDRESS (Number & Street) 306 W QUARRY ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS math@hamacherlawncare.com		E-MAIL ADDRESS wismapping@charter.net	

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	
3279 State Highway 138					
TOWNSHIP RUTLAND	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-121-8600-1					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND ONE COMMERCIAL LOT FOR A LAWN CARE BUSINESS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	6.6		
A-1Ex Exclusive Ag District	C-1 Commercial District	3.2		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JR</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b> Jeremy Riesop <b>DATE:</b> 8-19-2015
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546'

120'

Driveway

Gravel  
Lot

**1-86001**

40'

51'

239'





## Zoning Change Application

Items that must be submitted with your application:

- o **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.
- o **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>Matt Hamacher</u>	Agent's Name	<u>Wisconsin Mapping LLC</u>
Address	<u>3279 State Highway 138</u> <u>Stoughton, WI. 53589</u>	Address	<u>306 W. Quarry St.</u> <u>Deerfield, WI. 53531</u>
Phone	<u>(608) 212-8919</u>	Phone	<u>(608) 764-5602</u>
Email	<u>matth@hamacherlawncare.com</u>	Email	<u>wismapping@charter.net</u>

Town: Rutland Parcel numbers affected: 052/0510-121-8600-1

Section: 12 Property address or location: 3279 State Highway 138, Stoughton, WI. 53589

Zoning District change: (To / From / # of acres) 6.6 acres to RH-2 and 3.2 acres to C - 1 all from A-1 EX 9.8 acres


Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 30 % Other: 70 %

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:

Would like to rezone area for separate C-1 parcel for construction of a shed for lawn care business. Remaining 6.6 acres containing a rental house to go to RH-2.

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

Submitted By: 

Date: 8/19/2015



Matthew R. Hamacher, Owner  
PO Box 302  
Stoughton WI 53589

Dane County Planning  
210 Martin Luther King Jr. Blvd.  
Madison WI 53703

August 19, 2015

Dane County Planning:

The attached application, along with written legal description and scaled drawings, is for a proposed building construction & Landscape Business to be located at 3279 W. State Rd 138, Stoughton, PARCEL # 051012186001.

Hamacher Lawn Care Services, LLC was established in the fall of 2008 and has grown steadily over the course of 7 years providing lawn care, snow removal, and general landscape services to Stoughton , McFarland, and southern Dane County residents and businesses. We currently have 3 full-time employees on staff year round.

Over the last 7 years, we have rented 2 properties in Stoughton from which to run our business. While renting has provided benefits, we recently purchased the above noted property with the intention of being able to own a space outright and have adequate facilities to run and manage our business; as we've simply just outgrown past rental spaces.

We are seeking the approval of Dane County Planning to move forward with the proposal as attached.

Thank you for your time and consideration.

Kind regards,


Matthew R. Hamacher  
Owner  
Hamacher Lawn Care Services, LLC

**Parcel Number - 052/0510-121-8600-1**

**Current**

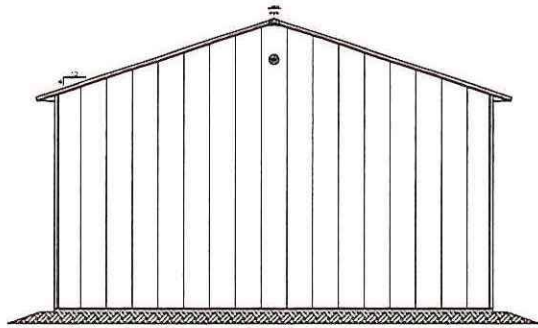
[← Parcel Parents](#)

**Summary Report**

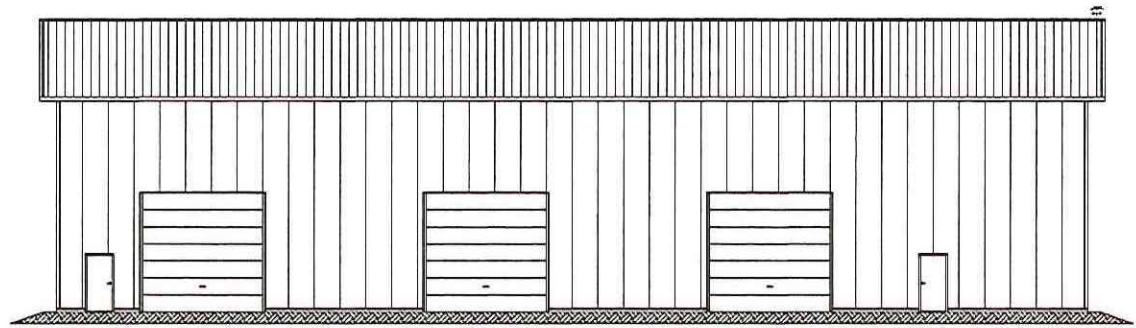
<b>Parcel Detail</b>			<b>Less -</b>
Municipality Name	TOWN OF RUTLAND		
State Municipality Code	052		
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>	
T05NR10E	12	NW of the NE	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 12-5-10 W1/2 NW1/4NE1/4 EXC E 50 FT OF W 547.19 FT OF N 153 FT THF, CSM 2983, R960/141&144 & R3009/35 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>		
Current Owner	OPEN FIELD PROPERTIES LLC		
Primary Address	3279 STATE HIGHWAY 138		
Billing Address	PO BOX 302 STOUGHTON WI 53589		

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2015</b>	
Valuation Classification	G1 G4	
Assessment Acres	9.800	
Land Value	\$117,400.00	
Improved Value	\$96,100.00	
Total Value	\$213,500.00	

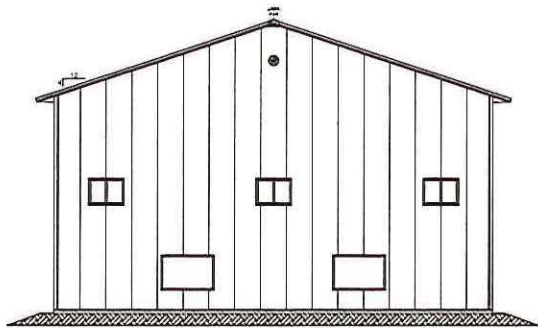
Show Valuation Breakout



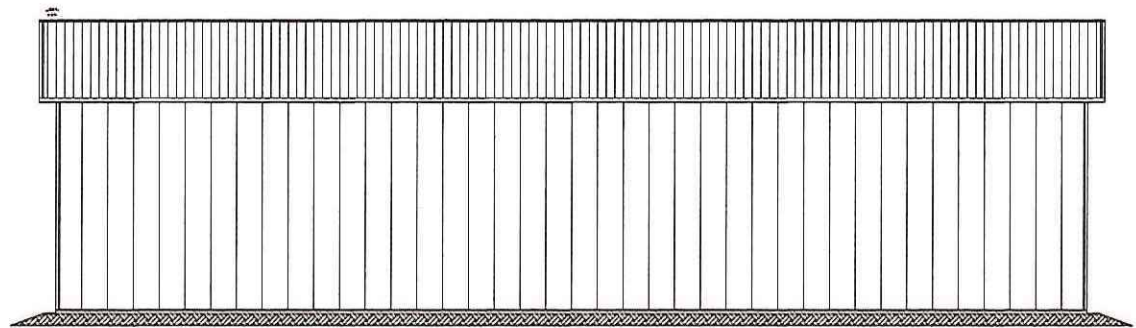
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation

**MEIGS**  
**INC.** *Building Specialists*  
608-767-2729

Meigs Inc.  
Dave Budden  
1527 Hwy 14  
Black Earth, WI 53515

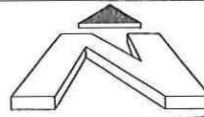
Meigsbuilds.com  
Date: 3-9-2015  
Time: 9:23 AM  
DO NOT SCALE

**Matt Hamacher**  
51'-0" x 120'-0" x 24'-4" ICH

Matt Hamacher  
3279 Hwy 138  
Stoughton, WI 53589

# PRELIMINARY CERTIFIED SURVEY

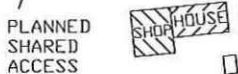
A PART OF THE NW 1/4 OF THE NE 1/4, SECTION 12, T.05N., R.10E., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.



S.T.H. "138" VARIABLE WIDTH

N 1/4 LINE

N 1/4  
CORNER  
SEC. 12  
T.05N.,  
R.10E.



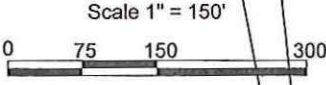
**Lot 1**  
Commencing at the North 1/4 corner of Section 12, T.05N., R.10E.; thence N87°08'44"E along the North line of the NE 1/4, 66 feet to the point of beginning; thence continue N87°08'44"E along said line, 265 feet to the Northwest corner of Lot 1 Dane County Certified Survey Map number 2983; thence S05°49'06"E along west line of said Lot 1, 1326.87 feet; thence S86°48'44"W, 330.96 feet; thence N05°49'06"W, 380 feet; thence N84°11'E, 264 feet; thence N05°49'W, 400 feet; thence S84°11'W, 199 feet; thence N05°49'W, 545 feet to the point of beginning. Containing 6.6 acres more or less.

**Lot 1**  
**+ 6.6 acres**

**LOT 1**  
**CSM # 2983**

**Lot 2**  
Beginning at the North 1/4 corner of Section 12, T.05N., R.10E.; thence N87°08'44"E along the North line of the NE 1/4, 66 feet; thence S05°49'E, 549 feet; thence N84°11'E, 199 feet; thence S05°49'E, 400 feet; thence S84°11'W, 264 feet; thence N05°49'06"W along the West line of the 1/4 - 1/4, 948 feet to the point of beginning. Containing 3.2 acres more or less.

**Lot 2**  
**+ 3.2 acres**



Prepared for:  
Hamacher Lawn Care  
Services, LLC  
PO Box 302  
Stoughton, WI. 53589

NE 1/4 - NW 1/4

## Wisconsin Mapping, LLC

\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5802

Dwg. No. 3906-10 Date 03/08/2010  
Sheet 1 of 1