

# Dane County Rezone Petition

Application Date	Petition Number
05/09/2025	DCPREZ-2025-12181
Public Hearing Date	
07/22/2025	

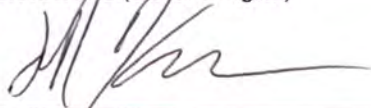
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT E KLEBBA & DAVID WAUGH	PHONE (with Area Code) (608) 209-8100	AGENT NAME BUZZING ACRES LLC	PHONE (with Area Code) (608) 575-5783
BILLING ADDRESS (Number & Street) 704 E GORHAM ST		ADDRESS (Number & Street) 3160 GETZ ROAD	
(City, State, Zip) MADISON, WI 53703-1522		(City, State, Zip) Mt Horeb, WI 53572	
E-MAIL ADDRESS bob.klebba@gmail.com		E-MAIL ADDRESS jeff@heartlandecological.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8910 Domini Road					
TOWNSHIP CROSS PLAINS	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-332-9000-3					

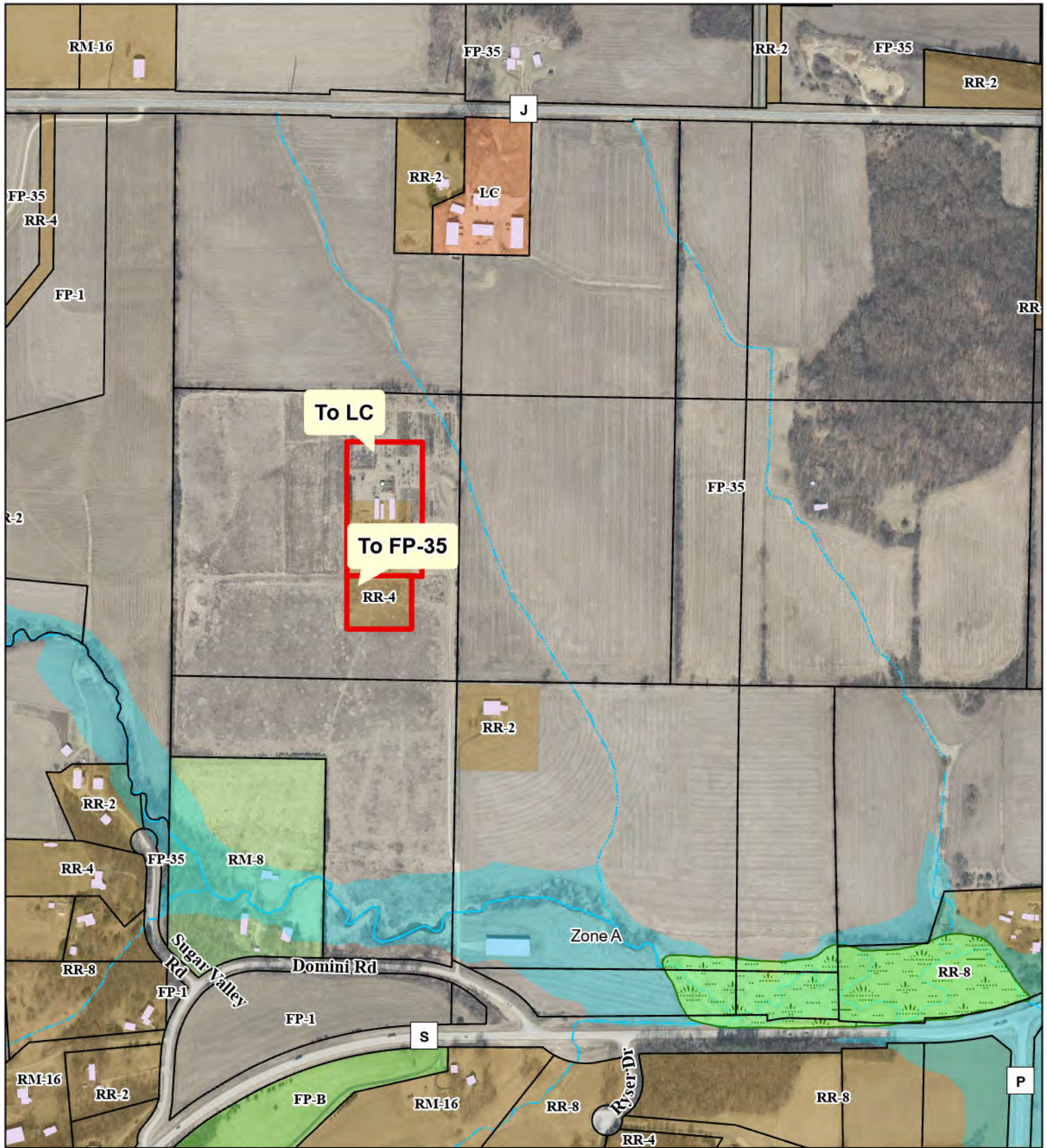
## REASON FOR REZONE





CHANGE ZONING TO ALLOW FOR A COMMERCIAL USE - OFFICE

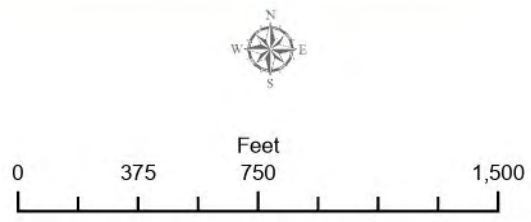
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	LC Limited Commercial District	2.43
FP-35 Farmland Preservation District	LC Limited Commercial District	2.57
RR-4 Rural Residential District	FP-35 Farmland Preservation District	1.70

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  RWL1	SIGNATURE:(Owner or Agent) 
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME: Jeff Kraemer
				DATE: 5/9/25





-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard



**Rezone 12181**  
**KLEBBA/WAUGH**  
**BUZZING ACRES LLC**

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(City, State, Zip) MADISON, WI 53703-1522		(City, State, Zip) Mt Horeb, WI 53572	
E-MAIL ADDRESS bob.klebba@gmail.com		E-MAIL ADDRESS jeff@heartlandecological.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8910 Domini Road					
TOWNSHIP CROSS PLAINS	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-332-9000-3					

## REASON FOR REZONE

CHANGE ZONING TO ALLOW FOR A COMMERCIAL USE - OFFICE

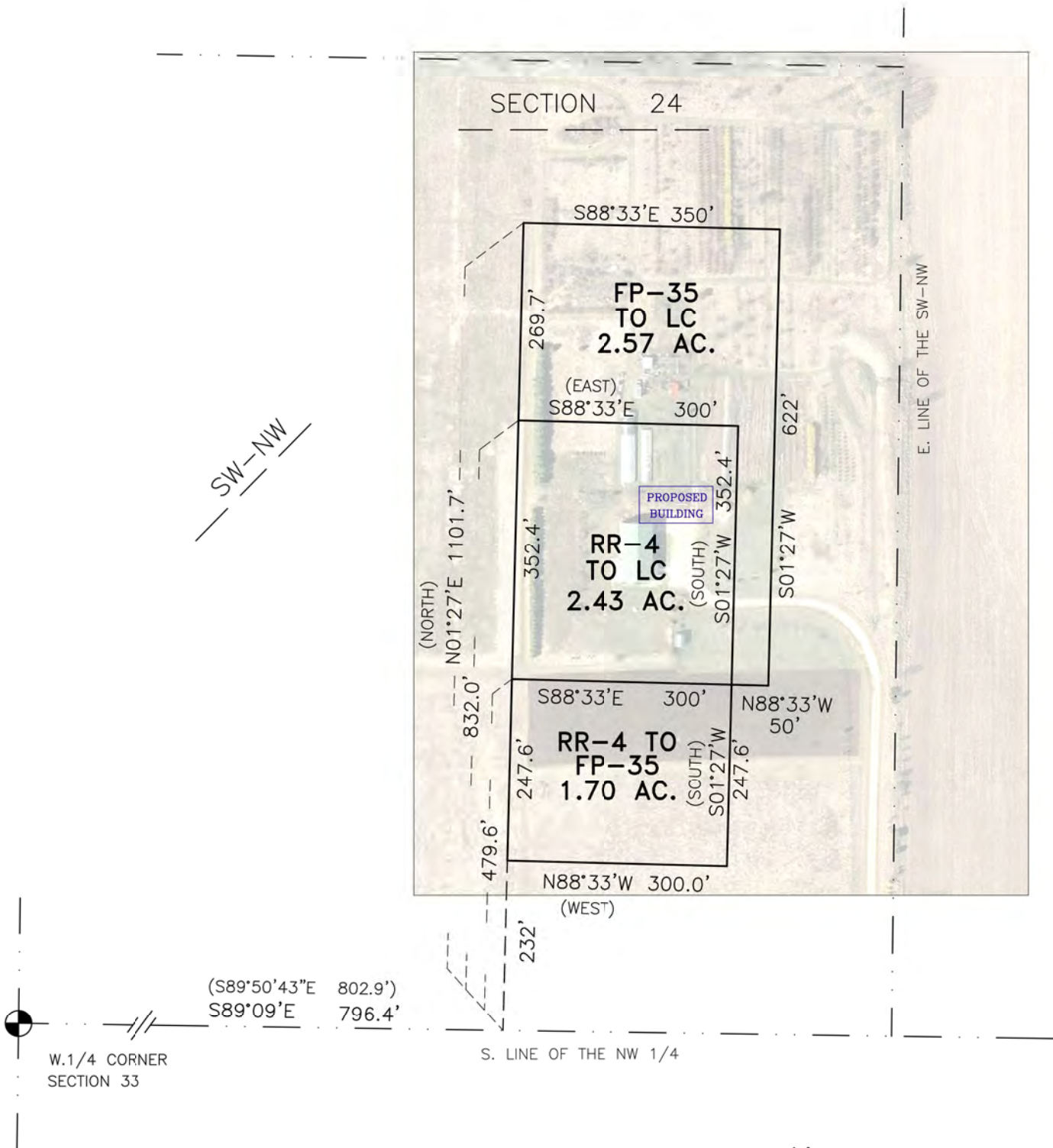
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RR-4 Rural Residential District	FP-35 Farmland Preservation District	1.70

<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>DEED RESTRICTION REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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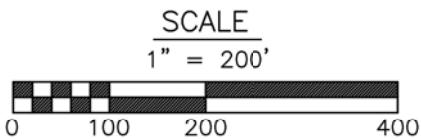
# ZONING CHANGE MAP

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 33,  
T7N, R7E, TOWN OF CROSS PLAINS. DANE COUNTY, WISCONSIN



OWNER  
Buzzing Acres, LLC  
c/o Jeff Kramer  
506 Springdale St.  
Mount Horeb, WI 53572

SURVEYOR  
Paulson & Associates, LLC  
Daniel A. Paulson  
136 W. Holum Street  
DeForest, WI 53532



**ZONING CHANGE DESCRIPTION**  
for  
Buzzing Acres, LLC

Located in the SW ¼ of the NW ¼ of Section 33, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

**RR-4 to FP-35**

**COMMENCING** at the West ¼ Corner of Section 33;  
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;  
thence N01°27'E (recorded as North), 232 feet to the **POINT OF BEGINNING**;  
thence continuing N01°27'E (recorded as North), 247.6 feet;  
thence S88°33'E, 300 feet;  
thence S01°27'W (recorded as South), 247.6 feet;  
thence N88°33'W, 300 feet to the **POINT OF BEGINNING**.  
Containing 1.70 acres..

**RR-4 to LC**

**COMMENCING** at the West ¼ Corner of Section 33;  
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;  
thence N01°27'E (recorded as North), 479.6 feet to the **POINT OF BEGINNING**;  
thence continuing N01°27'E (recorded as North), 352.4 feet;  
thence S88°33'E, 300 feet;  
thence S01°27'W (recorded as South), 352.4 feet;  
thence N88°33'W, 300 feet to the **POINT OF BEGINNING**.  
Containing 2.43 acres..

**FP-35 to LC**

**COMMENCING** at the West ¼ Corner of Section 33;  
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;  
thence N01°27'E (recorded as North), 832.0 feet to the **POINT OF BEGINNING**;  
thence continuing N01°27'E (recorded as North), 269.7 feet;  
thence S88°33'E, 350 feet;  
thence S01°27'W , 622 feet;  
thence N88°33'W, 50 feet  
thence N01°27'E (recorded as North), 352.4 feet  
thence N88°33'W (recorded as West), 300 feet to the **POINT OF BEGINNING**.

Containing 2.57 acres.

**SEE ZONING CHANGE MAP:**

This Description Prepared by:  
Paulson & Associates, LLC  
Daniel A. Paulson, PLS

April 30, 2025

Letter of Transmittal  
May 7, 2025  
506 Springdale Street  
Mount Horeb, WI 53572  
608-490-2450  
[www.heartlandecological.com](http://www.heartlandecological.com)

TO: Mr. Roger Lane  
Dane County Zoning Administrator  
Mr. Greg Hyer  
Town Chair, Town of Cross Plains

RE: Rezoning Petition – Parcel 020/0707-332-9000-3 (8910 Domini Rd)

Dear Mr. Lane and Mr. Hyer:

We respectfully submit this request for the rezoning of a 5-acre portion of the parcel located at 8910 Domini Road from RR-4 and FP-35 to Limited Commercial (LC). This request is being made by Buzzing Acres, LLC for Heartland Ecological Group, Inc., a Wisconsin-based ecological consulting and restoration company and a woman-owned business led by a family with deep ties to the area.

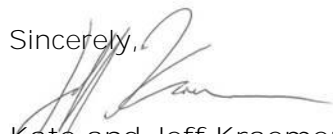
Buzzing Acres, LLC is wholly owned by Jeff and Kate Kraemer, the founders and owners of Heartland Ecological Group, Inc. Buzzing Acres will be the titled property and building owner, while Heartland will lease the proposed office and shop facilities to house their local business operations.

Heartland's **local operations** currently lease two facilities, an office in the Village of Mount Horeb and a shop on County Hwy J in the Town of Cross Plains. The rezoning would allow us to consolidate our operations into one property that is ideally suited to our operations and values. The site already includes a residential structure, commercial pole barn and greenhouses previously used for commercial retail nursery purposes, and the majority of the surrounding 40 acres of this parcel and the adjoining 24-acre parcel 020/0707-333-8501-8 (included with the land purchase) are enrolled in or compatible with the Conservation Reserve Program (CRP) and actively managed native prairie and wetlands.

We believe this proposal aligns with the Town of Cross Plains Comprehensive Plan and Dane **County's Limited Commercial** zoning conditions, preserves the rural character of the area, and brings tangible economic, ecological, and community benefits. Enclosed is a detailed narrative outlining how the proposal meets zoning criteria, supports land use goals, and introduces no adverse impacts to neighboring properties or infrastructure.

We are proposing an LC zoning with seasonal and limited retail for specialized native plant sales and educational / meeting events. Thank you for your time and consideration. We look forward to meeting with the ZLR Committee to discuss this further.

Sincerely,



Kate and Jeff Kraemer  
Founding Owners – Buzzing Acres, LLC & Heartland Ecological Group, Inc.



**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"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## 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

<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
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 ( <b>non-refundable</b> ), 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 Jeff Kraemer

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:	





506 Springdale Street, Mount Horeb, WI 53572

May 7, 2025

Mr. Roger Lane  
Dane County Zoning Administrator  
Lane.Roger@danecounty.gov

AND

Mr. Greg Hyer  
Town Chair  
Town of Cross Plains  
TCPChair@townofcrossplains.wi.gov

RE: Petition for Rezoning from RR-4 and FP-35 to Limited Commercial (LC)  
Parcel: 020/0707-332-9000-3, Town of Cross Plains, Dane County,  
Wisconsin

Dear Mr. Lane and Mr. Hyer:

#### Executive Summary

Buzzing Acres, LLC for Heartland Ecological Group, Inc. is seeking to rezone a portion of a 64.4-acre property on Domini Road from RR-4 and FP-35 to Limited Commercial (LC) to establish consolidated operations for our ecological consulting and restoration business. The property consists of two (2) parcels 1) 020/0707-332-9000-3 (40 acres) and 2) 020/0707-333-8501-8 (24 acres). Only an approximate 5-acres portion of Parcel 020/0707-332-9000-3 is subject to this rezoning petition. The remaining acreage (approximately 59.4 acres) would remain in agriculture conservation use, including over 40 acres enrolled in CRP, which would continue to be restored and maintained as native prairie and wetlands.

Our operations involve professional field-based ecological services and do not include high-traffic commercial activity. We anticipate minimal site traffic, no outdoor material storage or large contractor/agricultural equipment stored outdoors, and will maintain the rural, agricultural and conservation character of the property. The facility would support approximately 20 full-time staff that typically report on-site in the morning, mobilize to project sites during the day, and return at the end of the day before going home. The project would include an 8,200 sq. ft. building footprint well within LC zoning limitations, which includes an existing 3,200 sf commercial building and a proposed 5,000 sf shop facility.

#### About Heartland Ecological Group, Inc.

Heartland is a state-certified woman-owned ecological consulting and restoration company. It is owned and operated by Kate and Jeff Kraemer, and employs 25 full-time staff, including 15 staff based in the Mt. Horeb area and 10 staff in our Milwaukee area



location. Several of our adult children and other family members work for the business, and it functions as a locally rooted, family-operated company.

Our services include:

- Wetland and stream assessment, delineation, and restoration planning
- Ecological assessments and permitting
- Native vegetation management and habitat restoration
- Compliance assistance for infrastructure and land use projects

**This property is ideal for Heartland's business location** given the existing conservation practices and ecological resources on the property that align with our services, values, and interests of the owners and employees. The native prairies, wetlands, and the upper reaches of the Upper Sugar River all lie within this property. Heartland envisions not only fostering the enhancement and protection of these natural resources, but incorporating them in our operational programs, such as

- Conducting research of various native vegetation establishment and management strategies
- Implementing training and mentoring opportunities for Heartland staff including,
  - botany
  - vegetation management techniques
  - soil evaluation
  - wetland delineation and assessment
  - stream ecology

Heartland frequently collaborates with Dane County, Wisconsin DNR, local municipalities, and private landowners throughout southern Wisconsin. Notably, Jeff sits on the Board of Directors for the Upper Sugar River Watershed Association, and Kate is a founding and active member of the Board of Directors for the Mount Horeb Softball Club, emphasizing our commitment to both environmental and community involvement.

#### Past Land Use and Proposed Development

The area proposed for rezoning includes an existing commercial pole barn (3,200 sq. ft.), previously used for commercial retail plant nursery operations with a portion of it currently converted into a short-term residential rental (Airbnb). Greenhouses and irrigation systems, used for propagating nursery stock and the associated infrastructure are also present within this area.

The current RR-4 spot zone on the property is 4.13 acres and consists of two (2) parcels (Attachment 2 – Zoning Change Map). The RR-4 spot zone was completed in 2001-2003 for the purpose of establishing a commercial retail nursery, greenhouses, wedding/meeting venue, and a bed and breakfast and the most current zoning is based on Petition 8779 (Attachment 4 - 2001 & 2003 Rezone Petition Documents). While the commercial nursery was built and operated for a number of years, the bed and breakfast was never constructed. The planned intent and actual use of the RR-4 spot



zone has consistently been commercial and was never fully utilized for residential use. Currently a portion of the building is used for short-term rental (Airbnb).

A conditional use permit (1851) was issued by Dane County on October 14, 2003 to operate a Limited Family Business that included a bed and breakfast, meeting / wedding facility, and retail nursery (Attachment 6. CUP). There is no expiration date on the CUP but rather it expires on the sale of the property or the business to an unrelated third party.

The 4.13-acre RR-4 zone area does not fully encompass the existing or the past commercial land use. Therefore, the rezone petition proposes to slightly modify the shape and extent of the proposed LC area that minimally varies from the existing RR-4 area to allow a buffer area around the existing and proposed building that aligns with the land use for a total of 5 acres (Attachment 1 – Figures 9a & 9b; Attachment 2 – Zoning Change Map). This minor modification will include rezoning of the following:

- 1.70 acres of RR-4 to FP-35
- 2.43 acres of RR-4 to LC
- 2.57 acres of FP-35 to LC

**This rezone request isn't** to expand or intensify the intended or past use of the property but will better **align with what's already there and how the land has been utilized** already.

With approval of the LC rezone petition, we propose to:

- Convert the pole barn into office and staff common space with additional bathrooms (2)
- Construct either an attached or detached 5,000 sq. ft. shop for storing and maintaining restoration equipment and project materials indoors. Keeping the total building footprint below 10,000 sf. (8,200 sf).
- Improve and maintain the majority of the remaining 50+ acres in native prairie and wetland while continuing enrolled lands in CRP and CREP.

#### Key infrastructure & Operations

- Engineered septic system rated for multiple structures up to 5-bedrooms that will be adequate to meet commercial requirements based on employee numbers of Heartland (Attachment 5 – Existing Septic Plans & Specs, Soil Logs, & Permits).
- High-yield private well (50+ gpm) designed not only to serve the plumbing needs but also for irrigating the nursery previously present (Attachment 8 – Well Location and Permits).
- 200-amp electrical service, expandable if needed (Attachment 6 – Electric Utility Location and Easement Documents).





- Established parking lot, driveway and shared access agreement that carries with the land and does not distinguish between land use or zoning, and the driveway and parking lot will not need any immediate reconfigurations or expansion (Attachment 9 – 2003 Driveway Grading Plan & Parking Lot; Joint Driveway Agreement).
- Loading and Unloading zones would be limited to the proximity of the proposed shop building addition and parking lot area. Loading and unloading would consist of daily mobilization activities such as loading / unloading equipment on trailers and accepting typical business deliveries and packages. There is no raw material handling associated with the proposed business, external loading and unloading is not a substantial part of the business operations.
- Outdoor lighting will be limited to the minimum necessary for safety and will consist of existing lighting and any new lighting will be downward facing farmhouse style lights fixed off to the sides of the overhead doors and entrances of the shop addition. No extravagant signage is proposed. Signage would match existing signage that includes company name on the private driveway plus a modest **sign (4' x 4')** near the building with no associated lighting.
- Garbage and recycling will be contracted directly and a dumpster and recycling container would be stored in a non-visible location behind the building.
- The business operation will not generate excess noise, odors, dust, soot, runoff or pollution. Most staff are at project sites during the daytime and typically come to the office/shop to mobilize and complete work reports.
- Hazardous, toxic, or explosive materials stored on-site consist of the following:
  - Herbicides: On-site storage consists of minimal amount of herbicide inventory that are typically utilized within a 1 to 3-month period. Heartland is licensed for commercial herbicide application and storage and follows all rules and regulations for the safe storage, transport, and application. MSDS labels and spill kits are kept and maintained with all herbicides and staff are certified and licensed for commercial applications. Herbicides will be stored within a separate closed off room within the proposed shop.
  - Fuel: Minimal amounts of gas and diesel are kept on site in approved 1-to-5-gallon containers for use with small equipment. Fuel is stored in approved fire-resistant fuel cabinets.
- Stormwater management and erosion control: A stormwater management plan was required for the development of the driveway in 2003, which required the construction of a stormwater management basin (Attachment 9). The existing stormwater management system will continue to be maintained for compliance. Any additional erosion control or stormwater management requirements associated with the construction of the 5,000 sf shop addition will be adhered to and appropriate permits obtained.



## Alignment with Town and County Plans

Our proposal directly supports the goals outlined in the Town of Cross Plains Comprehensive Land Use Plan **and Dane County's Limited Commercial Conditions**, particularly those related to rural business support and conservation. This project:

- Protects farmland and prairie by maintaining ~90% of the land in agricultural conservation and large acreages in CRP and CREP.
- Provides local, living wage, professional, year-round employment in a low-impact setting
- Ensures no burden on town or county infrastructure or services.
- Uses an existing structure and prior commercial footprint, minimizing land disturbance
- Improves environmental value through habitat management and conservation-focused operations
- Maintains water quality and habitat protection of the upper Sugar River.

**According to the Dane County Zoning Ordinance, LC zoning is intended for "low-intensity commercial uses that are compatible with the rural character."** Our business operates much like a landscape contractor or agricultural service where field staff arrive in the morning, mobilize to project sites, and return with minimal on-site presence. There are currently 15 full-time staff, primarily field-based, with office staff limited to 6 or less on-site. Heartland does not provide services directly to customers on a walk-in or on-appointment basis. In contrast to traditional landscape and agricultural businesses, **Heartland's operations avoids outside storage of landscape materials** or large contractor or agricultural equipment. This use is explicitly envisioned under LC zoning and precedents exist in the Town, including a 2017 approval on County Hwy P for a landscape contractor business with similar staffing (20). Our typical staff hours range from 7:00 a.m. to 6:00 p.m. in the summer months and more limited hours during the winter (8:00 a.m.-5:00 pm.)

## CRP & Land Stewardship

The subject parcel contains over 40-acres enrolled in CRP, providing wildlife habitat, erosion control, infiltration, and water quality benefits (Attachment 3 -CRP Map). We intend to:

- Maintain current CRP enrollment through contract transfer
- Enhance prairie quality through targeted burning, seeding, and weed control
- Expand demonstration and training areas for staff education and community outreach

**This level of stewardship not only preserves the landscape but reinforces Heartland's mission of environmental restoration and sustainable land use.**



## Community Benefits

This proposal delivers both economic and community value, including:

- Approximately 20 full-time living wage, local jobs, supporting local households and families in Dane County.
- Indirect economic impact through local procurement and services
- Direct economic impact through increased land value and tax base
- Technical training for restoration practitioners
- Engagement with local environmental groups and government agencies
- Continued maintenance of prairie and wetland habitat visible from Domini Road

We are not proposing any traditional retail activity. However, we would like the flexibility, through LC modification, to allow seasonal native plant sales and public outreach events, as the site contains infrastructure (e.g., hoop houses and irrigation systems and educational opportunities) formerly used for plant propagation and was conditionally approved and used as retail commercial nursery and meeting venue in the recent past. The retail activity for plant sales would be limited to a few months during the year or less and may include plant sales for fund raising events in support of local community groups (e.g. MoHo softball club, Upper Sugar River Watershed Association).

## Zoning Request and Conditions

Preferred Zoning: Limited Commercial (LC)

- Spot Zone Size: 5-acres
- Total building footprint: 8,200 sf currently proposed with up to 10,000 sf allowed. Building footprint excludes existing hoop houses.
- Optional activity: Seasonal plant sales and educational / meeting events

## Conclusion

Buzzing Acres, LLC for **Heartland Ecological Group's rezoning petition represents a thoughtfully designed rural business expansion that enhances the property's** environmental value, delivers economic benefits, and maintains the quiet, scenic character of Domini Road and the Town of Cross Plains. This request leverages existing infrastructure, **supports the Town's and County's** planning goals, has a minimal footprint, and results in only beneficial community impacts.





Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

We respectfully request your support and are fully available for meetings, site visits, and ongoing discussions to move this forward in partnership with the Town and County.

Sincerely,

Kate and Jeff Kraemer

Buzzing Acres, LLC  
Heartland Ecological Group, Inc.  
[kate@heartlandecological.com](mailto:kate@heartlandecological.com)  
[jeff@heartlandecological.com](mailto:jeff@heartlandecological.com)  
608.490.2450 Ext. 1 & 2

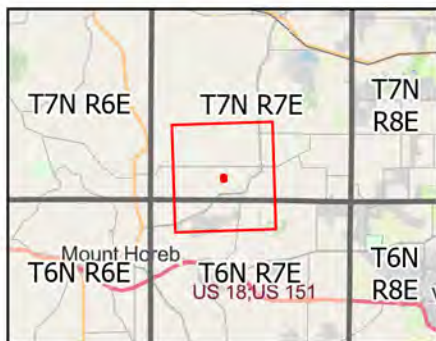
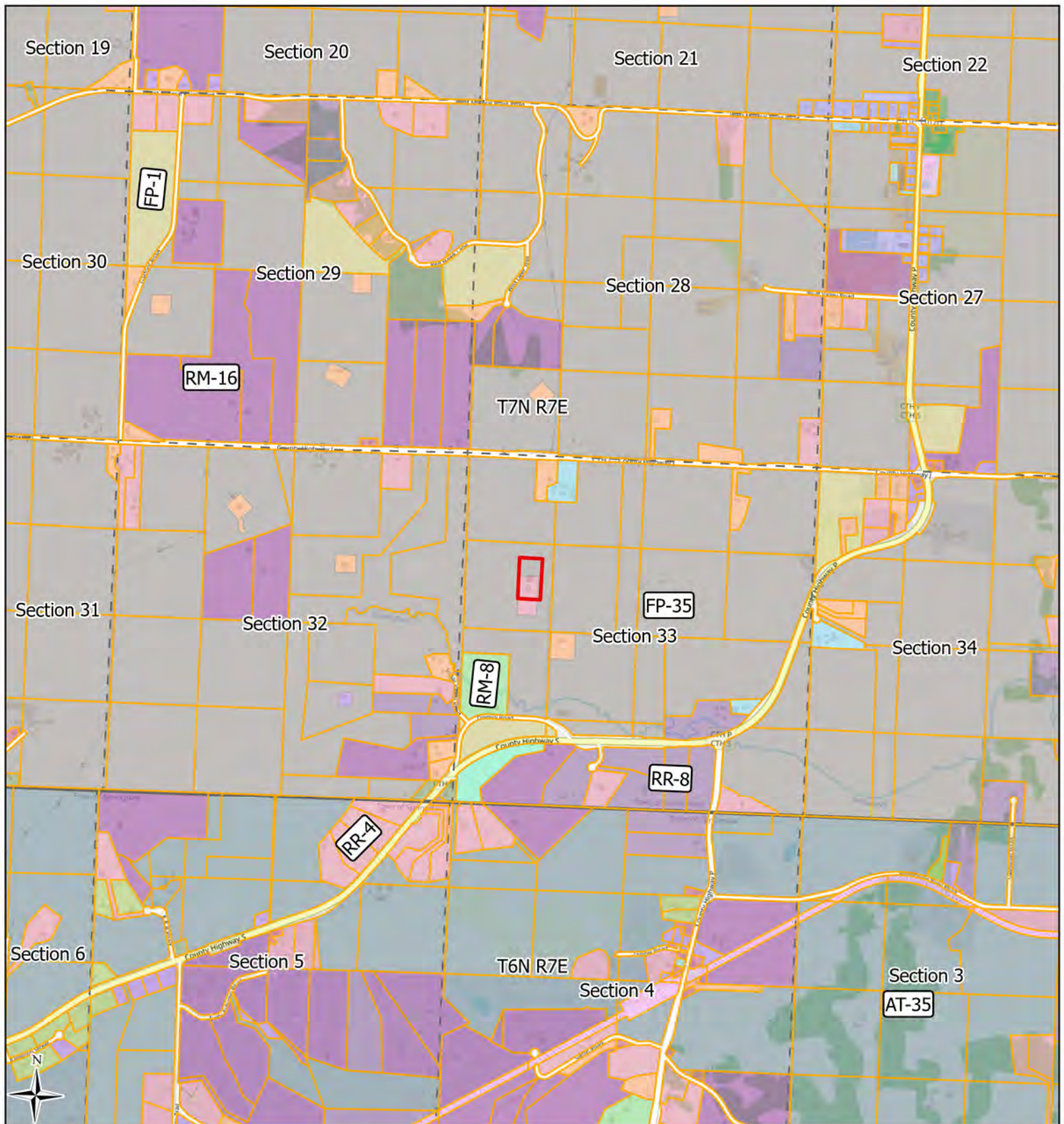
Attachment 1 – Project Figures  
Attachment 2 – Proposed Zoning Change Map & Legal Description of Rezone Area  
Attachment 3 – CRP Map  
Attachment 4 – 2001 & 2003 Rezone Petition Documents.  
Attachment 5 – Existing Septic Plans & Specs, Soil Logs, & Permits  
Attachment 6 – Electric Utility Location and Easement Documents  
Attachment 7 – 2003 CUP  
Attachment 8 – Well Location and Permits  
Attachment 9 – 2003 Driveway & Parking Lot Grading Plan & Joint Driveway Agreement



Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

---

## Attachment 1 | Project Figures



- |  |   |
|--|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> LC Rezone Area (5 ac)              | <span style="background-color: #d1c4e9; border: 1px solid black; padding: 2px;"> </span> NR-C   |
| <span style="border: 1px solid black; padding: 2px;"> </span> Township                         | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> RE     |
| <span style="border: 1px dashed black; padding: 2px;"> </span> Section                         | <span style="background-color: #f8bbd0; border: 1px solid black; padding: 2px;"> </span> RM-16  |
| <span style="border: 1px solid orange; padding: 2px;"> </span> Dane County Parcels             | <span style="background-color: #f5f5dc; border: 1px solid black; padding: 2px;"> </span> RM-8   |
| <b>Zoning Designation</b>  |   |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> AT-35 | <span style="background-color: #f5f5dc; border: 1px solid black; padding: 2px;"> </span> RR-1   |
| <span style="background-color: #f5f5dc; border: 1px solid black; padding: 2px;"> </span> FP-1  | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> RR-2   |
| <span style="background-color: #f5f5dc; border: 1px solid black; padding: 2px;"> </span> FP-35 | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> RR-4   |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> FP-B  | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> RR-8   |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> HAM-M | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> SFR-08 |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> HAM-R | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> SFR-1  |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> HC    | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> SFR-2  |
| <span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span> LC    | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> TFR-08 |
|  | <span style="background-color: #fce4ec; border: 1px solid black; padding: 2px;"> </span> UTR    |

0 1,000 2,000  
Ft

**Heartland**  
ECOLOGICAL GROUP INC

**Figure 1. Project Location**

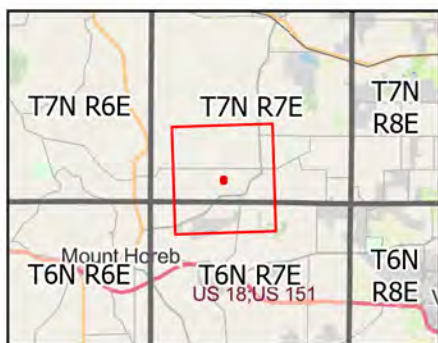
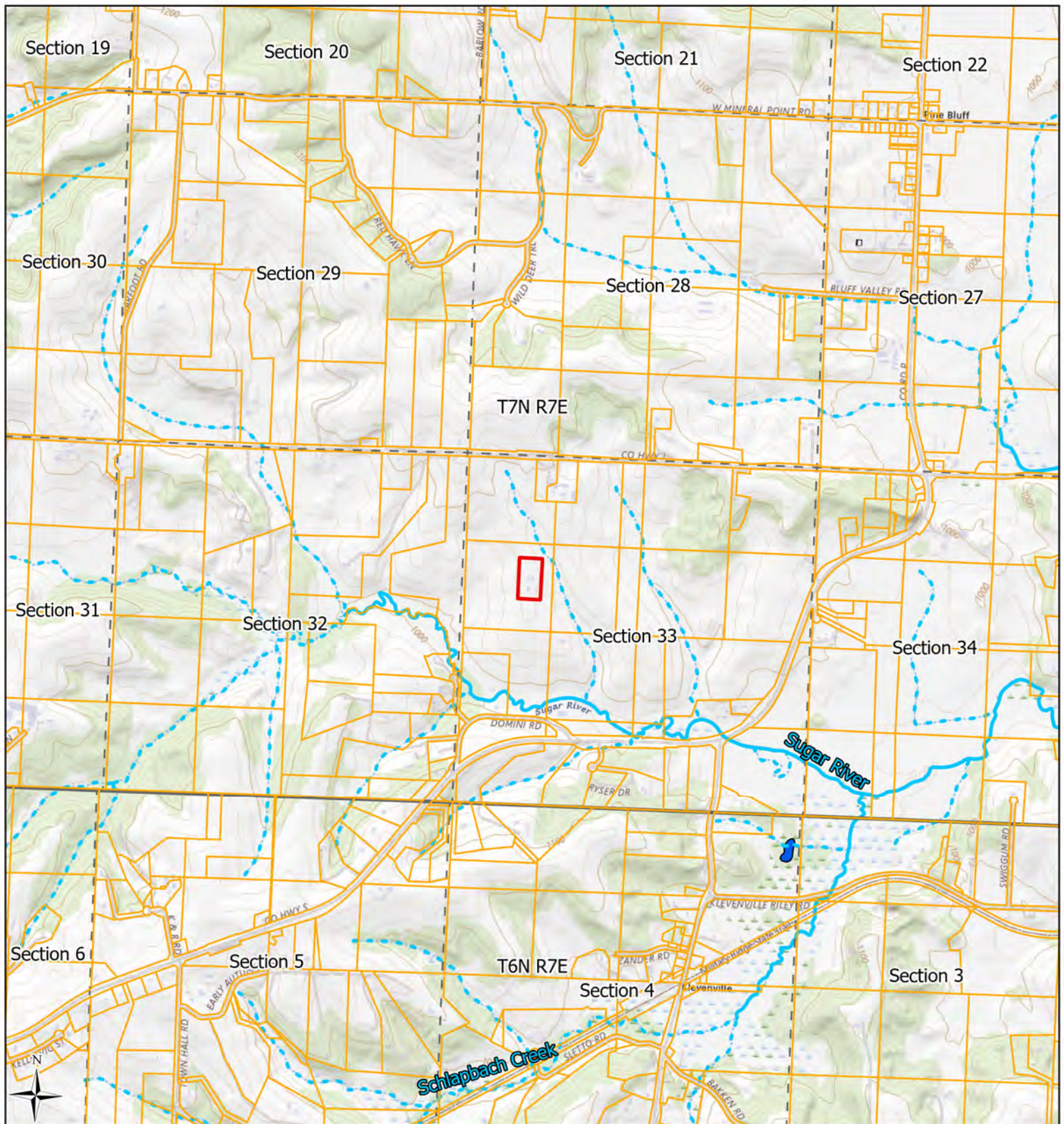
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

OpenStreetMap  
ESRI

LRR: NCNE

Figure Created: 5/8/2025





- LC Rezone Area (5 ac)
- Dane County Parcels
- Township
- Section
- ~~~~~ Perennial Streams
- - - - - Intermittent Streams
- Waterbodies

0 1,000 2,000  
Ft

**Heartland**  
ECOLOGICAL GROUP INC

Figure 2. USGS  
Topography

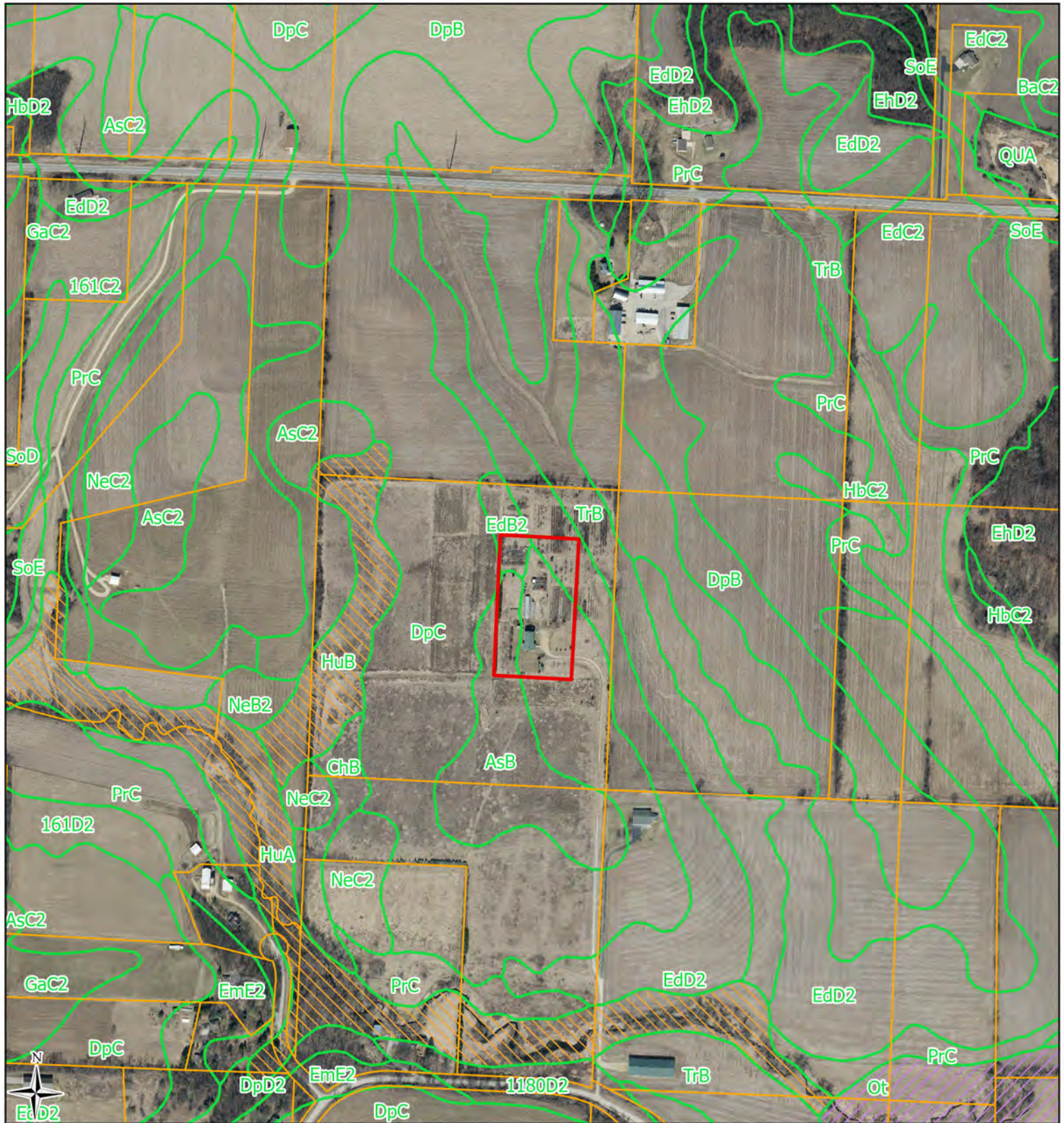
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

USGSTopo  
USGS, WDNR

LRR: NCNE

Figure Created: 5/8/2025



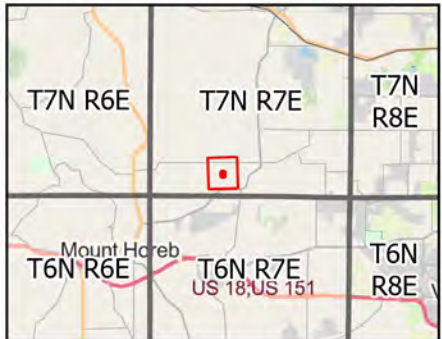


- LC Rezone Area (5 ac)
- Dane County Parcels



### NRCS Soil Survey Data

- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)



**Heartland**  
ECOLOGICAL GROUP INC

**Figure 3. NRCS Hydric Soils**

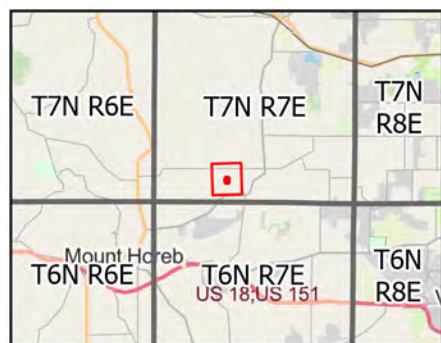
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
NRCS

LRR: NCNE

Figure Created: 5/8/2025





- LC Rezone Area (5 ac)
- Dane County Parcels
- SWDV Wetland Indicators

0 600  
Ft

**Heartland**  
ECOLOGICAL GROUP INC

Figure 4. SWDV  
Wetland Indicators

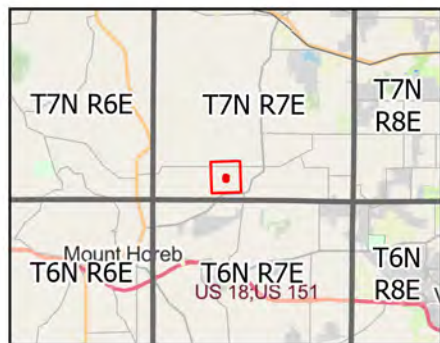
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
WDNR

LRR: NCNE

Figure Created: 5/8/2025





- LC Rezone Area (5 ac)
- Dane County Parcels
- WWI Polygons
- WWI Points
- Perennial Streams
- Intermittent Streams
- Waterbodies (None in Map Extent)

0 600  
Ft

**Heartland**  
ECOLOGICAL GROUP INC

**Figure 5. Wisconsin  
Wetland Inventory**

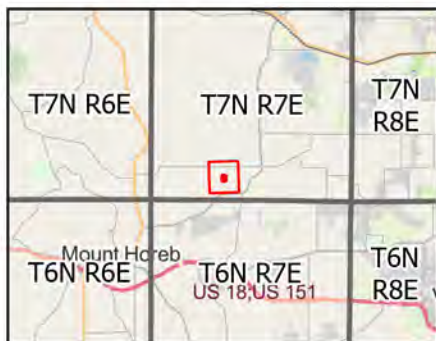
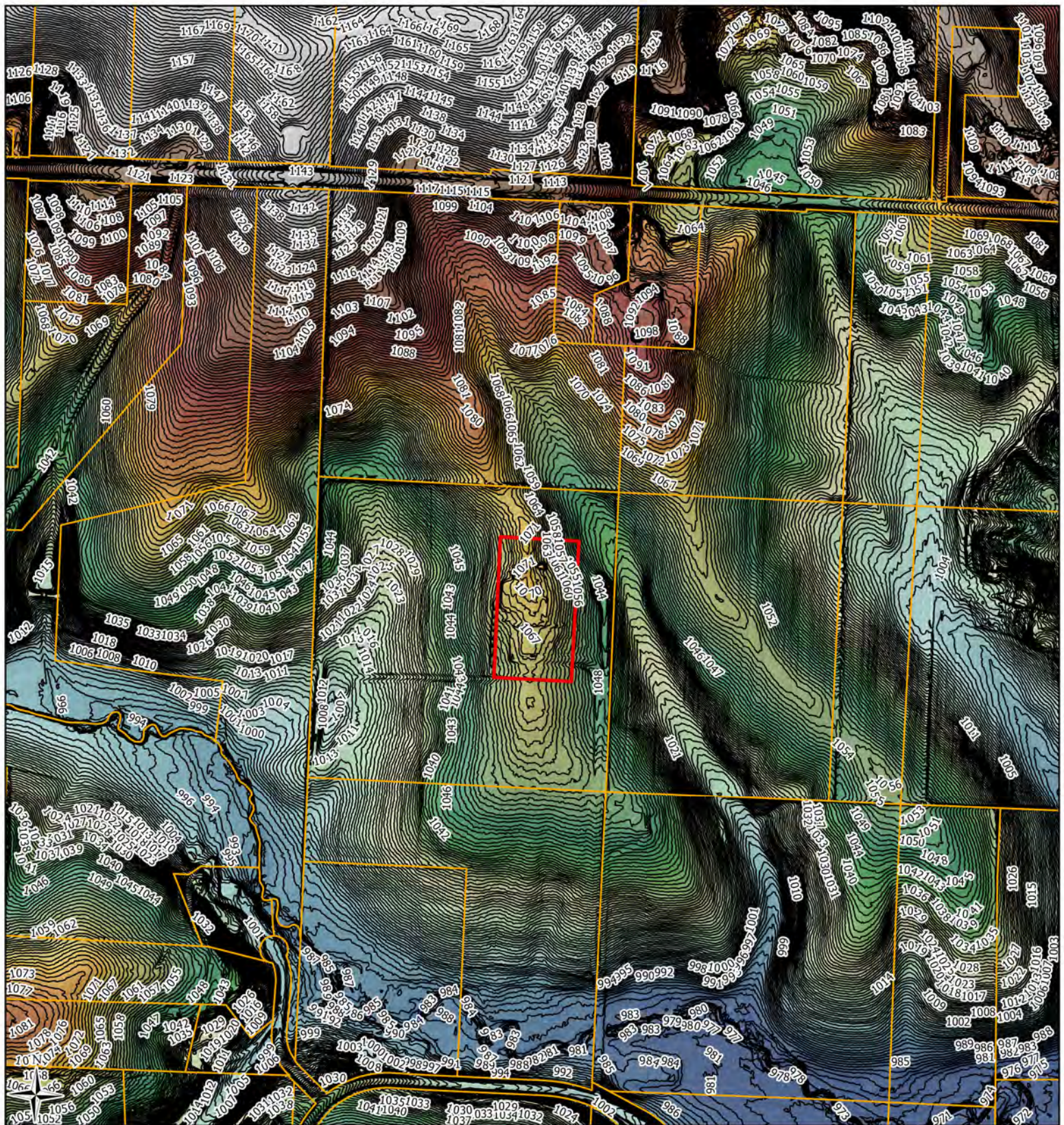
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
WDNR, USGS

LRR: NCNE

Figure Created: 5/8/2025





- LC Rezone Area (5 ac)
- Dane County Parcels
- ~ Dane Co 1' Contours

0 600  
Ft

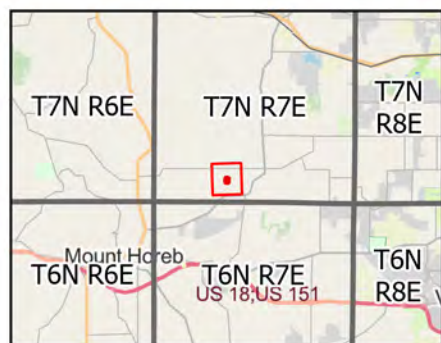
**Heartland**  
ECOLOGICAL GROUP INC

Figure 6. Color-Stretch  
Digital Elevation Model

8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

DNR Lidar Service Layer  
Dane Co, HEG LRR: NCNE  
Figure Created: 5/8/2025





LC Rezone Area (5 ac)

Dane County Parcels

### USA Flood Hazard

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Regulatory Floodway

Area with Reduced Risk Due to Levee

Special Floodway

0 600 Ft

**Heartland**  
ECOLOGICAL GROUP INC

### Figure 7. Floodplain Map

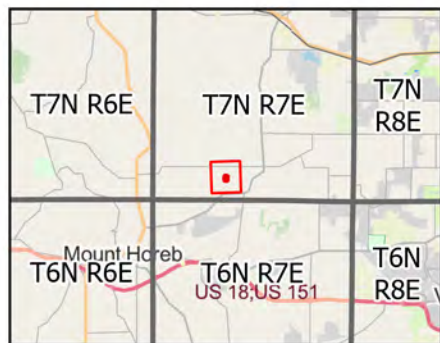
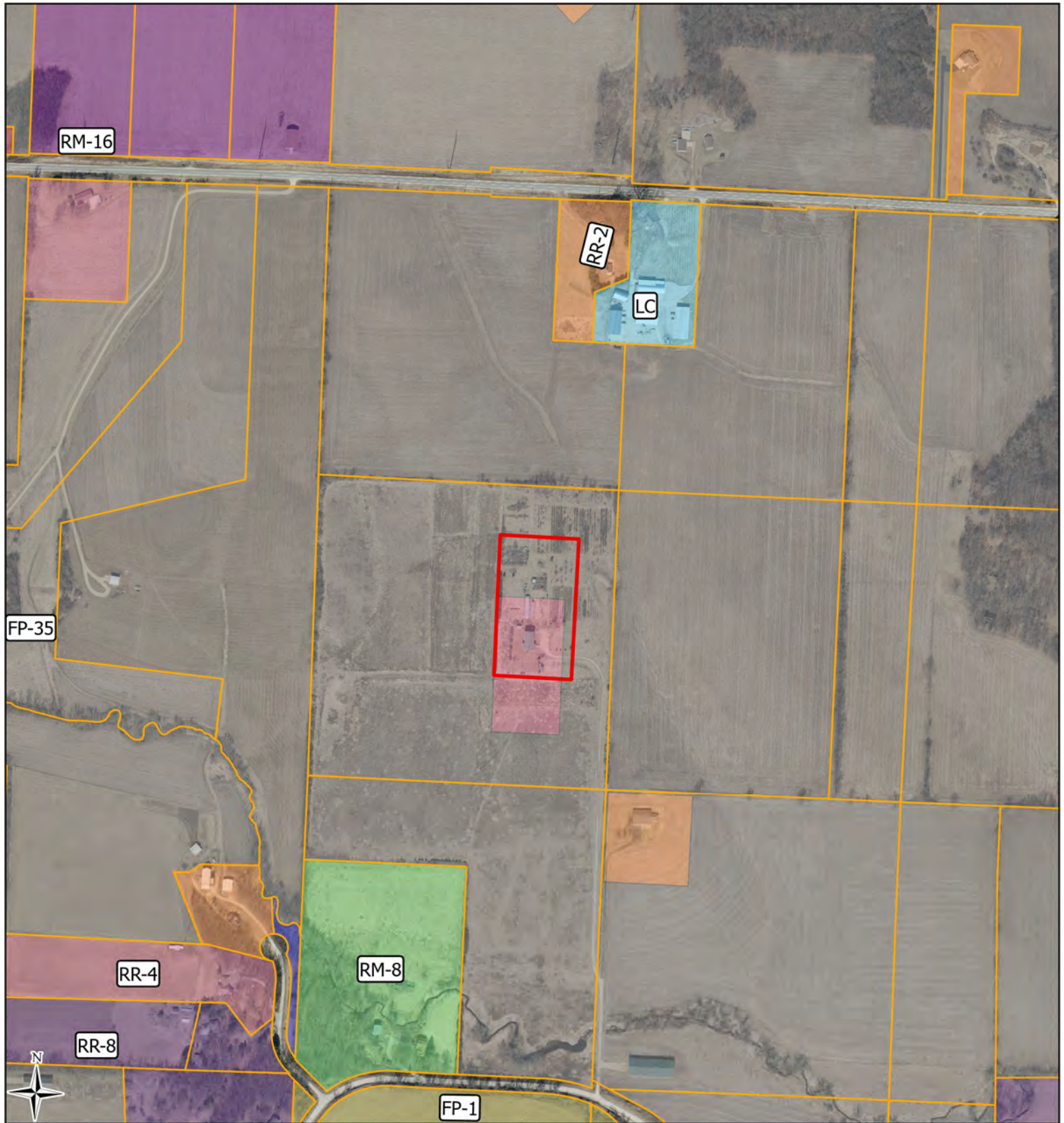
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
Dane Co, HEG

LRR: NCNE

Figure Created: 5/8/2025





- Zoning Designation**
- LC Rezone Area (5 ac)
  - Dane County Parcels
  - FP-1
  - FP-35
  - LC
  - NR-C
  - RM-16
  - RM-8
  - RR-2
  - RR-4
  - RR-8
  - SFR-08

0 600 Ft

**Heartland**  
ECOLOGICAL GROUP INC

**Figure 8. Rural Zoning Map**

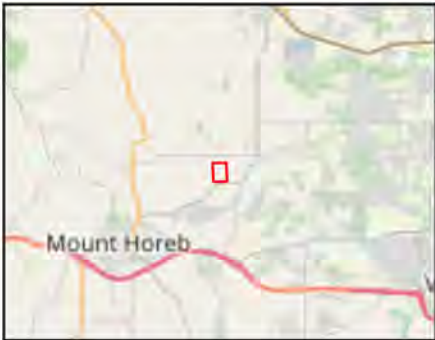
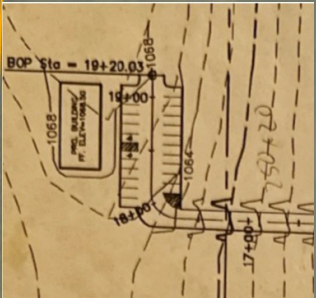
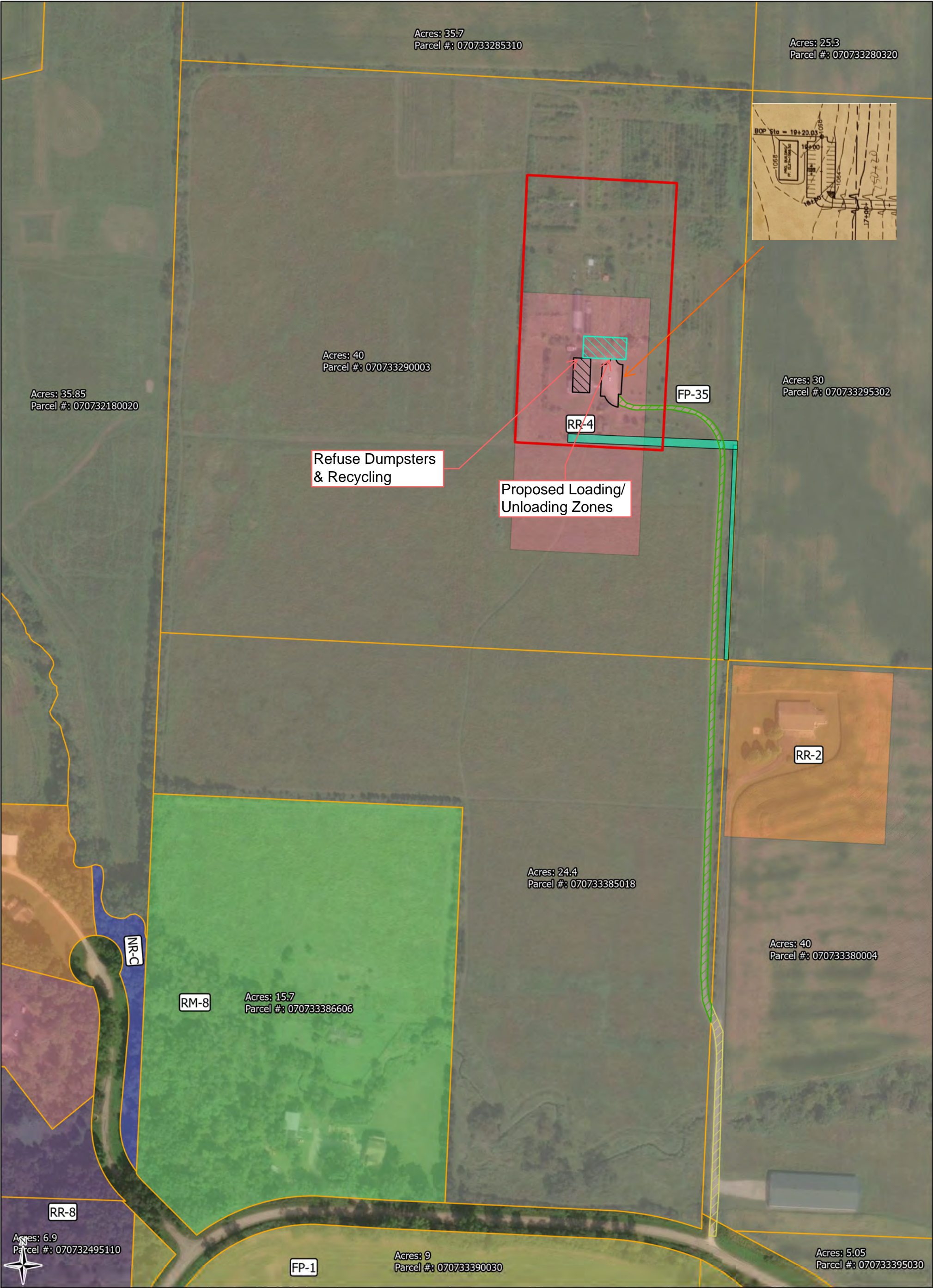
8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
Dane Co, HEG

LRR: NCNE

Figure Created: 5/8/2025





- LC Rezone Area (5 ac)
- Dane County Parcels
- Proposed Commercial Building (5000 sqft)
- Existing Commercial Building (3200 sqft)
- Existing/Proposed Parking Lot
- Existing/Proposed Driveway (10 ft)
- Joint Driveway Easement (10 ft)
- MG&E Underground Electrical Easement Buffer (10 feet)

- Zoning Designation
- FP-1
  - FP-35
  - NR-C
  - RM-8
  - RR-2
  - RR-4
  - RR-8

0 200 Ft

**Heartland**  
ECOLOGICAL GROUP INC

Figure 9a. Site Plan

8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
Dane Co, HEG LRR: NCNE

Figure Created: 5/6/2025



Acres: 35.7  
Parcel #: 070733285310

Acres: 25.3  
Parcel #: 070733280320

FP-35

Acres: 40  
Parcel #: 070733290003

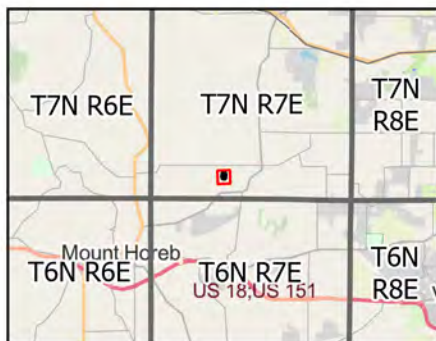
Acres: 30  
Parcel #: 070733295302

RR-4

Acres: 24.4  
Parcel #: 070733385018

RR-2

Acres: 40  
Parcel #: 070733380004



- LC Rezone Area (5 ac)
  - Dane County Parcels
  - Proposed Commercial Building (5000 sqft)
  - Existing Commercial Building (3200 sqft)
  - Existing/Proposed Parking Lot
  - Existing/Proposed Driveway (10 ft)
  - MG&E Underground Electrical Easement Buffer (10 feet)
  - LC Setback Buffer (10 ft)
- Zoning Designation**
- FP-35
  - RR-2
  - RR-4

0 200  
Ft

**Heartland**  
ECOLOGICAL GROUP INC

**Figure 9b. Site Plan  
with Setbacks**

8910 Domini Road  
Project # 20251494  
T7N, R7E, S33  
T Cross Plains, Dane Co

2024 Orthophoto  
Dane Co, HEG

LRR: NCNE

Figure Created: 5/7/2025



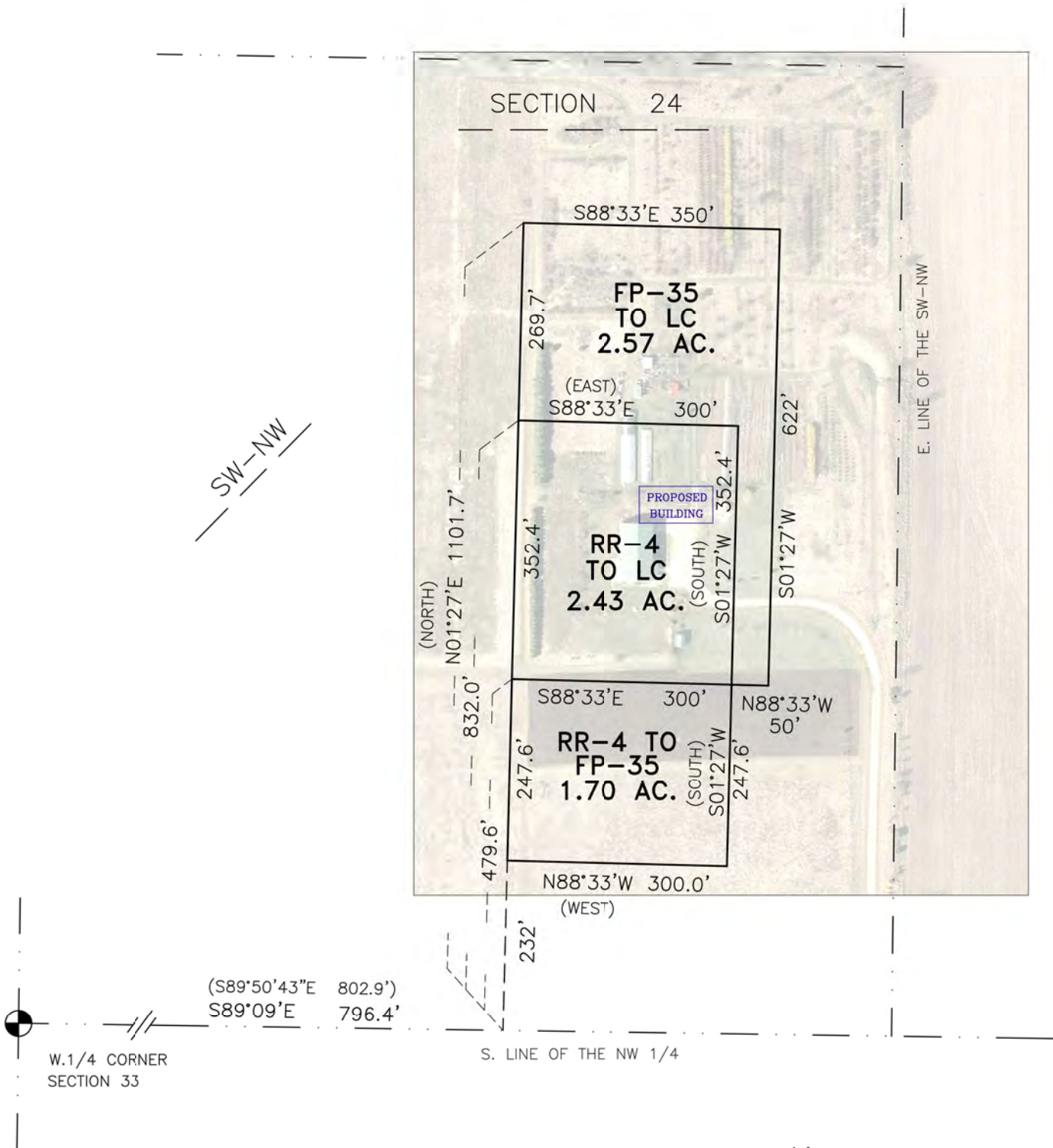
Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

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## Attachment 2 | **Proposed Zoning Change Map & Legal Description of Rezone Area**

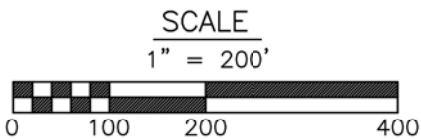
# ZONING CHANGE MAP

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 33,  
T7N, R7E, TOWN OF CROSS PLAINS. DANE COUNTY, WISCONSIN



OWNER  
Buzzing Acres, LLC  
c/o Jeff Kramer  
506 Springdale St.  
Mount Horeb, WI 53572

SURVEYOR  
Paulson & Associates, LLC  
Daniel A. Paulson  
136 W. Holum Street  
DeForest, WI 53532



**ZONING CHANGE DESCRIPTION**  
for  
Buzzing Acres, LLC

Located in the SW ¼ of the NW ¼ of Section 33, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

**RR-4 to FP-35**

**COMMENCING** at the West ¼ Corner of Section 33;  
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;  
thence N01°27'E (recorded as North), 232 feet to the **POINT OF BEGINNING**;  
thence continuing N01°27'E (recorded as North), 247.6 feet;  
thence S88°33'E, 300 feet;  
thence S01°27'W (recorded as South), 247.6 feet;  
thence N88°33'W, 300 feet to the **POINT OF BEGINNING**.  
Containing 1.70 acres..

**RR-4 to LC**

**COMMENCING** at the West ¼ Corner of Section 33;  
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;  
thence N01°27'E (recorded as North), 479.6 feet to the **POINT OF BEGINNING**;  
thence continuing N01°27'E (recorded as North), 352.4 feet;  
thence S88°33'E, 300 feet;  
thence S01°27'W (recorded as South), 352.4 feet;  
thence N88°33'W, 300 feet to the **POINT OF BEGINNING**.  
Containing 2.43 acres..

**FP-35 to LC**

**COMMENCING** at the West ¼ Corner of Section 33;  
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;  
thence N01°27'E (recorded as North), 832.0 feet to the **POINT OF BEGINNING**;  
thence continuing N01°27'E (recorded as North), 269.7 feet;  
thence S88°33'E, 350 feet;  
thence S01°27'W , 622 feet;  
thence N88°33'W, 50 feet  
thence N01°27'E (recorded as North), 352.4 feet  
thence N88°33'W (recorded as West), 300 feet to the **POINT OF BEGINNING**.

Containing 2.57 acres.

**SEE ZONING CHANGE MAP:**

This Description Prepared by:  
Paulson & Associates, LLC  
Daniel A. Paulson, PLS

April 30, 2025



Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

---

## Attachment 3 | Conservation Reserve Program Map





United States  
Department of  
Agriculture

Dane County, Wisconsin

Entire Tract: IR / NI GR / FG unless  
Name/Shares: otherwise  
labeled

Farm 16905

Tract 13251

2025 Program Year

CLU	Acres	HEL	Crop
1	25.46	NHEL	CRP
2	1.02	NHEL	CRP
3	2.3	NHEL	CRP
4	1.9	NHEL	CRP
5	2.2	NHEL	CRP
6	4.55	NHEL	
13	9.49	NHEL	CRP
15	0.28	NHEL	
16	2.24	UHEL	NC
17	7.35	UHEL	NC
18	4.24	UHEL	
19	2.01	UHEL	
20	1.45	UHEL	

Page Cropland Total: 53.0 acres



Map Created January 21, 2025

Common Land Unit

- Cropland
- Non-Cropland
- CRP
- Tract Boundary
- PLSS

NAIP Imagery 2022

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

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## Attachment 4 | 2001 & 2003 Rezone Petition Documents

# COMPOSITE REPORT

## Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 10/23/01 ITEM#: 10.

ZONING PETITION #: 8274 CUP #: 1739

TOWN / SECTION: Town of Cross Plains 33

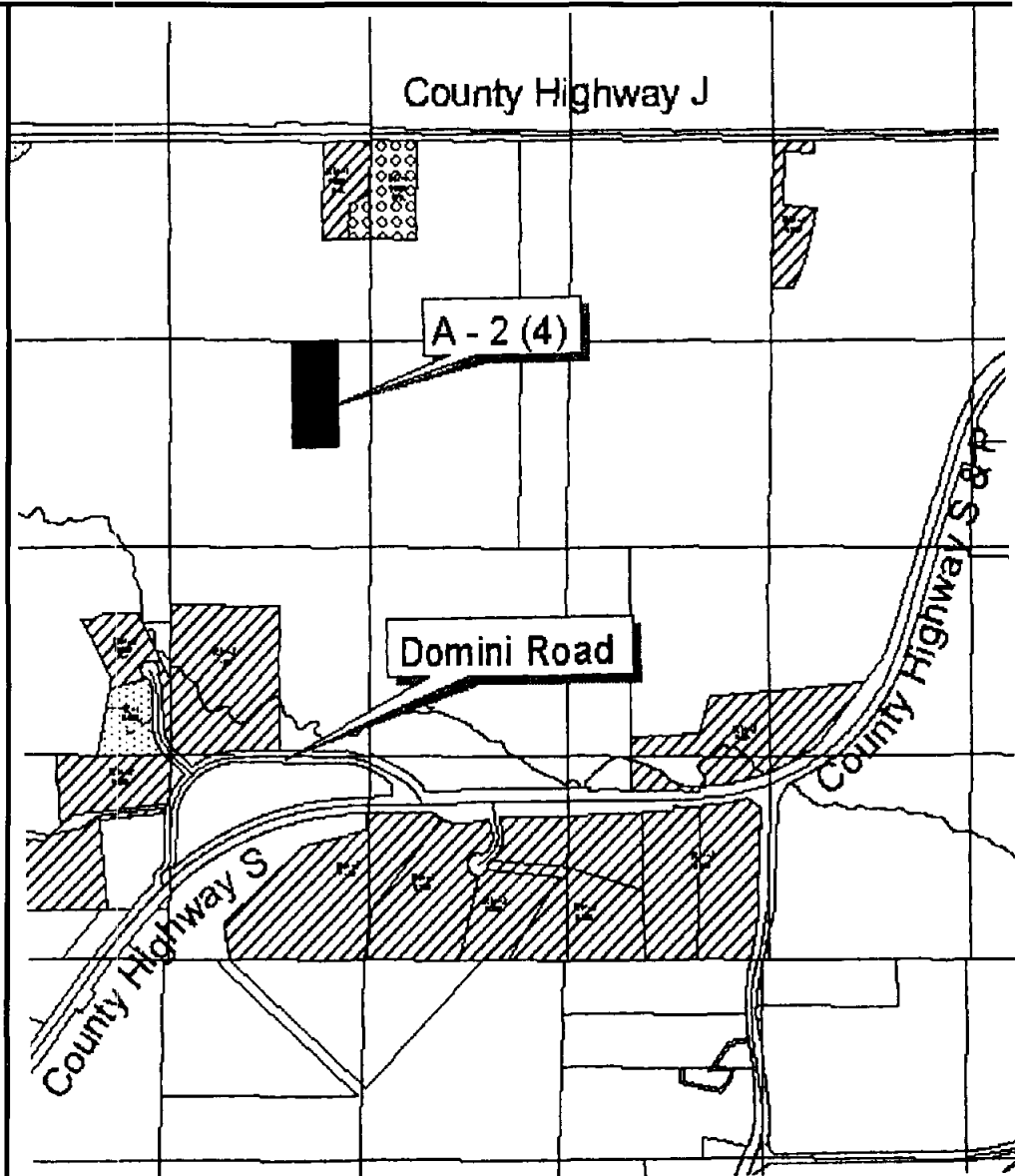
APPLICANT: THOMAS & KAY WIEGEL

LOCATION: East of 8948 Domini Road

AREA: 4.7 AC acres DELAYED EFFECTIVE DATE: None

CHANGE: From the A-1 EX Exclusive Agricultural to the A-2(4) Agricultural

PROPOSED USE: Buildable area for residence for owner of 64 acres, with bed and breakfast use, meeting facilities specialty nursery and related sales.



### TOWN ACTION RECOMMENDATION:

☒ Approved 08.8.2002  
☐ DENY

### SUBJECT TO:

☐ Conditions ☐ Amended

### IF CUP:

☐ Conditions ☐ None

### ZNR COMMITTEE ACTION - REZONING

☐ Postponed  
☒ Approve ☐ Cond/Amend Town ☐ Cond/Amend. Comm.  
☐ As Condition

☐ Amended ☐ Changed Zone Dist.  
☐ Changed Boundary Description

☐ DENY  
Action Date APR 9 2002 Vote 5-2

### ZNR CUP APPROVAL

☒ Approved ☐ As Specified by Town  
☒ Con by ZNR ☐ DENY  
Date MAY 10 2002

### COUNTY BOARD ACTION REZONING

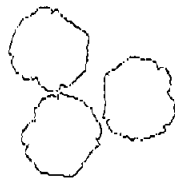
☐ Referred ☐ Amended on Floor  
☒ Approved ☐ DENY  
Date MAY 4 2002  
COUNTY BOARD AGENDA ITEM #

AZ(4) AREA  
Rezone 0274

Greenhouse 80 x 100

20' x 120'  
Wedding + Greenhouse parking  
15 Cars

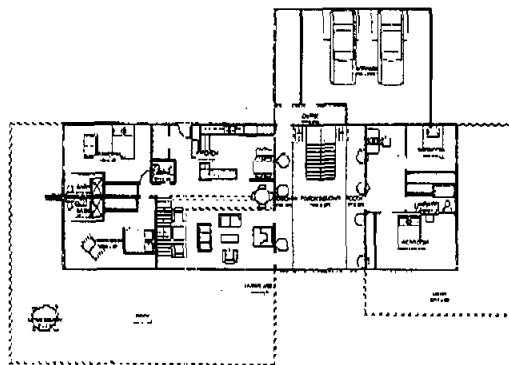
20' x 120'  
Wedding + Greenhouse parking  
15 Cars



20' x 40'  
Guests of  
800, 4 Cars

DRIVEWAY

GARDENS

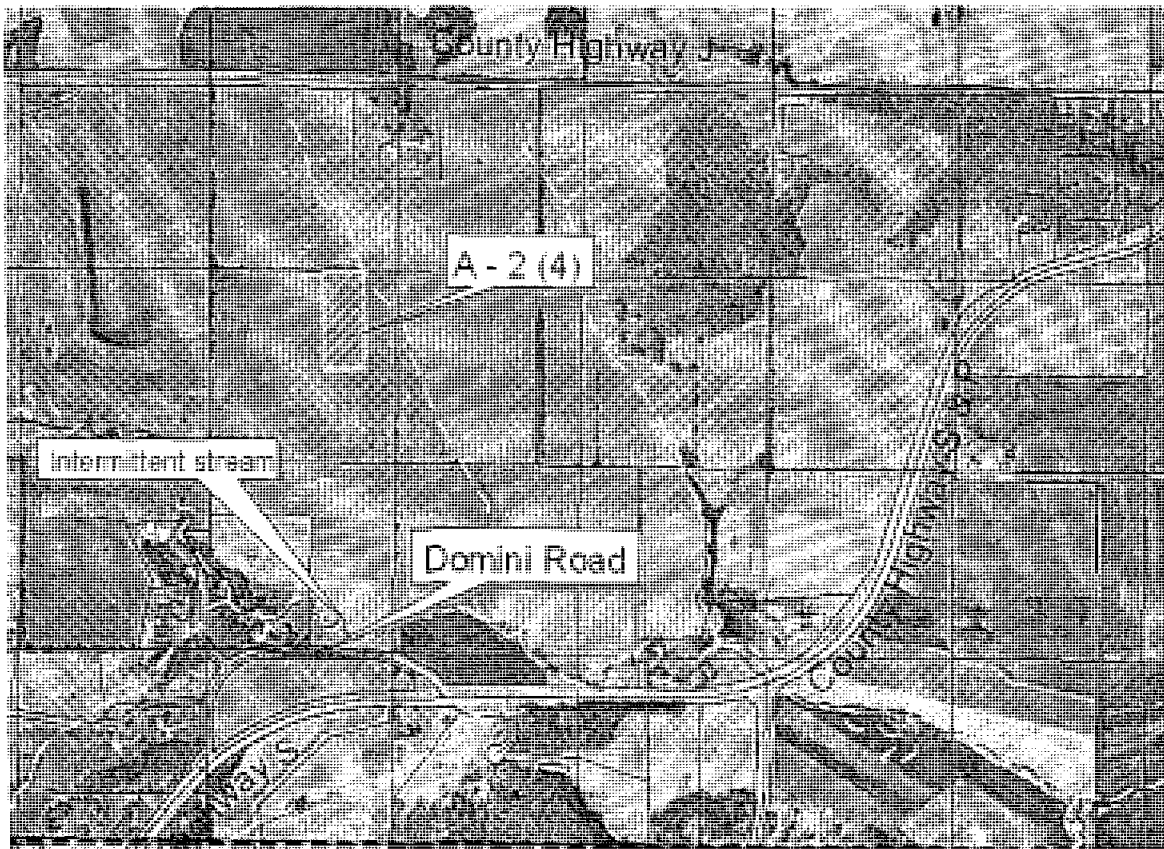


GARDENS

Compl. of the garden

S



**Background****A-1EX to A-2 (4) with CUP for Limited Family Business-- Bed and Breakfast, Meeting Facilities, and Retail Sales of Specialty Plants and Related Items**

Thomas and Kay Wiegel own approximately 150 acres zoned A-1EX, according to the rezone application signed by Robert Klebba, the agent for this petition. Klebba and David Waugh plan to purchase 64 acres of the Weigel's land and "build a residence that will accommodate a bed and breakfast..." They wish to rezone a 4.7 acre area (not a separate parcel) to A-2 (4) with a Conditional Use Permit for Limited Family Business uses, including:

- A bed and breakfast business, located in the residence;
- Meeting/wedding facilities, located in the residence and on the grounds. "As part of the B&B operation, [they] will be renting space for small weddings and seminars ranging from 10 to 30 people;"
- Specialty nursery – A proposed new greenhouse in the A-2 (4) area would be used to raise and sell specialty plants such as orchids, cacti, etc. Klebba and Waugh may also wish to sell other items related to the greenhouse or bed and breakfast uses. Related sales of Sales on-site may include related items and gifts. A greenhouse 'open house' may be held occasionally.

Parking for all the Limited Family Business uses would be provided North of the residence. No more than one non-family member would be employed.

## **Recommendations**

### **Petition 8274**

It is not clear from the application why the applicant requires a site so distant from a town road. Alternative locations closer to Domini Road would allow for a shorter driveway, less disturbance of agricultural land and potentially avoid the need for a stream crossing.

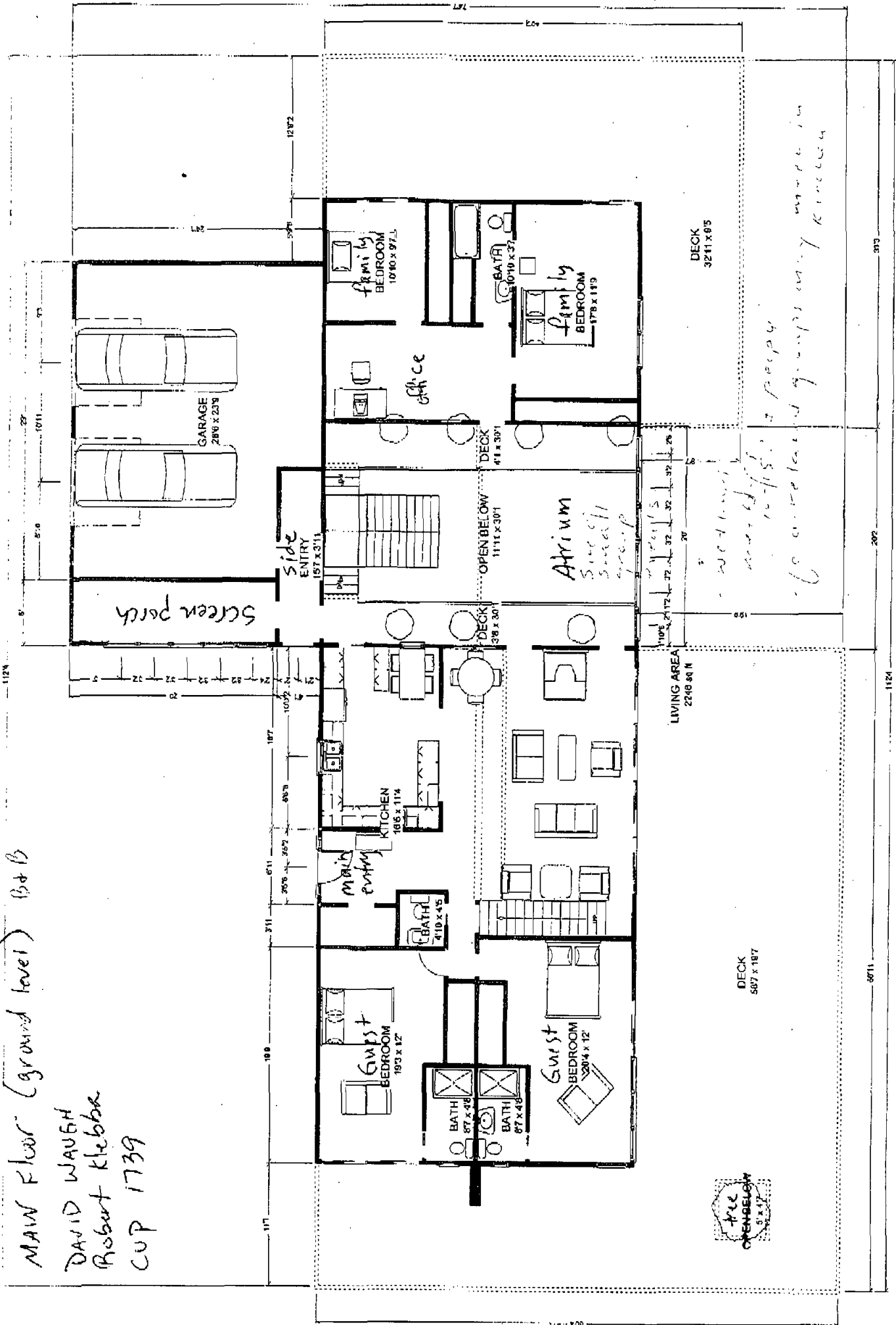
The only access to the proposed site from a town road would require the crossing of an intermittent stream. If rezoning of the proposed site is approved, failure to obtain a DNR stream crossing permit will render the parcel unsuitable for permitted uses in the A-2 zoning district. For this reason, the committee may wish to delay the effective date of the rezone until appropriate DNR stream crossing permits are obtained.

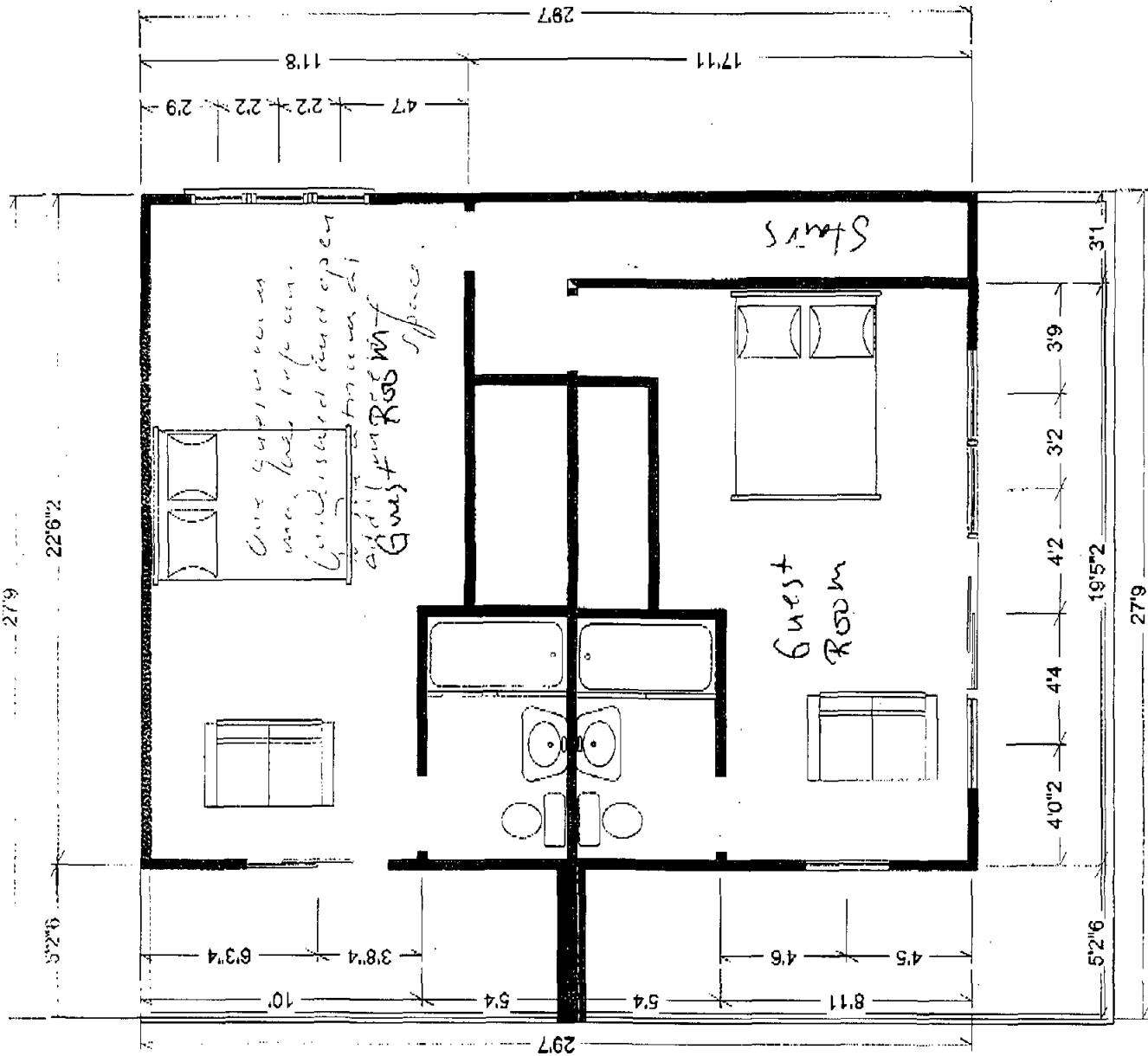
### **CUP 1739**

If the rezoning and conditional use are approved, the committee may wish to add the following conditions to the conditional use permit:

*“Development of the Limited Family Business shall conform to the revised site plan dated 10/8/2001.”*

MAIN Floor (ground level) B+B  
 DAVID WAUGH  
 Robert Klebber  
 CUP 1739



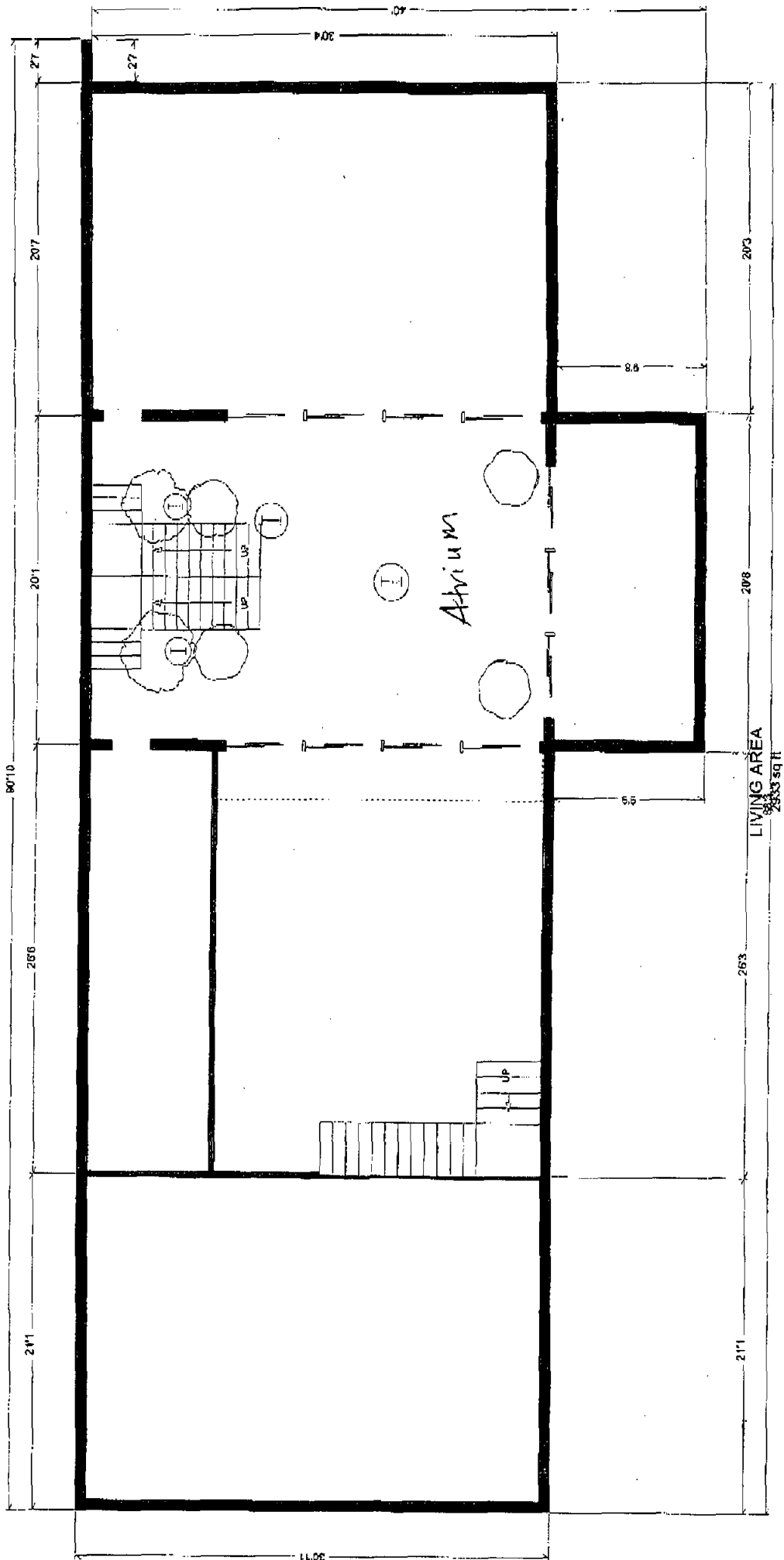


LIVING AREA  
967 sq ft

2nd floor of  
B+B  
CUP # 1739



Basement of 15th  
cup 1739



# COMPOSITE REPORT

## Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 08/26/03 ITEM#: 17.

ZONING PETITION #: 8779 CUP #: 1851

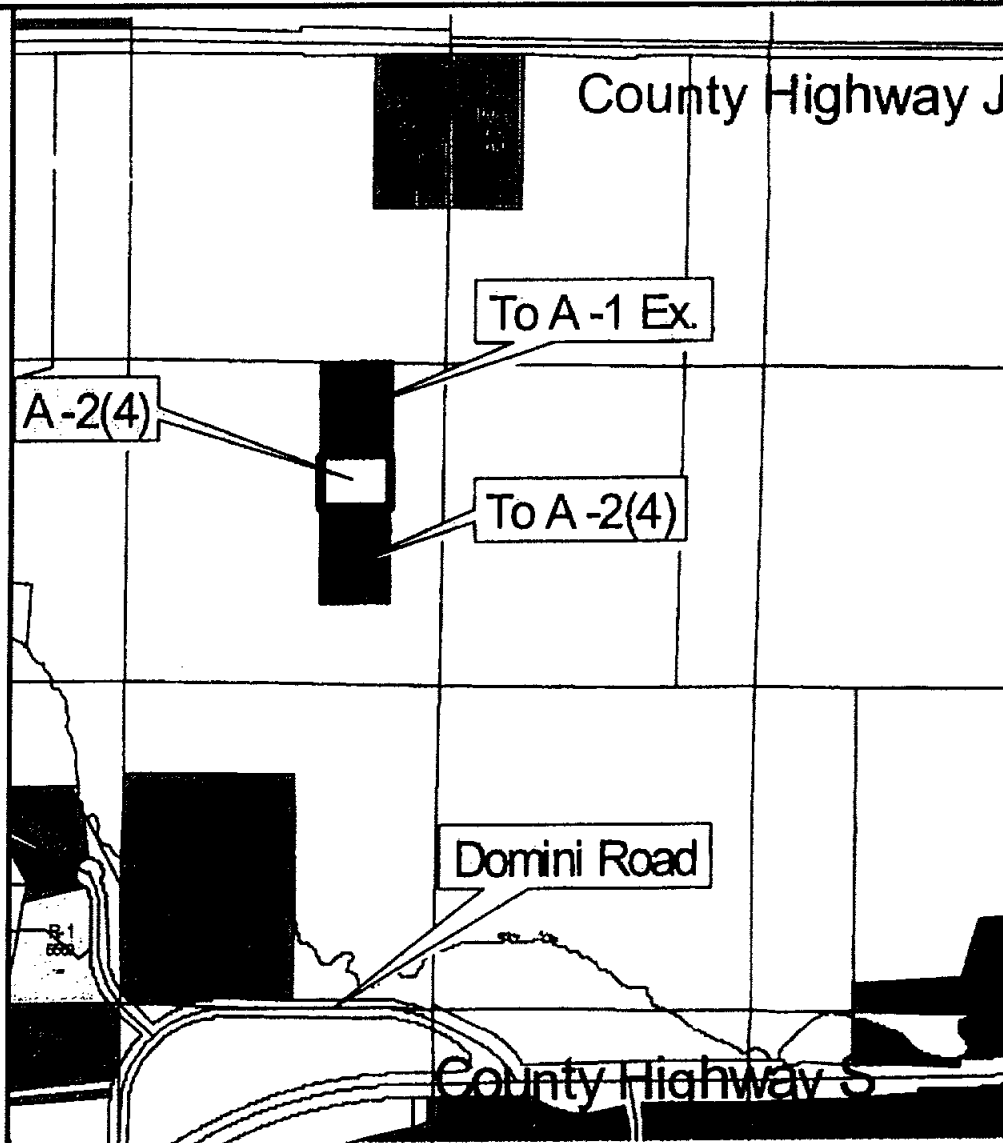
TOWN / SECTION: Town of Cross Plains 33

APPLICANT: ROBERT KLEBBA & DAVID WAUGH

LOCATION: Northwest of 8908 Domini Road

AREA: 6.2 acres DELAYED EFFECTIVE DATE: None

CHANGE: From the A-2(4) Agricultural and A-1 EX Exclusive Agricultural to the A-1 EX Exclusive Agricultural and A-2(4) Agricultural  
PROPOSED USE: adjust existing zoned area and conditional use permit for Limited Family Business



### TOWN ACTION RECOMMENDATION:

☒ Approved 7-14-03

☐ DENY

### SUBJECT TO:

☐ Conditions ☐ Amended

### IF CUP:

☐ Conditions ☐ None

### ZNR COMMITTEE ACTION - REZONING

☒ Postponed 8-26-03

☒ Approve ☐ Cond/Amend Town ☐ Cond/Amend. Comm.

☐ As Condition

☐ Amended ☐ Changed Zone Dist.

☐ Changed Boundary Description

☐ DENY

Action Date September 9, 2003 6 - 0

### ZNR CUP APPROVAL

☒ Approved

☐ As Specified by Town

☐ Con by ZNR

☐ DENY

Date October 14, 2003

### COUNTY BOARD ACTION REZONING

☐ Referred

Date September 18, 2003

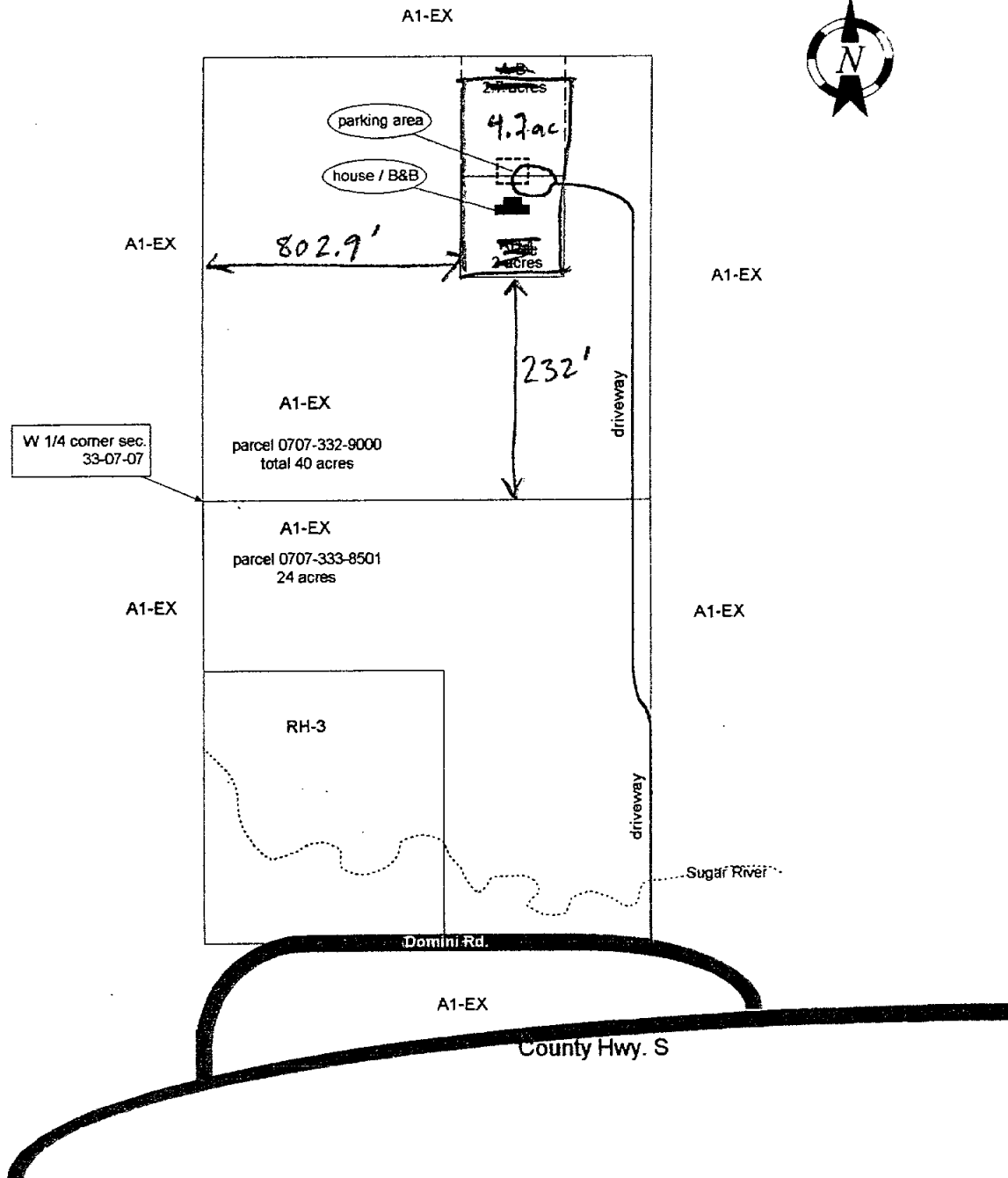
☒ Approved

☐ Amended on Floor

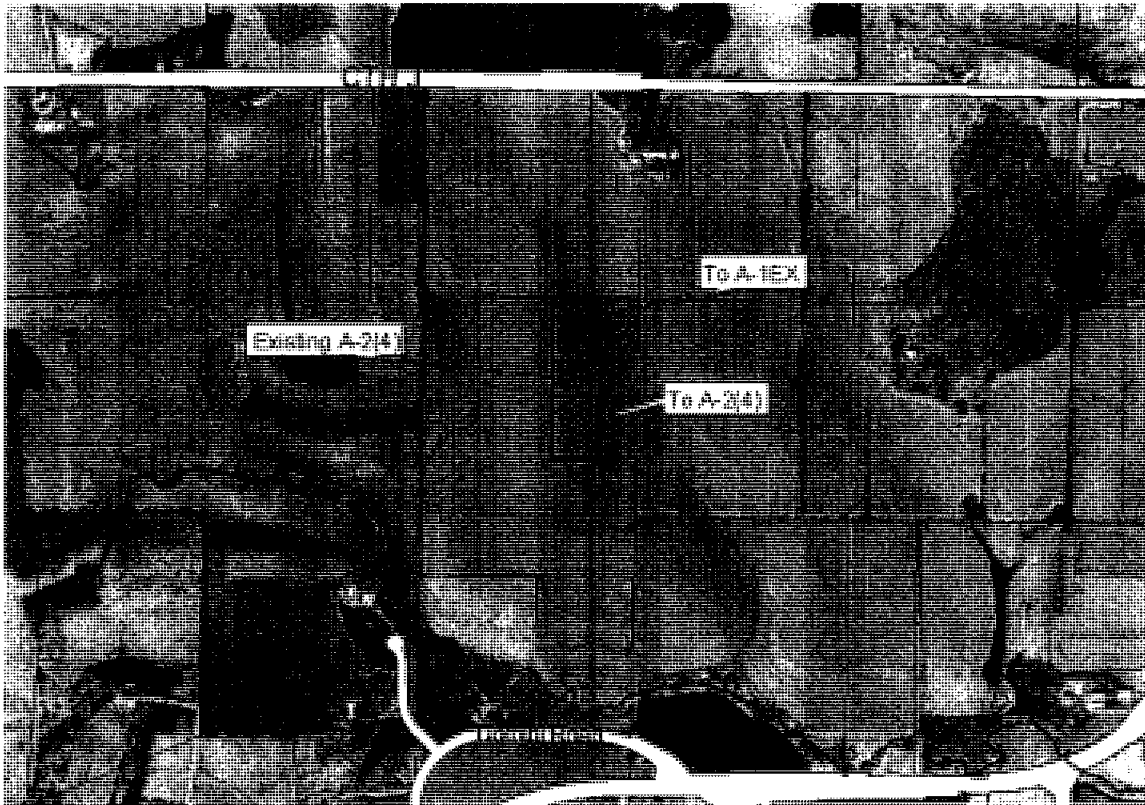
☐ DENY

COUNTY BOARD AGENDA ITEM #

8779 / 1051



ll Uleleba  
1 Jul 03



**DANE COUNTY ZONING STAFF COMMENTS / BACKGROUND**

**17. 8779. A-2(4) and A-1EX to A-1EX and A-2(4) with CUP for Limited Family Business -- bed & breakfast, meeting facility and specialty nursery.**

- **Owners of record:** Robert Klebba and David Waugh
- **Size, zoning, use of existing parcel:** Klebba and Waugh own 64 acres with 60 zoned A-1EX and a 4-acre area (not a separate parcel) zoned A-2(4) with a CUP for Limited Family Business -- bed & breakfast, meeting facility and specialty nursery.
- **Rezone desired:** The owners wish to "shift" the A-2(4) area with the CUP 400+-feet south "to avoid bedrock in the existing rezoned area."
- **Number of new home sites created:** none
- **History:** Pet. 8274 (effective 05/08/02) /CUP 1739 (effective 06/10/2003) created the rezone area for the Limited Family Business uses. No zoning permit has been issued for the new facility. Klebba and Waugh purchased 64 acres of A-1EX land to "build a residence that will accommodate a bed and breakfast..." within a 4.7 acre area (not a separate parcel) zoned A-2 (4) with a Conditional Use Permit for Limited Family Business uses, including a bed and breakfast business, located in the residence, meeting/wedding facilities located in the residence and on the grounds for 10 to 30 people, and a specialty nursery (proposed greenhouse in the A-2 (4) area for orchids, cacti, etc. and other items and gifts. A greenhouse 'open house' may be held occasionally. Parking for all the Limited Family Business uses would be provided



- North of the residence. No more than one non-family member would be employed.
- **Soils/Uses:** 60% Class III, 40% Class IV; 100% Cropland
  - **Shoreland/Floodzone:** An intermittent stream tributary to the Sugar River flows northwest to Southeast within 300 feet of the East line of the A-2 (4) area. The driveway to the proposed residence would appear to require crossing the Sugar River and associated Floodplain. It appears that the applicants have obtained the necessary DNR approval for the crossing.
- (Questions? Contact Kristine Schutte – 266-9084)**

**DANE COUNTY AGENCY COMMENTS**

**Land Conservation (Questions? Contact Kevin Connors – 224-3730):**

**Highway & Transportation (Questions? Contact Pam Dunphy – 266-4261):** No access to CTH's is anticipated. No significant increase of traffic expected due to rezone.

**Environmental Health (Questions? Contact Jim Clark – 242-6515):** The proposed bed and breakfast facility would be allowed in the family residence per Wisconsin Administrative Code ch HFS 197. The proposed meeting room and wedding banquet facilities will require evaluation according to the public building sizing criteria for the private sewage system. The sanitary facilities for public use will need to be entirely separate from the facilities intended for residential use. It appears that sanitary facilities will also be required for the employee and customers of the greenhouse portion of the business. Our records do not reflect any soil evaluation or submittal of preliminary plans for this proposed business or residence.

**DANE COUNTY PLANNING STAFF COMMENTS**

- **Town Planning District:** Agricultural Preservation
- **Town Density Policy:** N/A
- **Remaining Splits / Building Sites:** N/A
- **Other Planning Issues:** None

**(Questions? Contact Majid Allan – 267-2536)**

**TOWN ACTION REPORT**

- **Town Action:** No Town action received as of 8/20/03
- **Town Conditions:** None as of 8/20/03

**RECOMMENDED CONDITIONS**

- **Conditions:** None
- **Restrictions:** None

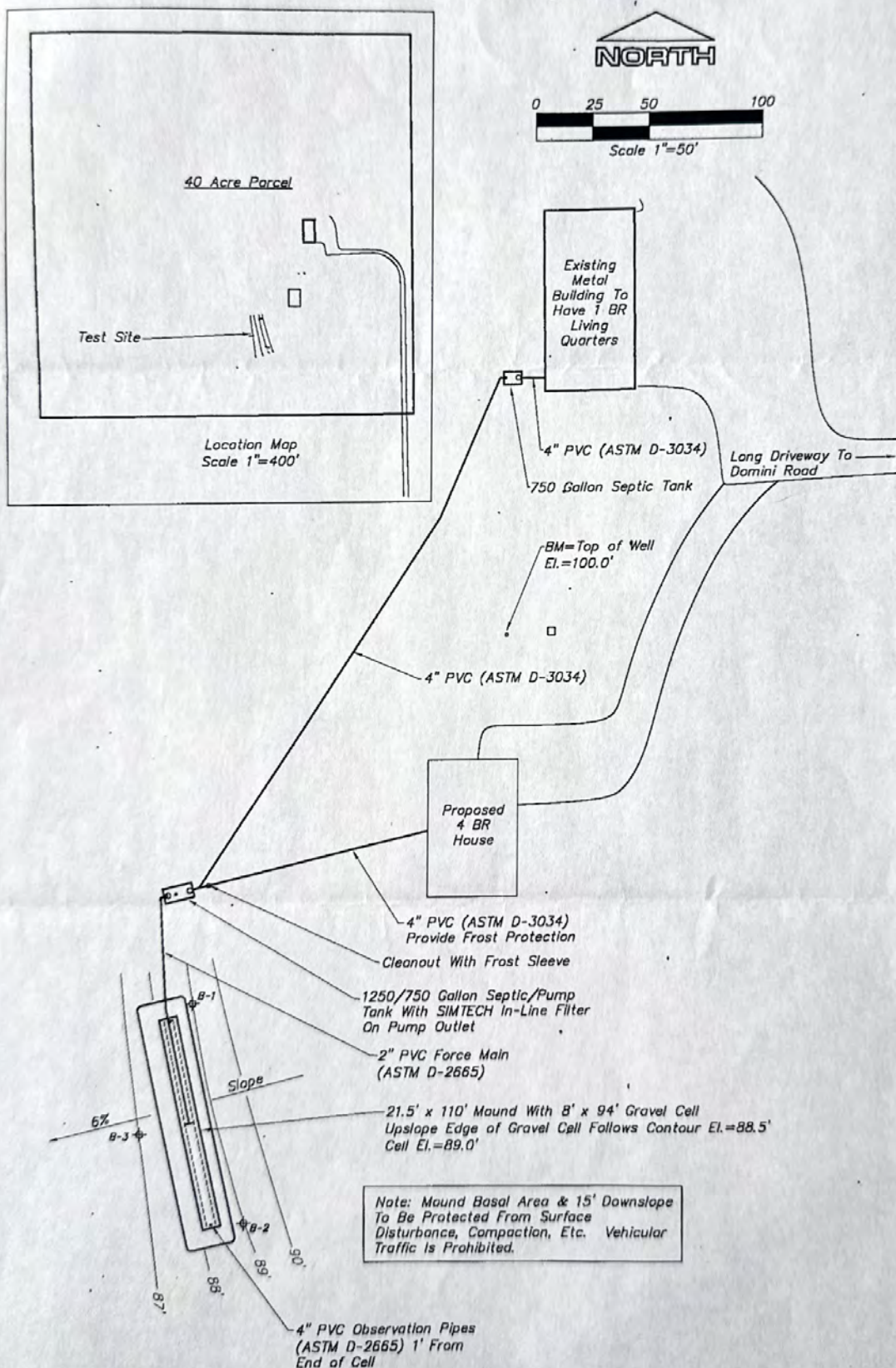


Buzzing Acres, LLC  
Rezone Petition 8910 Domini  
Road April 17, 2025

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## Attachment 5 | Existing Septic Plans & Specs, Soil Logs & Permits

**"Exhibit A"**  
**Mound POWTS Site Plan**  
**Bob Klebba Residence**  
**8910 Domini Road**  
**SW1/4, NW1/4, Section 33, T7N, R7E**  
**Town of Cross Plains, Dane County, Wisconsin**





Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

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## Attachment 7 | **2003 CUP**



DANE COUNTY  
CONDITIONAL USE PERMIT #1851

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

**GRANT:** The Conditional Use Permit.

**FOR:** Limited Family Business - Bed & Breakfast, meeting facility and nursery.

**EFFECTIVE DATE OF PERMIT 10/14/03 EXPIRATION DATE: (See below)**

**THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:**

**TO A-2(4):**

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 232.00 feet to the point of beginning; thence North 400.00 feet; thence East 300.00 feet; thence South 400.00 feet; thence West 300.00 feet to the point of beginning.

**TO A-1 EX.:**

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains, described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 8320 feet to the point of beginning; thence East 300.0 feet; thence North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.00 feet; thence South to the point of beginning.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.



3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

#### **EXPIRATION OF PERMIT**

The Conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

#### **NOTE**

Recipients of this permit should recognize that rezoning or relocation of the business may be necessary if expansion of the business is desired.



Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

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## Attachment 8 | Well Location & Permits



County Well Permit No.

W 22971 204-077

County

DAVE

INFORMATION TO BE COMPLETED BY THE APPLICANT

Property Owner (Print) Robert Klebba		Telephone Number (608) 251-7713	Site Development Plan (If required by the County) <input checked="" type="checkbox"/> Building Plan Attached or <input type="checkbox"/> Sanitary Plan Attached or <input checked="" type="checkbox"/> Other	
Mailing Address (Print) 1213 East Mifflin St		Well Location <input checked="" type="checkbox"/> Town <input type="checkbox"/> City <input type="checkbox"/> Village OF Cross Plains		
City Madison	State WI	Zip Code 53703	Well Street Address 8910 Domini Rd	Fire No. (If available)
Well Type <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Reconstruction		Subdivision Name or Certified Survey Map No.		Lot No. Block No.
Well is a <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven Point <input type="checkbox"/> Jetted <input type="checkbox"/> Other		Tax Parcel No. (If available) 9 2004 020/0707-332-9000-3		
Current number of wells on property: 0		Gov't Lot No. or SW 1/4 of NW 1/4 of		
Number of unsafe, unused or noncomplying wells to be abandoned: 0		Section 33; T. 7 N; R. 7 <input checked="" type="checkbox"/> E <input type="checkbox"/> W		
Designated Agent's Name (Print) ELLYN REDEKER		Well Constructor (Print) (If known) SAM'S ROTARY WELL DRILLERS, INC		License No. (If known) 370
Information provided with this application is true and correct to the best of my knowledge. Signature of Owner or Designated Agent: <u>Ellyn Redeker</u> Date Signed: <u>3-18-04</u>		Comments: <u>this is a different parcel than first thought. (Nursery)</u>		

FOR COUNTY PERMIT USE

Date Received <u>3-22-04</u>	DNR Variance <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved <input type="checkbox"/> Requested <input checked="" type="checkbox"/> Not Required	Floodplain Delineation <input type="checkbox"/> Floodway <input type="checkbox"/> Floodfringe <input checked="" type="checkbox"/> Other <u>N/A</u>	Flood Protection Elevation <u>N/A</u> ft/msl
Permit Fee <input checked="" type="checkbox"/> Paid <input type="checkbox"/> Not Paid			Approximate Surface Elevation of Well <u>1000</u> ft/msl
County Sanitary Permit No. <u>N/A</u>	Special Well Casing Requirements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Permit Application is: <input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied This permit shall remain valid until: <u>3-22-05</u> Signature of Administrator: <u>Robert C. Henr</u> Date Signed: <u>3-22-04</u>	Distance to Nearest Landfill: <u>1200+</u> ft Comments: <u>THIS PERMIT IS ISSUED FOR A NON-HIGH CAPACITY WELL. ANY PROPERTY THAT HAS A SINGLE WELL OR A COMBINATION OF WELLS PUMPING 10 OR MORE GALLONS PER MINUTE IS CONSIDERED A HIGH CAPACITY WELL PROPERTY THAT REQUIRED D.N.R. APPROVAL. SEE ATTACHED LETTER</u>		

FOR COUNTY INSPECTION USE

Casing is: Inches in Diameter Inches Above Grade	Sealed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments:
Date Inspected: <input type="checkbox"/> Before <input type="checkbox"/> During <input type="checkbox"/> After Construction		
By: (Initials) Signature		

THIS APPLICATION MUST INCLUDE AN 8 1/2 x 11" SITE PLAN SHOWING THE WELL AND SETBACKS TO ALL CONTAMINATION SOURCES

COUNTY

13127

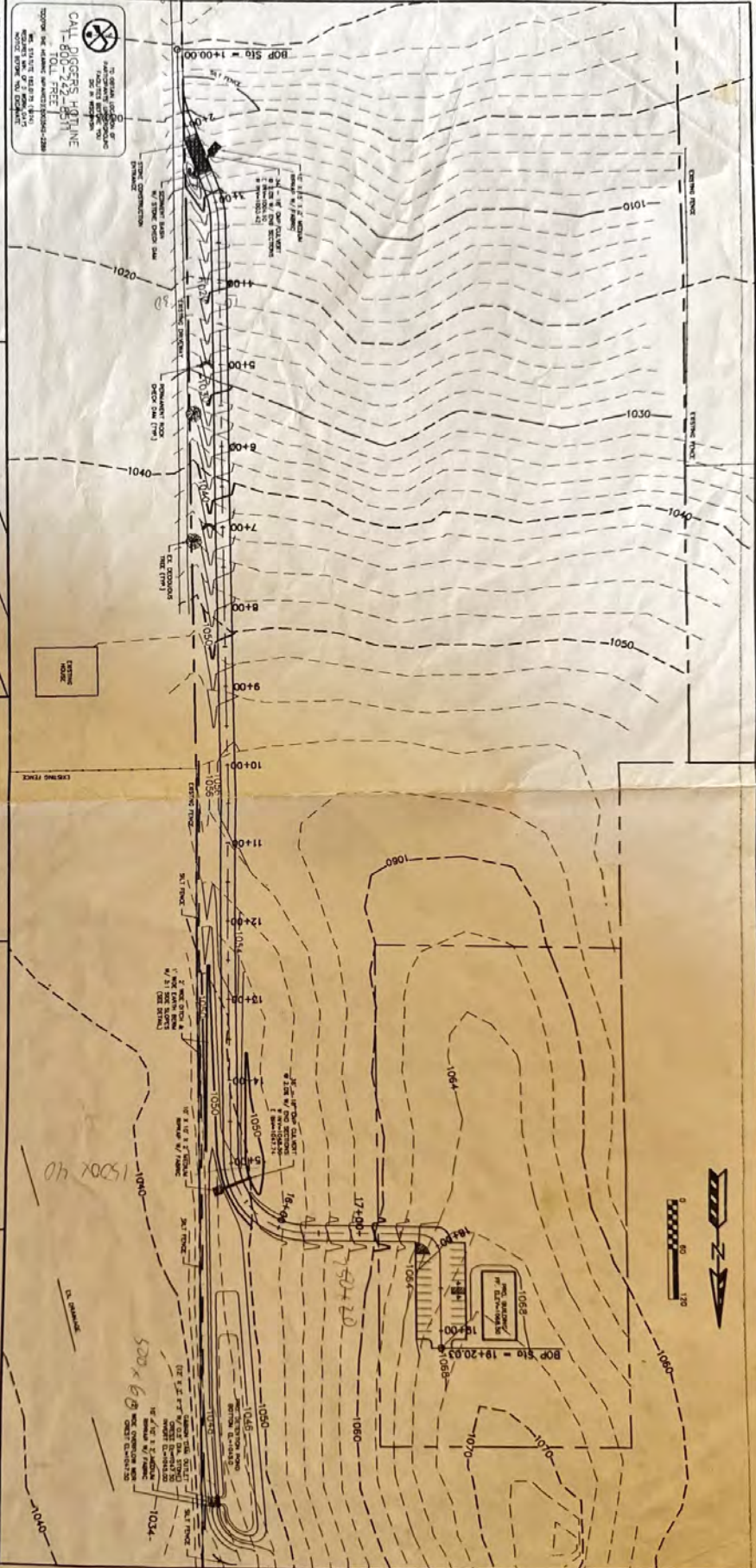




Buzzing Acres, LLC  
Rezone Petition 8910 Domini Road  
May 7, 2025

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## Attachment 9 | 2003 Driveway & Parking Lot Grading Plan & Joint Driveway Agreement



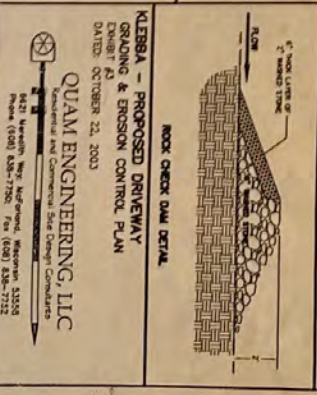
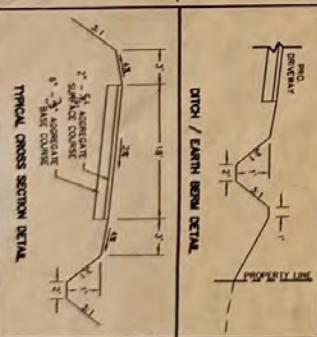
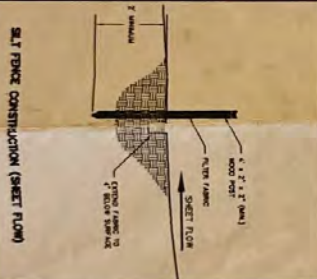
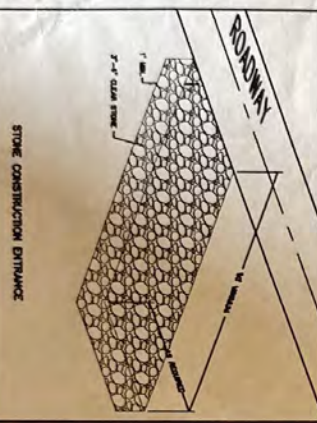
**CALL DISCERS HOTLINE**  
1-800-222-8011  
FOR MORE INFORMATION  
CONTACT: (608) 838-7750  
WWW.QUAMENGINEERING.COM

**CONSTRUCTION NOTES:**  
1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, WisDOT, 2003 EDITION.  
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.  
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
4. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.  
5. ALL EROSION CONTROL MEASURES SHALL BE REINSTALLED UPON COMPLETION OF CONSTRUCTION.  
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
7. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.  
8. ALL EROSION CONTROL MEASURES SHALL BE REINSTALLED UPON COMPLETION OF CONSTRUCTION.

**THE SCHEDULE:**  
1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, WisDOT, 2003 EDITION.  
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.  
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5. ALL EROSION CONTROL MEASURES SHALL BE REINSTALLED UPON COMPLETION OF CONSTRUCTION.



**QUAM ENGINEERING, LLC**  
6421 Westport Way, McFarland, Wisconsin 53558  
Phone: (608) 838-7750 Fax: (608) 838-7722

## JOINT DRIVEWAY AGREEMENT

Document No.

RE: Parcels A and B as shown on attached exhibits "A" and "B"

WHEREAS, the undersigned, Thomas F. Wiegel and Kay L. Wiegel, are the owners of above stated Parcels A and B; and

WHEREAS, the undersigned intends to sell each of these Parcels to different Purchasers who will then construct residences and perhaps other structures on their respective Parcels and;

RETURN TO:  
Atty. Mark B. Rooney  
P.O. Box 66  
Mt. Horeb, WI 53572

Tax Parcel Nos.:  
010-0707-333-8500-9  
010-0707-333-9000-2  
020-0707-333-8501-8  
020-070-332-9000-3

WHEREAS, the undersigned intends that those Purchasers shall share a joint driveway area serving those Parcels; and

WHEREAS, the location of the joint driveway area is more fully described as follows:

**All that part of Parcels A and B described above and all that part of the South ½ of the Southwest 1/4 lying 50.0 feet on either side of the following described reference line: Commencing at the point of intersection of the West line of the East 1/2 of the Southwest 1/4 and the northerly right-of-way line of Domini Road; thence north along said West line 500.0 feet to the point of termination of said reference line, all in Section 33, Township 7 North, Range 7 East (Town of Cross Plains), Dane County, Wisconsin.**

NOW, THEREFORE, in consideration of the desire to formalize the agreement for the sharing of the joint driveway area described above, the undersigned hereby creates the following



easements:

1. Grant of Easement. If and when ownership of either one of these Parcels A or B is severed from the other, then, in such case, the owner(s) of Parcel B is/are granted and shall have a perpetual, non-exclusive easement over that portion of Parcel A which is located within the joint driveway area and the owner(s) of Parcel A is/are granted and shall have a perpetual, non-exclusive easement over that portion of Parcel B which is located within the joint driveway area.

2. Use of the Easement Premises. The easement herein created is given to enable the owner(s) of each Parcel to obtain ingress and egress over the joint driveway area and to gain access to their respective residences and other structures, if any, to be located on each Parcel. Use of the joint driveway area is not confined to present uses of Parcel A or Parcel B or present means of transportation.

3. Utilities. The owner(s) of each Parcel are also granted the right to make any sub-surface use of the joint driveway area that does not unreasonably interfere with the other Parcel owner(s)' use of the joint driveway area.

4. Parking. Both parties covenant that vehicles shall not be parked on the easement premises, except so long as may be necessary to load and unload them.

5. Interference with Use. Except as set forth above, neither party, nor any person claiming an interest in said Parcels through either party, may utilize the joint driveway area in such a way that would unreasonably interfere with the other user's free use of the driveway. Any obstructions or impediments to the use of the joint driveway area may be removed, without notice, by either party, and the cost of such removal shall be borne by the party causing or responsible for such obstruction. The owner(s) of each Parcel shall be responsible for the acts of his tenants, licensees and their tenants' guests, licensees and invitees.

6. Damages. Each party shall be responsible for any damage he or she, his or her tenants, guests, invitees or his or her tenants' guests, licensees or invitees may cause, either intentionally or through negligence to the joint driveway area. The party responsible for such damage herein, shall promptly make all needed repairs, restoring the joint driveway area to the condition it was in prior to such damage. In the event the joint driveway area, once improved, is so badly damaged by an act of God without fault of either party that it needs to be re-built and not merely repaired, the parties agree to equally share the cost of restoring the joint driveway area to its condition prior to said Act of God. In such case, the provisions of paragraph 7(b) herein shall not apply.

7. Maintenance and Improvement of the Joint Driveway Area.

(a) Once construction of residences on both Parcels has started and thereafter, the reasonable cost of maintaining the joint driveway area, together with the reasonable cost of snow removal from the same, shall be shared equally by the owner(s) of Parcel A and Parcel B. Either party may incur the cost of such maintenance or such snow removal unilaterally and obtain reimbursement from the other party as described in Paragraph 8 of this Agreement. The foregoing notwithstanding, if construction of a residence has started on only one (1) of the two (2) Parcels, the owner(s) of the Parcel being improved shall be solely responsible for all such costs, until construction of a residence is started on the other Parcel.

(b) Neither party may improve the joint driveway area without the express, written consent of the other party. Once such mutual consent has been obtained, the cost of all such improvements shall be shared equally by the parties, unless the parties have expressly agreed in writing to share them differently.

8. Liens. The owner(s) of each Parcel described herein agrees that, should he or she fail to do anything required by this Agreement, or should he or she fail to make any payment required by this Agreement within 30 days of presentation of an invoice for the same, the owner(s) of the other Parcel shall be entitled to a lien against the interest of the defaulting owner(s) in such owner(s)' Parcel, without the need of first commencing suit. Such lien shall be for an amount equal to the amount owed plus the reasonable costs of enforcing this Agreement, including reasonable attorney's fees. The lien herein created may be enforced by sale pursuant to a foreclosure and shall be in the nature of a mortgage lien for purposes of procedure in foreclosure. No such lien shall exist until an affidavit claiming such interest is placed of record with the Dane County Register of Deeds in the manner established for perfecting a mortgage lien.

9. Arbitration. All claims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof, shall be decided by arbitration in accordance with the rules and procedures of the American Arbitration Association, unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

Notice of the demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The demand for arbitration shall be made within a reasonable time after the claims, dispute or other matter in question has arisen, and in no event shall it be made when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

All claims which are related to or dependent upon each other shall be heard by the same arbitrator or arbitrators, even though the parties are not the same, unless a specific contract prohibits such consolidation.

These provisions relating to mandatory arbitration shall not be applicable to a claim asserted in an action in a state or federal court by a person who is under no obligation to arbitrate such claim with either of the parties to this Agreement insofar as the parties to this Agreement may desire to assert any rights of indemnity or contribution with respect to the subject matter of such action.

The provisions of this arbitration clause shall not preclude the placement of liens pursuant to paragraph 8 of this Agreement. Such liens, once established, however, may be dealt with by the Arbitrator in resolving a dispute.

10. Running of Benefits of Burdens. This Agreement shall inure to the benefit of and shall be binding upon the heirs, successors and assigns to the present owner(s) of each Parcel herein described. The terms of this Agreement shall run with the land and shall have perpetual effect unless modified by the mutual agreement of all parties having an interest in the above-described lands.

Dated this 14<sup>th</sup> day of March, 2002.

Thomas F. Wiegel  
Thomas F. Wiegel

Kay L. Wiegel  
Kay L. Wiegel

#### AUTHENTICATION

Signatures of Thomas F. Wiegel and Kay L. Wiegel authenticated this 14<sup>th</sup> day of March, 2002.

Mark B. Rooney  
Mark B. Rooney  
Member: State Bar of Wisconsin

DRAFTED BY:  
Attorney Mark B. Rooney  
522 Springdale St., Ste. 103  
P.O. Box 66  
Mt. Horeb, WI 53572  
Tele: 608-437-5591



## **EXHIBIT A**

The Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 7 North, Range 7 East, in the Town of Cross Plains, DANE COUNTY, Wisconsin, EXCEPT that part of the the Northwest 1/4 of the Southwest 1/4 conveyed in Warranty Deed recorded as Document No. 2935305.