

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/25/2016	DCPREZ-2016-10989
Public Hearing Date	C.U.P. Number
05/24/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERTS IRREV FAMILY TR 2012	PHONE (with Area Code)	AGENT NAME JON JAECK	PHONE (with Area Code) (608) 217-5558
BILLING ADDRESS (Number & Street) 2479 GLENN DR		ADDRESS (Number & Street) 1357 DIANE AVE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS		E-MAIL ADDRESS jon.jaeck@yahoo.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	
2479 Glenn Drive					
TOWNSHIP PLEASANT SPRINGS	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-211-8691-0					

REASON FOR REZONE			CUP DESCRIPTION	
MOVING EXISTING C1 ZONING EAST OF ITS CURRENT LOCATION AND REZONING REMAINING A1-EX TO A2				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	C-1 Commercial District	1.9		
C-1 Commercial District	A-2 Agriculture District	1.9		
A-1Ex Exclusive Ag District	A-2 Agriculture District	14.8		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
03/22/2016	DCPREZ-2016-10989
Public Hearing Date	C.U.P. Number
05/24/2016	

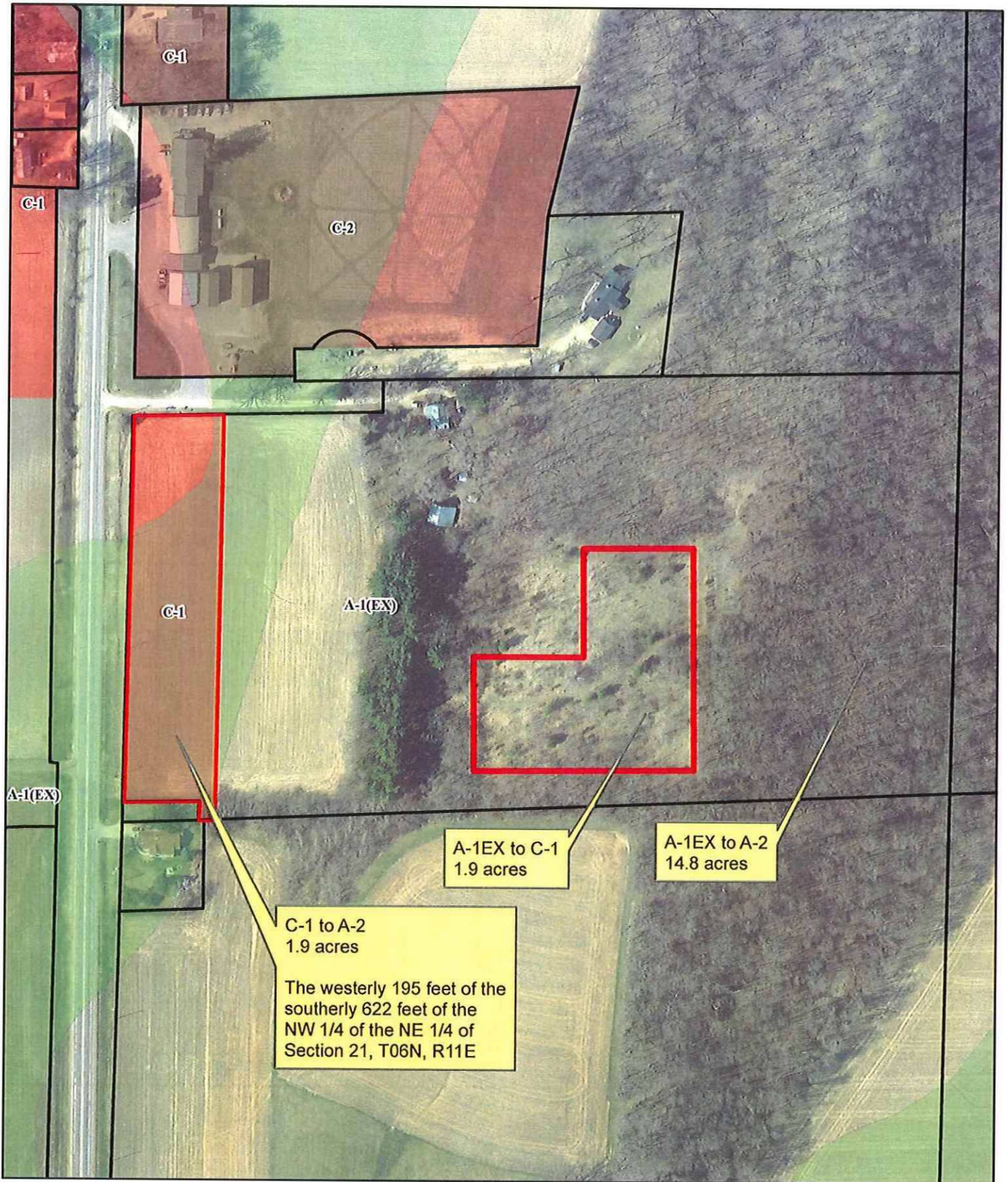
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REASON FOR REZONE	CUP DESCRIPTION
MOVING EXISTING C1 ZONING EAST OF ITS CURRENT LOCATION AND REZONING REMAINING A1-EX TO A2	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	C-1 Commercial District	1.95		
C-1 Commercial District	A-2 Agriculture District	1.95		
A-1Ex Exclusive Ag District	A-2 Agriculture District	17.96		

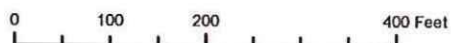
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Applicant Initials 	Applicant Initials 	Applicant Initials 		PRINT NAME: *Jonathan Jaeck
				DATE: *3/22/16



Legend

Significant Soils

- Class 1
- Class 2



2479 Glenn Drive

LEGAL DESCRIPTIONS for 10989

A-1EX to C-1

LANDS BEING PART OF THE S.1/2 OF THE NW.1/4 OF THE NE.1/4 OF SECTION 21, T.06N., R.11E., TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN

COMMENCING at the North $\frac{1}{4}$ corner of said Section 21; thence S.00°45'13"W., 1325.40 feet along the West line of said NE.1/4 to the Southwest corner of the NW.1/4 of said NE.1/4; thence N.88°08'55"E., 596.24 feet along the South line of the NW.1/4 of said NE.1/4; thence N.00°28'45"E., 53.56 feet to the **POINT OF BEGINNING**; thence continuing N.00°28'45"E., 168.00 feet; thence S.89°31'15"E., 168.00 feet; thence N.00°28'45"E., 168.00 feet; thence S.89°31'15"E., 168.00 feet; thence S.00°28'45"W., 336.00 feet; thence N.89°31'15"W., 336.00 feet to the **POINT OF BEGINNING** 1.9 acres more or less.

C-1 to A-2

The westerly 195 feet of the southerly 622 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, T06N, R11E, Town of Pleasant Springs, Dane County, WI. 1.9 acres more or less

A-1EX to A-2

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of section 21, Town 6 North, Range 11 East, Township of Pleasant Springs, **Except:** Commencing at the N $\frac{1}{4}$ corner of section 21; thence S 00°45'13"W, 1325.40 feet to the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N 88°08'55"E along the South line of said $\frac{1}{4}$, 47.79 feet to the East line of County Trunk Highway "N" and the point of beginning; thence continue along said South line, 117.21 feet; thence N 00°45'13"E, 31.10 feet; thence N89°54'17"W, 117.26 feet to the afore said East highway line; thence S 00°28'45"W along said East line, 35.08 feet to the point of beginning. The above described containing 14.8 acres more or less



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 Roberts Irrev. Agent's Name ~~Bret Techumper~~
 Address 2479 Glenn Dr. Family Trust Address Jon Jaeck
 Phone _____ Phone 608.886.3640 608.217.5558
 Email _____ Email jon-jaeck@yahoo.com

Town: Sproughton Parcel numbers affected: 046/0611-211-8691-0

Section: 01 Property address or location: 2479 Glenn Drive

Zoning District change: (To / From / # of acres) Shifting 1.95 CI ~~parc~~ zoning parcel east (1.95)
17.96 A1EX - 42

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %
see attached.

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: * see supporting documents.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By [Signature]

Date: 3/17/16

Conditional Use Permit --- Application

PARCEL #: 046/0611-211-8691-0

ACREAGE: 19.911

ZONING: C1 (1.95 acres) and A1 (17.96 acres)

OVERVIEW

My wife and I are looking to purchase the property listed above. A Wedding Venue and the leased farming of 6-8 acres.

OFFER

We made an offer on this property contingent on Town and County approval of the relocation of the C1 section of this property. Once we have the proper approvals we will be hiring an architect, general contractor, civil engineer, and structural engineer to manage this project.

PROPERTY

This property is surrounded on all sides by trees with tillable land to the West. We really like the privacy of this property as well as the proximity to other farms. Preserving the rural atmosphere of this property is important to us.

BASIC OPERATIONS

- **FARMING:** We will lease 6-8 acres of this property for farming, seeking bids from 2-3 local farmers.
- **BUILDINGS:** We plan to have (2) barns, (1) storage shed, and (1) trash enclosure on this property.
 - Main Barn: 55' wide, 110' long, 35' high
 - Secondary Barn: 40' wide, 60' long, 25' high
 - Storage Shed: 20' wide, 30' long, 15' high
 - Trash enclosure: 15' wide, 20' long, 8' high
- **BUSINESS:** We will make the main barn available to couples for weddings but we would also welcome other events (anniversaries, birthdays, graduations, etc.). We expect the majority of events will be held Friday and Saturday nights May thru October. We expect that events will run 4pm to 11:30pm. Our average capacity will be 150 guests but our max capacity will be between 250-300 guests. Our main barn will be fully framed and insulated, limiting noise. All activities will be held in-doors. There will be no outdoor speakers or music.
- **DRIVEWAY:** This property is located just off Hwy N on Glenn Drive in the Town of Pleasant Springs. The driveway extends directly off of Glenn Drive.
- **PARKING:** The parking lot will be located on the south end of the property. The lot will hold a maximum of 100 cars.
- **STORAGE:** We will have ample storage within our buildings. No equipment or machinery will be left outside.
- **LIGHTING:** All lighting in the parking lot and on barns will be situated below the surrounding canopy, pointing directly down towards the ground.
- **EMPLOYEES:** We do not plan to have employees; this will be a family run business.
- **KITCHEN:** There will be a basic kitchen in the main barn with a sink, stove top, and counter space. Much like you would find at a local church. There will NOT be a commercial kitchen on this property. All events will be catered; all food will be prepared OFF-SITE.
- **TRASH REMOVAL:** We will have a fenced in trash enclosure. Trash pick-up will be every Monday or Tuesday.
- **SIGNAGE:** We would like to have one small sign set right at the entrance to the property. The sign would be roughly 6x8 feet, and would be set 2 feet off the ground. The sign would contain our farm's name, The Fields Reserve.
- **BEVERAGE SERVICE:** We plan to offer full beverage service; beer, wine, and liquor. This will NOT be a bar and will NOT be open to the general public.

ZONING

This property is zoned C1 (1.95 acres) and A1 (17.96 acres).

Thank you all for your time and consideration.

Best regards,

Jon Jaeck

General Manager, The Fields Reserve

Phone: (608) 217-5558 Email: jon_jaeck@yahoo.com

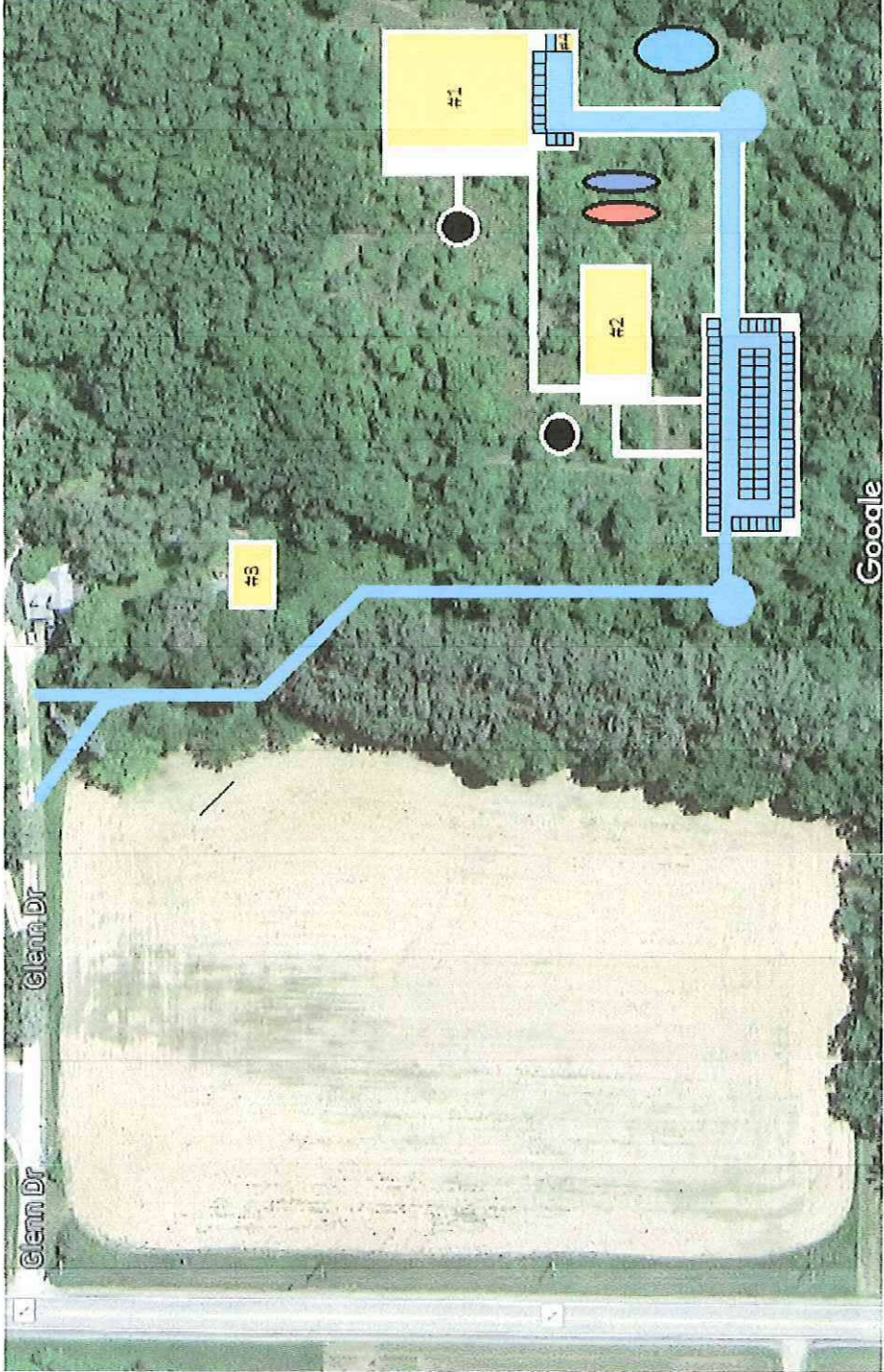
Zoning Change Impact Statement

1. **The establishment, maintenance or operation of this property will not be detrimental to or endanger the public health, safety, comfort or general welfare.** Our operation will fit in nicely with the rural character of this area. Traffic will not be an issue and all operations will be contained within the limits of the 20-acre property. This site will have clear access to all buildings for emergency personnel. Our improvements will be adding value to the area and will in no way impact neighboring properties.
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 this business.** Our property will have no smell and no outdoor noise. All activities will be held indoors. There will be no outdoor speakers or music. All lighting will be down cast. The parking lot and all cars will be contained on site with no impact to the surrounding streets. Our property and improvements will help to preserve the rural atmosphere of this area.
3. **That this business will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.** This is a large 20-acre site that will not be subdivided. Within our buildings there will be ample room for storage. There will be no machinery or equipment left outside. We will have a well maintained property that will enhance any future development in the area.
4. **That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.** This site will have a well and septic system. We will have appropriate storm water management to ensure no run-off to neighboring properties. We will follow all commercial building codes in the construction of our barns. The buildings and parking lot will meet all setback requirements and all building codes.
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.** This property is located on Glenn Drive, a Town of Pleasant Springs road. The driveway will be a minimum of 18'-20' wide to allow appropriate room for cars both coming to and leaving the property. During the work week, when traffic volume is highest, we will not be operating. So traffic will not be an issue.

Also, it is important to note that we will have a long driveway (350+ feet) leading to our parking lot which will allow cars to quickly get off Hwy N and Glenn Drive and into the property without being blocked by other traffic entering the property. The long driveway also allows for adequate cueing upon exit of the property. Our parking lot will have 100 spaces which is well above the state requirement for this property and our capacity. The long driveway and large parking lot will ensure that there will be no impact to the surrounding streets.

6. **That this business will conform to all applicable regulations of the district in which it is located.** The buildings and parking lot will meet all setback requirements and all county/state building and safety codes. Our parking lot will provide ample off-street parking which will leave no impact on surrounding streets. All parking and activities will be fully contained within the property. All lighting will be situated below the surrounding canopy, pointing directly down towards the ground. The parking lot and all its lighting will be completely surrounded by trees. It will be very difficult for anyone to see the parking lot or its cars from outside the 20-acre property.

- #1 (Main Barn): 55W x 110L x 35H
- #2 (Accessory Barn): 40W x 60L x 15H
- #3 (Storage Shed): 20W x 30L x 15H
- #4 (Trash Enclosure): 15W x 20L x 8H
- Retention Pond
- Flower bed
- Well
- Septic



Google

EXAMPLE PHOTOS, SIMILAR PROPERTIES

Barn Exterior



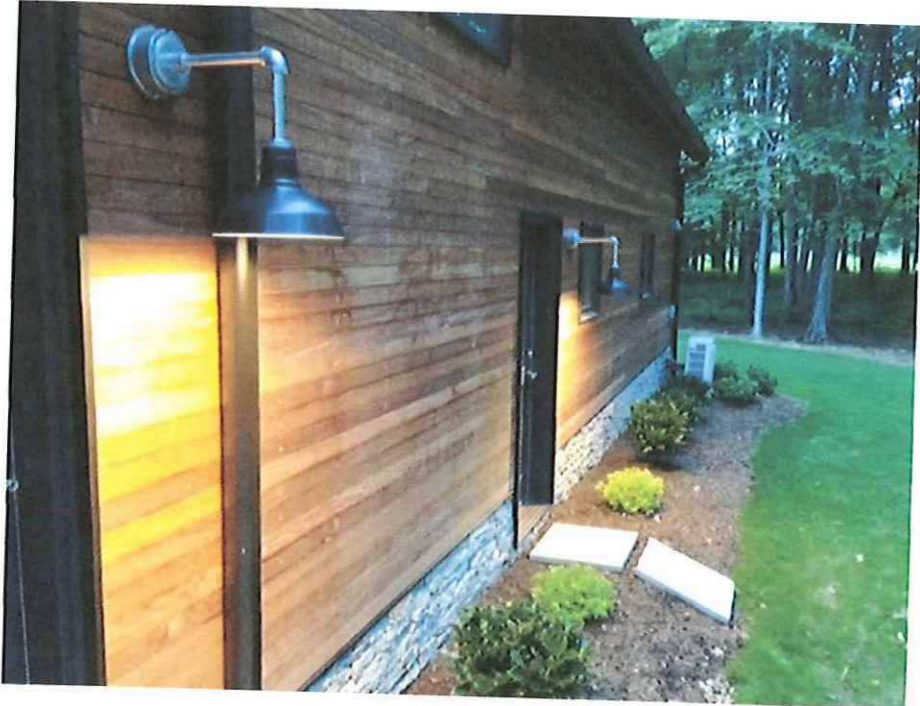
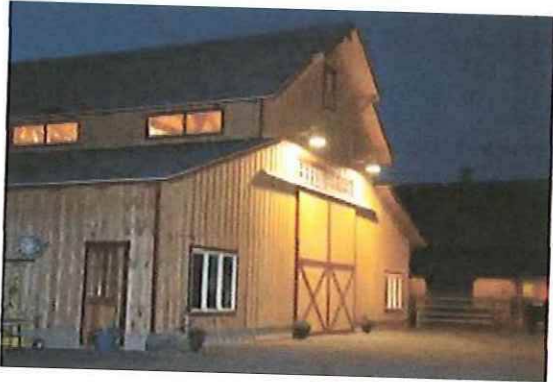
Barn Interiors



Restrooms



Barn Exterior Lighting



Pathways



Parking Lot



Parking Lot Lighting



Driveway

