

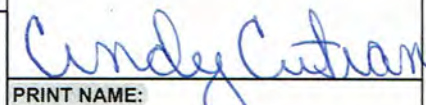
Dane County Rezone & Conditional Use Permit

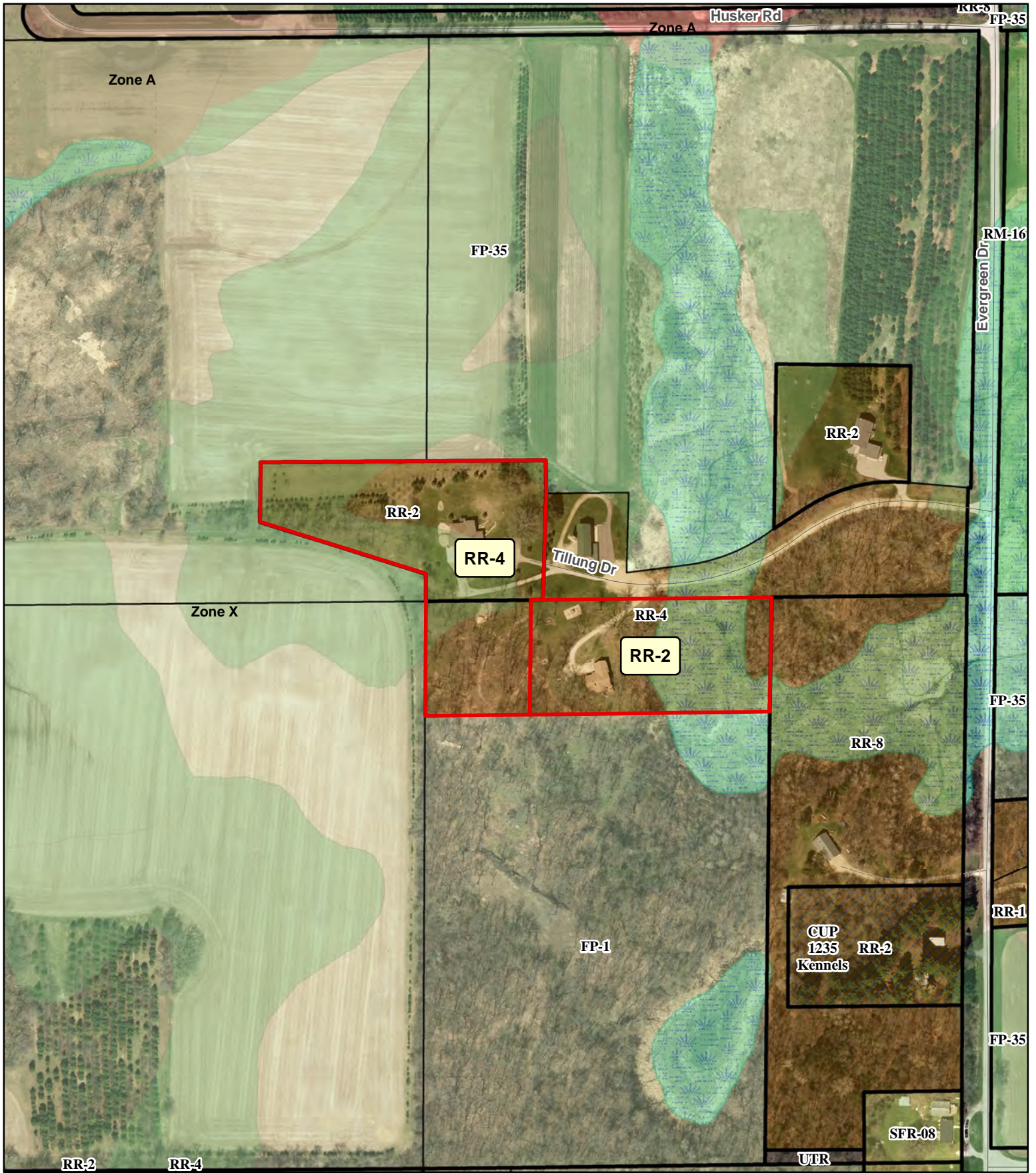
Application Date	Petition Number
09/16/2020	DCPREZ-2020-11612
Public Hearing Date	C.U.P. Number
11/24/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ARINGTON TREE FARM LLC	PHONE (with Area Code) (608) 575-9673	AGENT NAME CINDY CUTRANO	PHONE (with Area Code) (608) 423-4307
BILLING ADDRESS (Number & Street) 209 LIMESTONE PASS		ADDRESS (Number & Street) 300 US HWY 12 & 18	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) CAMBRIDGE, WI 53523	
E-MAIL ADDRESS JOE@ARINGTONTREEFARM.COM		E-MAIL ADDRESS SUBARUHEAVEN@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	
1167 TILLUNG DR		1166 TILLUNG DR			
TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP CHRISTIANA	SECTION 8	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-081-8795-0		0612-081-8820-0			

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-4 Rural Residential District	RR-2 Rural Residential District	3.4		
RR-2 Rural Residential District	RR-4 Rural Residential District	3.8		


C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <u>cc</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>cc</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>cc</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Cindy Cutrano</u>
				DATE: <u>Sept 16, 2020</u>



Legend

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



0 75 150 300 Feet


Petition 11612
 ARINGTON TREE FARM
 LLC



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	ARINGTON TREE FARM LLC	Agent Name:	CINDY CUTRANO
Address (Number & Street):	209 LIMESTONE	Address (Number & Street):	300 US HWY 12 AND 18
Address (City, State, Zip):	COTTAGE GROVE WI 53527	Address (City, State, Zip):	CAMBRIDGE WI 53523
Email Address:	joe@aringtontreefarm.com	Email Address:	subaruheaven@yahoo.com
Phone#:	608-575-9673	Phone#:	608-423-4307

PROPERTY INFORMATION	
Township: CHRISTIANA	Parcel Number(s): 0612-081-8795-0 AND 0612-081-8820-0
Section:	Property Address or Location: 1166 AND 1167 TILLUNG RD, CAMBRIDGE, WI

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

REMOVING 1.6 (GIVE OR TAKE) ACRES FROM PARCEL 0612-081-8795-0. THIS IS CURRENTLY ZONED RR-4, WILL NEED TO CHANGE IT TO RR-2, IT IS LOT 2 ON THE PRELIMINARY CSM. TAKING THE 1.6 (GIVE OR TAKE) ACRES FROM THE PREVIOUS MENTIONED PARCEL AND ADDING IT TO PARCEL 0612-081-8820-0, IT IS LOT 3 ON THE PRELIMINARY CSM. PARCEL 0612-081-8770-0 IS SHOWN AS LOT 1 ON THE PRELIMINARY CSM, AS THIS IS THE PARCEL THAT CONTAINS THE SHARED DRIVEWAY AND HAS TOUCH TO EVERGREEN DR. THERE WILL BE NO CHANGE TO THIS PARCEL.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-2	3.4
RR-2	RR-4	3.8 XX

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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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 *Cindy Cutrano*

Date 9/16/20

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:

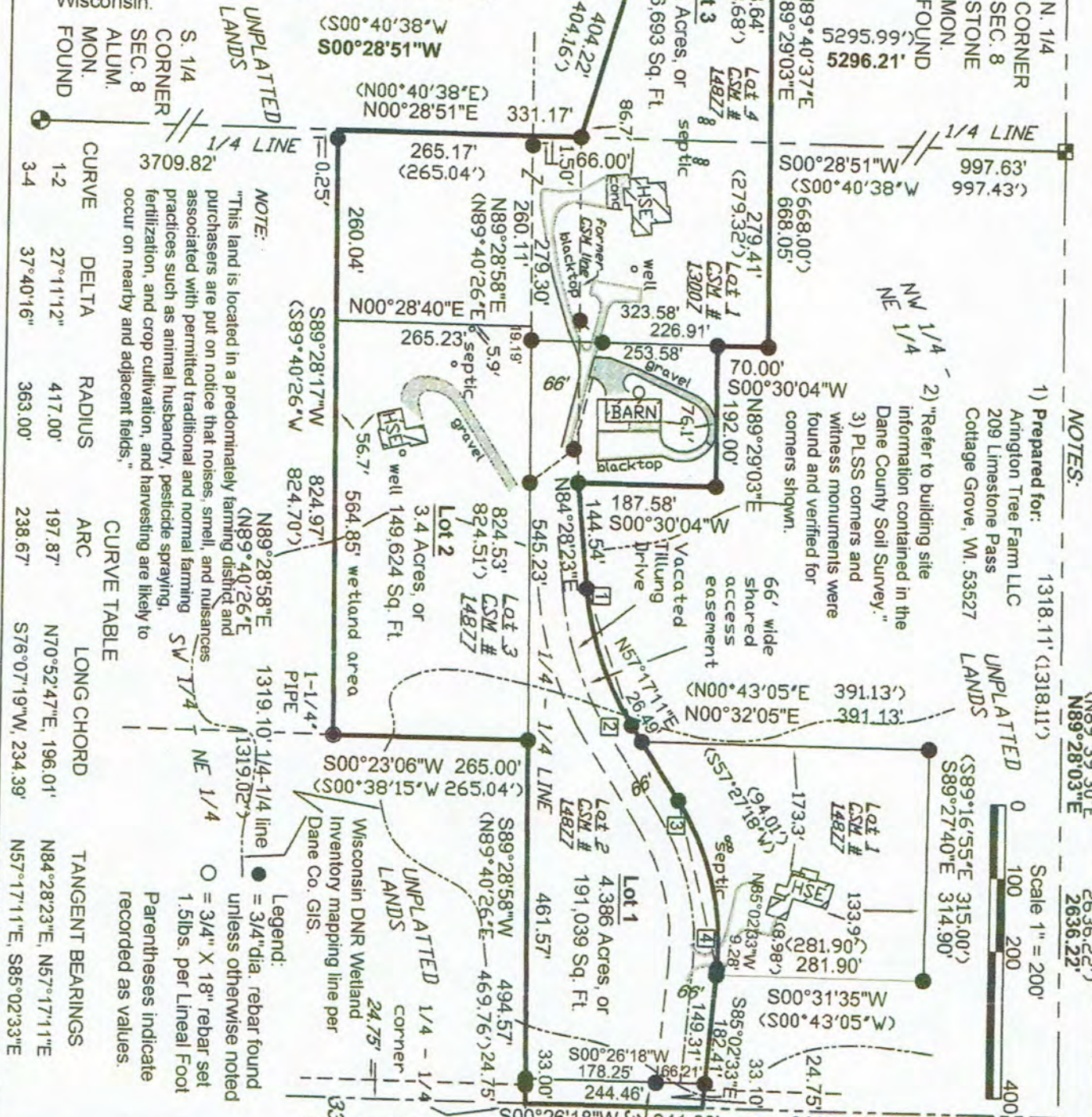
- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials 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):	MARK ROSENBERG/ALAINE ROSENBERG
Address (Number & Street):	1166 TILLUNG RD
Address (City, State, Zip):	CAMBRIDGE, WI 53523
Email Address:	markarosenberg@yahoo.com/loulany@yahoo.com
Phone Number:	608-235-7965/608-216-4117

Preliminary Certified Survey Map

Part of Dane County Certified Survey Maps 4482, 13001, and 13007, being in the NE 1/4 of the NW 1/4, the NW 1/4 of the NE 1/4, and the SW 1/4 of the NE 1/4 of Section 8, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.



UNPLATTED LANDS

S. 1/4 CORNER SEC. 8 ALUM. FOUND

NE 1/4 CORNER SEC. 8 STONE MON. FOUND

NE 1/4 CORNER SEC. 8 STONE MON. FOUND

NE 1/4 CORNER SEC. 8 STONE MON. FOUND

NE 1/4 CORNER SEC. 8 STONE MON. FOUND

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NE 1/4 CORNER SEC. 8 STONE MON. FOUND

NE 1/4 CORNER SEC. 8 STONE MON. FOUND

NOTE: "This land is located in a predominately farming district and purchasers are put on notice that noises, smell, and nuisances associated with permitted traditional and normal farming practices such as animal husbandry, pesticide spraying, fertilization, and crop cultivation, and harvesting are likely to occur on nearby and adjacent fields."

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RR-4 to RR-2

Part of Lot 3, Dane County Certified Survey Map number 14877, being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Town 6 North, Range 11 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Beginning at the Northeast corner of Lot 3; thence S00°23'06"W, 265.00 feet to the Southeast corner of said lot; thence S89°28'17"W along the South line of said lot, 564.85 feet; thence N00°28'40"E, 265.2 feet to the North line of said lot; thence N89°28'58"E along said line, 564.42 feet to the point of beginning. Containing 3.4 acres more or less.

RR-2 to RR-4

Lot 4, Dane County Certified Survey Map number 14877, being in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Town 6 North, Range 11 East, Town of Christiana, Dane County, Wisconsin.

(1.6 acre of RR-4 zoned land to be added to this lot)