


# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
11/15/2018	DCPREZ-2018-11381
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
01/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRIS HENDRICKSON	PHONE (with Area Code) (608) 577-4340	AGENT NAME WYSER ENGINEERING	PHONE (with Area Code) (608) 437-1980
BILLING ADDRESS (Number & Street) 211 LAKE ST		ADDRESS (Number & Street) 312 E MAIN ST	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS CJHENDRICKSON@GMAIL.COM		E-MAIL ADDRESS JULIUS.SMITH@WYSERENGINEERING.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	
7595 W MINERAL POINT RD					
TOWNSHIP MIDDLETON	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-292-8501-6					

REASON FOR REZONE			CUP DESCRIPTION	
EXPANSION OF EXISTING LAND USE (RETAIL GREENHOUSE)				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	C-1 Commercial District	1.6		
A-1 Agriculture District	C-1 Commercial District	6.2		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CJA</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CJA</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CJA</u>	<b>INSPECTOR'S INITIALS</b>  HJH3	<b>SIGNATURE: (Owner or Agent)</b> 
				<b>PRINT NAME:</b> Chris Hendrickson
				<b>DATE:</b> 11/15/18





**Zoning Change Application**

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Chris Hendrickson</u>	Agent's Name	<u>Wyser Engineering</u>
Address	<u>211 Lake St</u> <u>Mount Horeb, WI 53572</u>	Address	<u>312 East Main Street</u> <u>Mount Horeb, WI 53572</u>
Phone	<u>(608) 577-4340</u>	Phone	<u>608-437-1980</u>
Email	<u>cjhendrickson@gmail.com</u>	Email	<u>julius.smith@wyserengineering.com</u>

Town: Middleton Parcel numbers affected: 0708-292-8501-6

Section: 29 Property address or location: 7595 W Mineral Point Rd Verona WI 53593

Zoning District change: (To / From / # of acres) To C-1 from A-1 & B-1

Soil classifications of area (percentages) Class I soils: 20 % Class II soils: 80 % Other:     %

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:

~~We are proposing an expansion and improvement of the current K & A Greenhouse over the two parcels which make up the entire tax parcel, the smaller parcel currently zoned B-1 (current greenhouse area) and larger parcel zoned A-1 (vacant lands). The expansion would be across both parcels. Therefore, a rezone application is required to establish the new C-1 zoning district to meet the proposed use across the entire tax parcel. The rezone is necessary to expand operations where parking and retail needs have exceeded the current area.~~

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

Date: 11/12/18







## Rezone Tax Parcel 0708-292-8501-6 TO C-1

A part of the Northwest Quarter of the Northwest Quarter of Section 29, Town 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, Being more fully described as follows:

Commencing at the North Quarter Corner of aforesaid Section 29;

thence along the North line of the aforesaid Northwest Quarter of Section 29 North 89 degrees 52 minutes 17 seconds West, 1327.83 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 29, also being the Point of Beginning;

thence along the East line of said Northwest Quarter of the Northwest Quarter South 00 degrees 32 minutes 47 seconds West, 1039.58 feet to the northerly line of the Lands that make up Tumbledown Golf Course;

thence along said northerly line North 89 degrees 54 minutes 21 seconds West, 328.25 feet to easterly line of the lands that make up the West Middleton Elementary School;

thence along said easterly line North 00 degrees 32 minutes 47 seconds East, 1039.79 feet to the aforesaid North line of the Northwest Quarter of Section 29;

thence along said North line of the Northwest Quarter South 89 degrees 52 minutes 17 seconds West, 328.25 feet back to the point of beginning.

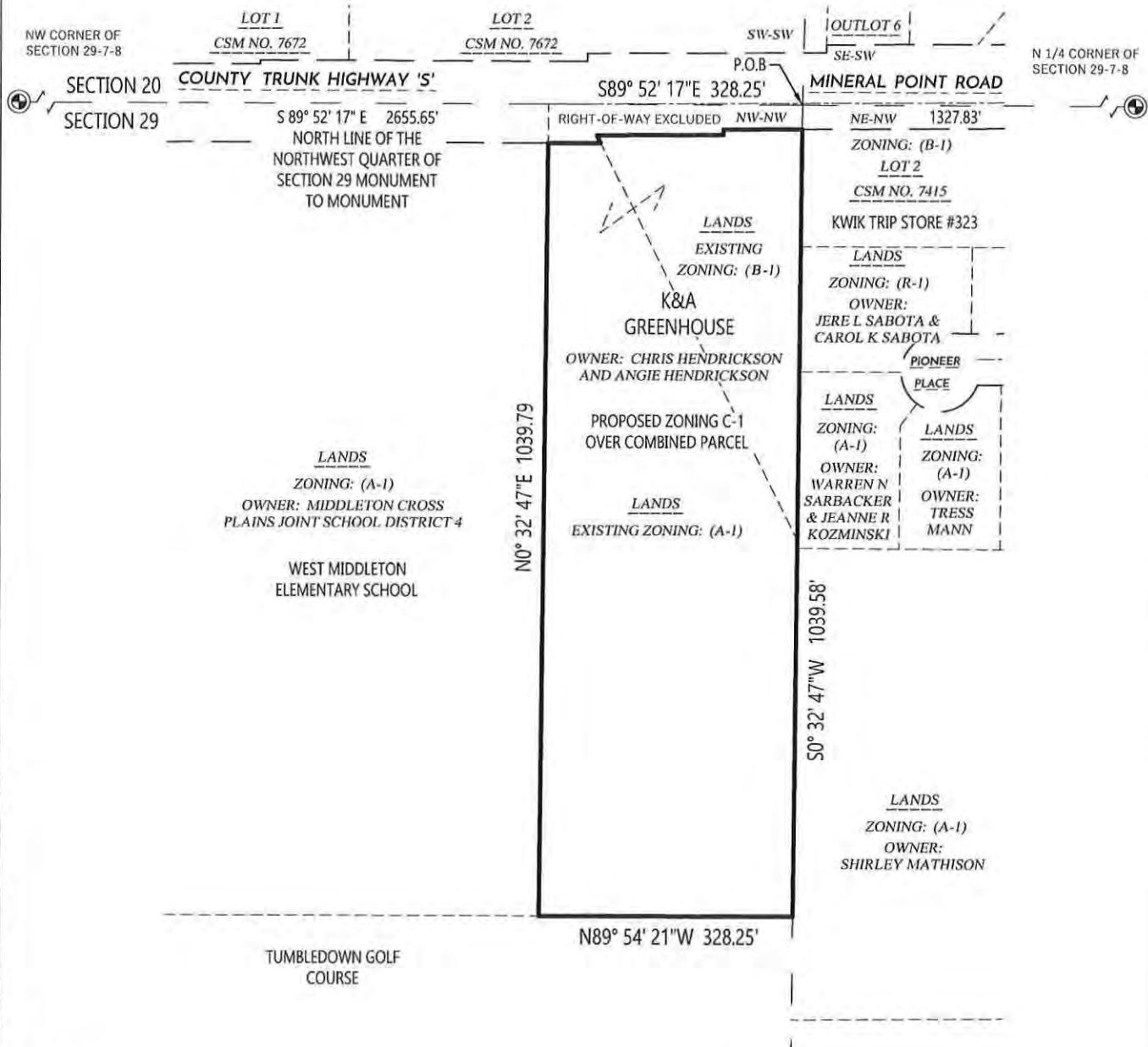
Excluding there from the Right-of-Way of County Trunk Highway "S" also known as Mineral Point Road. As acquired in the Right-of-Plat for C.T.H. "S" Project no. 1219 Pine Bluff – Middleton Junction Road dated Sept 14. 1964.





# RE-ZONE EXHIBIT

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN. TAX PARCEL 038/0708-292-8501-6



## LEGEND

- SECTION/QUARTER LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PARCEL TO BE RE-ZONED
- EXISTING PARCEL LINE

## NOTES:

1. NORTH REFERENCE FOR THIS EXHIBIT AND MAP ARE BASED ON NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 BEARING S 89° 52' 17" E

File: W:\2018\180583\_K&A\_Greenhouse\180583\_KA\_Rezone\_Exhibit.dwg Layout: K A REZONE User: Julie Plotted: Nov 13, 2018 - 4:55pm



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
K&A GREENHOUSE  
7595 W MINERAL POINT RD  
VERONA, WI 53593

SURVEYED BY:  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 18-0583  
SHEET NO: 1 of 1



TUMBLEDOWN TRAILS GOLF COURSE LLC  
7701 W MINERAL POINT RD  
VERONA WI 53593

OWNERS OF CHERRYWOOD FOREST INC  
2412 AMHERST RD  
MIDDLETON WI 53562

~~WILLIAM H WEBER JR & LAURA A WEBER  
3960 VILAS HOPE RD  
COTTAGE GROVE WI 53527~~

SAUK POINT ESTATES HOMEOWNERS ASSOC  
801 S KLEIN DR  
WAUNAKEE WI 53597

MIDDLETON, TOWN OF  
7555 W OLD SAUK RD  
VERONA WI 53593

11381

KIG PROPERTIES LLC  
801 S KLEIN DR  
WAUNAKEE WI 53597

WATTS FAMILY TR  
7701 W MINERAL POINT RD  
VERONA WI 53593

DINGCHENG REN & ZHENGSHEN YIN  
3783 BAY LAUREL LN  
VERONA WI 53593

WELCOME DEVELOPMENT LLC  
6200 NESBITT RD STE 7  
FITCHBURG WI 53719

ZEN BALA  
3408 AMHERST RD  
MIDDLETON WI 53562

JOANNA KUSMIREK  
3773 BAY LAUREL LN  
VERONA WI 53593

JAMIE L FIEBER  
9407 ANCIENT OAK LN  
VERONA WI 53593

11380

MREC VH MADISON LLC  
6801 SOUTH TOWNE DR  
MADISON WI 53713

STEVEN JAMES LEROY & DENISE SHARI  
LEROY  
3668 WELCOME DR  
VERONA WI 53593

EUGENE HOMBURG & DIANE HOMBURG  
605 N MAIN ST  
COTTAGE GROVE WI 53527

SPRUCE HOLLOW HOMEOWNERS  
ASSOCIATION INC  
6801 SOUTH TOWNE DR  
MADISON WI 53713

BRENT P BURG & BOBBY A BURG  
3676 WELCOME DR  
VERONA WI 53593

WINDSOR QUARRY LLC  
4607 OAK SPRINGS CIR  
DEFOREST WI 53532

MEIER REV LIVING TR, ROGER J  
7616 W MINERAL POINT RD  
VERONA WI 53593

TONYA L SCHRAM  
7700 KEMPFER LN  
VERONA WI 53593

RANDALL J GABER & MAUREEN F GABER  
3895 VILAS HOPE RD  
COTTAGE GROVE WI 53527

NIDIA ARGENTINA JIMENEZ OSORIO  
7562 PIONEER PL  
VERONA WI 53593

ANDREW BALL & KELLY BALL  
3667 WELCOME DR  
VERONA WI 53593

VICTORY/HMONG ALLIANCE CHURCH  
602 ACEWOOD BLVD  
MADISON WI 53714

CHARLES A MORKRI  
7567 PIONEER PL  
VERONA WI 53593

STEVEN J PAULS & COURTNEY PAULS  
416 LITTLE BEAR DR  
MADISON WI 53562

DEBRA W TOMESH  
3990 VILAS HOPE RD  
COTTAGE GROVE WI 53527

MICHAEL W PHILLIPS & TRACEY S PHILLIPS  
7575 PIONEER PL  
VERONA WI 53593

JT SCHOOL DISTRICT 4  
7106 SOUTH AVE  
MIDDLETON WI 53562

CHRIS HENDRICKSON & ANGIE  
HENDRICKSON  
211 LAKE ST  
MT HOREB WI 53572

TRESSA MANN  
7579 PIONEER PL  
VERONA WI 53593

SHIRLEY MATHISON  
3719 PIONEER RD  
VERONA WI 53593

JERE L SABOTA & CAROL K  
SABOTA  
7580 PIONEER PL  
VERONA WI 53593

KWIK TRIP INC  
1626 OAK ST  
LACROSSE WI 54603

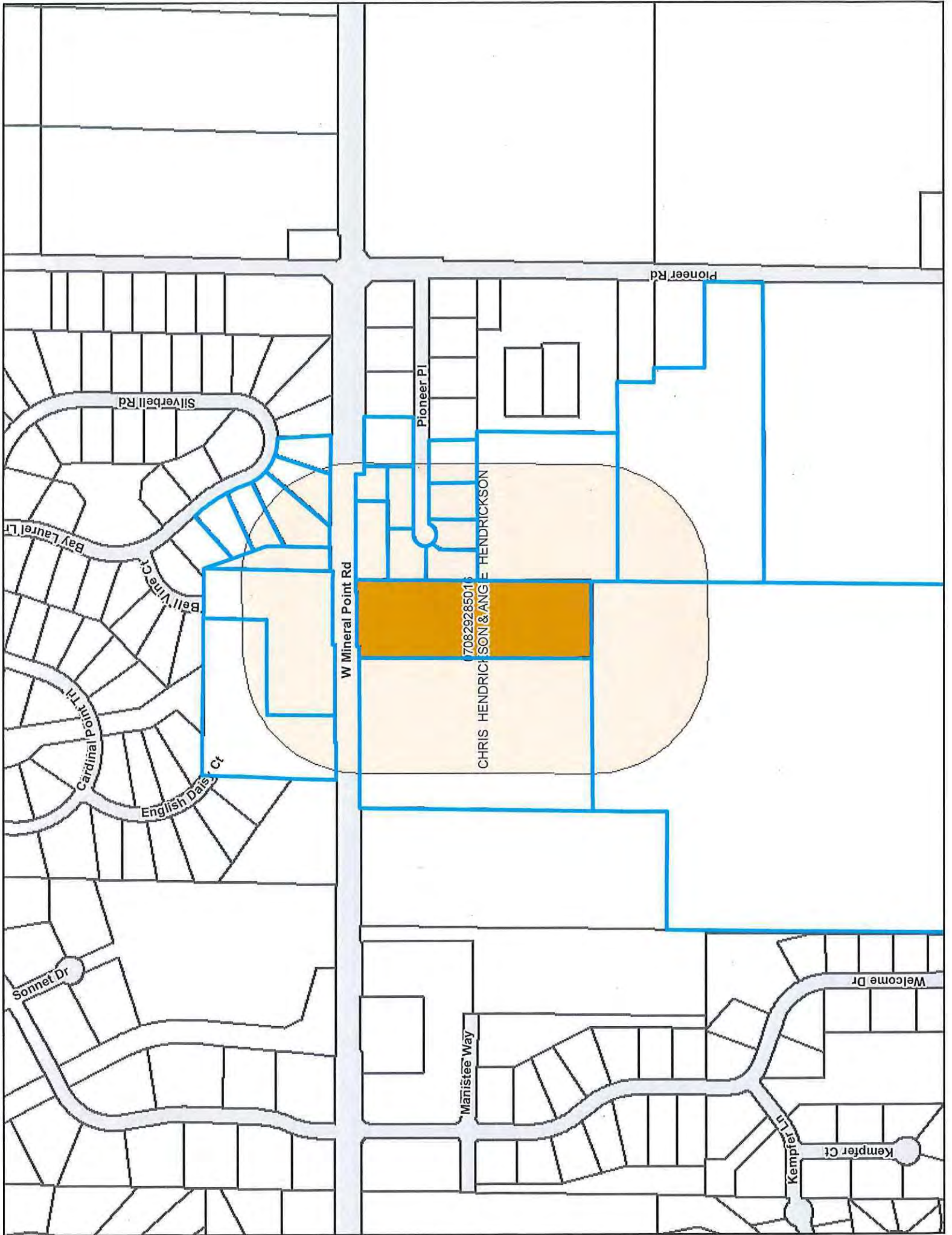
THOMAS W ZIEGLER & PHYLLIS M  
ZIEGLER  
7574 PIONEER PL  
VERONA WI 53593

WARREN N SARBACKER & JEANNE  
R KOZMINSKI  
7583 PIONEER PL  
VERONA WI 53593

ZRH  
1626 OAK ST  
LACROSSE WI 54603

TUMBLEDOWN TRAILS GOLF COURSE LLC  
7701 W MINERAL POINT RD  
VERONA WI 53593





Pioneer Rd

Pioneer Pl

Silverbell Rd

Bay Laurel Ln

Bell View Ct

Cardinal Point Trl

English Daisy Ct

W Mineral Point Rd

(708)292-8501

CHRIS HENDRICKSON & ANGE HENDRICKSON

Sonnet Dr

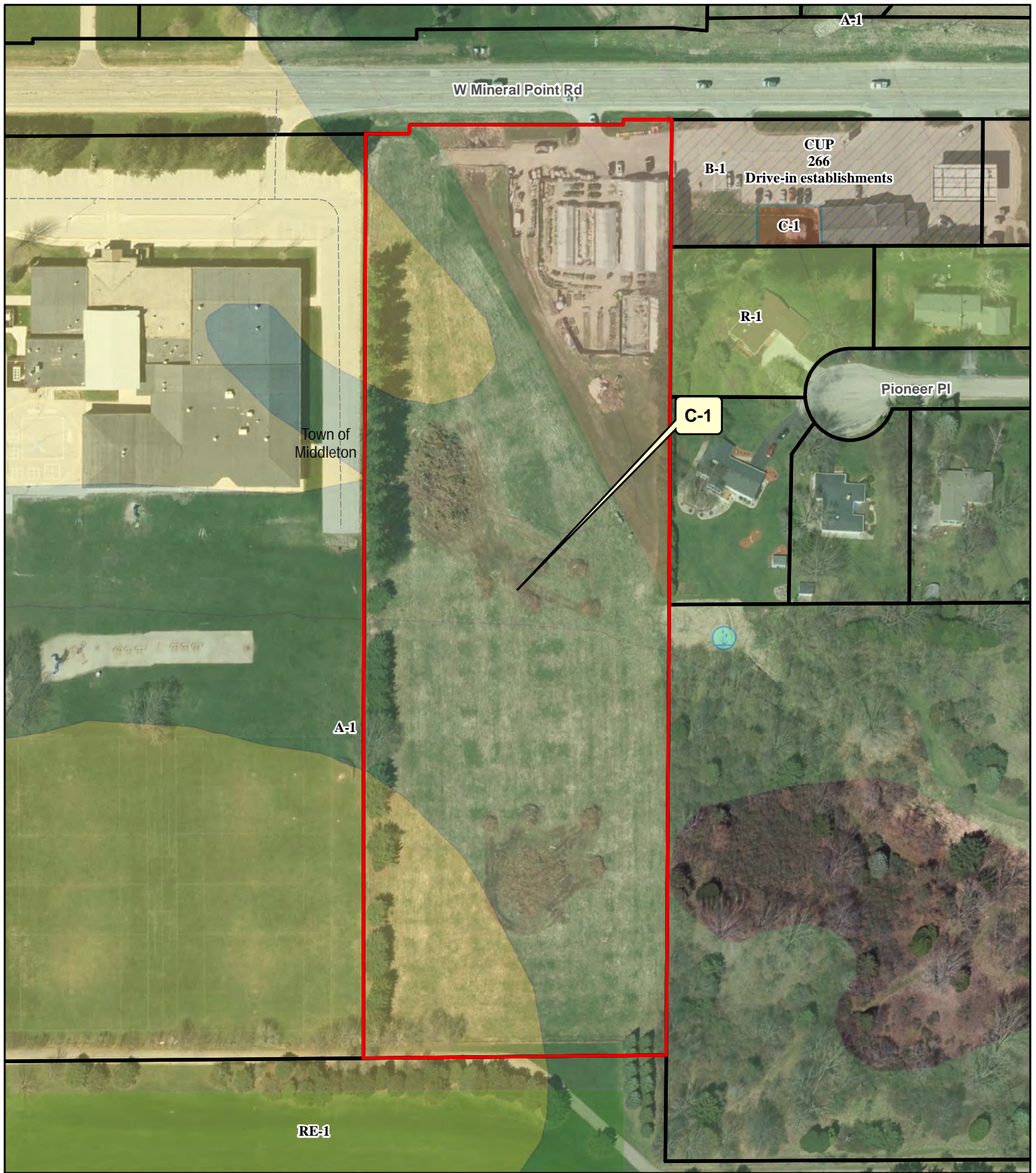
Manistee Way

Welcome Dr

Kemper Ln

Kemper Ct

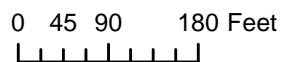




**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11381  
**CHRIS HENDRICKSON**