

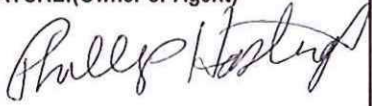
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/08/2017	DCPCUP-2017-02404
Public Hearing Date	C.U.P. Number
01/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HASTINGS REV TR, PHILLIP	PHONE (with Area Code) (608) 575-9074	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1017 COUNTY HIGHWAY BB		ADDRESS (Number & Street)	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
1017 AND 1013 CTY HWY BB		1017 AND 1013 CTY HWY BB			
TOWNSHIP DEERFIELD	SECTION 9	TOWNSHIP DEERFIELD	SECTION 9	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-093-9280-4		0712-162-8501-4			

REASON FOR REZONE			CUP DESCRIPTION	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P.H</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P.H</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P.H</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
				PRINT NAME:
				DATE: 11-8-17

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/08/2017	DCPCUP-2017-02404
Public Hearing Date	
01/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HASTINGS REV TR, PHILLIP	Phone with Area Code (608) 575-9074	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 1017 COUNTY HIGHWAY BB		ADDRESS (Number, Street)	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1017 AND 1013 CTY HWY BB				1017 AND 1013 CTY HWY BB	
TOWNSHIP DEERFIELD	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP DEERFIELD	SECTION 9
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-093-9280-4		---		0712-162-8501-4	

CUP DESCRIPTION
OUTSIDE STORAGE OF MORE THAN 12 VEHICLES

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.111(3)(e)	2.65

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SLJ3	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>PHILLIP HASTINGS</u>	Agent	_____
Address	<u>1017 C.R. BB</u>	Address	_____
Phone	<u>Deerfield WI 53531</u>	Phone	_____
Email	<u>608 575 9074</u>	Email	_____

Parcel numbers affected: 024/0712-09392804 Town: Deerfield Section: 9
024/0712-1628501-4 Property Address: _____

Existing/ Proposed Zoning District : LC-1 (1.71 Acres) + (0.94 Acres)
2.65 Acres

- o Type of Activity proposed:
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Phillip Hastings Date: 11-8-17

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

NO

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 of the conditional use.

NO

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

NO

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

None

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.

None needed

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Yes

**Conditional Use Permit Application Requirements
per sec. 10.255(2)(e), Dane County Code of Ordinances**

Site Plan. All applications for a conditional use permit must be accompanied by a site plan, drawn to a scale large enough to show detail, that includes, at a minimum the following information:

- a. All buildings and all outdoor use and / or storage areas, existing and proposed, including provisions for water and sewer. Existing and proposed uses must be clearly labeled.
- b. All dimensions and required setbacks, side yards and rear yards.
- c. Location and width of all driveway entrances onto public and private roadways, and of all interior roads or driveways. Traffic flow patterns must be indicated.
- d. Parking lot layout in compliance with Section 10.18 of the Dane County Zoning Ordinance.
- e. Proposed loading/unloading areas.
- f. Zoning district boundaries in the immediate area. All districts on the CUP property and on all neighboring properties must be clearly labeled.
- g. All natural features such as lakes, ponds, streams (including intermittent watercourses), flood zone and wetland areas, and slopes over 12% grade.
- h. The Zoning Administrator may require, at his or her discretion, site plans to show additional detail, including, but not limited to contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, and possible future expansion areas.

Operational Plan. All applications for a conditional use permit must be accompanied by an operational plan that describes, at a detail acceptable to the Zoning Administrator, the following characteristics of the operation:

- a. Hours of operation. *8-5*
- b. Number of employees. *4*
- c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties. *no*
- d. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building. *trucks*
- e. Compliance with county stormwater and erosion control standards under Chapter 11 or Chapter 14, Dane County Code. *None*
- f. Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison & Dane County Public Health Agency and/or the Dane County Land and Water Resources Department. *None*
- g. Facilities for managing and removal of trash, solid waste and recyclable materials. *none*
- h. Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. *None*
- i. A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken. *None*
- j. Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- k. Signage. *None*

' DANE COUNTY ORDINANCE AMENDMENT NO. 5784 _____

Amending Section 10.03 relating to Zoning Districts in the Town of
DEERFIELD

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Deerfield be amended to include in the LC-1 Limited Commercial District the following described land:

Part of the SW 1/4 SW 1/4 Section 9, Town of Deerfield described as follows: Commencing at the Southwest corner of said Section 9; thence N 01° 38' 50" East along the West line of said 1/4 1/4, 56.93 feet; thence N 76° 01' 38" East along the Southerly right-of-way of CTH BB, 500 feet to the point of beginning; thence N 13° 58' 22" West along said highway 10.00 feet; thence N 76° 01' 38" East along said Highway, 150 feet; thence N 13° 58' 22" West along said highway, 30 feet; thence N 76° 01' 38" East along said Highway, 80.00 feet; thence S 13° 58' 22" East, 80 feet; thence East 130 feet; thence South 190 feet; thence West along the Southerly line of said 1/4 1/4, 360 feet; thence North 170 feet to the point of beginning.

EFFECTIVE DATE:

DEC 17 1993

(ZNRPH.REZ)

DANE COUNTY ORDINANCE AMENDMENT NO. 6328

Amending Section 10.03 relating to Zoning Districts in the Town of

Deerfield

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Deerfield be amended to include in the A-1 Agricultural Exclusive and LC-1 Limited Commercial District/s the following described land:

Pet. #6328:

Part of the SW 1/4 SW 1/4 Section 9, Town of Deerfield described as follows:

TO A-1 Ex.: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot #1, Certified Survey Map #6478 S 01° 04' 00" West, 771.49 feet to the Southwest corner of said Lot #1; thence along the South line of said Lot #1, N 83° 56' 55" East 259.33 feet to the Southeast corner of said Lot #1; thence along the East line of said Lot #1 N 01° 04' 00" East, 865.26 feet to the South right-of-way line of CTH BB; thence along the said South right-of-way N 75° 58' 28" East, 258.33 feet to the point beginning; thence continuing along said right-of-way N 14° 01' 32" West, 10.00 feet; thence continuing along said right-of-way N 75° 58' 28" East, 103.58 feet; thence S 00° 00' 00" West, 200.99 feet to the South line of the said SW 1/4 SW 1/4; thence S 88° 21' 29" West along said South line, 98.10 feet; thence N 00° 00' 00" East, 169.00 feet to the South right-of-way line of said CTH BB to the point of beginning.


TO LC-1: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot #1, Certified Survey Map #6478 S 01° 04' 00" West, 771.49 feet to the Southwest corner of said Lot #1; thence along the South line of said Lot #1, N 83° 56' 55" East, 259.33 feet; to the Southeast corner of said Lot #1; thence along the East line of said Lot #1 N 01° 04' 00" East, 865.26 feet to the South right-of-way line of CTH BB; thence along the said South right-of-way line N 75° 58' 28" East, 258.33 feet; thence continuing along said right-of-way N 14° 01' 32" West, 10.00 feet; thence continuing along said right-of-way N 75° 58' 28" East, 103.57 feet; thence 00° 00' 00" West 200.99 feet to the North line of said NW 1/4 NW 1/4 to the point of beginning; thence continuing S 00° 00' 00" West, 115.68 feet; thence N 88° 21' 29" East, 264.98 feet; thence N 00° 00' 00" East, 115.68 feet to the North line of the said NW 1/4 NW 1/4; thence along the North line of the said NW 1/4 NW 1/4 S 88° 21' 29" West, 264.98 feet to the point of beginning.

EFFECTIVE DATE:

8/22/95

(ZNRPH.REZ)

Parcel Number - 024/0712-093-9280-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DEERFIELD	
State Municipality Code	024	
PLSS (T,R,S,QQ,Q)	07N 12E 09 SW SW (Click link above to access images for Qtr-Qtr)	
Section	07N 12E 09 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 9-7-12 PRT SW1/4SW1/4 LYING S OF CTH BB EXC CSM 6487 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	HASTINGS REV TR, PHILLIP	
Primary Address	1013 COUNTY HIGHWAY BB	
Additional Address	1017 COUNTY HIGHWAY BB	
Billing Address	1017 COUNTY HIGHWAY BB DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G7	
Assessment Acres	5.800	
Land Value	\$85,600.00	
Improved Value	\$113,200.00	
Total Value	\$198,800.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~07/31/2017~~ - 04:00 PM

Ends: ~~07/31/2017~~ - 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~08/16/2017~~ - 04:00 PM

Ends: ~~08/16/2017~~ - 06:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX) DCPREZ-1978-02057

LC-1 1.71 Acres DCPREZ-0000-05784

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$85,600.00	\$113,200.00	\$198,800.00
Taxes:		\$3,714.65
Lottery Credit(-):		\$155.69
First Dollar Credit(-):		\$82.79
Specials(+):		\$148.67
Amount:		\$3,624.84

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	09/12/2012	4911851		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.


By Parcel Number: 0712-093-9280-4

Document Types and their Abbreviations

Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Parcel Number - 024/0712-162-8501-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DEERFIELD	
State Municipality Code	024	
PLSS (T,R,S,QQ,Q)	07N 12E 16 NW NW (Click link above to access images for Qtr-Qtr)	
Section	07N 12E 16 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 16-7-12 NW1/4 NW1/4 EXC CSM 6487 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	HASTINGS REV TR, PHILLIP	
Primary Address	1013 COUNTY HIGHWAY BB	
Billing Address	1013 COUNTY HIGHWAY BB DEERFIELD WI 53531	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4	
Assessment Acres	35.490	
Land Value	\$4,800.00	
Improved Value	\$0.00	
Total Value	\$4,800.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~07/31/2017~~ - 04:00 PM

Ends: ~~07/31/2017~~ - 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~08/16/2017~~ - 04:00 PM

Ends: ~~08/16/2017~~ - 06:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX) DCPREZ-1978-02057

LC-1 0.94 Acres DCPREZ-0000-06328

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

Zoning District Fact Sheets

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2016)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$5,000.00	\$0.00	\$5,000.00
Taxes:		\$93.42
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$93.42

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	09/12/2012	4911851		

[Show More ▼](#)**DocLink**

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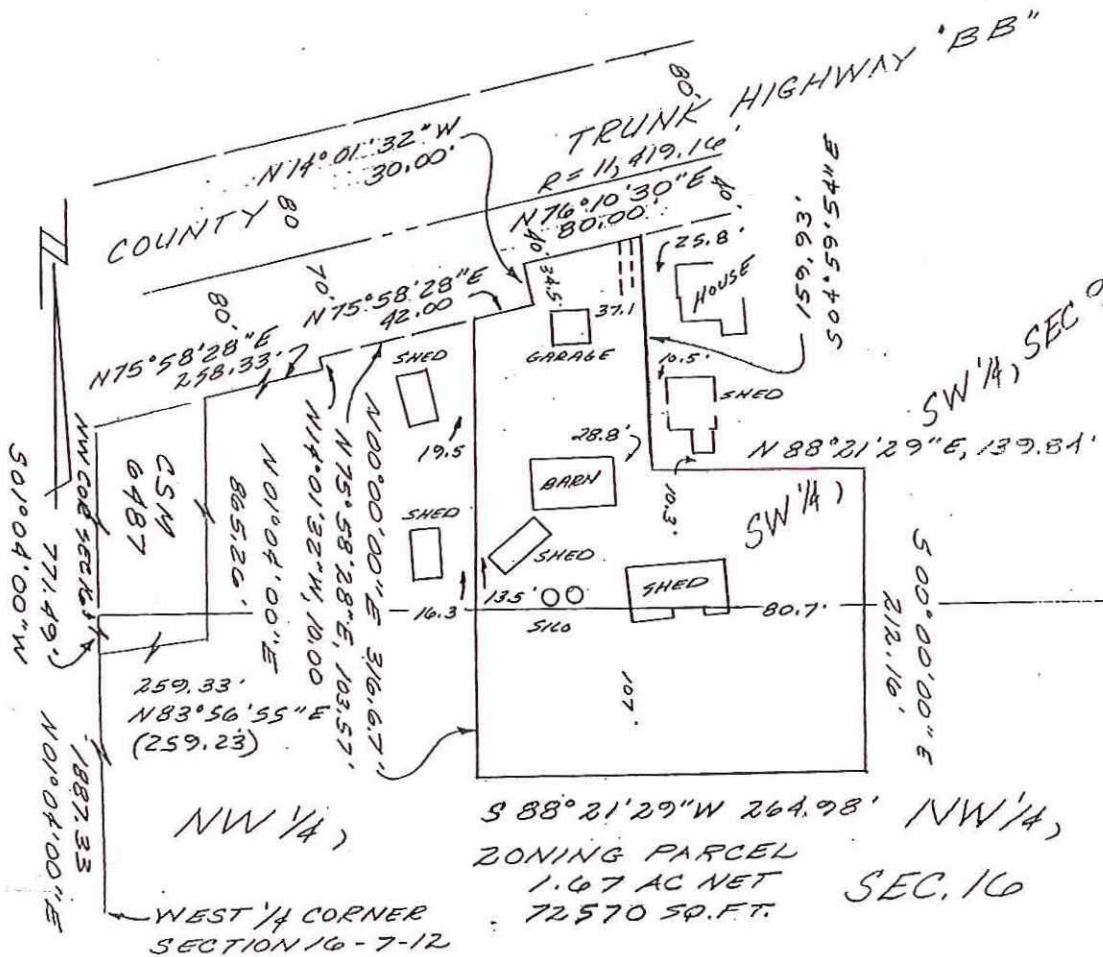
By Parcel Number: 0712-162-8501-4

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

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Description

A part of the Southwest 1/4 of the Southwest 1/4 of Section 9, and part of the Northwest 1/4 of the Northwest 1/4 of Section 16, T7N, R10E, Town of Deerfield, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence along the West line of Lot 1, certified survey map number 6487, S01°04'00"W, 771.49 feet to the Southwest corner of said Lot 1; thence along the South line of said Lot 1, N83°56'55"E, 259.33 feet (previously recorded as 259.23 feet) to the Southeast corner of said Lot 1; thence along the East line of said Lot 1 N01°04'00"E, 865.26 feet to the South right of way line of County Trunk Highway BB; thence along the said South right of way line N75°58'28"E, 258.33 feet; thence continuing along said right of way N14°01'32"W, 10.00 feet; thence continuing along said right of way N75°58'28"E, 103.57 feet to the point of beginning; thence continuing along said right of way N75°58'28"E, 42.00 feet; thence continuing along said right of way N14°01'32"W, 30.00 feet to a point on a curve; thence continuing along said right of way and a curve to the right having a radius of 11,419.16 feet and a long chord bearing and distance of N76°10'30"E, 80.00 feet; thence S04°59'54"E, 159.93 feet; thence N88°21'29"E, 139.84 feet; thence S00°00'00"E, 212.16 feet; thence S88°21'29"W, 264.98 feet; thence N00°00'00"E, 316.67 feet to the South right of way line of said County Trunk Highway BB and the point of beginning. Said parcel contains 1.67 acres or 72,570 square feet.



SCALE 1"=100'
 PREPARED FOR:
 PHILLIP HASTINGS
 135 WOODVIEW DRIVE
 COTTAGE GROVE WI

PREPARED BY:
 BIRRENKOTT SURVEYING, INC.
 P.O. BOX 237
 1477 N. BRISTOL STREET
 SUN PRAIRIE WI 53590

Current Owner
Current Owner
1154 NESHEIM RD
DEERFIELD WI 53531

ANDREAS A HANSEN
TALITHA J HANSEN
883 COUNTY HIGHWAY BB
DEERFIELD WI 53531

ANDREAS A HANSEN
TALITHA J HANSEN
883 COUNTY HIGHWAY BB
DEERFIELD WI 53531

HASTINGS REV TR PHILLIP
1017 COUNTY HIGHWAY BB
DEERFIELD WI 53531

HASTINGS REV TR PHILLIP
1017 COUNTY HIGHWAY BB
DEERFIELD WI 53531

DEERFIELD HEIGHTS LLC
5250 E TERRACE DR STE I
MADISON WI 53718

HASTINGS REV TR PHILLIP
1013 COUNTY HIGHWAY BB
DEERFIELD WI 53531

FREDERICK K NELSON
1045 COUNTY HIGHWAY BB
DEERFIELD WI 53531

ANDREAS A HANSEN
TALITHA J HANSEN
883 COUNTY HIGHWAY BB
DEERFIELD WI 53531

PETER C VOGEL
LORI BUECHLER-VOGEL
1135 COUNTY HIGHWAY BB
DEERFIELD WI 53531



not more than two trucks, semi-tractors/trailers which have a gross vehicle weight of over 12,000 lbs.

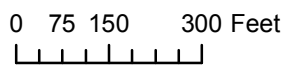
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



CUP 02404
 HASTINGS REV TR,
 PHILLIP