

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/03/2020	DCPREZ-2020-11581
Public Hearing Date	C.U.P. Number
09/22/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ECO SOLUTIONS, LLC AND KEITH BIENEMAN	PHONE (with Area Code) (608) 852-6471	AGENT NAME RYAN SEIB	PHONE (with Area Code) (608) 501-2759
BILLING ADDRESS (Number & Street) 5795 PEMBROKE DRIVE		ADDRESS (Number & Street) 2809 FISH HATCHERY ROAD, #201	
(City, State, Zip) FITCHBURG, WI 53711		(City, State, Zip) FITCHBURG, WI 53711	
E-MAIL ADDRESS KEITH@HERITAGETITLE.COM		E-MAIL ADDRESS RYAN@ASSURITYLEGAL.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	
JUST WEST OF 1980 STATE HIGHWAY 92		STATE HIGHWAY 92			
TOWNSHIP SPRINGDALE	SECTION 29	TOWNSHIP SPRINGDALE	SECTION 29	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-293-8052-3		0607-293-8001-4			

REASON FOR REZONE			CUP DESCRIPTION	
REZONE TWO PARCELS TO MORE APPROPRIATE DISTRICTS FOR INTENDED USES-MIX OF AGRICULTURAL AND RESIDENTIAL.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-8 Rural Residential District	RM-8 Rural Mixed-Use District	14.4		
RR-4 Rural Residential District	UTR Utility, Transportation and ROW District	5.5		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>RS</i>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>RS</i>	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent)
COMMENTS: REZONE TWO PARCELS TO MORE APPROPRIATE DISTRICTS FOR INTENDED USES-MIX OF AGRICULTURAL AND RESIDENTIAL.				PRINT NAME: RYAN SEIB
				DATE: JULY 3, 2020

LEGAL DESCRIPTION:
Lots 1 & 2 of CSM 8286



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 Area:	\$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: Kieth Bieneman	Agent Name: Ryan Seib
Mailing Address: 5795 Pembroke Drive,	Mailing Address: 2809 Fish Hatchery Rd, #201
Email Address: keith@heritagetitle.com	Email Address: ryan@assuritylegal.com
Phone#: 608-852-6471	Phone#: 608-501-2759

PROPERTY INFORMATION

Township: Springdale	Parcel Number(s): 0607-293-8001-4 AND 0607-293-8052-3
Section: 29, T6N, R7E	Property Address or Location: 2300 block State Hwy 92

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

Intent of the owner is to farm industrial crops and wild food crops such as berries, edible mushrooms and hemp. Lot 1 is subject to a conservation easement and would need to be zoned for mixed use to allow placement of a recreational / agricultural building with sanitary & storage facilities. Lot 2 is where the majority of the planting would take place on about an 8 acre existing field between forested areas. For the owner's intended use to work he would like to build an agricultural building on Lot 2 next year after the agricultural use has been established. It is planted this year. He would like the zoning appropriate to build a SFR in the future on Lot 2 as well.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4 & RR-8	UTR & RM-8	5.5ac + 14.4ac (19.9ac total)

Applications will not be accepted until the applicant has met with department staff to review the application and 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 checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature _____

Date July 3, 2020

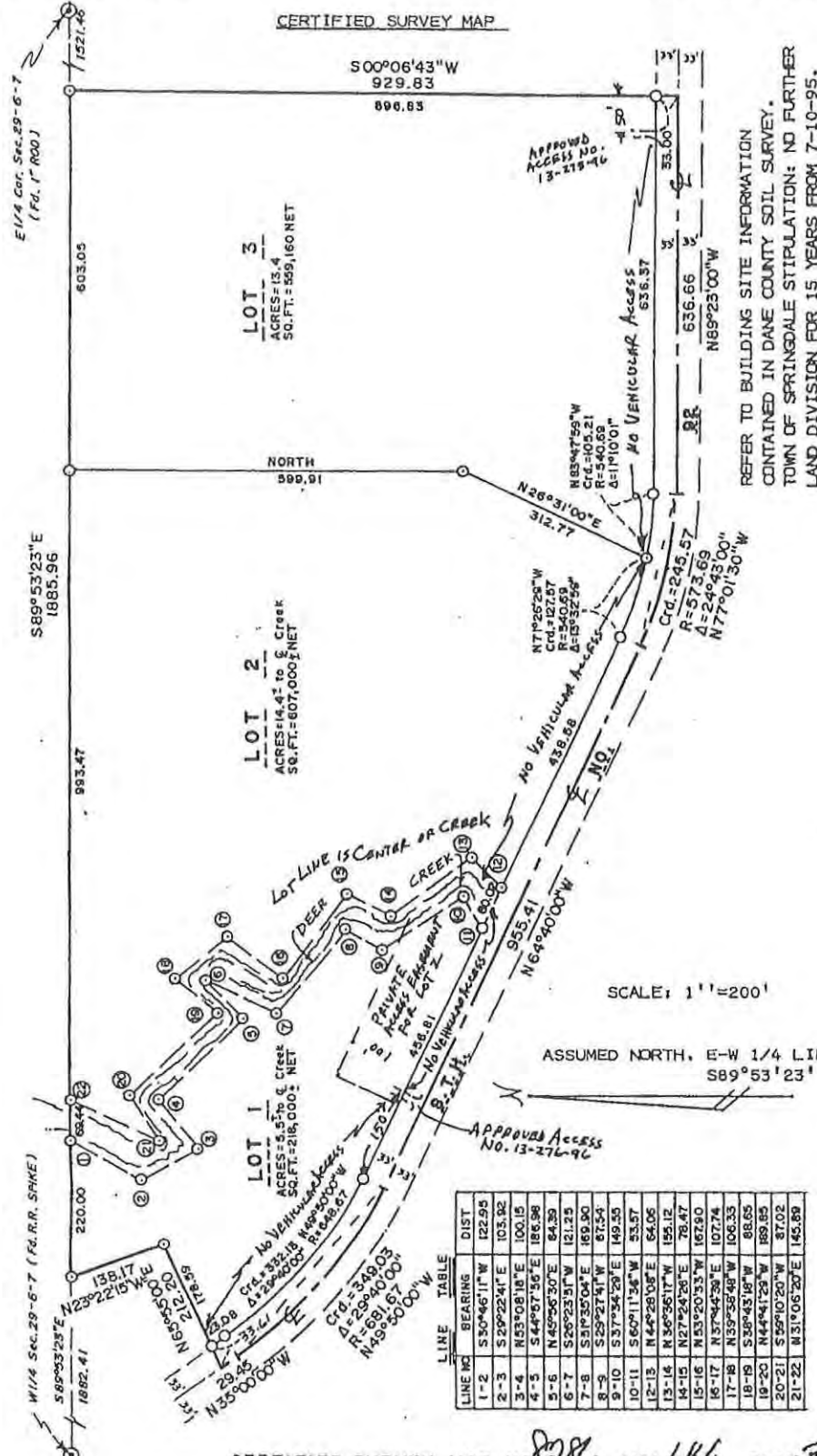


Stock No. 26273

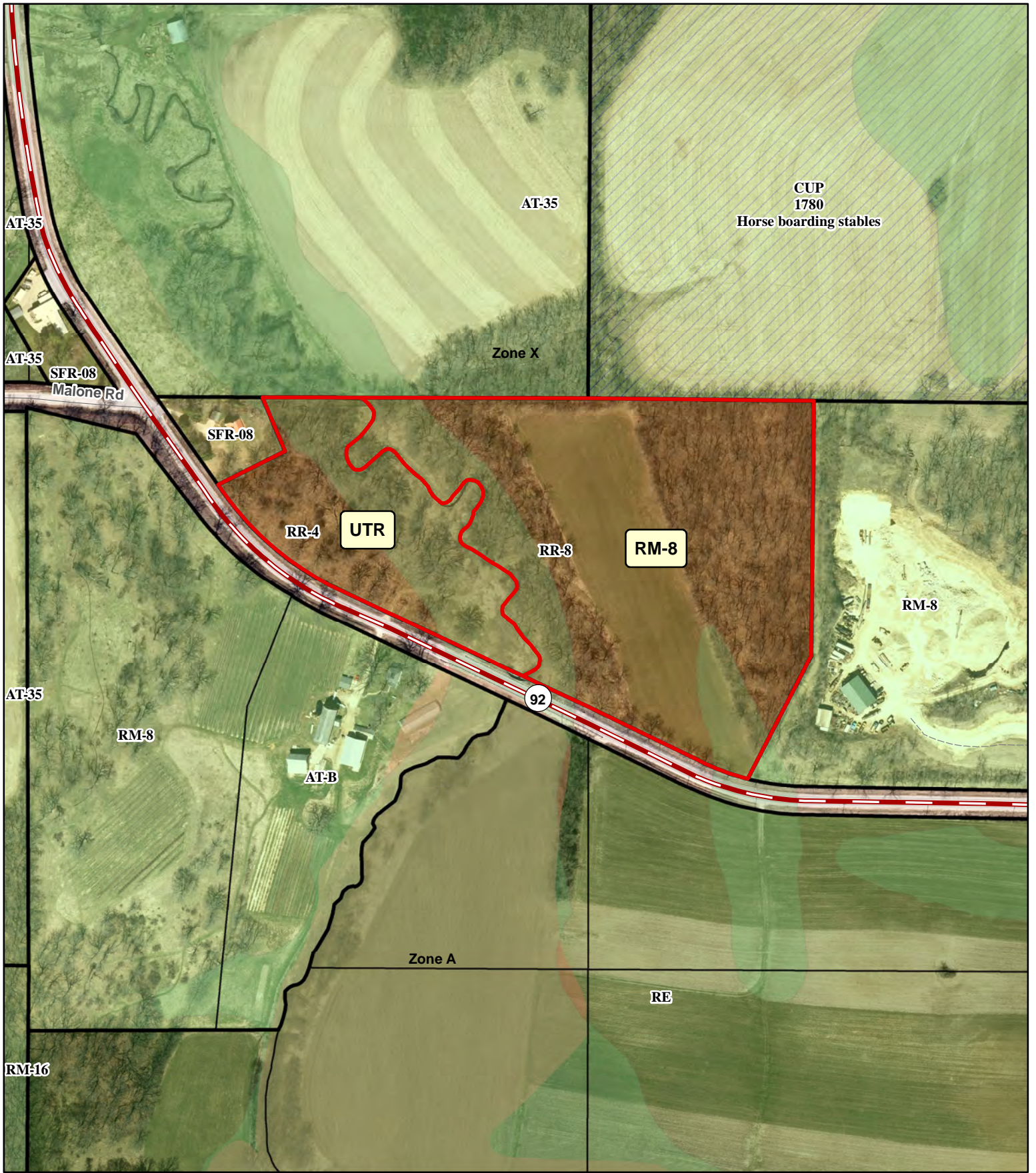
P1001

GRENLIE OFFICE MAP NO. 2439



PAGE 2 OF 2 PAGES

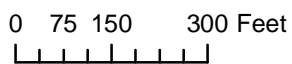


REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY. TOWN OF SPRINGDALE STIPULATION: NO FURTHER LAND DIVISION FOR 15 YEARS FROM 7-10-95.



Legend

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



Petition 11581
 ECO SOLUTIONS, LLC
 AND KEITH BIENEMAN

THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

SURVEYOR'S CERTIFICATE
State of Wisconsin
County of Dane)

CERTIFIED SURVEY MAP

SS.

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 5-22-96
Thom R. Grenlie, Registered Land Surveyor

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALL IN SECTION 29, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST-WEST 1/4 LINE S89°53'23"E 1882.41 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE ALONG SAID E-W 1/4 LINE S89°53'23"E 1885.96 FEET; THENCE S00°06'43"W 929.83 FEET TO A POINT ON THE CENTERLINE OF S.T.H. NO. 921; THENCE ALONG SAID CENTERLINE N89°23'00"W 636.66 FEET; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT OF RADIUS 573.69 FEET AND LONG CHORD OF N77°01'30"W 245.57 FEET; THENCE ALONG SAID CENTERLINE N64°40'00"W 955.41 FEET; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT OF RADIUS 681.67 FEET AND LONG CHORD OF N49°50'00"W 349.03 FEET; THENCE ALONG SAID CENTERLINE N35°00'00"W 29.45 FEET; THENCE N65°55'00"E 212.20 FEET; THENCE N23°22'15"W 138.17 FEET TO THE POINT OF BEGINNING. SUBJECT TO S.T.H. 92 AS SHOWN.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE FOR APPROVAL.

DONALD WOODBURN LIMITED LIABILITY PARTNERSHIP

BY *James Woodburn* JAMES WOODBURN
Delma Woodburn DELMA WOODBURN
Robert Woodburn ROBERT WOODBURN

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 1st DAY OF June, 1996, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES 1-31-99



Thom R. Grenlie
NOTARY PUBLIC

GENERAL NOTES:
Scale: 1 inch=200 ft.
iron stake found
1"x24"iron pipe set
min.wt.=1.13#/ln.ft.

REVIEWED BY MT/JB
AWN HC
PROVED TG
ELD BOOK 117-5
TE 5-22-96
PE/FILE 22-31
PAGE 1 OF 2 PAGES
OFFICE MAP NO. 2439

SURVEYED FOR: DONALD WOODBURN LLP 612-474-4594
C/O BOB WOODBURN 20180 CO-TAGEWOOD DR. DEEPHAVEN MN
DESCRIPTION-LOCATION: PART NE1/4, SW1/4, AND PART
OF NW1/4, SE1/4; ALL IN SECTION 29, T6N, R7E, TOWN OF
SPRINGDALE, DANE COUNTY, WI
APPROVED FOR RECORDING PER DANE COUNTY ZONING
& NAT RES COMM. action of July 29, 1996
REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT
Received for recording this 29 day of
JULY, 1996 at 3:40 o'clock P.m.
and recorded in Volume 49 of Certified
Survey Maps of Dane County on Pages 315-316.
James Licht By *Margaret Gunderson*
Register of Deeds Deputy
DOCUMENT # 27830845
CERTIFIED SURVEY MAP # 8286 Vol. 44 Page 315.

Lots 1 & 2, CSM 8286
Town of Springdale

2/2

**MEMORANDUM OF LAND
CONTRACT**

Document Number

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5607879

07/01/2020 08:53 AM

Trans Fee: 778.50

Exempt #:

Rec. Fee: 30.00

Pages: 3

**The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.**

Record this document with the Register of Deeds

THIS MEMORANDUM OF LAND CONTRACT (the "**Memorandum**") is made as of the 10th day of June, 2020 by and between James Donald Woodburn Jr. a/k/a James D. Woodburn, Jr., an unmarried individual ("**Vendor**"), and Eco Solutions, LLC, a Wisconsin limited liability company ("**Purchaser**").

WITNESSETH:

WHEREAS, Vendor and Purchaser have entered into that certain Land Contract dated June 10, 2020 (the "**Land Contract**"), pursuant to which Vendor has agreed to sell to Purchaser, and Purchaser has agreed to purchase from Vendor, real property and improvements located in the Town of Springdale, Dane County, Wisconsin, and legally described as:

Name and Return Address:
Attorney Ryan R. Seib
2809 Fish Hatchery Rd
Madison, WI 53713

Lots 1 and 2, Certified Survey Map 8286, recorded in Vol. 44 of Certified Survey Maps, page 315, as #2783084, in the Town of Springdale, Dane County, Wisconsin (the "**Property**"); and

0607-293-8052-3 & 0607-293-8001-4
(Parcel Identification Number)
This is not homestead property.

WHEREAS, Vendor and Purchaser desire to execute and record this Memorandum to confirm and evidence of record the existence of the Land Contract.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1) Vendor has agreed to sell the Property to Purchaser, and Purchaser has agreed to purchase the Property from Vendor, on the terms and conditions set forth in the Land Contract.

2) This Memorandum is being recorded in lieu of recording the Land Contract itself for the purpose of placing the public on notice of 1) the interest of Purchaser in the Property, and 2) inquiry as to the specific provisions, terms, covenants and conditions of the Land Contract. Nothing in this Memorandum is intended to change, modify or affect

PURCHASER


Eco Solutions, LLC, a Wisconsin limited liability company

By: 
Print Name: Keith Bieneman
Print Title: Sole Member

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)


Personally came before me this 10TH day of JUNE, 2020, the above-named KEITH BIENEMAN, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.





Print Name: RYAN SEIB
Notary Public, Dane County, WI
My Commission expires: IS PERMANENT

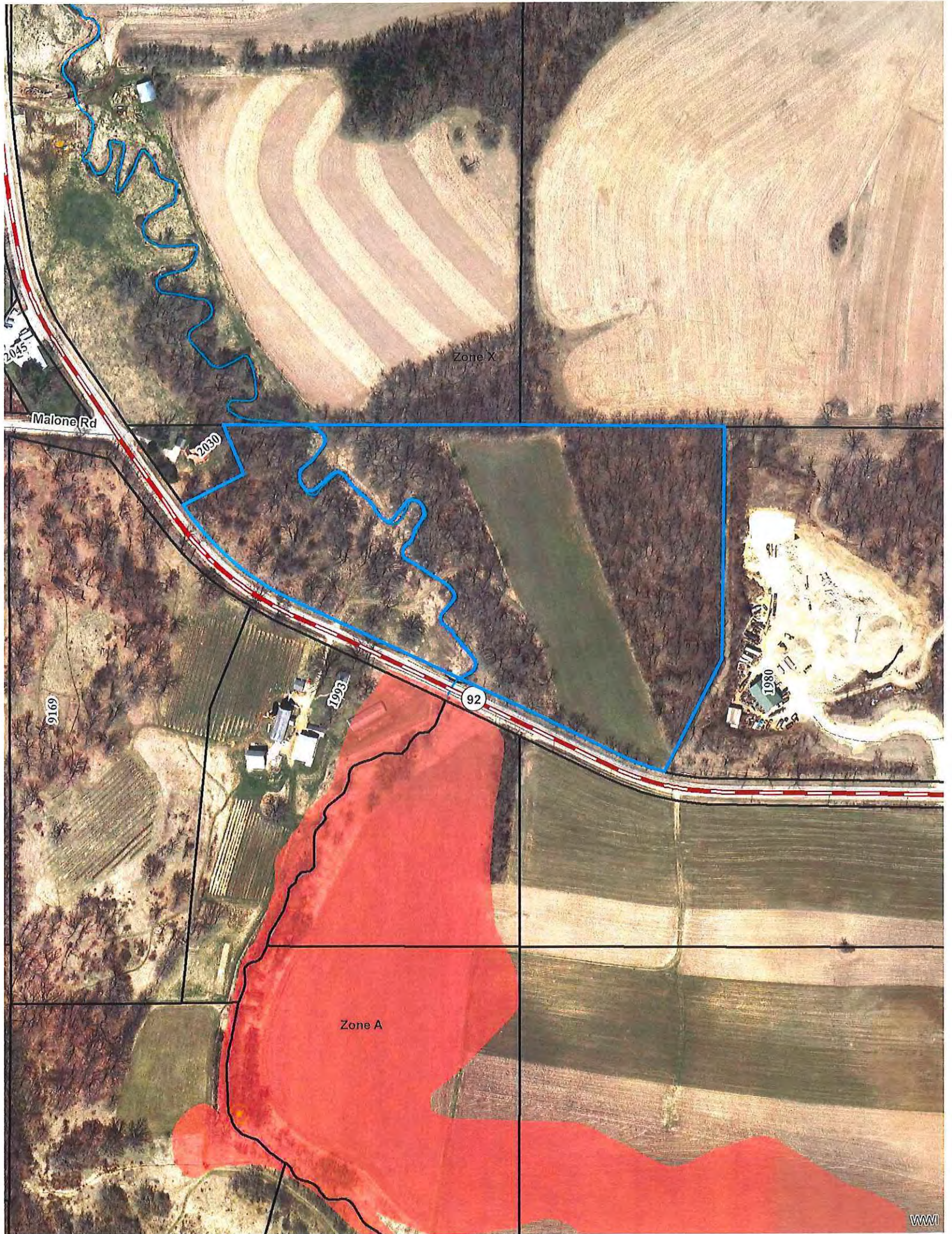
THIS DOCUMENT DRAFTED BY:
Attorney Ryan R. Seib
2809 Fish Hatchery Rd
Madison, WI 53713

Parcel Number - 054/0607-293-8052-3**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR07E	29	NE of the SW
Plat Name	CSM 08286	
Block/Building		
Lot/Unit	2	
Plat Name	CSM 08286 (Click link above to access images for Plat)	
Parcel Description	<p>LOT 2 CSM 8286 CS44/315&316-7/29/96 DESCR AS SEC 29-6-7 PRTNE1/4SW1/4 & NW1/4SE1/4 (14.4 ACRES INCL R/W) SUBJ TO STREAM BANK ESMT IN DOC #3274036 TOG W/DRIVEWAY ESMT IN DOC #3891045</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	JAMES DONALD WOODBURN JR 	
Primary Address	No parcel address available.	
Billing Address	4210 E CHIMO ST WAYZATA MN 55391	

Parcel Number - 054/0607-293-8001-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR07E	29	NE of the SW
Plat Name	CSM 08286	
Block/Building		
Lot/Unit	1	
Plat Name	CSM 08286 (Click link above to access images for Plat)	
Parcel Description	<p>LOT 1 CSM 8286 CS44/315&316-7/29/96 DESCR AS SEC 29-6-7 PRT NE1/4SW1/4 & NW1/4SE1/4 (5.5 ACRES INCL R/W) SUBJ TO STREAM BANK ESMT IN DOC #3274036 SUBJ TO FARMLAND DEVELOPMENT RIGHTS ESMT IN DOC #3274899 SUBJ TO DRIVEWAY ESMT IN DOC #3891045</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	JAMES D WOODBURN JR 	
Primary Address	No parcel address available.	
Billing Address	4210 CHINO EAST ST WAYZATA MN 55391	



Zone X

Malone Rd

92

2045

2030

1993

1980

9169

Zone A

WWI