

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/14/2018	DCPREZ-2018-11344
Public Hearing Date	C.U.P. Number
10/23/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME GREENSCAPES RE LLC	PHONE (with Area Code) (608) 277-8887	AGENT NAME GREENSCAPES RE LLC	PHONE (with Area Code) (608) 277-8887
BILLING ADDRESS (Number & Street) 2960 TRIVERTON PIKE DR		ADDRESS (Number & Street) 2960 TRIVERTON PIKE DR	
(City, State, Zip) FITCHBURG, WI 53711		(City, State, Zip) FITCHBURG, WI 53711	
E-MAIL ADDRESS JFLEMING@FLEMINGDEVELOPMENT.COM		E-MAIL ADDRESS JFLEMING@FLEMINGDEVELOPMENT.COM	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5995 COUNTY HIGHWAY D		5995 COUNTY HIGHWAY D			
TOWNSHIP OREGON	SECTION 17	TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-172-8000-9		0509-172-8500-4			



REASON FOR REZONE	CUP DESCRIPTION
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REZONE LIMITED COMMERCIAL AND EXCLUSIVE AGRICULTURAL LAND TO HEAVY COMMERCIAL.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	C-2 Commercial District	18.272		
LC-1 Limited Commercial Dist	C-2 Commercial District	3.6		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: REZONE LIMITED COMMERCIAL AND EXCLUSIVE AGRICULTURAL LAND TO HEAVY COMMERCIAL.

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

Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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>Greenscapes RE LLC</u>	Agent's Name	<u>Jake Fleming</u>
Address	<u>5995 County Hwy D Oregon Wi 53575</u>	Address	<u>2960 Triverton Pike Dr Fitchburg Wi 53711</u>
Phone	<u>(608) 277-8887</u>	Phone	<u>(608) 277-8887</u>
Email	<u>jfleming@flemingdevelopment.com</u>	Email	<u>jfleming@flemingdevelopment.com</u>

Town: Oregon Parcel numbers affected: 042/0509-172-8500-4 & 042/0509-172-8000-9

Section: 01 Property address or location: 5995 County Hwy D Oregon WI 53575

Zoning District change: (To / From / # of acres) Changing zoning from LC-1 and A1 EX to C-2 (Heavy Commercial) 21.872 Acres

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:
Greenscapes would like to conduct retail sales of plants, flowers, trees and sod that would be grown on site.

~~Greenscapes would like to conduct retail sales of mulch, stone, landscape block, dirt, ect~~

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Date: 8/10/18



Business Plan:

1. Landscape Contractor
2. Full Service Landscape Maintenance
3. Landscape Design & Build
4. Snow and Ice Management
5. Stock Materials onsite such as rock, mulch, gravel, brick pavers etc.... to use at offsite projects
6. Stock Materials such as rock, mulch, gravel, brick pavers etc.... for onsite retail sales
7. Grow nursery stock such as flowering plants, bushes, trees, sod, etc.... for onsite retail sales





Greenscapes
 5995 County Hwy D
 Oregon, WI 53575
 Not to Scale

Design by: Josh Cobb
 4633 Highway 138
 Oregon, WI 53575
 O: 608-835-1777 C: 608-515-4763
 jcobb@greenskapesmadison.com




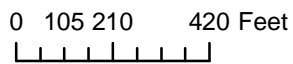


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



Petition 11344
GREENSCAPES RE LLC

Greenscapes LLC
2960 Triverton Pike Drive
Fitchburg, WI 53711

REZONE LEGAL DESCRIPTION
From A1(EX) and LC-1 to C2 (Heavy Commercial)

Part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North Quarter corner of Section 17, aforesaid; thence South 00 degrees 39 minutes 42 seconds East along the East line of the Northwest Quarter of said Section a distance of 540.59 feet; thence South 89 degrees 31 minutes 45 seconds West, 1,668.88 feet; thence North 00 degrees 28 minutes 15 seconds West, 601.83 feet to the North line of the Northwest Quarter, aforesaid; thence South 88 degrees 22 minutes 01 seconds East along said line, 1,668.20 feet to the Point of Beginning.


Said Rezone area contains 952,734 square feet or 21.872 acres.

Parcel Number - 042/0509-172-8500-4

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF OREGON	
State Municipality Code	042	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR09E	17	NW of the NW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 17-5-9 E1/4 NW1/4NW1/4 10 ACRES This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	GREENSCAPES RE LLC	
Primary Address	No parcel address available.	
Billing Address	2960 TRIVERTON PIKE DR FITCHBURG WI 53711	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5 G7	
Assessment Acres	10.000	
Land Value	\$17,000.00	
Improved Value	\$52,700.00	
Total Value	\$69,700.00	


Show Valuation Breakout

Parcel Number - 042/0509-172-8000-9

Current

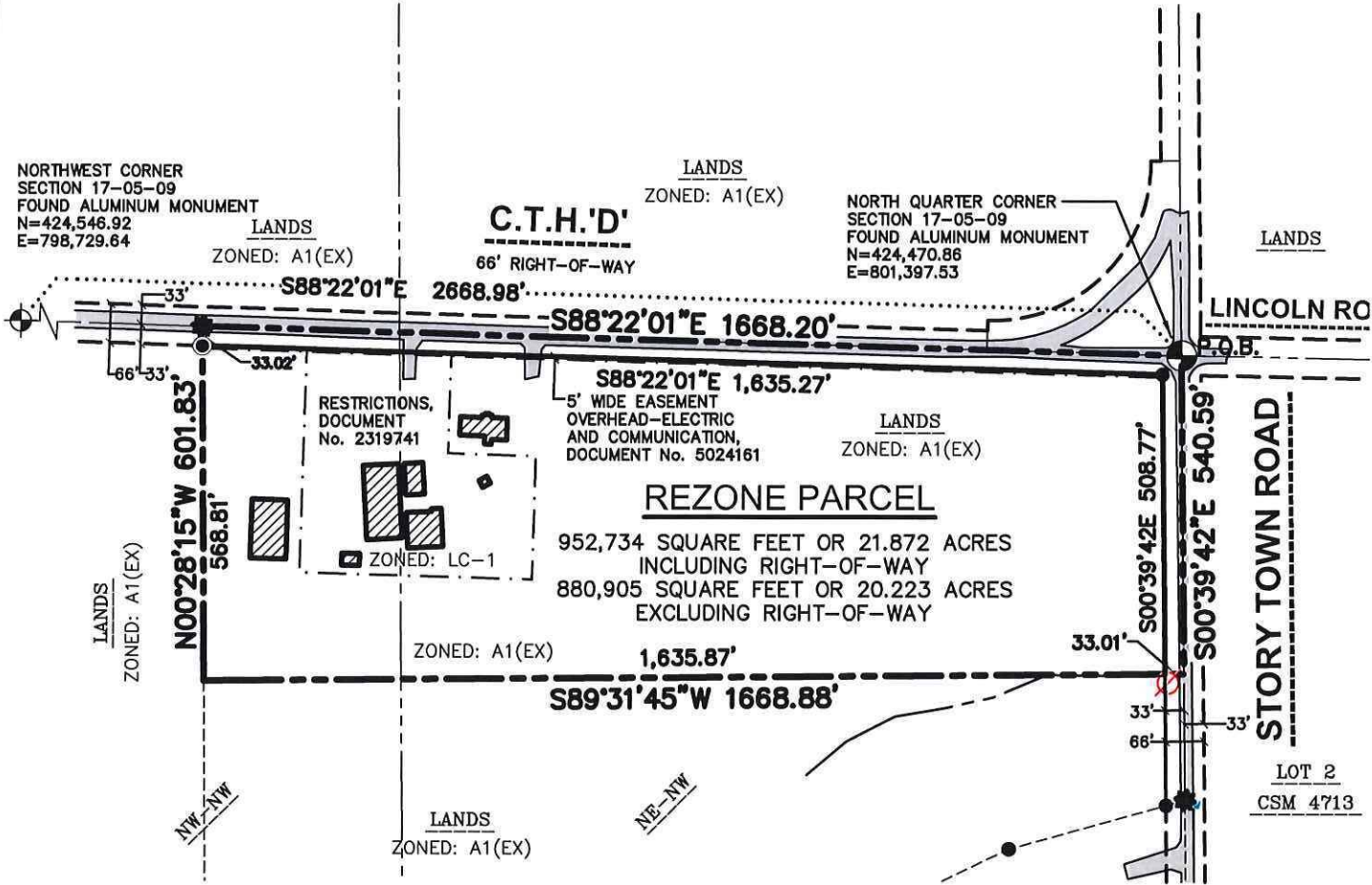
[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail			Less —
Municipality Name	TOWN OF OREGON		
State Municipality Code	042		
Township & Range	Section	Quarter/Quarter & Quarter	
T05NR09E	17	NE of the NW	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 17-5-9 NE1/4NW1/4 EXC CSM 5023 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	GREENSCAPES RE LLC		
Primary Address	5995 COUNTY HIGHWAY D		
Billing Address	2960 TRIVERTON PIKE DR FITCHBURG WI 53711		

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5 G7	
Assessment Acres	32.800	
Land Value	\$55,100.00	
Improved Value	\$297,800.00	
Total Value	\$352,900.00	

Show Valuation Breakout

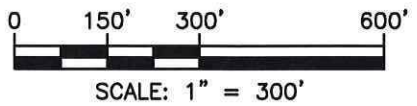


LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- SECTION LINE
- PLATTED LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING
- BITUMINOUS PAVEMENT
- EDGE OF PAVEMENT

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 08, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY.) THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-05-09 BEARS S88°22'01"E.



File: I:\2018\188634\DWG\188634_Resize.dwg Layout: Resize Exhibit (2) User: K Plotted: Aug 09, 2018 - 11:26am

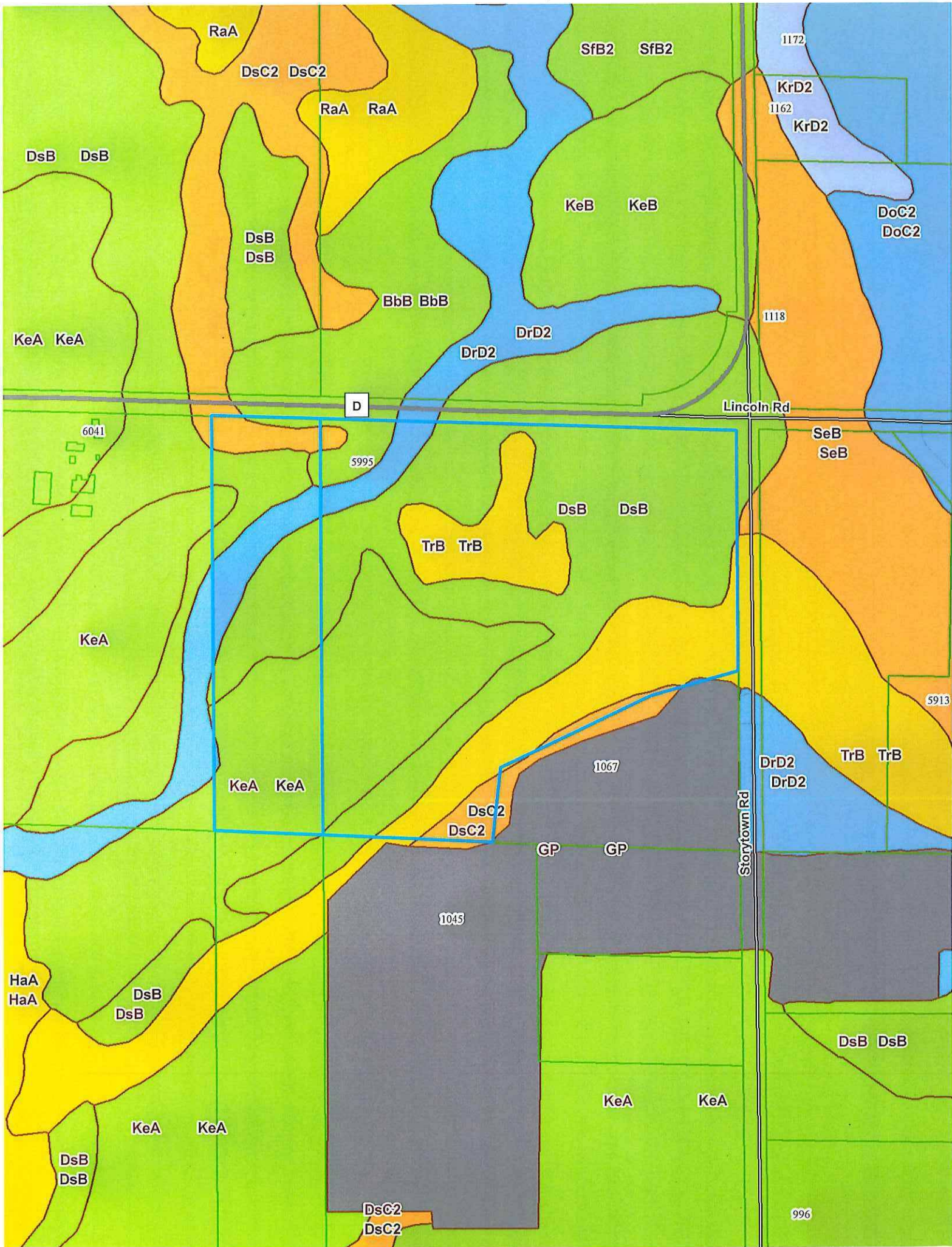
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MADISON REGIONAL OFFICE
 161 HORIZON COURT
 VERONA, WISCONSIN 53593
 (608)848-5060 PHONE | (608)848-2255 FAX
 www.jsdinc.com

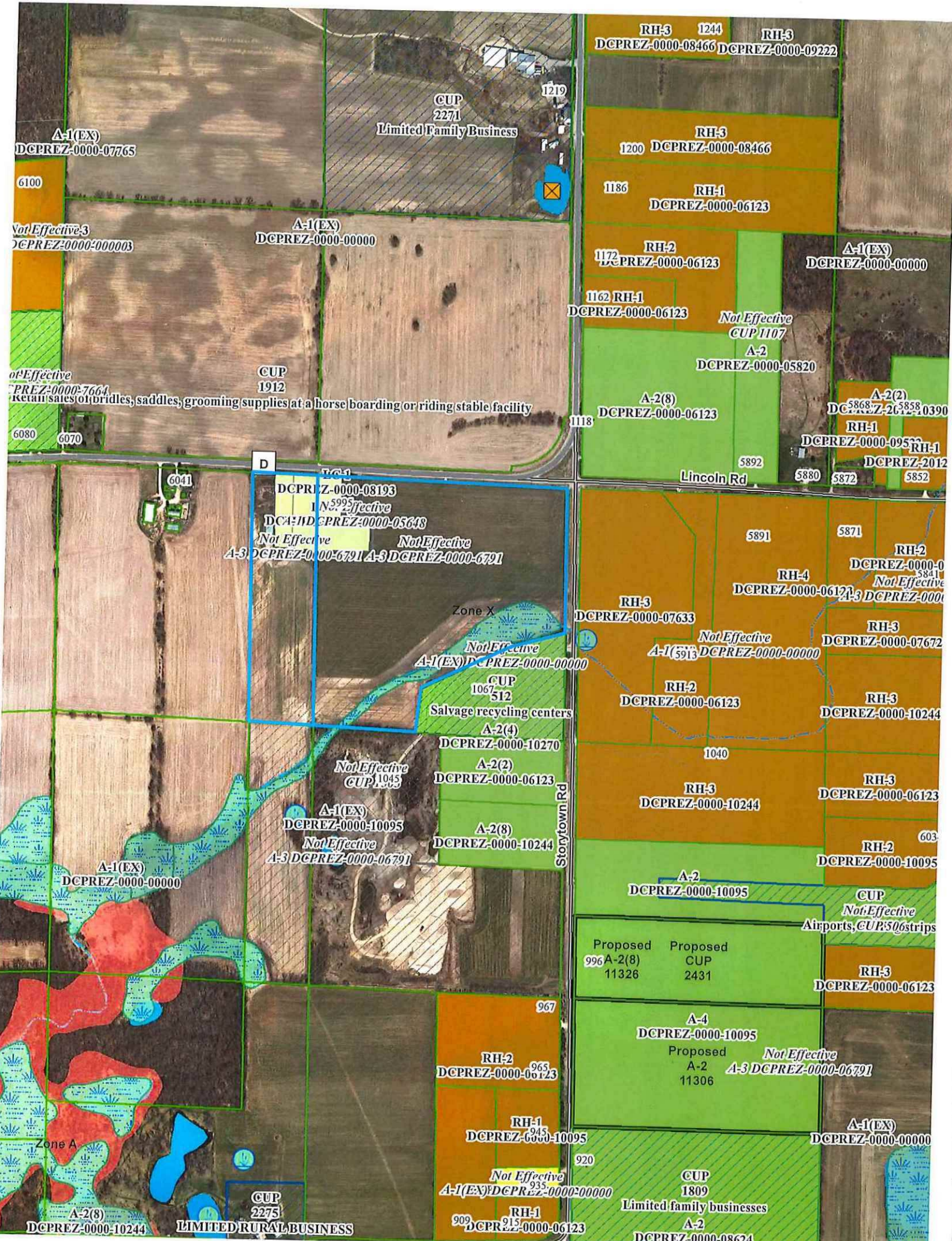
PROJECT:
GREENSCAPES, LLC.
 2960 TRIVERTON PIKE DRIVE
 FITCHBURG, WI 53711

SHEET TITLE:
REZONE MAP

JSD PROJECT NUMBER:
 18-8634
 DRAWN BY: JK
 CHECKED BY: TJB
 DATE:
 AUG. 09, 2018

SHEET NUMBER:
 1





RH-3 1244 RH-3
DCPREZ-0000-08466 DCPREZ-0000-09222

CUP 2271
Limited Family Business

A-1(EX)
DCPREZ-0000-07765

RH-3 1200
DCPREZ-0000-08466

6100

1186 RH-1
DCPREZ-0000-06123

Not Effective
DCPREZ-0000-000003

A-1(EX)
DCPREZ-0000-00000

1172 RH-2
DCPREZ-0000-06123

A-1(EX)
DCPREZ-0000-00000

Not Effective
DCPREZ-0000-7664
retain sales of bridles, saddles, grooming supplies at a horse boarding or riding stable facility

CUP 1912

1162 RH-1
DCPREZ-0000-06123

Not Effective
CUP 1107

A-2
DCPREZ-0000-05820

A-2(2)
DCPREZ-0000-0390

6080 6070

A-2(8)
DCPREZ-0000-06123

RH-1
DCPREZ-0000-09533
RH-1
DCPREZ-2012

D

DCPREZ-0000-08193
Not Effective
DCPREZ-0000-05648
Not Effective
A-3 DCPREZ-0000-6791 A-3 DCPREZ-0000-6791

Lincoln Rd
5892 5880 5872 5852

Zone X

RH-3
DCPREZ-0000-07633

RH-4
DCPREZ-0000-06123
Not Effective
A-3 DCPREZ-0000-00000

RH-2
DCPREZ-0000-05841
Not Effective
A-3 DCPREZ-0000-00000

Not Effective
A-1(EX) DCPREZ-0000-00000
CUP 1067
512
Salvage recycling centers
A-2(4)
DCPREZ-0000-10270

Not Effective
A-1(5913) DCPREZ-0000-00000

RH-3
DCPREZ-0000-07672

Not Effective
CUP 1045

A-2(2)
DCPREZ-0000-06123

RH-3
DCPREZ-0000-10244

RH-3
DCPREZ-0000-06123

A-1(EX)
DCPREZ-0000-10095
Not Effective
A-3 DCPREZ-0000-06791

A-2(8)
DCPREZ-0000-10244

RH-2
DCPREZ-0000-10244

RH-2
DCPREZ-0000-10095

A-2
DCPREZ-0000-10095

CUP
Not Effective
Airports, CUP 506 strips

Proposed
996 A-2(8)
11326

Proposed
CUP
2431

RH-3
DCPREZ-0000-06123

A-4
DCPREZ-0000-10095

Proposed
A-2
11306

Not Effective
A-3 DCPREZ-0000-06791

A-1(EX)
DCPREZ-0000-00000

RH-2
DCPREZ-0000-06123

RH-1
DCPREZ-0000-10095

Not Effective
A-1(EX) DCPREZ-0000-00000

CUP 1809

Limited family businesses

Zone A

A-2(8)
DCPREZ-0000-10244

LIMITED RURAL BUSINESS

RH-1
DCPREZ-0000-06123

A-2
DCPREZ-0000-08624

