

Dane County Conditional Use Permit Application

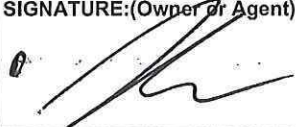
Application Date	C.U.P Number
02/01/2019	DCPCUP-2019-02458
Public Hearing Date	<i>Rez 2018 11344</i>
04/30/2019	

OWNER INFORMATION		AGENT INFORMATION	
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	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
5995 County Highway D				5995 COUNTY HIGHWAY D	
TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP OREGON	SECTION 17
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-172-8000-9		---		0509-172-8500-4	

CUP DESCRIPTION	
Landscape Company	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.111	5.115

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JF</u>	Inspectors Initials SCW1	SIGNATURE: (Owner or Agent) 
		PRINT NAME: Jake Fleming
		DATE: 2/1/19



DANE COUNTY PLANNING & DEVELOPMENT

Conditional Use Application

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

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
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.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Greenscapes RE LLC Agent Jake Fleming
Address 2960 Triverton Pike Dr Fitchburg WI 53711 Address 2960 Triverton Pike Dr Fitchburg WI 53711
Phone 608-277-8887 Phone 608-277-8887
Email jfleming@flemingdevelopment.com Email jfleming@flemingdevelopment.com

Parcel numbers affected: 042/0509-172-8500-4 Town: Oregon Section: 17
042/0509-172-8000-9 Property Address: 5995 County Hwy D

201811344

Existing/ Proposed Zoning District : Existing A1 EX/LC1 --- Proposed LC1

- Type of Activity proposed: Operation of Landscape Company
Separate checklist for communication towers and mineral extraction uses must be completed.
Hours of Operation Please see attached detailed operations description
Number of employees
Anticipated customers
Outside storage
Outdoor activities
Outdoor lighting
Outside loudspeakers
Proposed signs
Trash removal
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: Jake Fleming

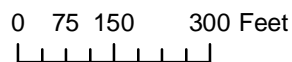
Date: 2/1/19



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



CUP 02458
Greenscapes RE LLC

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.

The operation of Greenscapes will blend in well with the surrounding homes and farms. There will be no additional outdoor lighting or outdoor storage. Vehicle traffic will be limited to morning and evening commute times with minimal traffic during the day. Any outside activities like loading trucks for jobs would be done in the morning.

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.

The operation of Greenscapes will not affect the surrounding farm and agricultural operations. Traffic will be limited to the morning and evening commute hours. Although the office will be open during the day, there won't be much traffic. The employee parking lot will be organized and mostly screened from Highway D. There will be no outdoor storage of parts, tires, ect... The debris and mulch pile will be behind the buildings so they wont be noticeable from Highway D.

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.

The conditional use will not affect any of the surrounding agricultural land. Greenscapes will continue to rent out the 46 acres of tillable land to local farmers.

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

The two existing driveways will be improved to meet Type C Intersection standards and approved by the Highway Dept. The existing single family home will be updated to meet ADA and Fire Safety standards. The plan will be approved by the Town of Oregon building inspector and the Fire Dept. The existing utilities are sufficient for the operation of Greenscapes.

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.

The two existing driveways will be improved to meet the Type C Intersection standards and the engineered plans will be approved by the County Highway Dept. Greenscapes will generate some traffic in the morning and evening. The majority of our vehicles are trucks and we have a few mid-sized dump trucks.

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

Landscape screening will be installed along Highway D to screen the employee parking area.



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:

- 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>Greenscapes RE LLC</u>	Agent's Name	<u>Jake Fleming</u>
Address	<u>2960 Triverton Pike Dr Fitchburg WI 53711</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>jffleming@flemingdevelopment.com</u>	Email	<u>jffleming@flemingdevelopment.com</u>

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

Section: 1 Property address or location: 5995 County Highway D Oregon WI 53575

Zoning District change: (To / From / # of acres) Zoning changed from A1 EX & LC1 to all LC1 with a total of 5.115 acres excluding the right of way

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

Greenscapes would like to convert the split of A1 EX and LC1 to be all LC1 to be in compliance with its operation. A CUP application will also be submitted to cover certain items such as limited outdoor storage

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

Submitted By: 

Date: 01/28/2019



Greenscapes Landscape Design is a full-service, design-build landscape contractor based in Madison, Wisconsin. We provide our clients with superior landscape, lawn care, landscape maintenance, and snow removal services. Greenscapes is recognized for its professionalism, quality of work, timeliness, and exceptional customer service.

Greenscapes has up to 55 employees, including the office staff. The existing ranch house will be converted into the main office for Greenscapes office staff, and the field employee check in area. The home will be slightly remodeled to comply with ADA and Fire Safety requirements. The hours of operation for the office and office employees will be 7:00 AM to 6:00 PM, Monday through Saturday. The hours of operation for the field employees will be 6:30 AM through 7:00 PM, Monday through Friday. Winter snow removal hours will be as needed depending on snowfall. Customer parking will be to the west of the office with one handicap stall which is needed to meet ADA standards. Employee parking will be designated to the west and north of the Landscape Building, with landscape screening along Hwy D, to hide parked vehicles from Hwy D. Greenscapes will have one, free standing, non-lighted sign to the west of the east driveway. The sign will be approved through the county sign requirements. Greenscapes will not add any outdoor lighting, and there will be no outdoor speaker system. There will be two refuse containers, one trash, one recycling, across from the fuel tanks. We will be contracting with a refuse hauler such as Waste Management for all trash and recycling removal. Greenscapes would also like to install one "hoop house" on the property. It is labeled on the site plan.

The hoop house is made of concrete cinder blocks for walls and a clear tarp like cover. We would store dirt or salt for our own use in the hoop house.

Behind the Landscape Building will be the debris and mulch piles which will be hidden from Hwy D. Greenscapes will continue to use the existing material bins to hold a variety of landscape materials such as washed stone and gravel and will be used on offsite jobs. These existing bins are located to the south of the Maintenance and Landscape Buildings.

Greenscapes has 27 trucks/dump trucks, 4 bobcats, 15 lawn mowers, 13 snow plows and 16 trailers. All trucks, dump trucks, bobcats, lawn mowers, snow plows and trailers will be stored indoors. Per the Conditional Use Permit, no more than 12 trucks, bobcats or trailers will be stored outside, overnight. There will no outdoor storage of tires, parts, chemicals, etc...

Dry and wet chemicals will be stored inside the Maintenance Building according to the Wisconsin state standards and the storage facility will be inspected so to stay in compliance with Wisconsin state standards. Greenscapes will continue to use the two, existing fuel tanks as well as install three additional fuel tanks, adjacent to the existing two. Each fuel tank will be following the Wisconsin state standards for storage, spill containment and emergency shut off's and will be inspected to stay within compliance. The tanks will be surrounded by an approved non-combustible, lockable building or an approved non-combustible, lockable fence with a gate. Each tank will have a catch basin for spill containment per Wisconsin code standards.

RH-1
DCPREZ-0000-06 DCPREZ-00

A-1(EX)
DCPREZ-0000-00000

A-2(8)
DCPREZ-0000-06123

1118

Lincoln Rd

RH-2
DCPREZ-0000-06123

Proposed
LC-1
DCPREZ-0000-08193
Not Effective
A-3 DCPREZ-0000-6791
5995
Not Effective
A-1 DCPREZ-0000-05648
A-3 DCPREZ-0000-6791
11344
IC-1
DCPREZ-0000-06935

RH-3
DCPREZ-0000-07633

A-1(EX)
DCPREZ-0000-00000

Not Effective
A-3 DCPREZ-0000-06791

A-1(EX)
DCPREZ-0000-10095

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

1067 CUP
512

Salvage recycling centers

A-2(4)
DCPREZ-0000-10270

Stonytown Rd

RH-2
DCPREZ-0000-06123

A-2(2)
DCPREZ-0000-06123

1045

Not Effective
CUP 1503

RH-3
DCPREZ-0000-10244

A-2(8)
DCPREZ-0000-10244

A-2
DCPREZ-0000-10095

CUP
605

Airports, landing strips
Proposed

Not Effective

RH-1 DCPREZ-0000-06 RH-2 DCPREZ-0000-06

A-1(EX) DCPREZ-0000-00000

A-2(8) DCPREZ-0000-06123

1118

D

Lincoln Rd

Proposed LC-1 5995
 Not Effective
 LC-1 11344 A-1 DCPREZ-0000-05648
 A-3 DCPREZ-0000-6791
 Not Effective
 A-3 DCPREZ-0000-08193
 Not Effective
 A-3 DCPREZ-0000-6791
 LC-1 DCPREZ-0000-06935

RH-2 DCPREZ-0000-06123

RH-3 DCPREZ-0000-07633

A-1(EX) DCPREZ-0000-00000

Not Effective A-3 DCPREZ-0000-06791

A-1(EX) DCPREZ-0000-10095

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

1067 CUP 512

Salvage recycling centers

A-2(4) DCPREZ-0000-10270

Stonytown Rd

RH-2 DCPREZ-0000-06123

A-2(2) DCPREZ-0000-06123

1045

Not Effective CUP 1503

RH-3 DCPREZ-0000-10244

A-2(8) DCPREZ-0000-10244

A-2 DCPREZ-0000-10095

CUP 605

Airports, landing strips Proposed

Not Effective

NORTHWEST CORNER
SECTION 17-05-09
FOUND ALUMINUM MONUMENT
N=424,546.92
E=798,729.64

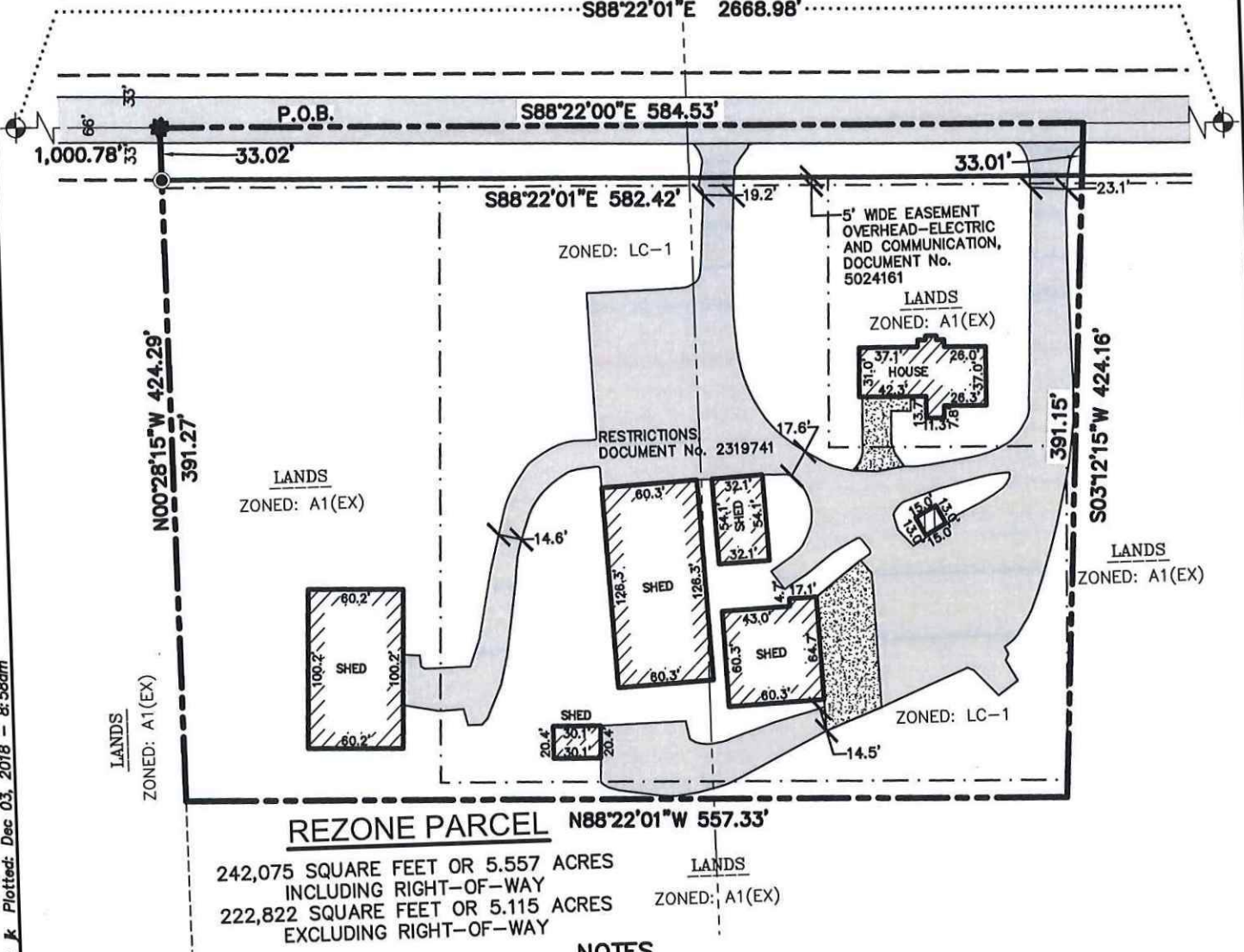
LANDS
ZONED: A1(EX)

C.T.H.'D'

66' RIGHT-OF-WAY

LANDS
ZONED: A1(EX)

NORTH QUARTER CORNER
SECTION 17-05-09
FOUND ALUMINUM MONUMENT
N=424,470.86
E=801,397.53



REZONE PARCEL N88°22'01"W 557.33'

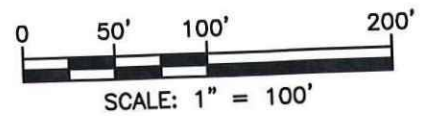
242,075 SQUARE FEET OR 5.557 ACRES
INCLUDING RIGHT-OF-WAY
222,822 SQUARE FEET OR 5.115 ACRES
EXCLUDING RIGHT-OF-WAY

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 JULY 24, 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 User: k Plotted: Dec 03, 2018 - 8:58am


<p>MADISON REGIONAL OFFICE 161 HORIZON COURT VERONA, WISCONSIN 53593 (608)848-5060 PHONE (608)848-2255 FAX www.jsdinc.com</p>	PROJECT: GREENSCAPES, LLC. 2960 TRIVERTON PIKE DRIVE FITCHBURG, WI 53711	SHEET TITLE: REZONE MAP	JSD PROJECT NUMBER: 18-8634 DRAWN BY: CHECKED BY: JK TJB DATE: NOV. 27, 2018	SHEET NUMBER: 1
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Parcel Number - 042/0509-172-8000-9

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF OREGON	
Parcel Description	SEC 17-5-9 NE1/4NW1/4 EXC CSM 5023	
Owner Name	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

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1(EX) DCPREZ-0000-10095

LC-1 1.21 Acres DCPREZ-0000-06935

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$55,100.00	\$297,800.00	\$352,900.00
Taxes:		\$6,353.09
Lottery Credit(-):		\$193.51
First Dollar Credit(-):		\$79.68
Specials(+):		\$17.34
Amount:		\$6,097.24

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21OR	OREGON FIRE
OTHER DISTRICT	21OR	OREGON EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	07/10/2018	5424027		

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By Parcel Number: 0509-172-8000-9

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Parcel Number - 042/0509-172-8500-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF OREGON	
Parcel Description	SEC 17-5-9 E1/4 NW1/4NW1/4 10 ACRES	
Owner Name	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](#)[Show Assessment Contact Information ▼](#)

Zoning Information

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

Zoning

A-1(EX) DCPREZ-0000-10095

LC-1 0.81 Acres DCPREZ-0000-08193

LC-1 1.57 Acres DCPREZ-0000-06935

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Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$17,000.00	\$52,700.00	\$69,700.00
Taxes:		\$1,254.77
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$79.68
Specials(+):		\$0.00
Amount:		\$1,175.09

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21OR	OREGON FIRE
OTHER DISTRICT	21OR	OREGON EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
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By Parcel Number: 0509-172-8500-4

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Greenscapes, LLC
2960 Triverton Pike Drive
Fitchburg, WI 53711

REZONE LEGAL DESCRIPTION
From A1(EX) and LC-1 to LC-1(Limited Commercial District)

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:

Commencing at the Northwest corner of Section 17, aforesaid; thence South 88 degrees 22 minutes 01 seconds East along the North line of the Northwest Quarter of said Section a distance of 1,000.78 feet to the Point of Beginning; thence continuing South 88 degrees 22 minutes 01 seconds East, 584.53 feet; thence South 03 degrees 12 minutes 15 seconds West, 424.16 feet; thence North 88 degrees 22 minutes 01 seconds West, 557.33 feet; thence North 00 degrees 28 minutes 15 seconds West, 424.29 feet to the Point of Beginning.

Said Rezone area contains 242,075 square feet or 5.557 acres including right-of-way and 222,822 square feet or 5.115 acres excluding right-of-way.

WINGRA REAL ESTATE LLC
PO BOX 44284
MADISON, WI 53744

RAYMOND J HERFEL
1118 STORYTOWN RD
OREGON, WI 53575

WINGRA REAL ESTATE LLC
PO BOX 44284
MADISON, WI 53744

WINGRA REAL ESTATE LLC
PO BOX 44284
MADISON, WI 53744

DANE COUNTY
RM 114 210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

Current Owner
PO BOX 277
WAUNAKEE, WI 53597

OREGON, TOWN OF
1138 UNION RD
OREGON, WI 53575

Current Owner
PO BOX 277
WAUNAKEE, WI 53597

GREENSCAPES RE LLC
2960 TRIVERTON PIKE DR
FITCHBURG, WI 53711

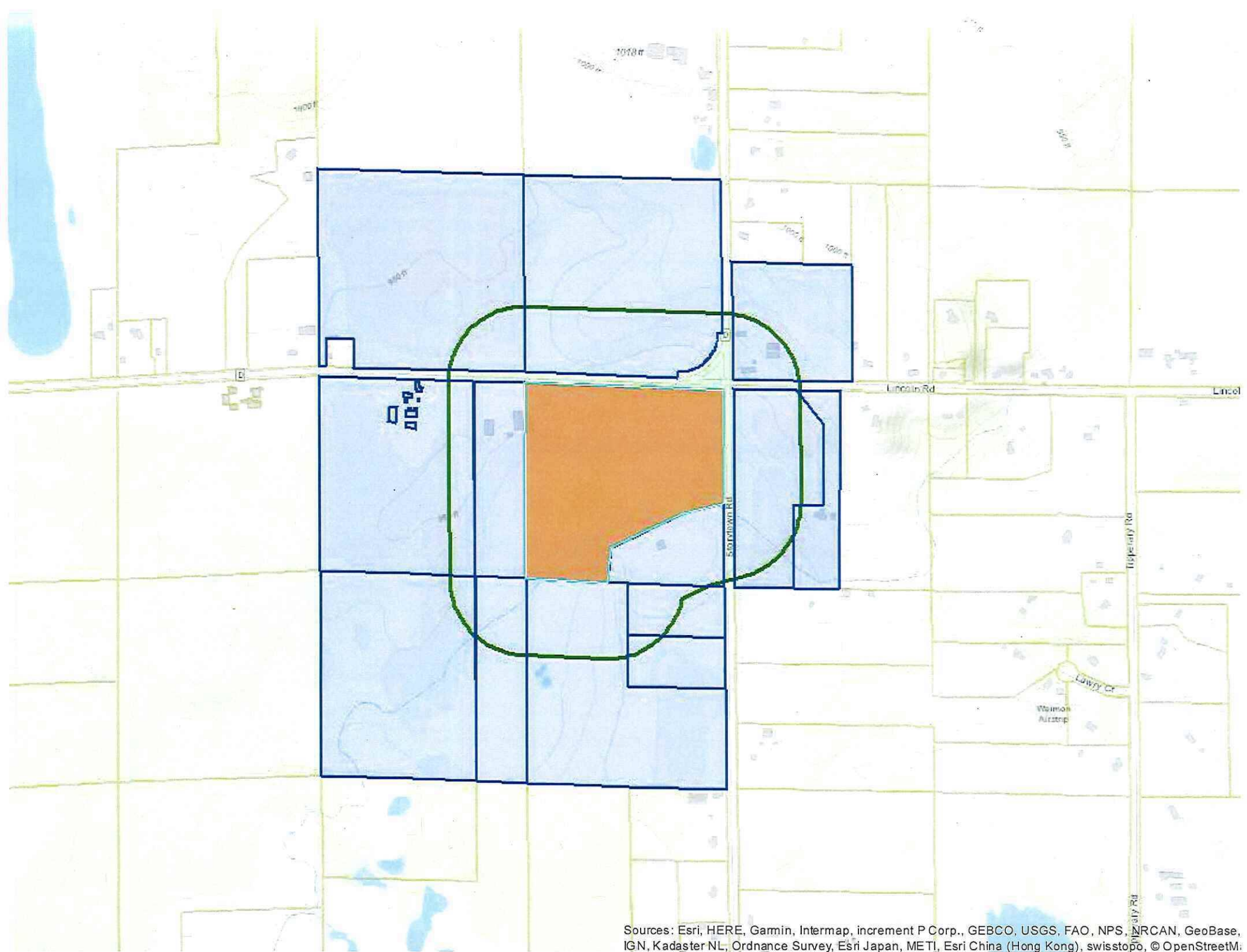
WINGRA REAL ESTATE LLC
PO BOX 44284
MADISON, WI 53744

RAYMOND J HERFEL
1118 COUNTY HIGHWAY D
OREGON, WI 53575

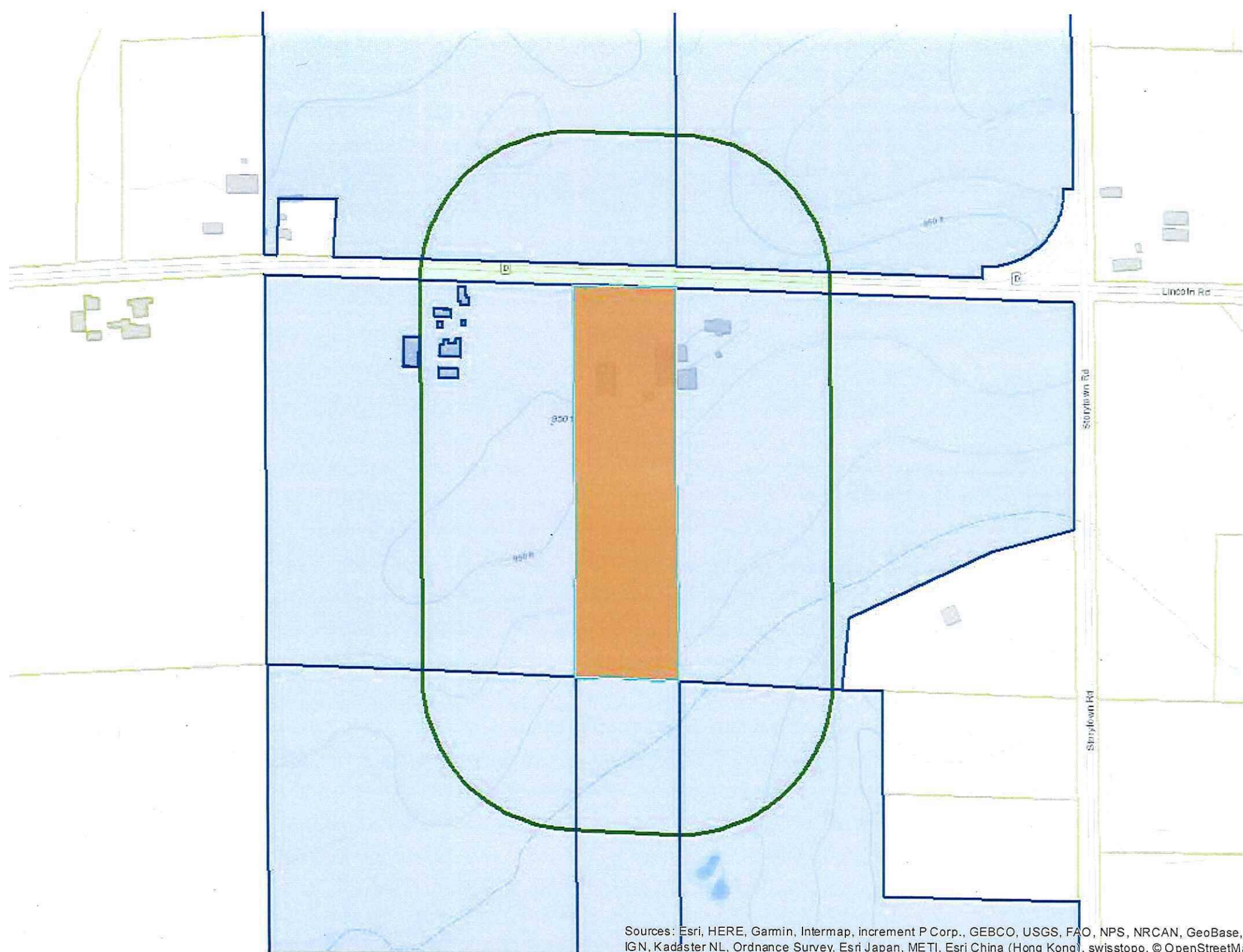
GREENSCAPES RE LLC
2960 TRIVERTON PIKE DR
FITCHBURG, WI 53711

GREENSCAPES RE LLC
2960 TRIVERTON PIKE DR
FITCHBURG, WI 53711

WILLIAM J RUTH
5913 LINCOLN RD
OREGON, WI 53575



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM



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