

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/14/2020	DCPREZ-2020-11568
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/28/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTCH LANE FARM LLC	PHONE (with Area Code) (608) 712-4056	AGENT NAME BADGER SURVEYING	PHONE (with Area Code) (608) 244-2010
BILLING ADDRESS (Number & Street) 309 BLUE VIEW DR		ADDRESS (Number & Street) 2033 TOWN SITE ROAD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Winchester, WI 54557	
E-MAIL ADDRESS jess@mhbremodeling.com		E-MAIL ADDRESS badgersurvey@gdinet.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	
South of 2700 County Highway J		North of 2712 County Highway J			
TOWNSHIP SPRINGDALE	SECTION 14	TOWNSHIP SPRINGDALE	SECTION 11	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-141-8000-8		0607-114-9516-0			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING 4 RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District	13.4		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**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: \$495  
 Commercial: \$545  
 • 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: SCOTCH LANE FARM LLC Agent Name: BADGER SURVEYING CO MARK GERNHART  
 Address (Number & Street): 309 BLUE VIEW DR. Address (Number & Street): 2033 TOWN SITE ROAD  
 Address (City, State, Zip): WISCONSIN, WI. 53712 Address (City, State, Zip): WINCHESTER, WI. 54557  
 Email Address: jess@mhbrmodeling.com Email Address: badgersurvey@qdi.net.com  
 Phone#: 608-712-4056 Phone#: 608-344-2010

**PROPERTY INFORMATION**

Township: SPRINGDALE Parcel Number(s): SEC. 11 060711495160 / SEC. 14 060714180008  
 Section: 11 AND 14 Property Address or Location: FARMLAND

**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

SEE ATTACHED PRELIMINARY C.S.M.'S  
1 - 2 LOT C.S.M. IN SEC. 11  
2 - 1 LOT C.S.M. IN SEC 14  
VACANT LAND

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>2 LOT C.S.M AT-35</u>	<u>TO RR-2</u>	<u>BOTH LOTS APPROX. 3.5 AC +/-</u>
<u>1 LOT C.S.M AT-35</u>	<u>TO RR-2</u>	<u>3.91 AC +/-</u>
<u>" "</u>	<u>TO RR-2</u>	<u>2.73 AC +/-</u>

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to 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.

- Scaled drawing of proposed property boundaries  
 Legal description of zoning boundaries  
 Information for commercial development (if applicable)  
 Pre-application consultation with town and department staff  
 Application fee (non-refundable), payable to the Dane County Treasurer

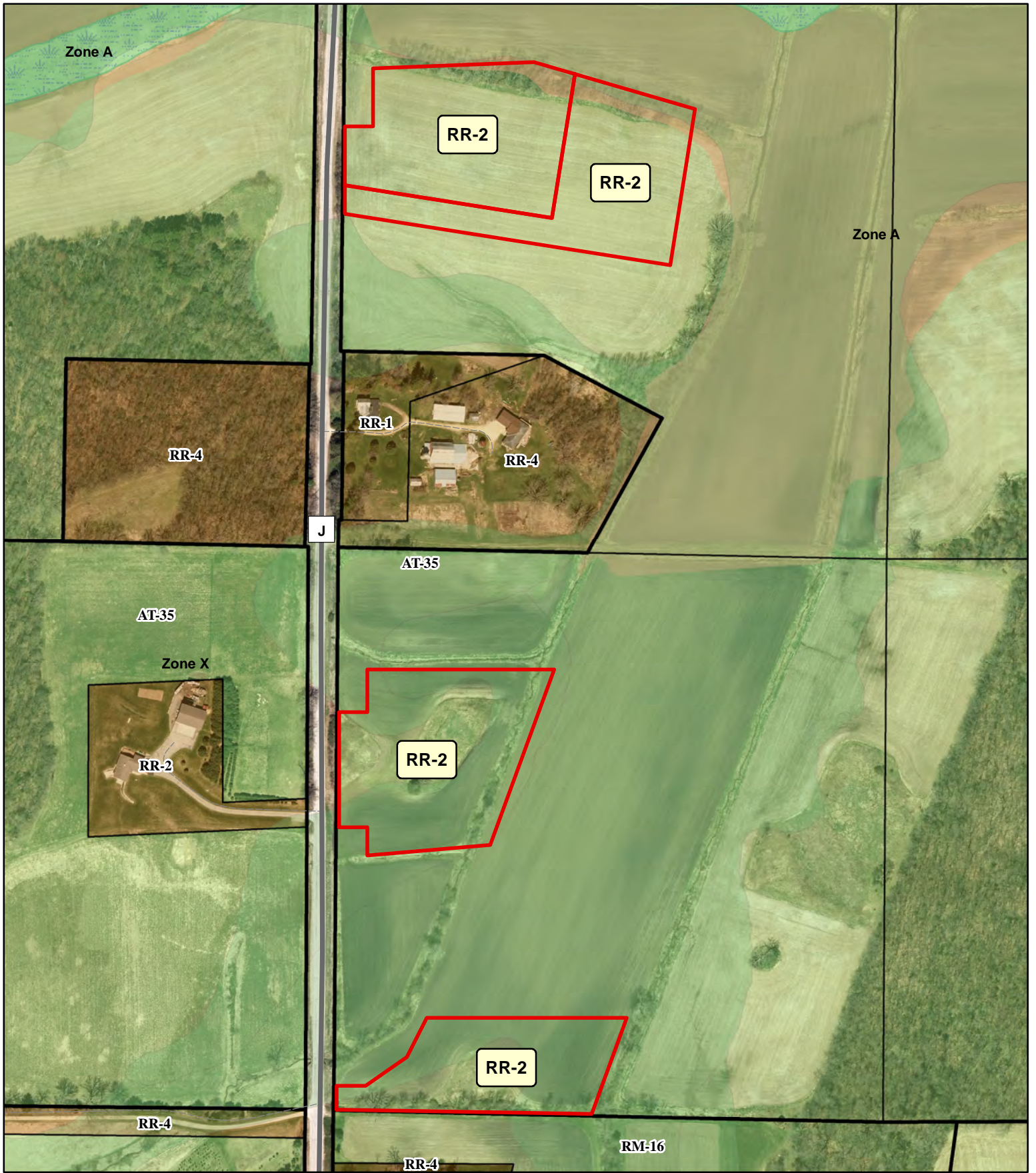
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature





[Signature]  
 AGENT

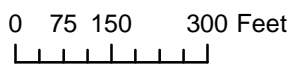
Date

5/13/2020



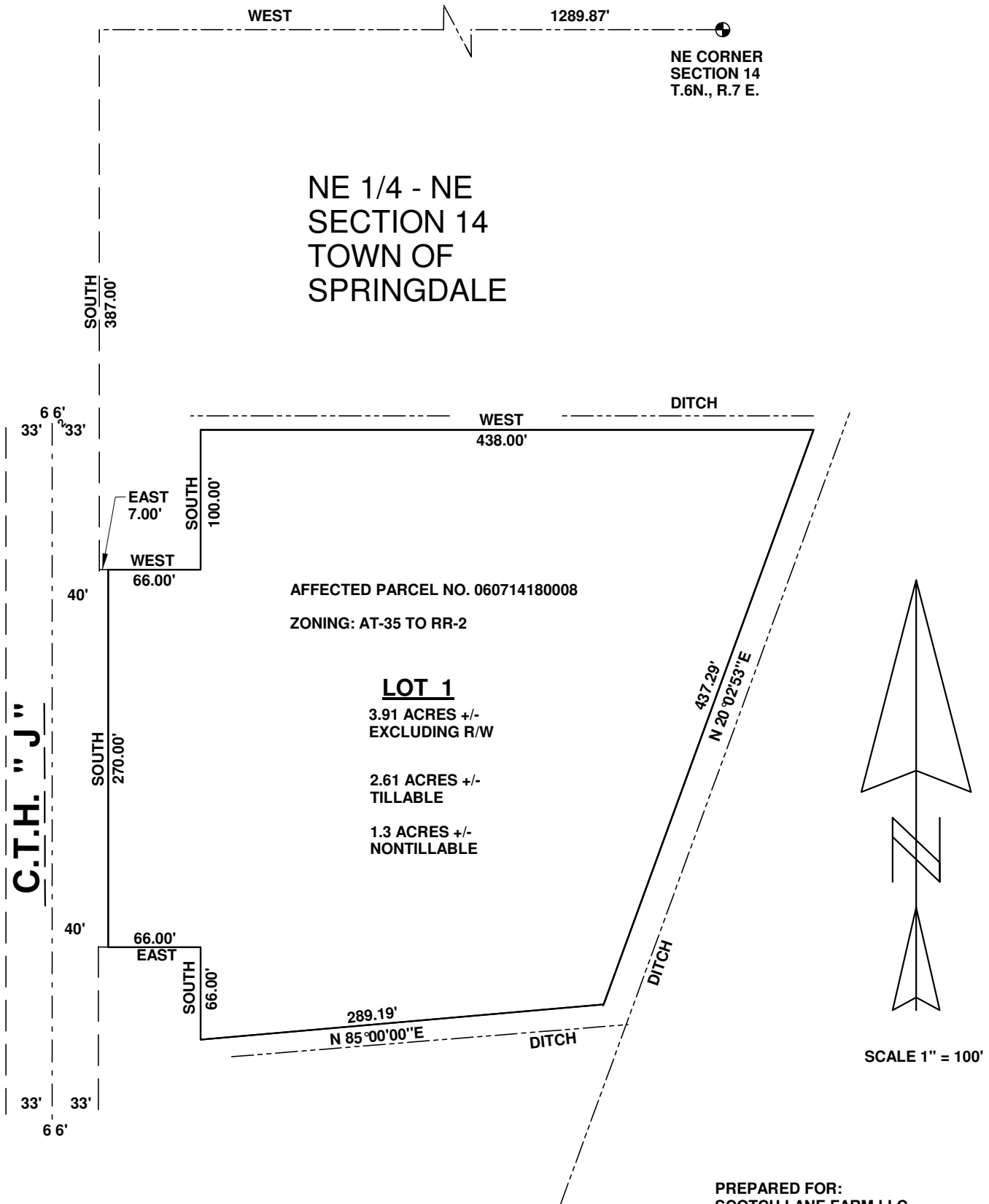
**Legend**

- |  |            |   |   |         |
|--|------------|---|---|---------|
|  | Wetland    | <b>Significant Soils</b>  |  | Class 1 |
|  | Floodplain |  | Class 2   |         |



Petition 11568  
**SCOTCH LANE FARM LLC**

# PRELIMINARY CERTIFIED SURVEY MAP



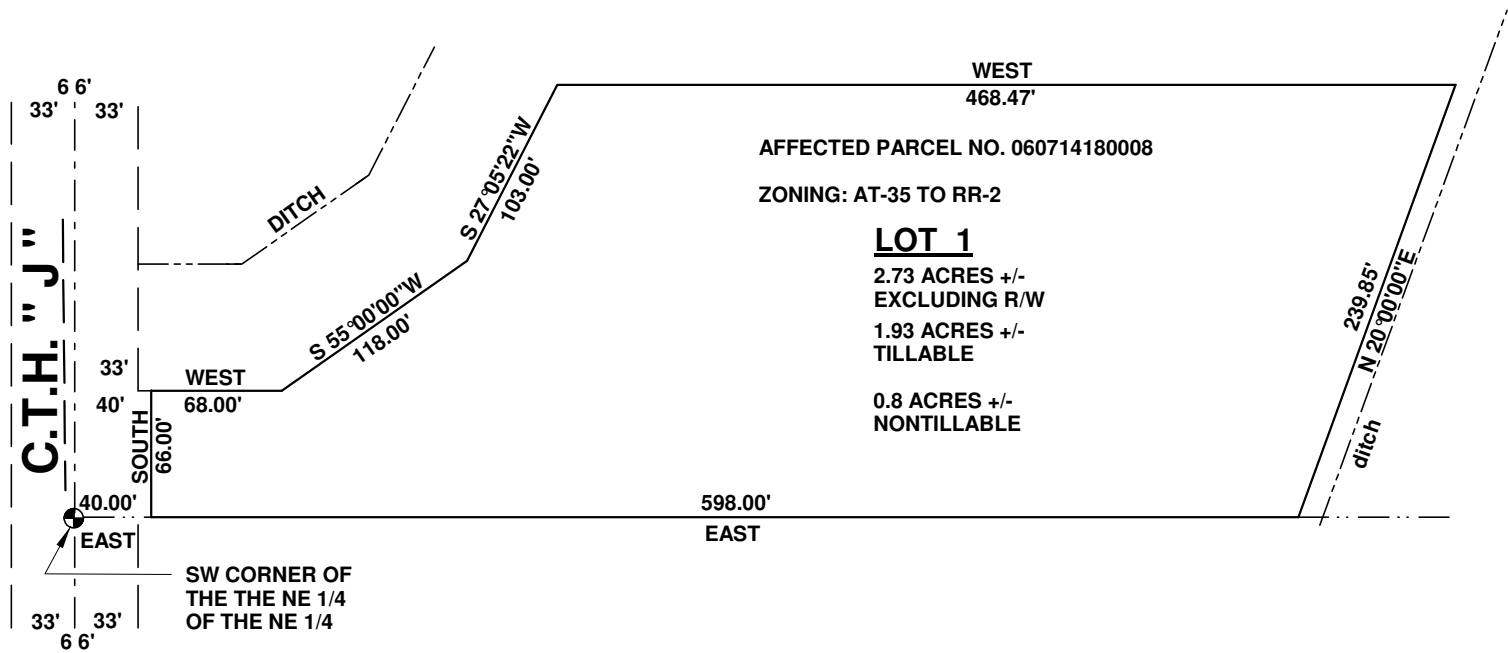
PREPARED BY:  
 BADGER SURVEYING AND  
 MAPPING SERVICE  
 2033 TOWN SITE ROAD  
 WINCHESTER, WI. 54557

PREPARED FOR:  
 SCOTCH LANE FARM LLC  
 309 BLUE VIEW DR.  
 MT. HOEB, WI. 53572

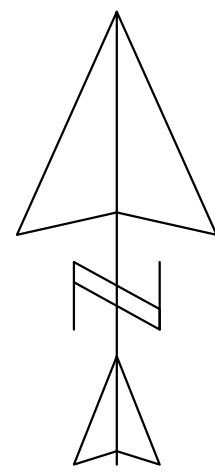
**LAND DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 14; THENCE WEST ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 14, 1289.87 FEET TO THE EASTERLY R/W LINE OF C.T.H." J "; THENCE SOUTH ALONG THE EASTERLY R/W LINE, 387.00 FEET; THENCE EAST, 7.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, 270.00 FEET; THENCE EAST, 66.00 FEET; THENCE SOUTH, 66.00 FEET; THENCE N 85°00'00"E, 289.19 FEET; THENCE N 20°02'53"E, 437.29 FEET; THENCE WEST, 438.00 FEET; THENCE SOUTH, 100.00 FEET; THENCE WEST, 66.00 FEET TO THE POINT OF BEGINNING.



**PRELIMINARY  
CERTIFIED SURVEY  
MAP**



SCALE 1" = 100'

**LAND DESCRIPTION:**

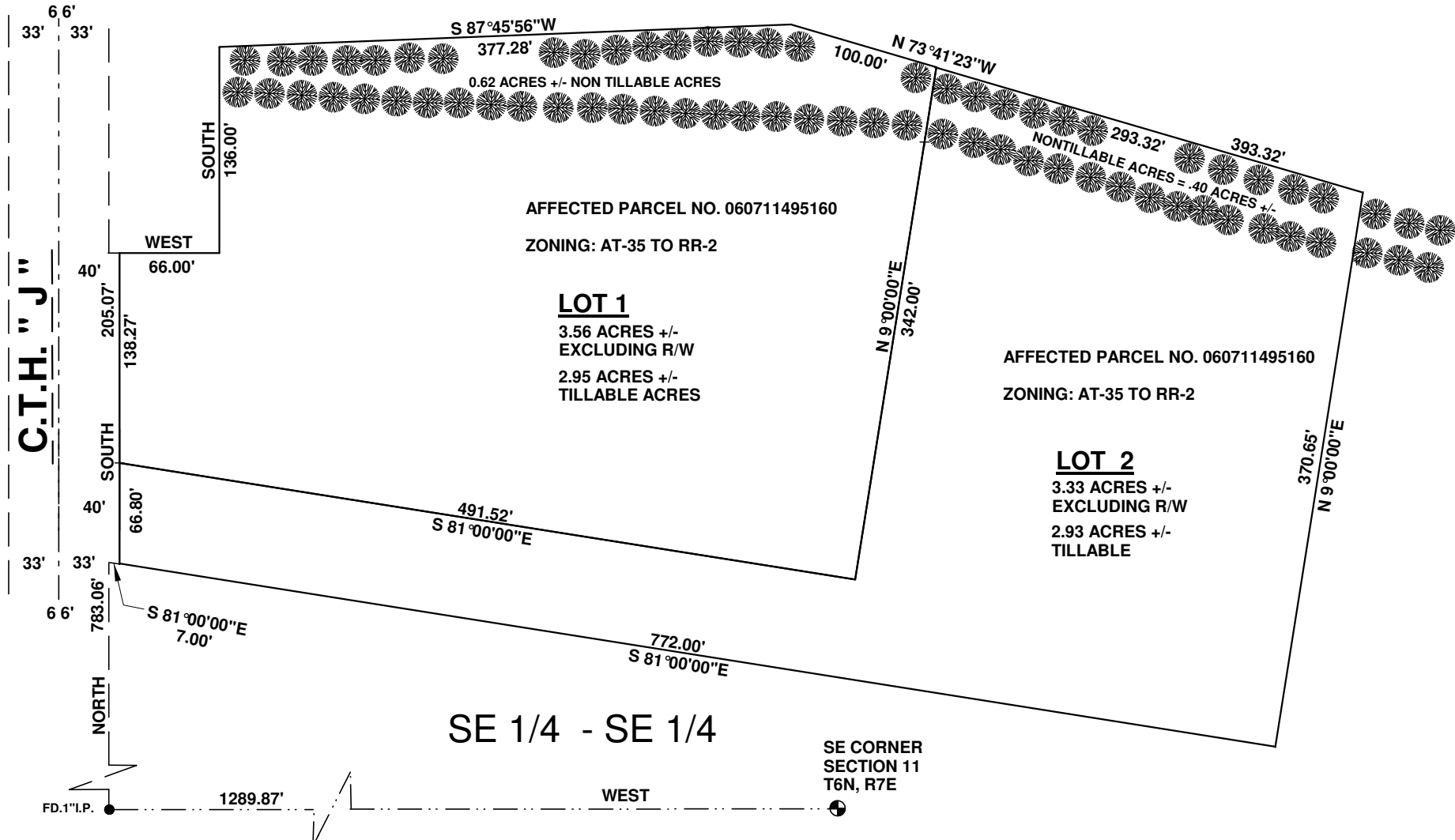
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE SAID NE 1/4 OF THE NE 1/4, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4, 598.00 FEET; THENCE N 20°00'00"E, 239.85 FEET; THENCE WEST, 468.47 FEET; THENCE S 27°05'22"W, 103.00 FEET; THENCE S 55°00'00"W, 118.00 FEET; THENCE WEST, 68.00 FEET; THENCE SOUTH, 66.00 FEET TO THE POINT OF BEGINNING.

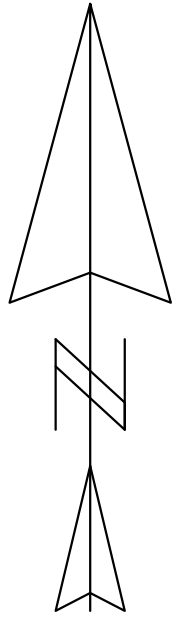
**PREPARED BY:  
BADGER SURVEY AND  
MAPPING SERVICE  
2033 TOWN SITE ROAD  
WINCHESTER, WI. 54557**

**PREPARED FOR:  
SCOTCH LANE FARM LL  
309 BLUE VIEW DR.  
MT. HOREB, WI. 53572**

SHEET 1 OF 1  
DATE: MAY 7, 2020  
JN. 20G - 16A



**PRELIMINARY  
CERTIFIED  
SURVEY  
MAP**



SCALE 1" = 100'

PREPARED BY:  
BADGER SURVEYING  
AND MAPPING SERVICE  
2033 TOWN SITE ROAD  
WINCHESTER, WI. 54557

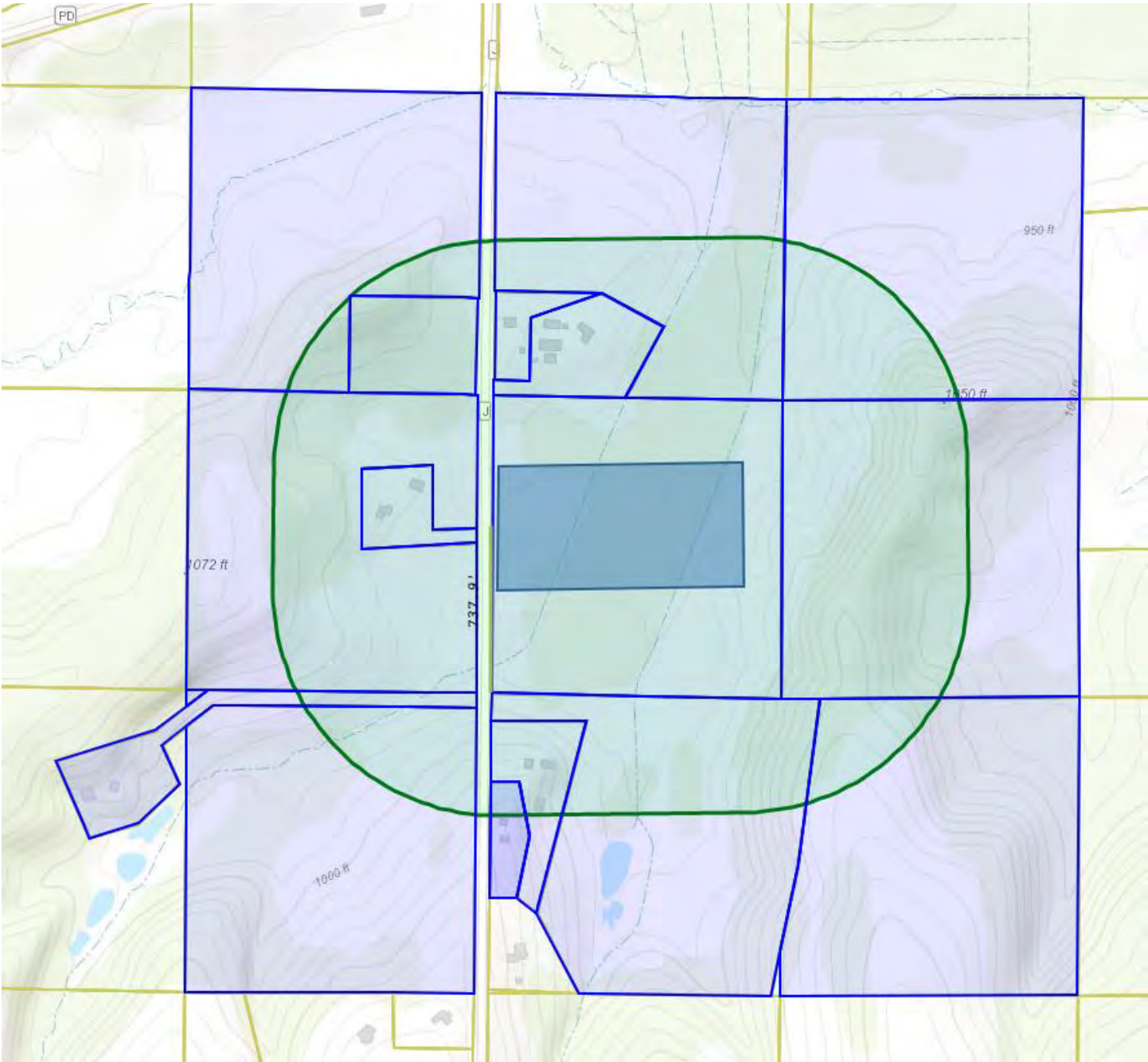
PREPARED FOR  
SCOTCH LANE FARM LLC  
309 BLUE VIEW DR.  
MT. HOREB, WI. 53572

SHEET 1 OF 1  
MAY 7, 2020  
JN. 20G - 16B

**LAND DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 11, T6N, 7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 11; THENCE WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4, 1289.87 FEET TO THE EASTERLY R/W LINE OF C.T.H. " J "; THENCE NORTH ALONG THE SAID R/W LINE, 783.06 FEET; THENCE S 81°00'00"E, 7.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 81°00'00"E, 772.00 FEET; THENCE N 9°00'00"E, 370.65 FEET; THENCE N 73°41'23"W, 393.32 FEET; THENCE S 87°45'56"W, 377.28 FEET; THENCE SOUTH, 136.00 FEET; THENCE WEST, 66.00 FEET; THENCE SOUTH, 205.07 FEET TO THE POINT OF BEGINNING.



KALSCHEUR RENTALS  
3701 COUNTY HIGHWAY J  
CROSS PLAINS, WI 53528

GARY R HELLENBRAND  
SARA A HELLENBRAND  
2675 COUNTY HIGHWAY J  
VERONA, WI 53593

SCHUETZ LIVING TR  
921 HILLSIDE WAY  
VERONA, WI 53593

WACHHOLZ LIVING TR  
2631 COUNTY HIGHWAY J  
VERONA, WI 53593

SCOTCH LANE FARM LLC  
309 BLUE VIEW DR  
MT HOREB, WI 53572

HELLENBRAND LIVING TR  
2600 COUNTY ROAD J  
VERONA, WI 53593

MICHAEL J HENDERSON  
KATIE K HENDERSON  
2700 COUNTY HIGHWAY J  
VERONA, WI 53593

HELLENBRAND LIVING TR  
2600 COUNTY ROAD J  
VERONA, WI 53593

MICHAEL J HENDERSON  
KATIE K HENDERSON  
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VERONA, WI 53593

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VERONA, WI 53593

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MT HOREB, WI 53572

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SCOTCH LANE FARM LLC  
309 BLUE VIEW DR  
MT HOREB, WI 53572

WACHHOLZ LIVING TR  
2631 COUNTY HIGHWAY J  
VERONA, WI 53593

LINUS R HELLENBRAND  
CHERE D HELLENBRAND  
8102 DAIRY RIDGE RD  
VERONA, WI 53593

SCOTCH LANE FARM LLC  
309 BLUE VIEW DR  
MT HOREB, WI 53572

GARY R HELLENBRAND  
SARA A HELLENBRAND  
2675 COUNTY HIGHWAY J  
VERONA, WI 53593