

Dane County Conditional Use Permit Application



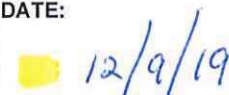
Application Date	C.U.P Number
12/09/2019	DCPCUP-2019-02491
Public Hearing Date	
02/25/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOSHUA J ZIMMER	Phone with Area Code (608) 574-9466	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 8642 COUNTY HIGHWAY G		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS JOSHUAZIMMER@HOTMAIL.COM		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	
8642 COUNTY HIGHWAY G					
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-342-9645-0		---		---	

CUP DESCRIPTION
LIMITED FAMILY BUSINESS-LANDSCAPING

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3)(c)	3.5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent) 
	PMK2	PRINT NAME: 
		DATE: 

COMMENTS: LIMITED FAMILY BUSINESS-LANDSCAPING



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: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

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 8 standards of a Conditional Use

Owner	<u>Joshua Zimmer</u>	Agent	_____
Address	<u>8642 Cty Rd G</u>	Address	_____
Phone	<u>608 574 9466</u>	Phone	_____
Email	<u>Verona, WI 53593</u>	Email	_____

Parcel numbers affected: C.S.M. No. 6933 Town: Spinedale Section: 34
0607-342-9645-0 Property Address: Same
8642 County Hwy G

Existing/ Proposed Zoning District : RR-d

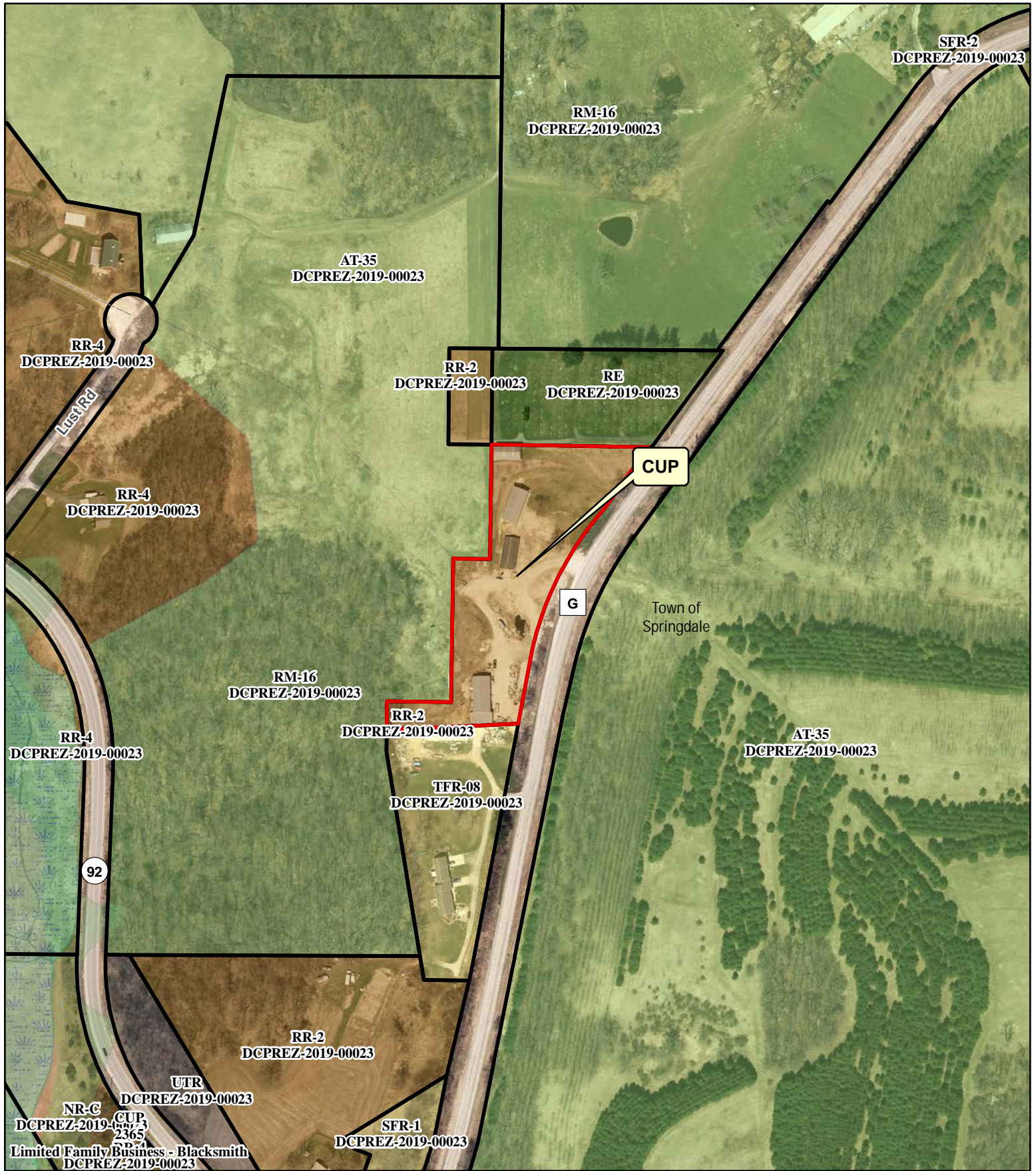
Separate checklist for mineral extraction or cell tower uses must be completed.

- o Type of Activity proposed: Landscape cons.
- o Hours of Operation 8am to 5pm
- o Number of employees 0
- o Anticipated customers 0
- o Outside storage 30x40 shop Trailer + TRUCK plow TRUCK
- o Outdoor activities 0
- o Outdoor lighting 0
- o Outside loudspeakers 0
- o Proposed signs 0
- o Trash removal Town + country
- o Eight Standards of CUP (see page 2)

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: Joshua Zimmer

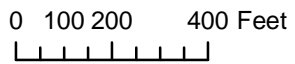
Date: 11-19-19



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



CUP 02491
JOSHUA J ZIMMER

Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight 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 it will Not be in any way.

I JUST own a Truck + Trailer and Pull a skid loader
3/4 TON + small trailer

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 my Neighbors own + operate
more equipment than I do.

3. 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 it will not this used to be a Farm

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Yes, OLD Driveway and Park Truck + Trailer
in the OLD cattle yard.

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.

There is no Xtra TRAFFIC IT JUST
MYSELF. NO Employee's.

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

Yes it will conform TO ALL APPLICABLE regulations
its just me + a TRUCK + Trailer WITH a skid loader.

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

Yes I have gone TO several TOWN + County meetings

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)

N/A

To whom it may concern,

My name is Joshua Zimmer. My Wife and I and our 4 kids built a new house located at 8642 County Rd. G Verona WI My wife Jamie is a Mt Horeb school teacher. I own a small Company called Hardscapes LLC. I have no Employees . I have a regular truck , skid loader and trailer. I work 5 days a week and take weekends off. Most days I leave around 7am and home by dark. My family and I depend on Hardscapes income since it's about 80% of our house hold income. All three of our neighbors are great people I have done work for all of them and even have traded some work. I have a small shop next to the house but is used for mostly family storage. It's an old calve shed still here from the farm. I build anything from a deck to putting in a driveway with pavers to mowing someone's lawn or even help them put in a garden.

All of my work is done in the Madison Dane County area.

Thank you for your time

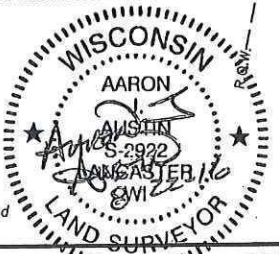
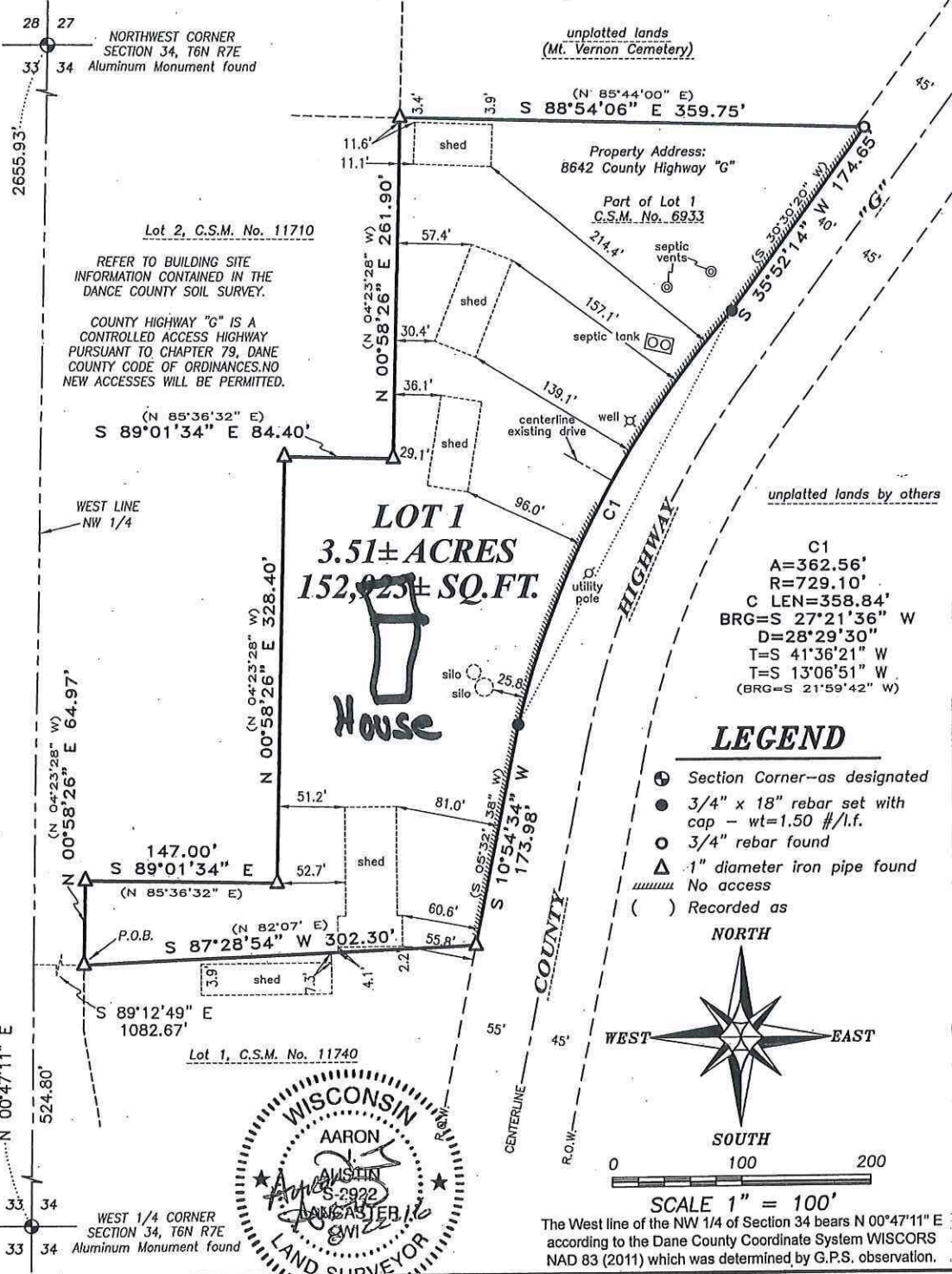
Joshua Zimmer

Legal Description

CERTIFIED SURVEY MAP

C.S.M. NO. 14377 VOLUME 98 PAGE 190 DOCUMENT NO. 5281742

LOCATED IN THE SW 1/4-NW 1/4 AND SE 1/4-NW 1/4 OF SECTION 34, T6N R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, BEING A REPLAT OF PART OF LOT 1, C.S.M. NO. 6933, DANE COUNTY REGISTRY



Prepared for: JOSHUA ZIMMER

Austin Engineering LLC
austineengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 16s115
H:CRD\16s115
H:PLAT\T6NR7E\34\16s115-ZIMMER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN, OJ AUSTIN

CERTIFIED SURVEY MAP

C.S.M. NO. 14377 VOLUME 98 PAGE 191 DOCUMENT NO. _____

LOCATED IN THE SW 1/4-NW 1/4 AND SE 1/4-NW 1/4 OF SECTION 34, T6N R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, BEING A REPLAT OF PART OF LOT 1, C.S.M. NO. 6933, DANE COUNTY REGISTRY

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped this Certified Survey Map, located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), Township Six (6) North, Range Seven (7) East of the 4th P.M., Town of Springdale, Dane County, Wisconsin, being a Replat of part of Lot One (1) of Certified Survey Map No. 6933, recorded in Volume 34 of Certified Survey Maps on Page 298 recorded as Document No. 2413945, Dane County Registry, and being described as follows:

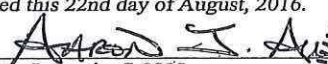
Commencing at the West Quarter (W 1/4) corner of said Section 34;
thence North 00° 47' 11" East 524.80 feet along the West line of said Section;
thence South 89° 12' 49" East 1082.67 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 11740, recorded in Volume 72 of Certified Survey Maps on Page 28 as Document No. 4184230, Dane County Registry, said corner being the point of beginning;
thence North 00° 58' 26" East 64.97 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence South 89° 01' 34" East 147.00 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence North 00° 58' 26" East 328.40 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence South 89° 01' 34" East 84.40 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence North 00° 58' 26" East 261.90 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence South 88° 54' 06" East 359.75 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence South 35° 52' 14" West 174.65 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence 362.56 feet on the arc of a curve to the left with a radius of 729.10 feet and a long chord bearing South 27° 21' 36" West 358.84 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence South 10° 54' 34" West 173.98 feet along a line of Lot 1 of said Certified Survey Map No. 6933;
thence South 87° 28' 54" West 302.30 feet along a line of Lot 1 of said Certified Survey Map No. 11740 to the point of beginning.

That I have made such survey, land division and map by the direction of Joshua Zimmer.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this 22nd day of August, 2016.


Aaron J. Austin, S-2922



SURVEYOR'S NOTES:

This Certified Survey Map is not a land division. This C.S.M. is being created for recording purposes to accurately describe the remaining lands of Lot 1 of Certified Survey Map No. 6933 after the creation of Lot 1 of Certified Survey Map No. 11740.

County Highway "G" is a controlled Access Highway, pursuant to Chapter 79, County Trunk Highway Access Control, Dane County Code of Ordinances.



4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: JOSHUA ZIMMER

JOB NO: 16s115
H:\CRD\16s115
H:\PLAT\T6NR7E\34\16s115-ZIMMER

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN, OJ AUSTIN

SHEET 2 OF 3

CERTIFIED SURVEY MAP

C.S.M. NO. 14377 VOLUME 98 PAGE 192 DOCUMENT NO. _____

LOCATED IN THE SW 1/4-NW 1/4 AND SE-1/4-NW 1/4 OF SECTION 34, T6N R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, BEING A REPLAT OF PART OF LOT 1, C.S.M. NO. 6933, DANE COUNTY REGISTRY

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. 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 Land Regulation Committee for approval.

Dated this 29 day of NOV., 2016.

Joshua J. Zimmer
Joshua J. Zimmer

BRENDA MILLER
Notary Public
State of Wisconsin

Brenda Miller
commission expires 1-2-18

CONSENT OF CORPORATE MORTGAGEE:

Livingston State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said Livingston State Bank, has caused these presents to be signed by Douglas Martin, President, and countersigned by Sheila Ruchti, its Vice President/Loan Officer at Livingston, Wisconsin and its corporate seal to be affixed hereon this 14 day of October, 2016.

In the presence of:

Douglas Martin, President: Douglas Martin

Sheila Ruchti, Vice President/Loan Officer: Sheila Ruchti

TOWN OF SPRINGDALE APPROVAL:

Approved for recording this 28 day of October, 2016.

Vicki Anderson
Town Clerk

DANE COUNTY ZONING APPROVAL CERTIFICATE:

Approved for recording this 2 day of NOVEMBER, 2016.

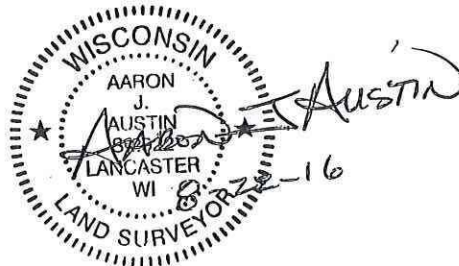
Daniel Evers
Dane County Zoning # 9924

REGISTER OF DEEDS CERTIFICATE:

Received for record this 3rd day of November, 2016 at 3:35 o'clock, P.m. and recorded in Volume 98 of Certified Survey Maps on Page(s) 190-192.

Kristi Chlebowski by Morgan Alt, deputy
Register of Deeds

Received 11/3/16 1:26pm



Prepared for: **JOSHUA ZIMMER**


4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

JOB NO: 16s115
H:\CRD\16s115
H:\PLAT\T6NR7E\34\16s115-ZIMMER

FIELDBOOK: T05R
DRAWN BY: AJ AUSTIN
CREW: SW AUSTIN, OJ AUSTIN

SHEET 3 OF 3

Parcel Number - 054/0607-342-9645-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR07E	34	SE of the NW
Plat Name	CSM 14377	
Block/Building		
Lot/Unit	1	
Plat Name	CSM 14377 (Click link above to access images for Plat)	
Parcel Description	LOT 1 CSM 14377 CS98/190&192-11/3/2016 F/K/A PRT OF LOT 1 CSM 6933 CS34/298&299-11/17/92 DESCR AS SEC 34-6-7 PRT SW1/4NW1/4 & PRT SE1/4NW1/4 (3.51 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JOSHUA J ZIMMER	
Primary Address	8642 COUNTY HIGHWAY G	
Billing Address	8642 COUNTY HIGHWAY G VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	3.510	
Land Value	\$90,000.00	
Improved Value	\$254,600.00	
Total Value	\$344,600.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~-07/18/2019 - 12:00 PM~~

Ends: ~~-07/18/2019 - 02:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-08/06/2019 - 04:00 PM~~

Ends: ~~-08/06/2019 - 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

RR-2 DCPREZ-2019-00023

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

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)

[«](#)
[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$90,000.00	\$193,500.00	\$283,500.00
Taxes:		\$4,175.71
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$66.13
Specials(+):		\$127.92
Amount:		\$4,237.50
2018 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/23/2015	5137343		

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: 0607-342-9645-0

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.



WARREN G HELLENBRAND
DEANNE M HELLENBRAND
8594 COUNTY HIGHWAY G
VERONA, WI 53593

MOUNT VERNON HILLS II LLC
23 CAMBRIDGE CT
MADISON, WI 53704

WARREN G HELLENBRAND
DEANNE M HELLENBRAND
8594 COUNTY HIGHWAY G
VERONA, WI 53593

RANDY LEE KAHL
LINDA L KAHL
1812 STATE HIGHWAY 92
MT HOREB, WI 53572

RANDY LEE KAHL
LINDA L KAHL
1812 STATE HIGHWAY 92
MT HOREB, WI 53572

MT VERNON CEMETERY ASSO...
8762 COUNTY HIGHWAY G
MT HOREB, WI 53572

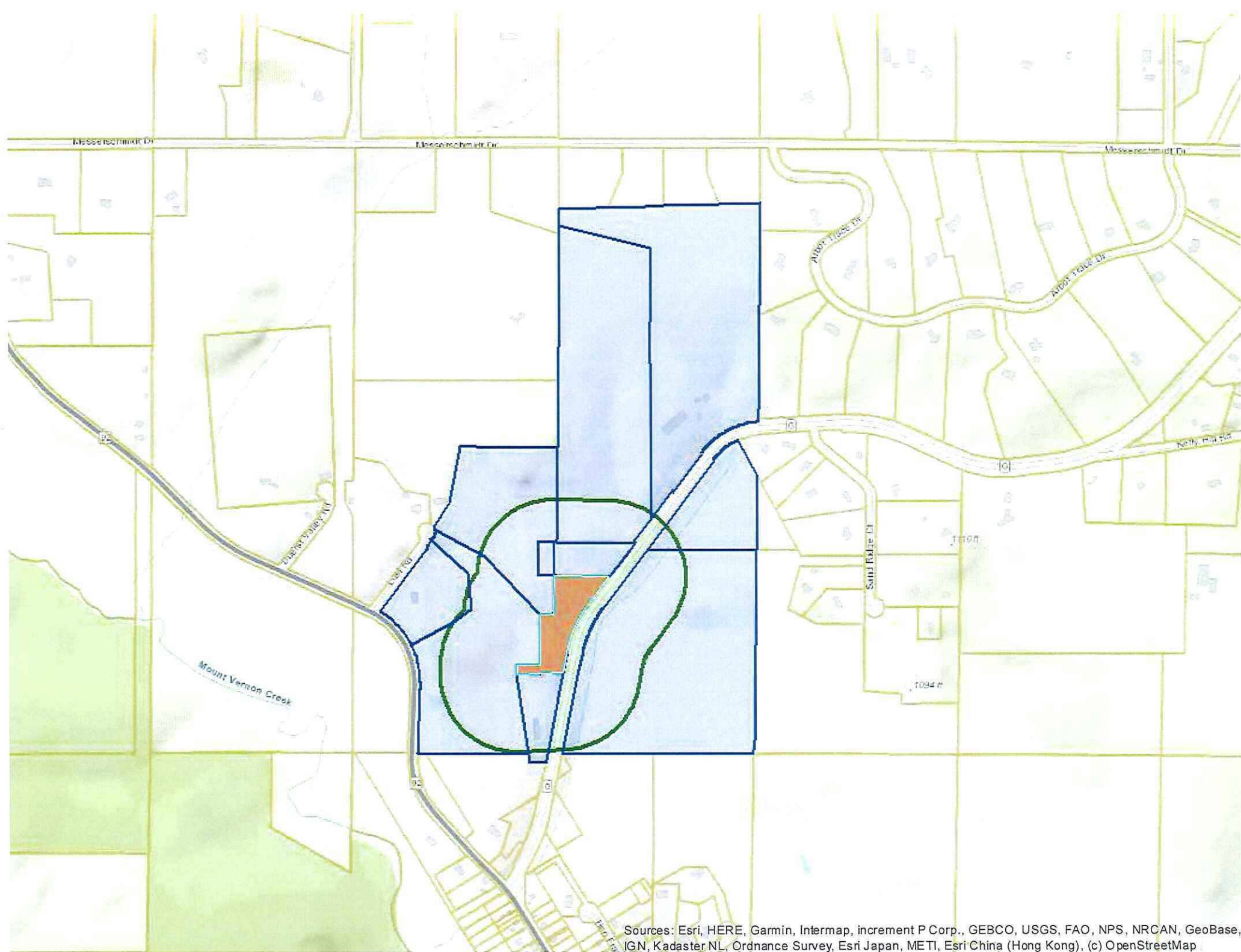
MOUNT VERNON HILLS II LLC
23 CAMBRIDGE CT
MADISON, WI 53704

MT VERNON CEMETERY ASSN
NOT PROVIDED
NOT PROVIDED, WI 99999

JOSHUA J ZIMMER
8642 COUNTY HIGHWAY G
VERONA, WI 53593

GARY LUTZ
KATHLEEN LUTZ
8670 COUNTY HIGHWAY G
VERONA, WI 53593

RANDY LEE KAHL
LINDA L KAHL
1812 STATE HIGHWAY 92
MT HOREB, WI 53572



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), (c) OpenStreetMap

AT-35
DCPREZ-2019-00023

RM-16
DCPREZ-2019-00023

RR-2
DCPREZ-2019-00023

RE
DCPREZ-2019-00023

8600

RR-4
DCPREZ-2019-00023

RR-2
DCPREZ-2019-00023

G

8642

RM-16
DCPREZ-2019-00023

AT-35
DCPREZ-2019-00023

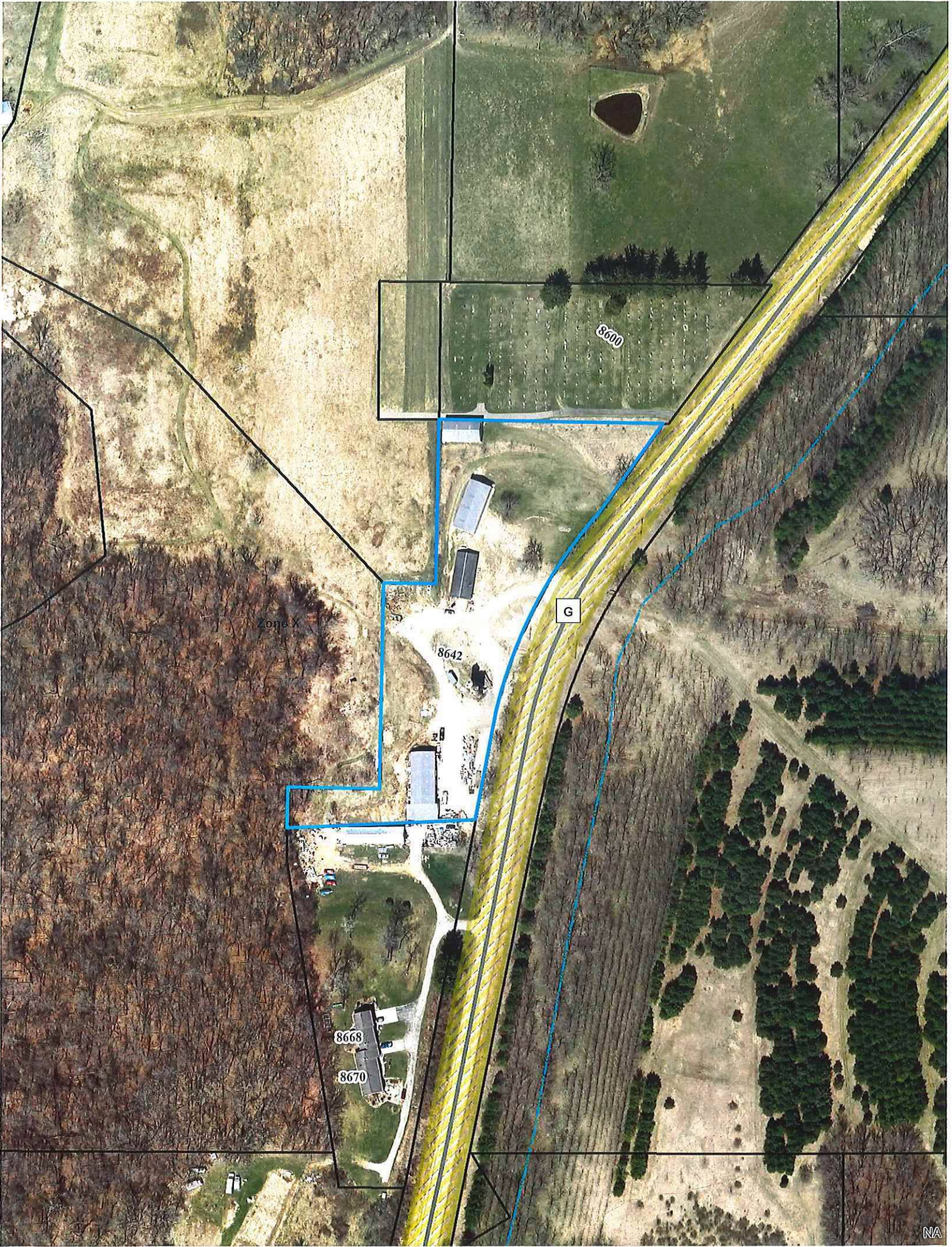
Proposed
R-3A
11443
TFR-08
DCPREZ-2019-00023

8668

8670

Proposed
RH-2
11443

RR-2
DCPREZ-2019-00023



8600

Zone X

G

8642

8668

8670