

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
05/18/2021	DCPREZ-2021-11722
<b>Public Hearing Date</b>	
07/27/2021	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME RADL LIVING TR, JEFF & EDIE	PHONE (with Area Code) (608) 206-7052	AGENT NAME MORTON BUILDINGS	PHONE (with Area Code) (608) 574-5987
BILLING ADDRESS (Number & Street) 6776 COUNTY HIGHWAY KP		ADDRESS (Number & Street) 2355 CHRIS-NA-MAR ROAD	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) Dodgeville, WI 53533	
E-MAIL ADDRESS edieradl@gmail.com		E-MAIL ADDRESS chris.aultman@mortonbuildings.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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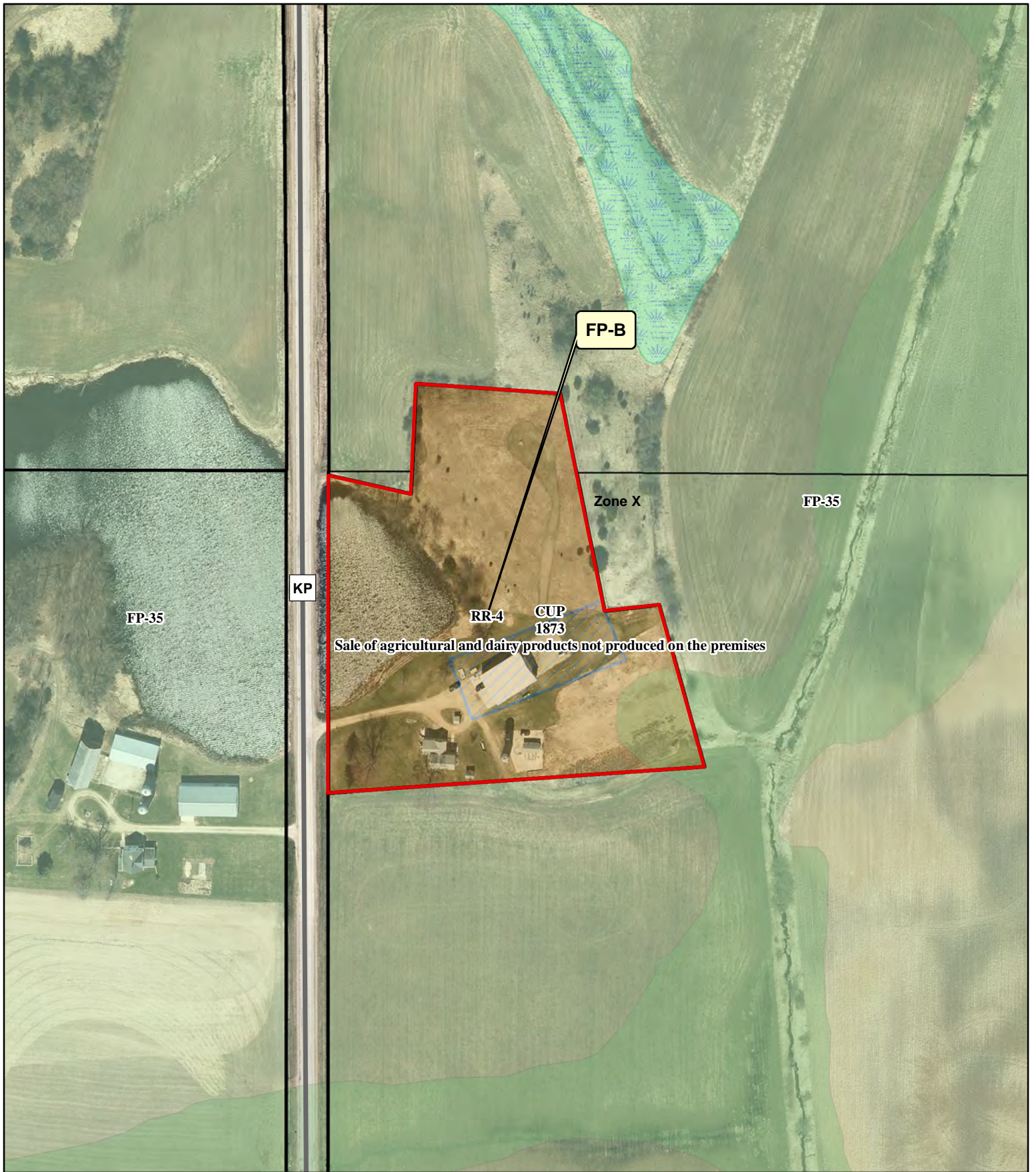
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6776 County Highway KP					
TOWNSHIP ROXBURY	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-273-8590-0					

## REASON FOR REZONE

ALLOW FOR A FARM BUSINESS ON THE PROPERTY

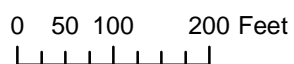
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	FP-B Farmland Preservation Business District	6.42

<b>C.S.M REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" 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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**Legend**

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



Petition 11722  
 RADL LIVING TR, JEFF &  
 EDIE





**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
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Radl Living Trust - Jeff Radl	Agent Name:	Chris Aultman
Address (Number & Street):	6776 CTY KP	Address (Number & Street):	2355 Chris-Na-Mar Rd
Address (City, State, Zip):	Sauk City, WI 53583	Address (City, State, Zip):	Dodgeville, WI 53533
Email Address:	edieradl@gmail.com	Email Address:	chris.aultman@mortonbuildings.com
Phone#:	608-206-7052	Phone#:	608-574-5987

PROPERTY INFORMATION			
Township:	Roxbury	Parcel Number(s):	090727385900
Section:	27	Property Address or Location:	6776 CTY KP

REZONE DESCRIPTION		
<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Current zoning is RR-4 and would like to change to FP-B. We run a large farm and only have a small home where we manage the business. We would like to build a shop with and office and bathroom where we can run the farm business from. Our current zoning does not allow for this.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	FB-P	6.42

**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.**

<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"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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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

Date 5/7/21



**SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT**

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

<input type="checkbox"/> <b>SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:</b>
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. <a href="#">10.102(8)</a>
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> <b>NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.</b>
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

<input type="checkbox"/> <b>OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:</b>
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a> , Dane County Code
<input type="checkbox"/> Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section <a href="#">10.800</a>


<input type="checkbox"/> <b>ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.</b>	
<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

# Parcel Number - 050/0907-273-8590-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF ROXBURY	
Parcel Description	LOT 1 CSM 7020 CS35/170&171-3/1/93 DESCR...	
Owner Name	RADL LIVING TR, JEFF & EDIE	
Primary Address	6776 COUNTY HIGHWAY KP	
Billing Address	6776 COUNTY HIGHWAY KP SAUK CITY WI 53583	

Assessment Summary		More +
Assessment Year	2020	
Valuation Classification	G1 G4 G5	
Assessment Acres	6.420	
Land Value	\$97,100.00	
Improved Value	\$155,200.00	
Total Value	\$252,300.00	

Show Valuation Breakout

Show Assessment Contact Information 



## Zoning Information

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

### Zoning

RR-4

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	5100	SAUK PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

# Parcel Maps



DCiMap

Google Map

Bing Map



COUNTY HIGHWAY KP

EX. POND

6776 COUNTY HIGHWAY KP

EX. SHED

USLE SLOPE LINE

12' WIDE ACCESS PATH

PRO. 48'X64' SHED ADDITION

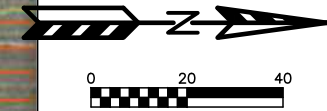
SILT FENCE/SOCK (SEE DETAIL)

SILT FENCE/SOCK (SEE DETAIL)

AREA ON-SITE NOT WITHIN SHORELAND ZONE

PRO. BUILDING FOOTPRINT TO REMAIN WITHIN EXISTING IMPERVIOUS AREA

300' OFFSET FROM WATER FEATURES (SHORELAND ZONE)



**EROSION NOTES:**

THE EXISTING GRAVEL DRIVE SHALL SERVE AS THE CONSTRUCTION ENTRANCE. IT IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING. PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

AUGUST 9, 2021	INSTALL INITIAL EROSION CONTROL DEVICES.
AUGUST 9, 2021 - JUNE 1, 2022	CONSTRUCT SHED ADDITION AND RESTORE PVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**

ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

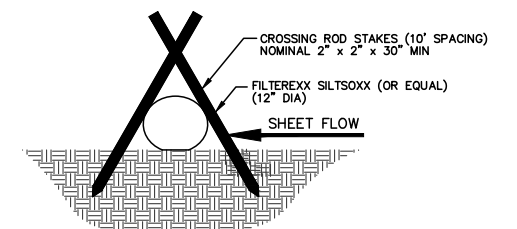
**OWNER:**

RADL LIVING TR, JEFF & EDIE  
6776 COUNTY HIGHWAY KP  
SAUK CITY, WI 53583

**ENGINEER:**

QUAM ENGINEERING, LLC  
ATTN: AARON FALKOSKY  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



**SILT SOCK DETAIL**

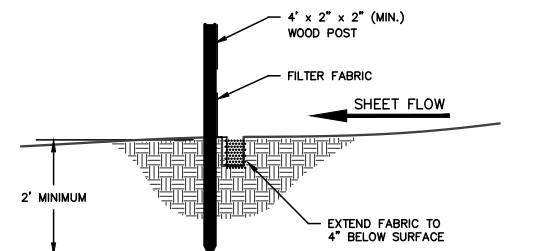


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**SILT FENCE CONSTRUCTION (SHEET FLOW)**

**6776 CTH KP - TOWN OF ROXBURY**

GRADING AND EROSION CONTROL PLAN

EXHIBIT #2

DATED: JUNE 22, 2021

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**SITE INFORMATION**

TOTAL LOT AREA WITHIN SHORELAND ZONE	280,383	SQFT
EX. IMPERVIOUS AREA WITHIN SHORELAND ZONE	22,950	SQFT
(NOTE: ALL EX. IMPERVIOUS AREA IS EXISTING AS OF 08/2001)		
IMPERVIOUS PERCENTAGE WITHIN SHORELAND ZONE:	8.2	%

**LEGEND:**

- USLE SLOPE LINE
- SILT FENCE OR SOCK
- DISTURBED LIMITS (4,300 SF)







