

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/11/2016	DCPREZ-2016-11003
Public Hearing Date	C.U.P. Number
07/26/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JOSH W AESCHBACH	PHONE (with Area Code) (608) 712-7173	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5141 COUNTY HIGHWAY P		ADDRESS (Number & Street)	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip)	
E-MAIL ADDRESS joshaesbach@gmail.com		E-MAIL ADDRESS	

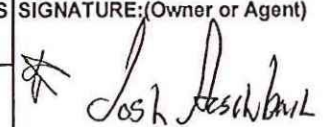
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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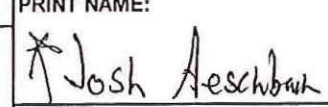
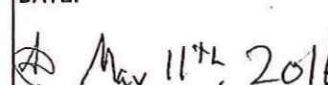
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5141 County Highway P					
TOWNSHIP BERRY	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-253-8320-2					

REASON FOR REZONE	CUP DESCRIPTION
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CONFORMING ZONING FOR PARCEL	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.00		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials JA	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials JA	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials JA	INSPECTOR'S INITIALS SCW1	SIGNATURE: (Owner or Agent) 
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PRINT NAME: 
DATE: 



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change 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

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 Josh Aeschbach Agent's Name _____
 Address 5141 County Road P, Cross Plains, WI Address _____
 Phone Home (608) 798-0791 Phone _____
 Primary → Cell (608) 712-7173 Email _____
 Email josh.aeschbach@gmail.com

Town: Berry Parcel numbers affected: NE 1/4, SW 1/4 0807-253-0320-2

Section: 25 Property address or location: T 8N, R 7E

Zoning District change: (To / From / # of acres) To A2(C) From A-1 EX 1 acre

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
Smc2 63.4% Smd2 36.5% , See Map

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:
Single Family home, purpose of re-zoning is to change to a more conforming zoning for the parcel, Accessory building height allowance may be needed in the future. A-1 EX current zoning is not conforming to single family residences.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Josh Aeschbach Date: 5-6-16

A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

Permitted Uses 10.126(2)

- o Agricultural uses
- o Accessory buildings
- o Single family home – one per parcel
- o Home occupations
- o Utility services

Conditional Uses 10.126(3)

- o Unlimited livestock on 3 to 16 acres
- o Sale of agricultural and dairy products not produced on the premises
- o Kennels
- o Training of dogs at a dog kennel
- o Retail sales of pet food, pet supplies and related items at a kennel
- o Horse boarding and riding stables
- o Horse shows / events
- o Training of horses at a horse boarding facility
- o Hay and sleigh rides
- o Retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable
- o Native wildlife rehabilitation facilities
- o Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's)
- o Dependency living arrangements
- o Limited family businesses
- o Airports & landing strips
- o Communications towers
- o Religious uses
- o Schools
- o Governmental uses
- o Cemeteries
- o Parking or storage of not more than two trucks, semi-tractors, or semi-trailers with gross vehicle weight over 12,000 pounds
- o Mineral extraction operations
- o Asphalt plants
- o Ready mix concrete plants
- o Dumping Grounds
- o Sanitary landfill sites
- o Demolition material disposal sites
- o Incinerator sites
- o Salvage recycling centers
- o Solid waste recycling centers
- o Storage of explosive materials
- o Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres

Setbacks and Height requirements for Structures 10.126

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirements

Side yard for residences: 25 feet total, with no single side less than 10 feet minimum

Rear yard for residences: 50 feet minimum

For uncovered decks/porches: 38 feet minimum

Setbacks for accessory buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock: Minimum 50-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Minimum Lot Area and Width 10.126(5)

A-2 (1): 1 acre

A-2 (2): 2 acres

A-2 (4): 4 acres

A-2 (8): 8 acres

A-2: 16 acres

Residential lots:

Public Sewer: 100 feet at building line and 15,000 sq.ft.

Septic System: 100 feet at building line and 20,000 sq.ft.

Salvage recycling centers: 3 acres minimum

Maximum Lot Coverage all buildings and structures

Parcels less than 2 acres: 30% maximum or 35% for corner lots On parcels 2 acres and larger: 10%

A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

Accessory Buildings 10.04(1); 10.126(4); 10.16(6); 12.06(1)

- An agricultural accessory building may be constructed on property without a principal residence.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted through a conditional use permit for specific agricultural accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for residential accessory buildings on lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
 - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
 - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.126(5); 10.01(3)

- Livestock is not permitted on parcels less than 2 acres.
- Parcels 2 to 16 acres: Livestock is limited to 1 animal unit per full acre.
- Parcels more than 16 acres: No limit on livestock.



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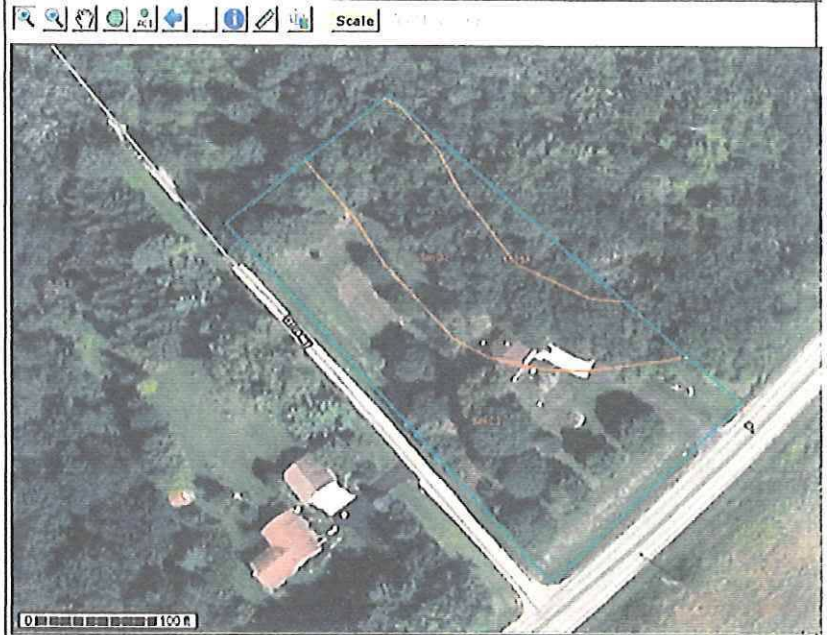
Map Unit Legend

Dane County, Wisconsin (WI025)

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
1125F	Dorerton, very stony-Elbaville complex, 30 to 60 percent slopes	0.1	6.3%
SmC2	Seaton silt loam, 6 to 12 percent slopes, eroded	1.0	60.3%
SmD2	Seaton silt loam, 12 to 20 percent slopes, eroded	0.6	33.4%
Totals for Area of Interest		1.7	100.0%

III
IV

Soil Map





Warning: Soil Map may not be valid at this scale.
 You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:15,800. The detail and the level of detail shown in the resulting soil map are dependent on that map scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping of soil line placement. The maps do not show the small areas of contrasting soils that could have been more detailed scale.

Parcel Number - 004/0807-253-8320-2

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF BERRY	
Parcel Description	CSM 531 CS3/25 DESCR AS SEC 25-8-7 PRT S...	
Owner Names	JOSH W AESCHBACH CARRIE M MIELKE	 
Primary Address	5141 COUNTY HIGHWAY P	
Billing Address	5141 COUNTY HIGHWAY P CROSS PLAINS WI 53528	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	1.000	
Land Value	\$76,000.00	
Improved Value	\$148,200.00	
Total Value	\$224,200.00	

[Show Valuation Breakout](#)**Zoning Information**

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

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



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Tax Summary (2015) **More +**

-

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$76,000.00	\$148,200.00	\$224,200.00
Taxes:		\$3,680.44
Lottery Credit(-):		\$122.08
First Dollar Credit(-):		\$75.57
Specials(+):		\$140.07
Amount:		\$3,622.86

District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	02CP	CROSS PLAINS FIRE
OTHER DISTRICT	02CP	CROSS PLAINS EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	07/07/2010	4670149		

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: 0807-253-8320-2

By Owner Name: JOSH W AESCHBACH

By Owner Name: CARRIE M MIELKE

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Zone X

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5139

5137

5135

5141

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