

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/20/2020	DCPREZ-2020-11536
Public Hearing Date	C.U.P. Number
05/12/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CORY K CLEMENS	PHONE (with Area Code) (608) 212-7327	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7857 DUNROVEN RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS CORYKORI5@GMAIL.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	


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	
SOUTHWEST OF 7857 DUNROVEN RD		WEST OF 7857 DUNROVEN ROAD			
TOWNSHIP VIENNA	SECTION 6	TOWNSHIP VIENNA	SECTION 6	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-061-9046-0		0909-062-9500-7			

REASON FOR REZONE	CUP DESCRIPTION
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EXPANSION OF EXISITNG EXCAVATION BUSINESS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	LC (Limited Commercial District)	1.76		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Chris Adams</u>
DATE: <u>2-20-2020</u>

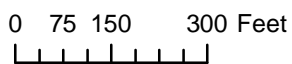


Na

Legend

- Floodplain
- Wetland > 2 Acres**
- Wetland

- Significant Soils**
- Class 1
 - Class 2



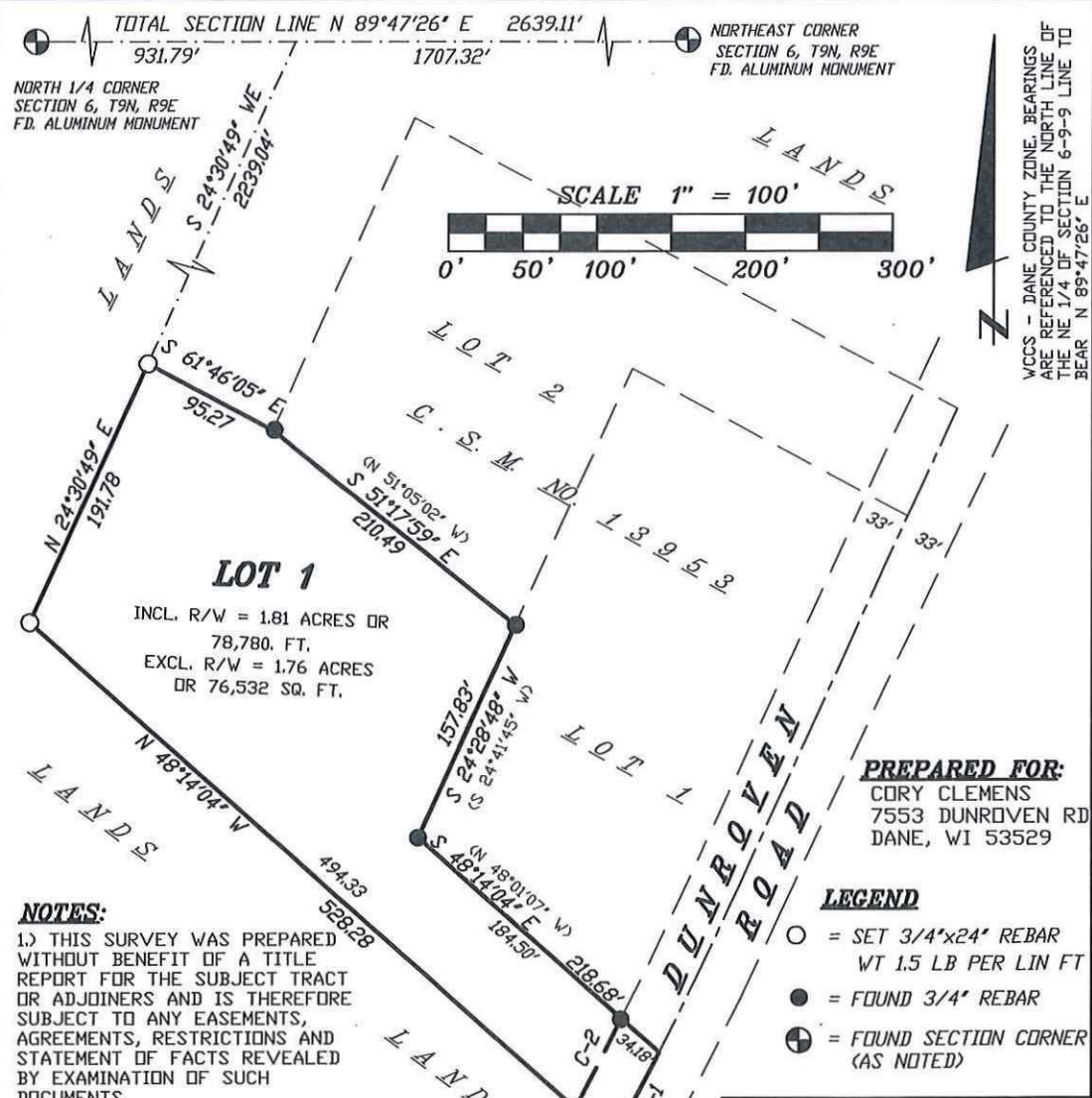
Petition 11536
CORY K CLEMENS



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, CSM No. 13764.



NORTH 1/4 CORNER SECTION 6, T9N, R9E F.D. ALUMINUM MONUMENT

NORTHEAST CORNER SECTION 6, T9N, R9E F.D. ALUMINUM MONUMENT

WCCS - DANE COUNTY ZONE. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 6-9-9 LINE TO BEAR N 89°47'26" E

LOT 1
INCL. R/W = 1.81 ACRES OR 78,780. FT.
EXCL. R/W = 1.76 ACRES OR 76,532 SQ. FT.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

CURVE TABLE

C-#	RADIUS	L.C. BEARING	DIST.	ARC	DELTA	TANGENT BEARING
C-1	2641.61'	S 27°31'01" W	68.09'	68.10'	01°28'37"	S 26°46'42" W
C-2	2608.61'	S 27°19'58" W	68.15'	68.15'	01°29'49"	S 26°35'04" W

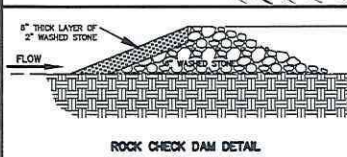
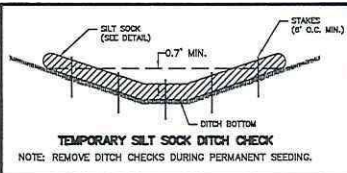
PREPARED FOR:
CORY CLEMENS
7553 DUNROVEN RD
DANE, WI 53529

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

QUAM ENGINEERING, LLC 4604 Siggekow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \ CC13BASE-2019.DWG



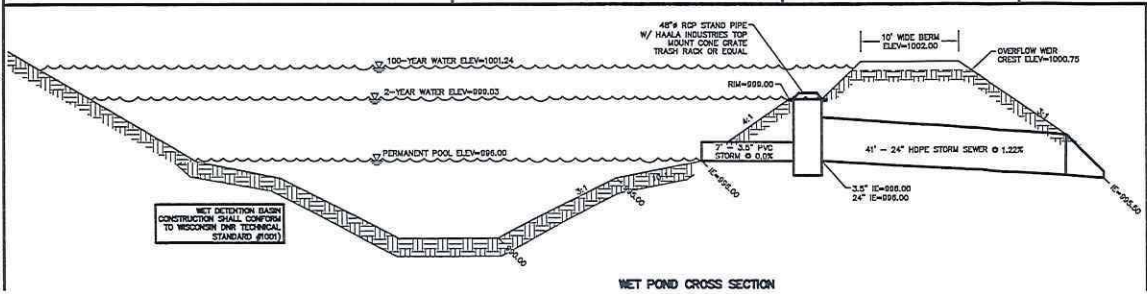
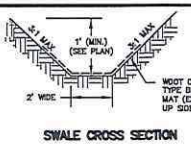
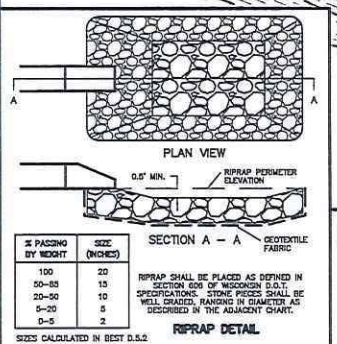
EROSION NOTES:
THE EXISTING GRAVEL DRIVE IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
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 (8) WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
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 RECONSTRUCTING 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:
DECEMBER 16, 2019 INSTALL INITIAL EROSION CONTROL DEVICES AND CONSTRUCT SEDIMENT POND.
DECEMBER 16, 2019 - JULY 1, 2020 CONSTRUCT BUILDING & GRAVEL AREA, AND RESTORE PERVIOUS DISTURBED AREAS.
APRIL 1, 2025 - SEPTEMBER 1, 2025 CONSTRUCT FUTURE BUILDING EXPANSION & ADDITIONAL GRAVEL AREA, AND RESTORE FURTHER DISTURBED AREAS.

RESTORATION NOTES:
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NET DETENTION BASINS SHALL BE CONSTRUCTED AS SHOWN. SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE SEDIMENT POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.C. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL PREGRASS 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 10%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
CORY CLEMENS
7827 DUNROVEN ROAD
DANE, WI 53529

ENGINEER:
QUAM ENGINEERING, LLC
ATM ATYAN QUAM
4604 SIGGEKOW ROAD, SUITE A
MCFARLAND, WI 53558

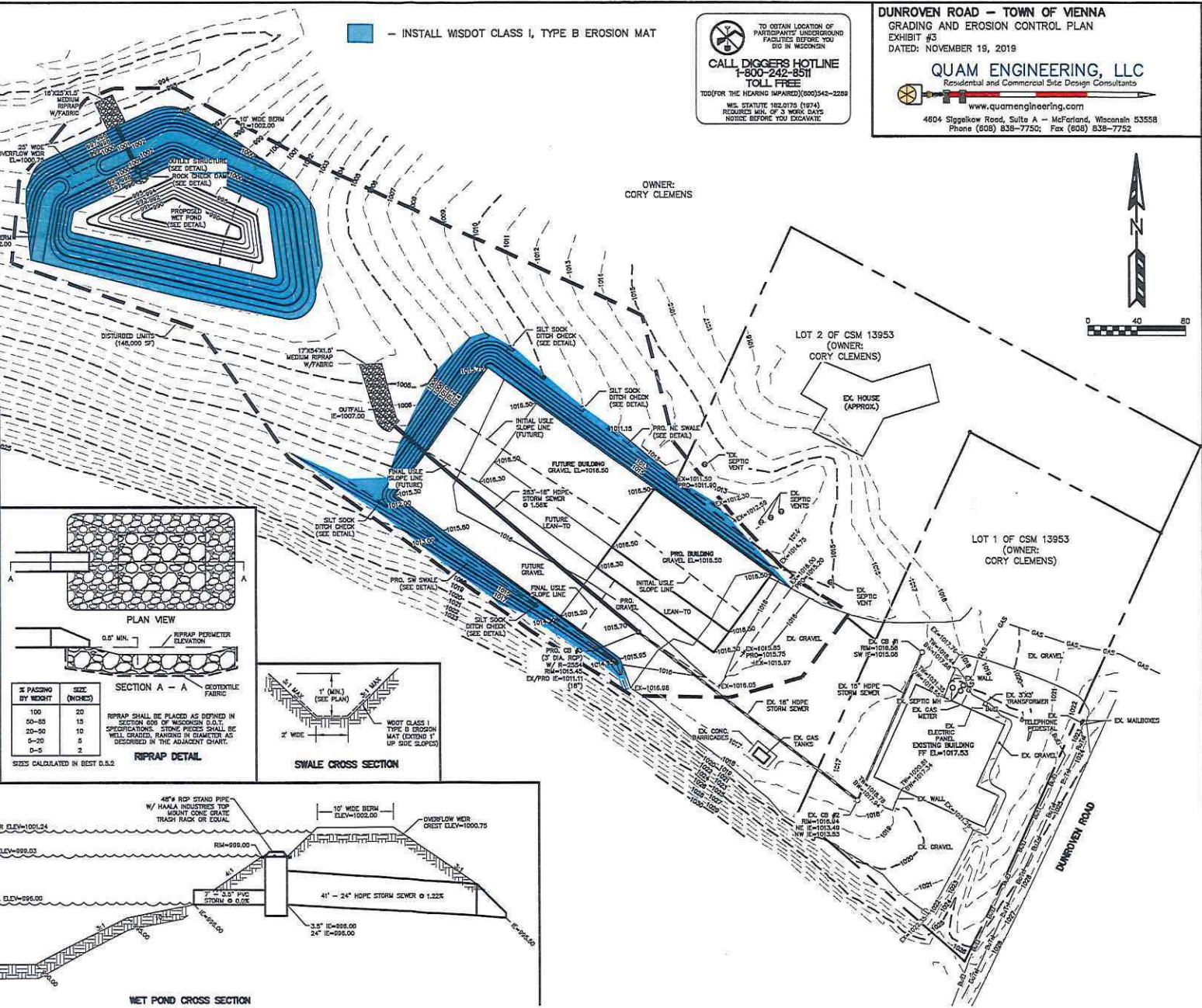
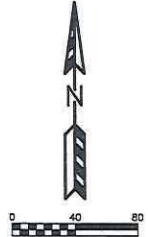


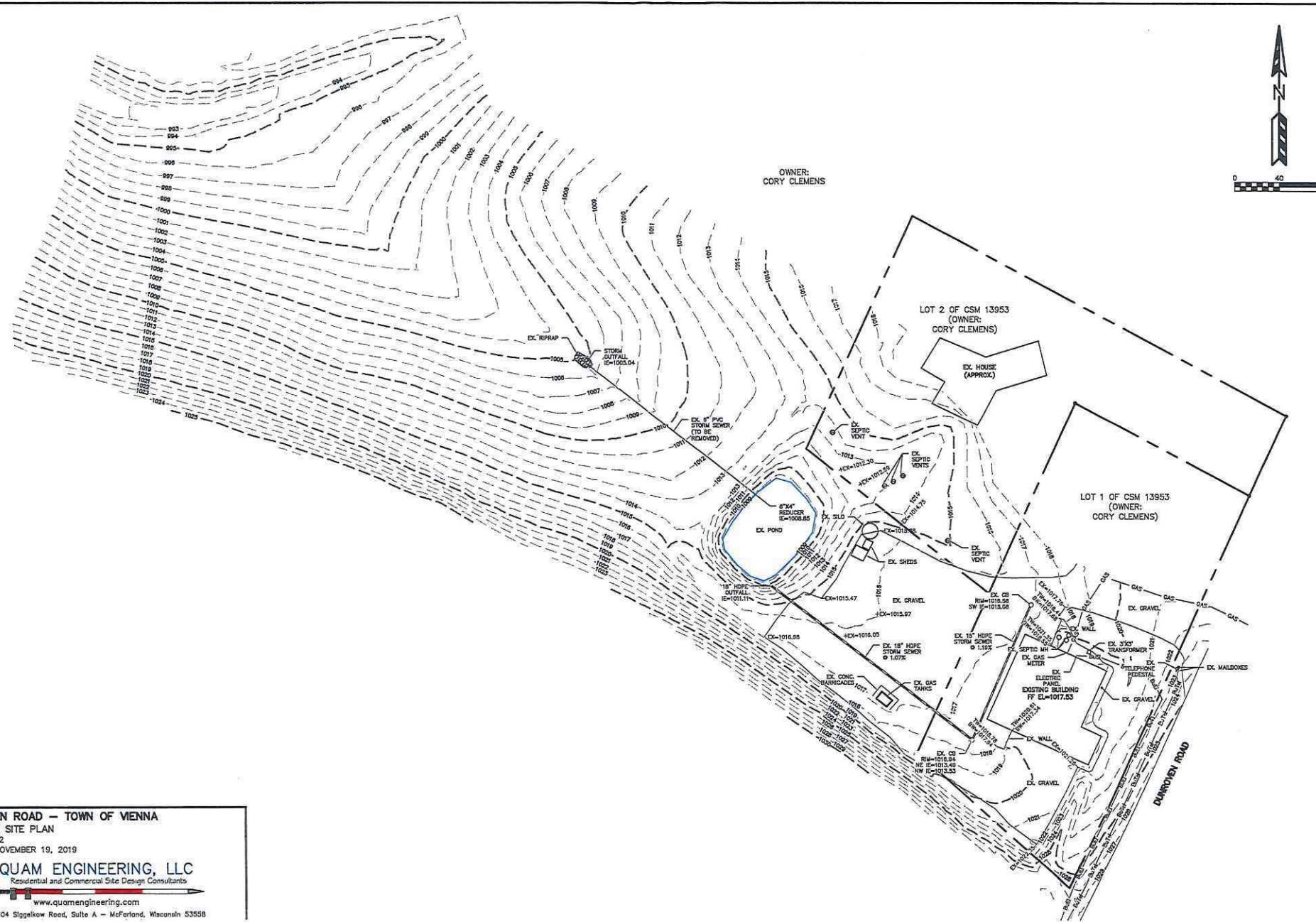
■ - INSTALL WISDOT CLASS I, TYPE B EROSION MAT

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TOD(FOR THE HEARING IMPAIRED)(608)542-2299
WIS. STATUTE 182.0173 (1874) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

DUNROVEN ROAD - TOWN OF VIENNA
GRADING AND EROSION CONTROL PLAN
EXHIBIT #3
DATED: NOVEMBER 19, 2019

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752





DUNROVEN ROAD - TOWN OF VIENNA
 EXISTING SITE PLAN
 EXHIBIT #2
 DATED: NOVEMBER 19, 2019

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558



Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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>Cory Clemens</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>7857 Dunroven Road, Dane WI 53529</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 212-7327</u>	Phone <u>608-255-5705</u>
Email <u>corykori5@gmail.com</u>	Email <u>chris@williamsonsurveying.com</u>

Town: Vienna Parcel numbers affected: 0909-061-9046-0 + 0909-062-9500-7

Section: 06 Property address or location: SW - NE and SE - NW Sec. 6 T9N, R9e

Zoning District change: (To / From / # of acres) FP35 to LC 1.81 AC Incl. R/W of 1.76 AC Excl. R/W

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 60 % Other: 40 %

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:
LC parcel for expansion of his excavation business

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

Submitted By: Date: 02/18/2020

Dane County Zoning

Cory Clemens/Clemens Excavating Co. rezone

Hours of operation are from 6:00 A.M. to 6:00 P.M.

There are 8 employees, working off site

Runoff run to engineered pond on site

Equipment attachments are kept outside of building

Erosion and stormwater in compliance with engineered plan

No sanitary on new LC-1, sanitary on existing LC-1

Trash and recyclables on existing LC-1

Daily traffic not to increase, new LC-1 to accommodate cold storage building

No hazardous materials on site

No new lighting other than on existing LC-1

No signage at all on existing or new

Nothing to change with day to day operations, simply adding three sided cold storage building to keep equipment inside and out of site.

Thank You

Cory Clemens 608-212-7327



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM


FP35 to LC:

Parcel being part of the Southwest 1/4 of the Northeast 1/4 and southeast of the Northwest ¼ of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:


Commencing at the North 1/4 Corner of said section 6; thence N 89°47'26" E, 931.79 feet; thence S 24°30'49" W, 2239.04 feet to the point of beginning. Thence S 61°46'05" E, 95.27 feet; thence S 51°17'59" E, 210.49 feet; thence S 24°28'48" W, 157.83 feet; thence S 48°14'04" E, 218.68 feet to the center line of Dunroven Road; thence along said centerline and a curve concaved Northwesterly having a long chord bearing S 27°31'01" W a distance of 68.09 feet; thence N 48°14'04" W, 528.28 feet; thence N 24°30'49" E, 191.78 feet to the point of beginning. This parcel contains 1.81 acres and is subject to a road right of way of 33.00 feet over the southeasterly part thereof.

Cory Clemens
7857 Dunroven Road
Dane, WI 53529
608-212-7327

Parcel Number - 064/0909-061-9046-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VIENNA	
State Municipality Code	064	
PLSS (T,R,S,QQ,Q)	09N 09E 06 SW NE (Click link above to access images for Qtr-Qtr)	
Section	09N 09E 06 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 6-9-9 PRT SW1/4NE1/4 LYG NLY & WLY OF DUNROVEN RD EXC CSM 13764 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CORY K CLEMENS	
Primary Address	No parcel address available.	
Billing Address	7857 DUNROVEN RD DANE WI 53529	

Parcel Number - 064/0909-062-9500-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VIENNA	
State Municipality Code	064	
PLSS (T,R,S,QQ,Q)	09N 09E 06 SE NW (Click link above to access images for Qtr-Qtr)	
Section	09N 09E 06 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 6-9-9 SE1/4 NW1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CORY K CLEMENS	
Primary Address	No parcel address available.	
Billing Address	7857 DUNROVEN RD DANE WI 53529	



8 8 4 8 0 5 2
Tx:8659566

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5147085**

04/29/2015 12:55 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

DEED RESTRICTIONS

PETITION NO. 10816

Use black ink & print legibly

WHEREAS, Corey K. Clemens

Recording area

Name and return address:

Williamson Surveying
104A W. Main St
Waunakee, WI 53597

is owner of the following described real estate in the
Town of Vienna, Dane County, Wisconsin further
described as follows:

Parent Parcel Number(s):

0909-061-9100-0

LEGAL DESCRIPTION:

Lots 1 and 2 of Certified Survey Map No. 13953, located in the SW ¼ of the NE ¼ of Section 6, T9N,
R9E, Town of Vienna, Dane County, Wisconsin.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Vienna, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. The R-1A property and adjacent LC-1 lot are prohibited from being separated.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Date 4-28-15

Signature of Grantor (owner) [Signature]

*Name printed Cory Clemens

Date _____

Signature of Grantor (owner) _____

*Name printed _____

This document was drafted by:
(print or type name below)

Chris Adams

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 4-28-15 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07) [Signature]

Print or type name: Chris Adams

Title Notary Date commission expires: 2-5-17

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001



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

R & L FARMS INC
7716 DUNROVEN RD
DANE, WI 53529

HENRY 2001 REV TR, JOSEPH ...
7809 DUNROVEN RD
DANE, WI 53529

CORY K CLEMENS
7857 DUNROVEN RD
DANE, WI 53529

STANLEY L DOHM
CATHERINE E DOHM
7864 MADIGAN RD
DANE, WI 53529

CORY K CLEMENS
7857 DUNROVEN RD
DANE, WI 53529

CORY K CLEMENS
7857 DUNROVEN RD
DANE, WI 53529

Current Owner
Current Owner
6756 OLD 113 RD
DANE, WI 53529

R & L FARMS INC
7716 DUNROVEN RD
DANE, WI 53529

R & L FARMS INC
7716 DUNROVEN RD
DANE, WI 53529

CORY K CLEMENS
7857 DUNROVEN RD
DANE, WI 53529

Current Owner
Current Owner
6756 OLD 113 RD
DANE, WI 53529

CORY K CLEMENS
7857 DUNROVEN RD
DANE, WI 53529

HENRY 2001 REV TR, JOSEPH ...
7809 DUNROVEN RD
DANE, WI 53529

CORY K CLEMENS
KORI M CLEMENS
7857 DUNROVEN RD
DANE, WI 53529

R & L FARMS INC
7716 DUNROVEN RD
DANE, WI 53529

Previous Zoning 2019
A-1(EX)
DCPREZ-0000-00000

FP-35
DCPREZ-2019-00005

Not Effective
LC-1 DCPREZ-2014-10680
Previous Zoning 2019
DR R-1A
7857-10816
DCPREZ-2015-10816

SFR-1
DCPREZ-2019-00005

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

10816
LC
DCPREZ-2019-00005
7857
Previous Zoning 2019
LC-1
DCPREZ-2014-10680

Dunroven Rd

FP-35
DCPREZ-2019-00005

Previous Zoning 2019
A-1(EX)
DCPREZ-0000-00000

CUP
565
Previous Zoning 2019
B-1
Bed & Breakfasts DCPREZ-0000-03912
GC
DCPREZ-2019-00005

