


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/10/2017	DCPREZ-2017-11115
Public Hearing Date	C.U.P. Number
03/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRISTOPHER W MILLER	PHONE (with Area Code) (608) 513-1362	AGENT NAME BRETT MYERS	PHONE (with Area Code) (608) 513-1362
BILLING ADDRESS (Number & Street) 8096 US HIGHWAY 18 & 151		ADDRESS (Number & Street) 9301 SILVERSTONE LANE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS BMYERS@TRMCKENZIE.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	
8096 US HIGHWAY 18 & 151					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-133-9901-6					

REASON FOR REZONE			CUP DESCRIPTION	
REZONE FOR LANDSCAPING COMPANY WITH RESIDENCE FOR CARETAKER.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-4 Residence District	LC-1 Limited Commercial Dist	5.9		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
COMMENTS: REZONE FOR LANDSCAPING COMPANY WITH RESIDENCE FOR CARETAKER.				PRINT NAME: Brett Myers
				DATE: 2/10/17

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/10/2017	DCPCUP-2017-02376
Public Hearing Date	
03/28/2017	



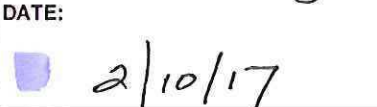
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHRISTOPHER W MILLER	Phone with Area Code (608) 513-1362	AGENT NAME BRETT MYERS	Phone with Area Code (608) 513-1362
BILLING ADDRESS (Number, Street) 8096 US HIGHWAY 18 & 151		ADDRESS (Number, Street) 9301 SILVERSTONE LANE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS BMYERS@TRMCKENZIE.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
8096 US HIGHWAY 18 & 151					
TOWNSHIP SPRINGDALE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-133-9901-6		---		---	

CUP DESCRIPTION

REZONE FOR LANDSCAPING COMPANY WITH CUP FOR A RESIDENCE FOR CARETAKER.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.111(3)(b)	5.9

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

COMMENTS: REZONE FOR LANDSCAPING COMPANY WITH RESIDENCE FOR CARETAKER.



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

Zoning Change Application

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 Christopher + Kari Miller Agent's Name Brett Myers
 Address 8096 Highway 18/151 Verona 53593 Address 9301 Silverstone Ln Verona, WI
 Phone 608-513-1362 Phone 608-513-1362
 Email _____ Email bmyers@trmckenzie.com

Town: Springdale Parcel numbers affected: 0607-133-9901-6
 Section: X 13 Property address or location: 8096 Highway 18/151
 Zoning District change: (To / From / # of acres) LC-1 from R-4. 5.92 acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
See Attached

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:
Buying property to house landscape business. One partner will be ~~living in~~ ~~living in~~ living in the current SFR.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 2/10/17



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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 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 6 standards of a Conditional Use

Owner	<u>Christopher + Kari Miller</u>	Agent	<u>Brett Myers</u>
Address	<u>8096 Highway 18/151</u>	Address	<u>9301 Silvershoe Ln</u>
Phone	<u>Verona WI 53593</u>	Phone	<u>Verona WI 53593</u>
Email	<u>608-513-1362</u>	Email	<u>brmyers@trmckenzie.com</u>

Parcel numbers affected: 0607-133-9901-6 Town: Springdale Section: 13
 Property Address: 8096 Highway 18/151

Existing/ Proposed Zoning District : R-4 → LC-1

- o Type of Activity proposed: Single family residence.
Separate checklist for mineral extraction uses must be completed.
 - o Hours of Operation
 - o Number of employees
 - o Anticipated customers
 - o Outside storage
 - o Outdoor activities
 - o Outdoor lighting
 - o Outside loudspeakers
 - o Proposed signs
 - o Trash removal
 - o Six Standards of CUP (see back)
- N/A

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: [Signature] Date: 2/10/17

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six 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.

SFR

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.

SFR

3. That 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.

SFR

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

SFR

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.

SFR

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

SFR

LEGAL DESCRIPTION - PARCEL TO BE REZONED FROM R-4 TO LC-1

A parcel of land located in the SE1/4 of the SW1/4 of Section 13, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 13; thence N00°39'14"E, 265.10 feet along the North-South quarter line of said Section 13; thence N00°18'14"E, 72.57 feet to the point of beginning; thence N84°18'26"W, 360.22 feet; thence S79°54'38"W, 251.05 feet; thence N88°33'15"W, 96.00 feet; thence N02°25'06"E, 56.94 feet; thence N88°34'16"W, 180.23 feet; thence N00°03'35"E, 262.66 feet; thence S89°28'47"E, 880.76 feet; thence S00°18'14"W, 310.23 feet to the point of beginning. Containing 257,865 square feet (5.920 acres).

A-1
DCPREZ-0000-00000

Not Effective
CUP 1181 R-4
DCPREZ-0000-08085

Zone X

8100

8096

8113

A-1
DCPREZ-0000-00000

A-1
DCPREZ-0000-00000

Spring/Rose Cir

2496

A-1
DCPREZ-0000-00000

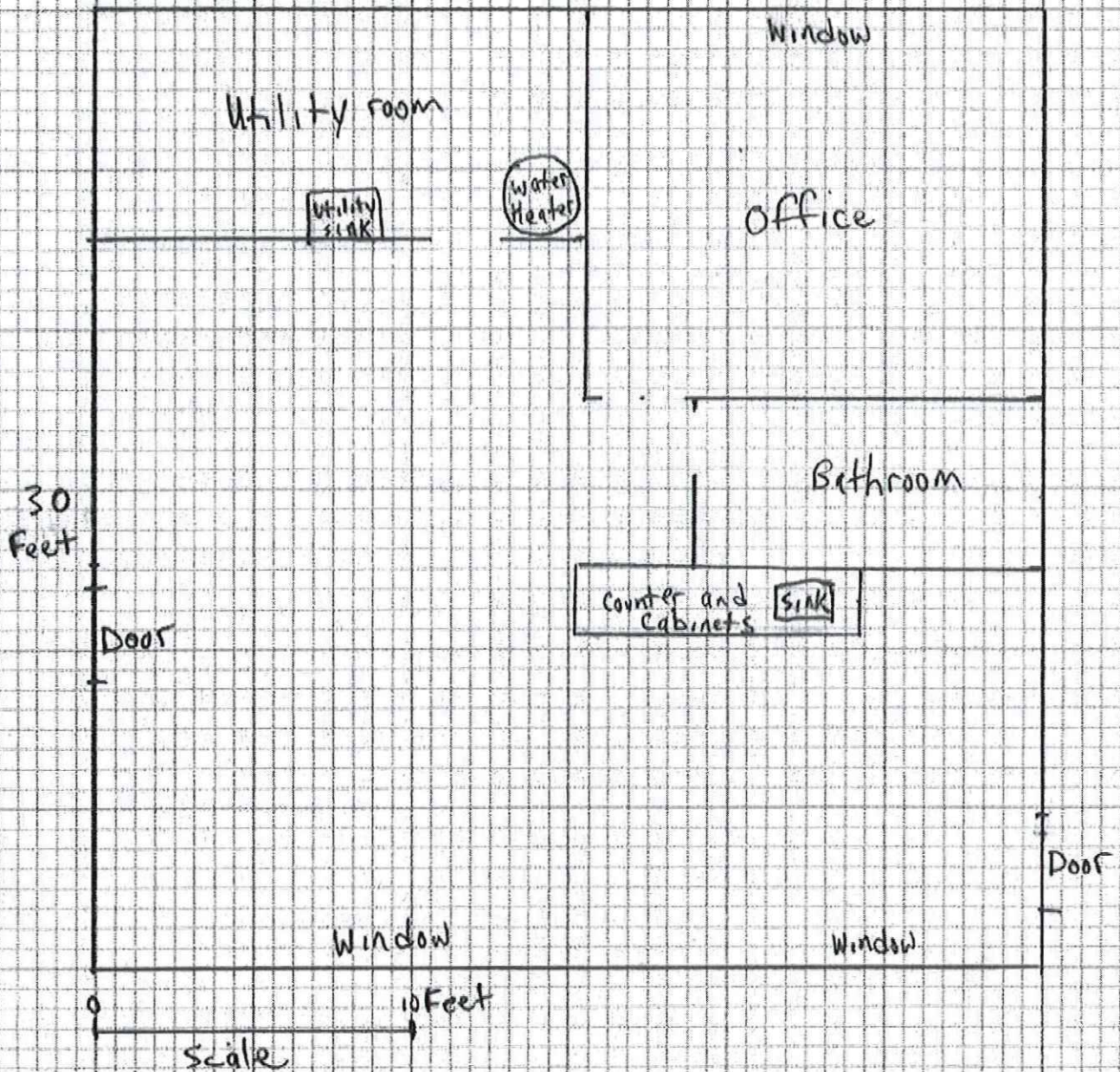
2486

CUP
2143
Cemeteries



Office Floor Plans

8096 Highway 18/151, T/Springdale, Dane County, WI
Detached Building
30 Feet





8100

8096

8113

Spring Rose Cir

2496



2486

Zone

Parcel Number - 054/0607-133-9901-6

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR07E	13	SE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 13-6-7 PRT SE1/4SW1/4 COM SEC S1/4 COR TH N 265.1 FT TO POB TH CONT N 382.8 FT TH N89DEGW 880.9 FT TH S 354.2 FT TH ALG N R/W LN USH 18&151 ON CRV TO R RAD 11599.49 FT L/C S88DEGE 174.9 FT & S87DEGE 704.4 FT TO POB 7.44 ACRES EXC TO DOT IN R13620/9 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CHRISTOPHER W MILLER	
Current Co-Owner	KARI MILLER	
Primary Address	8096 US HIGHWAY 18 & 151	
Billing Address	8096 US HIGHWAY 18 & 151 VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	5.950	
Land Value	\$127,600.00	
Improved Value	\$347,800.00	
Total Value	\$475,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
R-4 DCPREZ-0000-08085

Zoning District Fact Sheets

Parcel Maps

Verona
Verona, WI 53593
View larger map

Directions Save

Maple Grove Dr

USA

Google

Map data ©2017 Google

Sign in

DCiMap Google Map Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$127,600.00	\$347,800.00	\$475,400.00
Taxes:		\$8,165.35
Lottery Credit(-):		\$150.99
First Dollar Credit(-):		\$80.29
Specials(+):		\$317.34
Amount:		\$8,251.41

District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/12/1994		13637	11

DocLink

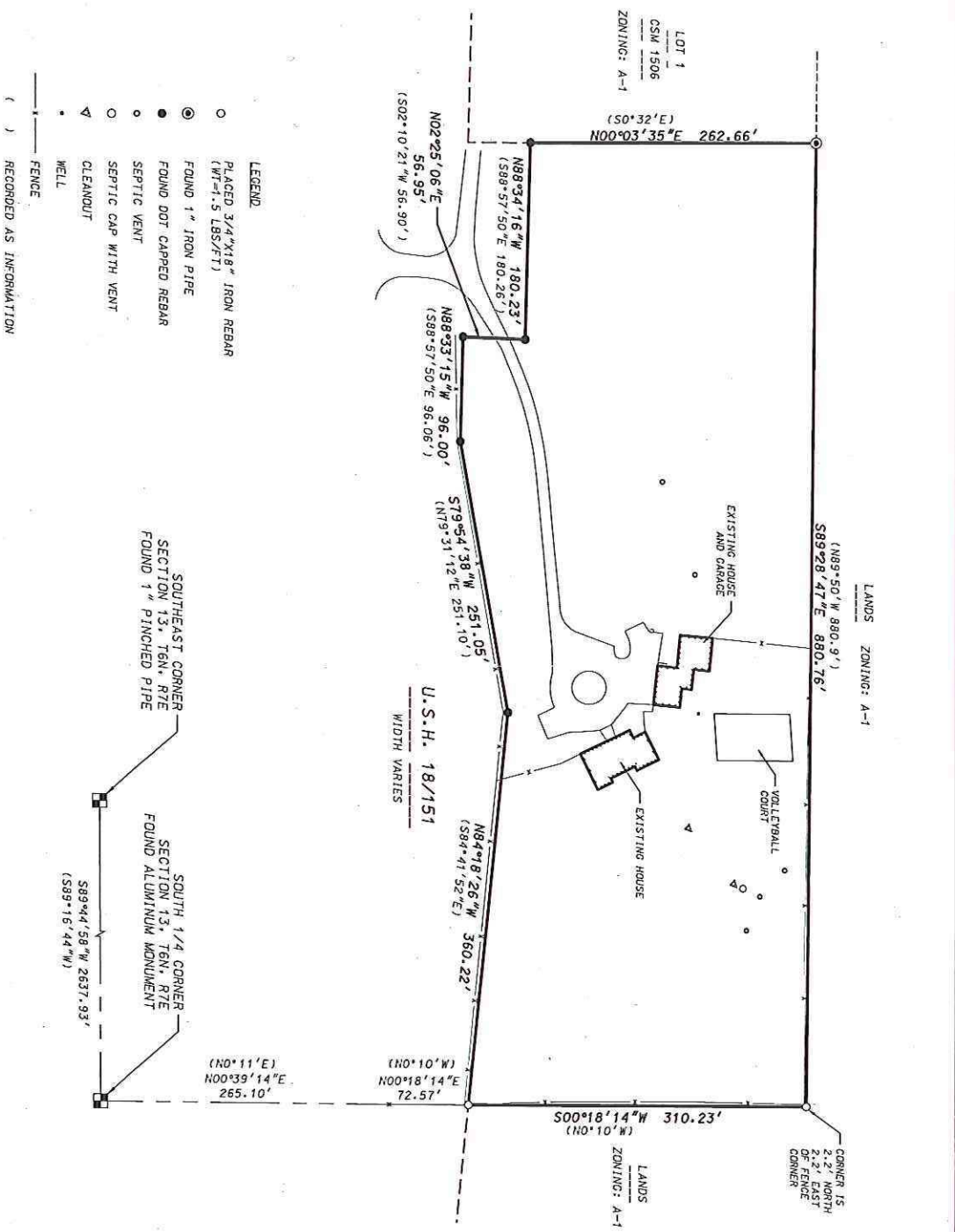
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0607-133-9901-6

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)





- LEGEND**
- PLACED 3/4"x1/8" IRON REBAR (WT=1.5 LBS/FT)
 - ⊙ FOUND 1" IRON PIPE
 - FOUND DOT CAPPED REBAR
 - SEPTIC VENT
 - SEPTIC CAP WITH VENT
 - CLEANOUT
 - WELL
 - FENCE
 - () RECORDED AS INFORMATION



SOUTHEAST CORNER SECTION 13, T6N, R7E
FOUND 1" PINCHED PIPE

SOUTH 1/4 CORNER SECTION 13, T6N, R7E
FOUND ALUMINUM MONUMENT

U.S.H. 18/151
WIDTH VARIES

U.S.H. 18/151

- NOTES**
1. Existing zoning: R-4
 - Proposed zoning: LC-1

 <p style="font-size: 8px;">THE TOWN OF SPRINGDALE, WISCONSIN APPROVED TO SHOW SUBJECT MAP</p> <p>SCALE: 1" = 100'</p> <p>DATE: 02-07-17</p> <p>DESIGNED: [Signature]</p> <p>DRAWN: [Signature]</p> <p>CHECKED: [Signature]</p> <p>DATE: 02-07-17</p> <p>SCALE: 1" = 100'</p>	<p>ZONING MAP</p> <p>8096 U.S.H 18 & 151</p> <p>LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 13, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN</p>	 <p style="font-size: 8px;">D'ONOFRIO RUTKE AND ASSOCIATES, INC. 2530 Watwood Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1639 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT</p>
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