

Dane County Rezone Petition

Application Date	Petition Number
04/20/2023	DCPREZ-2023-11955
Public Hearing Date	
06/27/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ALEXANDER GOWAN ELKINS	PHONE (with Area Code) (608) 575-1343	AGENT NAME ALEXANDER ELKINS	PHONE (with Area Code) (608) 575-1343
BILLING ADDRESS (Number & Street) 204 COUNTY HIGHWAY U		ADDRESS (Number & Street) 204 COUNTY HIGHWAY U	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS ajdelkins@netscape.net		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE	ADDRESS OR LOCATION OF REZONE	ADDRESS OR LOCATION OF REZONE
204 County Highway U		
TOWNSHIP PRIMROSE	SECTION 34	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0507-341-9700-9		

REASON FOR REZONE

ZONING TO ALLOW FOR LIMITED COMMERCIAL BUSINESS AND OUTDOOR STORAGE

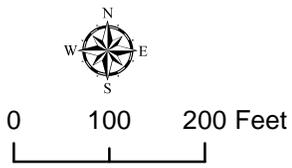
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	LC Limited Commercial District	2.45

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RUH1	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		

COMMENTS: PROPERTY IS SUBJECT TO SHORELAND-WETLAND REGULATIONS

PRINT NAME:

DATE:



Legal Description: The east 400 feet of the north 200 feet of the south 385 feet of the southeast 1/4 of the northwest 1/4 of Section 34, Town 5 North, Range 7 East, Town of Primrose, Dane County, WI Contains 2.45 acres

**Elkins Proposed
Rezone and
CUP**

C.U.P. Application Supplemental information submitted 4/15/2023

Applicant: Alex Elkins

Phone: 608-575-1343, email: ajdelkins@netscape.net

Address of property: 204 County Road U, Belleville WI 53508,

- Primrose Township, Dane County WI

- Parcel number: 0507-341-9700-9 (40 acres)

- 5 other connected parcels owned totaling: 99.5 acres.

1-3) All on Maps I am attaching.

4) Waste water treatment systems and catchment area:

There are no impervious surfaces other than the existing gravel driveway leading to the barn, and the barns cement floor. After being repaired, motors are taken outside to be test run in mowed grass area's with a slight hill (1% slope).

The grass field past where we run motors serves as a catchment area. It is about 1-2 feet in elevation lower than where we run motors and is about 2 acres of grass field with some tree's. The 2 acre field is flat and has grass and tree's. This area filters all the water we use and it never pools up. At the end of that field is a drainage ditch with tall grass in it.

About 98% of the area's where boats are stored are in a mowed grass areas. 2% of where they will be is on gravel area's in front of barn waiting to be tested or picked up by the owner. Both of these area's are 3-4 feet in elevation above the pond and or drainage ditch. The soil type is mostly a sandy dirt mixture.

1 - 4 motors might be run in a day.

The only well is next to my house about 100-150 feet from where we run

motors and it is about 15 feet uphill from where we run motors. No other well's are within 500 feet and are across the road and valley.

5) Buildings: 1 old dairy barn with a cement entrance and exit on the lower level.

Type of activities: Repair and storage of used: boats, outboards, recreational equipment.

The vast majority of the boats waiting to be worked on will be stored behind the barn which is about 600 feet from road. The area behind the barn is about 1/2 acre in size, and has 20-30 foot tall pine tree's and 15-60 foot deciduous trees that block most of the view of this area from county road U.

No neighbors can see boats stored behind the barn from their house or outbuildings. The closest neighbors house from where the vast majority of boats stay is over 1,000 feet away.

We will need to keep some boats, usually 1-3 out in front of the barn or along our driveway because that is where people will drop them off or pick them up. Also that is where we have water and enough water pressure to test run them after repairing them. In general I only keep 1 - 2 out in front because I do not want people seeing this and then stopping by without an appointment.

Most boats will need to be stored outside due to their size and number. It is an old 105' long and 35' wide, 2 story dairy barn. We can work on them inside and then test run them outside because to run them we will need water running through them which isn't practical inside, especially on a wooden floor. Added to this is the exhaust would be dangerous in an enclosed barn.

- In the future, we might add another building behind the barn in the area I currently have boats. Another building is not desired or really needed as it creates more long term disturbance to the site vs. storing the boats behind the barn. If anything is built it is most likely going to be a building with a roof

but no sides, so air can flow through it to remove any exhaust

6) Legal description of the LC Commercial area.

The East 400 feet of the North 200 feet of the South 385 feet of the Southeast 1/4 of the Northwest 1/4 of Section 34, Town 5 North, Range 7 East, Town of Primrose, Dane County WI. Contains 2.45 acres.

A general description of the size is about 200 feet North to South on the East and West sides. About 385 feet in length on the East West borders with the barn in the front half of that area.

This area begins East to West at a point that is about 250 feet from County Hwy U.

Here are the distances to neighboring houses from the beginning of the rezoned area:

- | | |
|-------------------|--------|
| 1) House 1: | 707' |
| 2) House 2: | 847' |
| 3) Neighbors Barn | 1,195' |

We own all the land to the North of it for 1/2 - 3/4 a mile, while on the East side of the road,

On the South side of the rezoned property the closest property line is about 300-500 feet away. The part that is 300 feet away is a steeply wooded hillside. The part that is 500' away is a grassy field with some 20-30 foot tall pine tree's blocking most of the view. The closest house to the South is behind a 200 ft tall hill and is 1/3+ mile away and entirely out of

sight/hearing distance due to the hill.

We own all the land to the East of us for 1/2 to 3/4 a mile and there are no houses in that direction for 1.5 - 2 miles, and it is hilly and wooded.

Both neighbors say that the view is not a problem and noise is minimal and not a factor. I usually run motors in a barrel of water, especially if they are above 25 hp and that keeps the noise level low.

I ask both neighbors frequently if the noise I make bothers them and both have always said it has never bothered them at all and they barely can hear it

Primrose township does not have setback rules that would affect this outside activity. If a new building is built within 500 feet of a neighbor, the existing neighbor has to sign a release. Anything I would build here would not be within 500' of their houses and would not be visible to spots they can build.

7) The existing entrances onto 204 County Road U are an upper entrance to our house. This is a short 75' long, 20' wide driveway and is uphill from the lower driveway, which was the farm entrance. This is not part of the Rezone.

The lower driveway entrance is at the bottom of the hill, about 75 feet below the upper entrance. It has a wide gravel entrance about 35 feet wide, which then tapers down to a 18 foot wide gravel road to the barn. It goes past the barn to where I will store boats.

In front of the barn the area is about 30 feet x 60 feet of gravel with an additional 50-75 feet of almost level (1% slope) grassy area people can drive or park on.

8) There are no easements or rights of way through the rezoned parcel or on any of the property. Utilities are overhead except the buried phone line. Overhead utilities are about 25 feet high and much lower than any boat or item being dropped off.

9) The parking area is gravel and is about a 30 foot x 60 foot area in front

of the barn. There is also a spot on the lower driveway that is double the width of the driveway to let vehicles pass or to park vehicles. It is about half way down the driveway maybe 125 feet from County Road U. There is also another area about 18 feet wide and 42 feet long about 50 feet off the road. This is a turn around area for boats with trailers, or emergency vehicles.

10) Loading and unloading zone is in the parking area's or if needed in the yard below it which is an extension of the flat area of the gravel parking area mentioned in item # 9 above.

11) The zoning to the South is FP-35. The Zoning to the North of me is all FP-35 with the exception of my abandoned quarry which might still be commercial zoning.

The properties to the East of me are residential with the Northern most one being zoned RR-8 (12 acres) and the Southern most one being RR-4 (6.72 acres).

12) Natural features.

The map shows approximately 2.45 acres would be the LC-Commercial area.

The grassy area behind the barn (East of the barn) is flat.

The area to the South is flat and has a pond and a drainage ditch. It used to be a cattle yard for cows waiting to come into the barn. I converted it to a pond because it has a small spring that was essentially a watering hole with no outlet and very little flow and it was dangerous because it was not easy to see the 6 foot round hole.

The area in front of the barn and South of the driveway is flat or gently sloping to the field.

North of the lower driveway it has about a 10% slope and it is our yard.

Near the end of the property, about 500 feet from the driveway, there is a drainage ditch, which might be marked as an intermittent stream for the first 150-200 feet heading east but this area will be about 400 feet from the

Rezoned area.

13) Screening: Along Highway U, I have 20-30 foot pines/spruce tree's that block the view, along with some in my yard. There are also deciduous trees and brush along the pond and more pines along the drainage ditch that angles from the SE corner of the parcel to the South side of the pond and barn. These currently block 75% of the view of the pond and area behind the barn in the winter and about 90% during the summer. The area is also about 600 feet from the road with those tree's blocking the view so I doubt more is needed. If more is needed I will plant them but deer eat or destroy most of what I plant.

14) Lighting: None, Signs: None. I do not need or want either because I do not want people seeing a sign and randomly stopping by.

Neighborhood Characteristics.

15) Land characteristics: Currently the land is FP-35. It was a dairy farm until the mid 80's. I bought it in 1995. None of the land being rezoned was cropland due to it being so close to the barn. A drainage ditch separates the barn yard area from the crop land.

East the rezoned area is a CRP field. Any portion of the Rezoned area that enters into the CRP will remain in CRP. I don't think any of the rezoned area is in the CRP field but if it is, that portion will remain in CRP. The CRP and the rezoned area is separated by a drainage ditch and some 20-60 foot tall tree's making this a border very clear.

A 1/3 acre pond is in the area to be rezoned.

Currently I store my own boats, tractors, snowmobiles etc. in the area behind the barn in what was a cattle yard around the barn. No Ag or CRP fields will be used for the C.U.P. / or LC-Commercial use.

16) The current uses of the properties with parcels connected to this property:

To the South, it is a farm with crops and CRP.

To the West of the property and across the road, RR-4 (6.72 acres) and RR-8 (12 acres). They are the only houses in site and they are 350-400 feet off the road and mostly blocked by tree's and a hill.

To the North for 1/2-3/4 miles, we own the land and it is FP-35. Crops and CRP

To the East we own the land for 1/2 - 3/4 mile and it is Crops and CRP. After that is is all crops and CRP for 1.5 - 2 miles without any houses.

Primrose Township is very rural. It is about 40% woods/recreational and 60% Ag.

There are a variety of businesses with C.U.P's and or rezones in Primrose township:

- Deer Creek Sportsman's Club would have a Commercial License. They have a couple hundred people show up for sporting clay shoots, weddings/events, and they sell beer, shells etc.
- C.U.P and possible rezoned property on Community Center Road, for an electricians business with 6 employee's that come and go from that site each day. They sell and install electrical service items.
- A dance studio where people take dance lessons.
- Knife and tool sharpening Service, and lawn mower repair:
- Jelly tractor and equipment repair: Repairs tractors and all types of heavy equipment like Sky Track's, excavators etc.
- Multiple stables for riding, training and boarding horses.
- An airplane landing strip
- Communication towers
- Physical Therapy

- Ag center for buying fertilizer, seed, etc.
- A individual is applying for a C.U.P. to sell firearms and ammunition from his house and Primrose Township is going to grant him this after he gets a Federal Firearms license.
- Insurance sales
- Day Care
- Multiple contractors with heavy equipment
- Landscapers
- Quarries

17) Hours of operation: 8 am - 9 pm and by appointment only.

Most people cannot bring a boat down during the work day, so we need the hours to be from 8 am to 9 pm.

18) Number of employee's: My son and I will be the only two people there full time. There may be 1 person part time and my other son or a friend of his might help on occasion.

19) Noise, run off, pollution:

On the East side of the road, we own all the land to the North of the area to be rezoned for 1/2 - 3/4 a mile. It has a large hill and woods and no neighbors for a mile so there isn't anyone to bother.

On the South side of the rezoned property, the closest property line is about 200-300 feet away from the closest place where boats would be. That area is woods and has a steep hill on it with woods blocking the view of the next house. The closest house to the South is behind the 200 ft tall hill and it is 1/3 to 1/2 mile away and entirely out of sight and out of hearing distance due to the hill.

We own all the land to the East of us for 1/2 to 3/4 a mile and there are no houses in that direction for 1.5 - 2 miles, and it is hilly and wooded.

Across the road, there are two houses. Coming from the North on Hwy U, the first house is about 450 feet off the road. They can only see the first 50 feet of our driveway. They cannot see our barn due to the hill, tree's etc. They are about 700 feet from the rezoned area.

The second house, is about 600 feet off the road and about 850 from the beginning of the rezoned area. There are 40-50 foot pine tree's and a hill blocking the view of the lower half of the barn and most of the driveway.

Both neighbors say that the view is not a problem and noise is minimal and not a factor. I usually run motors in a barrel of water, especially if they are above 25 hp and that keeps the noise level lower than a small lawn mower would make. I always look to see if they are having any kind of outside activity before running a motor out of a barrel of water to avoid creating any frustration. Even then the noise is brief and less noise than any small chainsaw, which they both use frequently.

I ask both neighbors frequently if the noise I make bother them and both have always said it has never bothered them at all and they barely can hear it. You are welcome to call any of them.

Joe and Megan Kempfer: 608-214-1145 FP-35

Sam/Vicky Huntington: Sam 608-999-1207, Vicki 815-238-3676 RR-8

Linda Utech: 608-527-4948 RR-4

Run off: There really isn't run off. When motors are run in a barrel or on muffs, we are doing this in grass so it does to flow anywhere but soaks into the grass vs a lake. We rotate spots to keep it from getting muddy in one spot.

Pollution: Motors are usually not run more than 15-30 min to test them and

we would only have 0-4 per day.

Oil changes are done by sucking the oil out with a machine. The oil is held in a 2 gallon container designed for this. We keep that container in a plastic tub so it can't accidentally spill in the persons boat. From there it is transferred into previous oil containers from left over oil changes. We set those oil containers inside the barn, in a second heavy duty barrel container that has heavy bricks in it to keep it from spilling. We then take that oil to a local repair shop that uses it to heat their shop or we take it to the Dane County Clean Sweep site and pay to have it disposed of. We will use this process for all oil and used gasoline. Gas has to go the clean sweep site unless it can be used. Gas comes in the same containers allowed for use as gas cans for use in the boat so it is already in a very strongly built container. If a can leaks, we syphon it into another gas tank. Other products like power steering fluid are not used much but we do the same process for those and all other flammable or products.

Odors: We are not close enough to anyone for them to smell a motor running gasoline or any item here

Smoking: We both tell people no smoking and we have signs up. We do not allow any smoking, ever.

Materials stored outside: Boats, trailers, motors/outboards, boat lifts, recreational equipment. There will be some motors that people will drop off that will be outside until we decide if we can repair them. If we can't the customer will pick them up or we take them to a metal recycling center.

21) Stormwater run off. We do not have any impervious surfaces other than a gravel driveway and parking area. We do not test run motors on the gravel because it is too messy vs running them above grassy area's. All storm water run off, which I have never seen in 28 years of living here, would go into a grassy area below the house that is a grass field about 1 - 2 acres in size. It could also go into our pond which would have to raise up 2-3 feet to overflow and from there it would go into a 175 yard drainage ditch of tall grass. The DNR and Army Corp of Engineers designed the pond and drainage ditch. Nothing can wash away from the site due to it

being at the low spot on the property and grassy all around it.

22) Sanitary Facilities: We will not provide these for people. The typical day has 0-2 people and they must make an appointment before coming. No drop-ins are allowed so we don't anticipate a need for sanitary facilities.

23) Removal of trash/solid waste/Recyclables:

There is very little trash from this level of business. Other than batteries, oils and gas, which go to the Clean Sweep Program in Madison. The items we have are not toxic and are allowed with normal sanitary services locally in our township provided by Town and Country Sanitation Services in Lone Rock WI. For example a broken piece of plastic part can go into the regular trash or to the Dane County Landfill. We store these in a boat that is bad and can't be fixed and then haul it all to the landfill. Outboards do not have any part that cannot be recycled or dropped off at Clean Sweep or go into a landfill.

24) Daily traffic. We average between 0-2 people who drop off boats/motors or pick up boats/motors in one day. All people have to make an appointment, no drop-ins are allowed. No exceptions because we do not want people walking/driving around without us here. Typically we might have 0-2 groups a day so the impact on local road traffic would not be noticeable except they might have a boat behind their vehicle.

The boats are typically under 24 ft. and the vast majority (95%) are 14-20 feet long. Most are fisherman bringing smaller fishing boats not expensive large pleasure boats. The weight of the average boat with motor and trailer is under 3000 lbs.

25) Hazardous Materials onsite:

2 and 4 Stroke Motor Oil

Lower Unit Oil

Power steering Fluid

Gasoline (stored in Outboard Gas cans used for boating)

Most new products are kept inside the barn, on the box they came in and on a shelf. Some are put into a plastic tote.

Most used products are kept in a used container like what they came in, Ex. we use an empty new oil container to keep old oil in. We then keep that in a large heavy duty plastic barrel with bricks/cement blocks in the bottom so it can't tip over and it stays in the barn on the lower level. When we transfer them to a recycling center/clean sweep etc. we put the plastic oil container in a second plastic tote and put that in a vehicle. That way there are always two systems/containers it is in.

When draining lower unit oil from a motor, we drain it into a oil drain pan which is sitting in a plastic tote or rubber tote. That way it can't spill.

Bad tires are taken to the Dane County Clean Sweep site.

Metal is taken to a recycling center. We put it into a trailer and when that is nearly full or we are going near a recycling center we haul it.

Gas: we take gas that is no longer usable to the Dane County Clean Sweep site. Gas cans sit in the boats just like when they are out boating or while in storage.

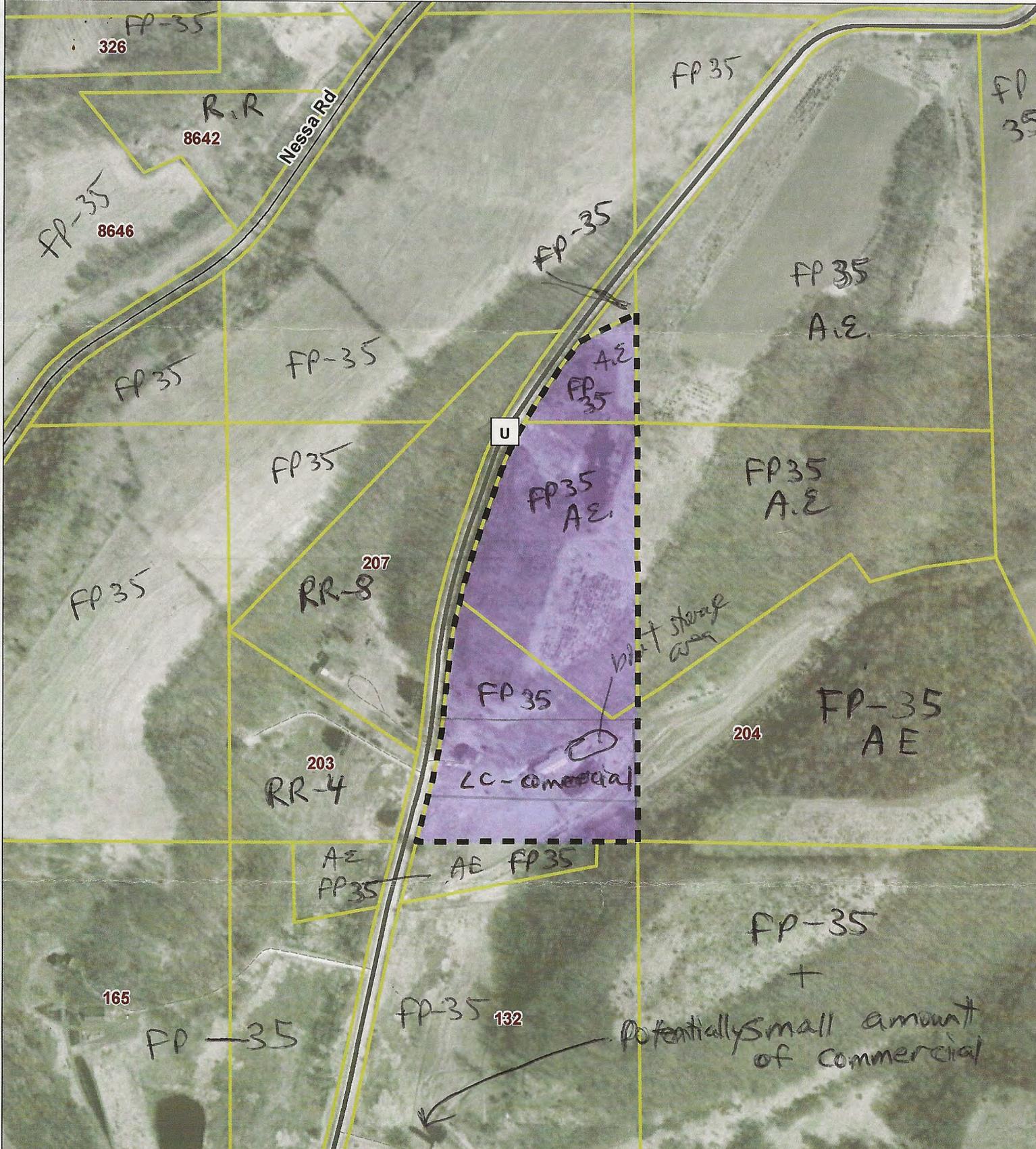
26 and 27) We do not want any outdoor lighting or signs. When it's dark we quit working.

Questions: Please email or call me. My number and email are at the top of this document.

Thank You, Alex Elkins

W-N-E
S

MAP OF ABANDONED / DORMANT NONCONFORMING MINERAL EXTRACTION SITE – PRIMROSE SITE 2 AT 204 CTH U



MAP OF ABANDONED / DORMANT NONCONFORMING MINERAL EXTRACTION SITE

Tax Parcel Boundary

The nonconforming mineral extraction site shown on this map has not had any extraction activity since at least 2001 and may be abandoned, dormant, or reclaimed.

This map was prepared by the Dane County Planning and Development Department from historical records and data located in various public offices. Map information



Miles 0 0.05 0.1

Quarry

Site plan 4-15 - 2023
204 County Rd W
Belleville WI 53508



u

woods

Pines

woods

My property for
3/4 mile ↑
and 1/2 mile +

woods

Sandston Bluff

woods

woods

250'



Lower Driveway
Blue Tree
Pine
Pine

grass

Parking

Pond



250'

u

Cattails

Willow Tree

Grass Field

Trees

Pines

My property
1/2 mile +



Drainage



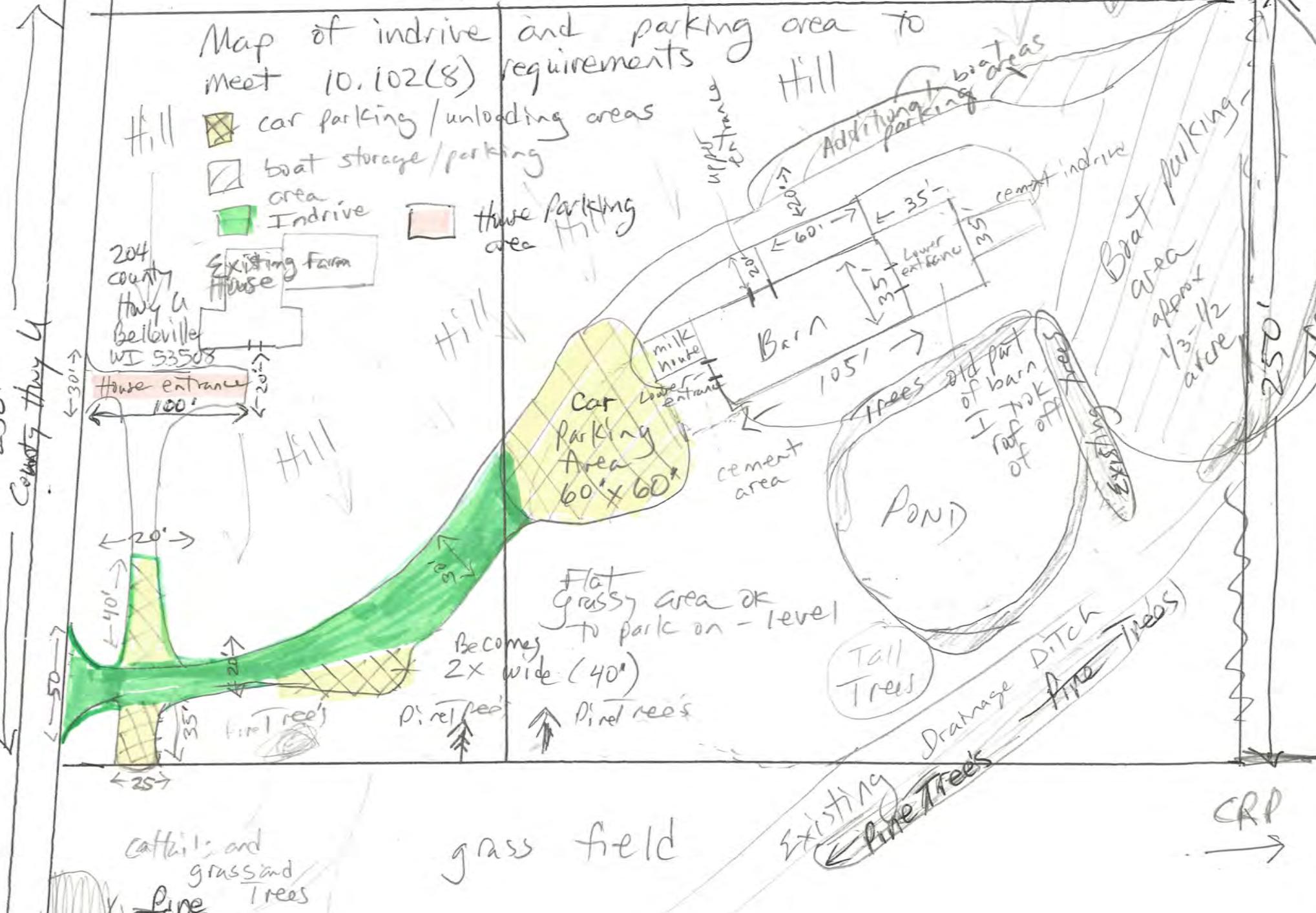
Pines

Property Line

woods

Map of indrive and parking area to meet 10.102(s) requirements

-  car parking/unloading areas
-  boat storage/parking area
-  Indrive
-  horse parking area



250' County Hwy 4

204 County Hwy 4
Belleville WI 53508
Existing Farm House

House entrance 100'

Car Parking Area 60' x 60'

Barn 105'

Pond
Tall Trees
existing part of barn
top part of off trees

Boat parking area approx 1/3-1/2 acre

Flat grassy area or to park on - level

Becomes 2x wide (40')

Pine trees

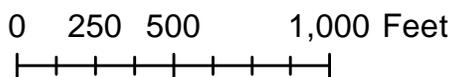
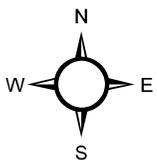
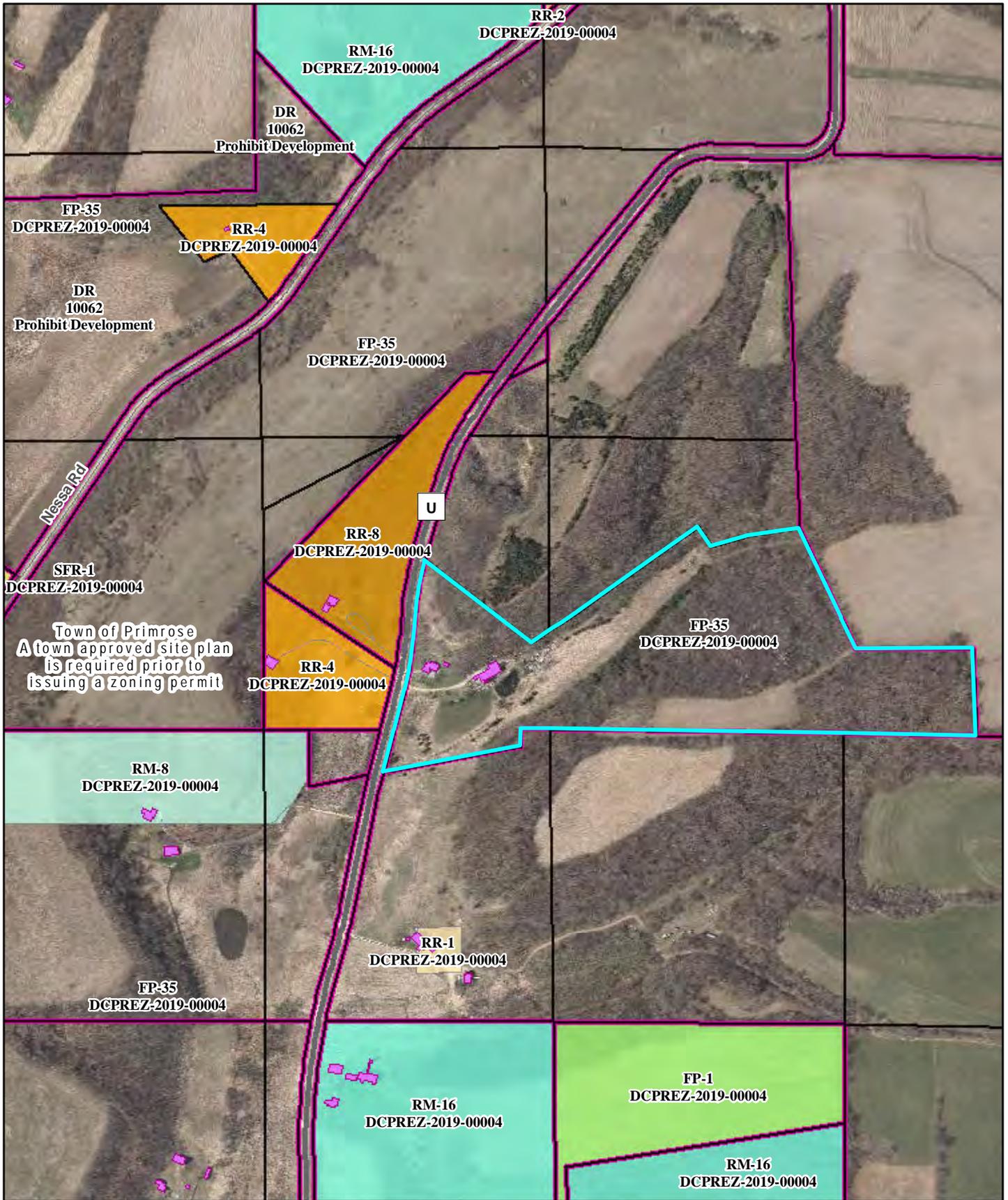
Tall Trees

Drainage Ditch
Pine Trees

cattails and grass and trees
Pine Trees

grass field

CRP



Rezone 11955 / CUP 2596
Neighborhood Map

Legal Description:

Rezone from FP-35 to LC Limited Commercial and CUP

The east 400 feet of the north 200 feet of the south 385 feet of the southeast 1/4 of the northwest 1/4 of Section 34, Town 5 North, Range 7 East, Town of Primrose, Dane County, WI
Contains 2.45 acres