

Dane County Rezone Petition

Application Date	Petition Number
12/19/2024	DCPREZ-2024-12140
Public Hearing Date	
02/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL AND NANCY BARTH	PHONE (with Area Code) (608) 575-7965	AGENT NAME CARLSON BLACK (MICHAEL RUMPF)	PHONE (with Area Code) (608) 423-3254
BILLING ADDRESS (Number & Street) N4475 WOLFF RD		ADDRESS (Number & Street) 152 W. MAIN ST.	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS		E-MAIL ADDRESS michael.rumpf@carlsonblack.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3140 STH 73					
TOWNSHIP CHRISTIANA	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-032-8701-0					

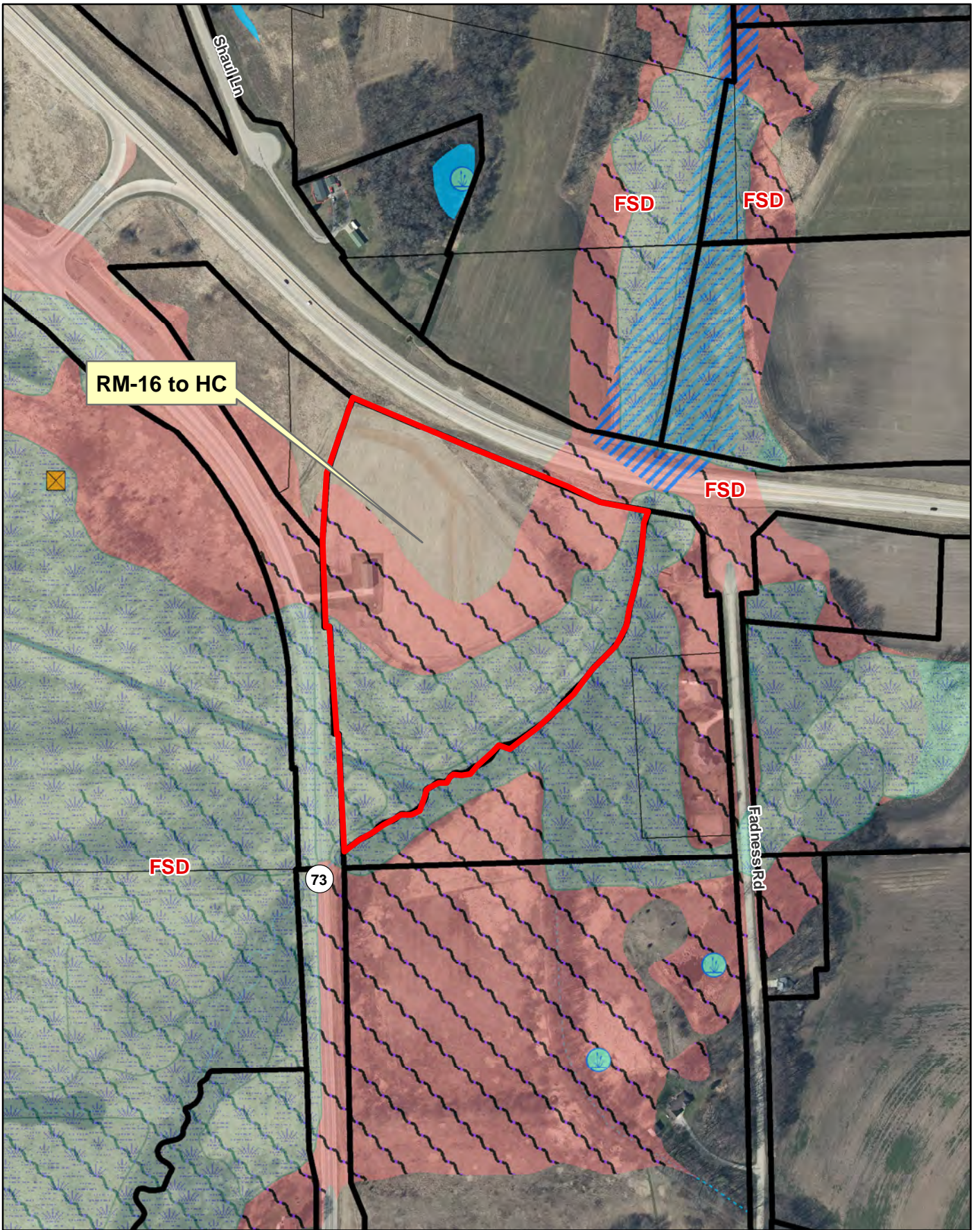
REASON FOR REZONE

ZONING TO ALLOW FOR A LANDSCAPING CONTRACTOR BUSINESS




FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	HC Heavy Commercial District	20.4

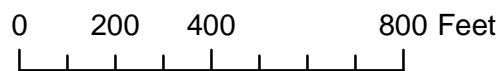
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: ACCESS (CHANGE OF USE) APPROVAL MUST BE OBTAINED FROM WISDOT PRIOR TO REZONING. SITE DEVELOPMENT WILL BE SUBJECT TO SHORELAND AND FLOODPLAIN ZONING PERMIT REQUIREMENTS.



Legend

-  Wetland
-  Floodplain
-  2016 Flood Storage District



Petition 12140
Barth

Michael D. Rumpf
152 W. Main Street, P.O. Box 636
Cambridge, WI 53523
(608) 423-3254
michael.rumpf@carlsonblack.com

December 10, 2024

Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Rezone Application
Michael and Nancy Barth
PIN: 016/061203287010

Department of Planning and Development:

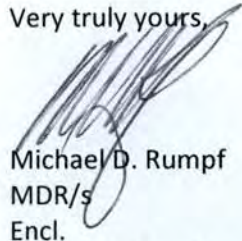
Enclosed please find the following:

1. Rezone Application with attachments.
2. Check in the amount of \$545.00.

The Town of Christiana Plan Commission and Town of Christiana Board approved the rezone from RM-16 to HC.

Please contact me if you have any questions or desire supplemental information.

Very truly yours,



Michael D. Rumpf
MDR/s
Encl.

cc: Michael and Nancy Barth
Kayle Sipple, South Central Landscapes, LLC



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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Nancy Barth, Michael Barth	Agent Name:	MICHAEL D. RUMPF
Address (Number & Street):	N4475 Wolff Road	Address (Number & Street):	152 W MAIN ST. PO BOX 1
Address (City, State, Zip):	Cambridge, WI 53523	Address (City, State, Zip):	CAMBRIDGE, WI 53523
Email Address:		Email Address:	Michael.Rumpf@Carsonblack.com
Phone#:	608-575-7965	Phone#:	608 423 3254

PROPERTY INFORMATION			
Township:	06N	Parcel Number(s):	016/0612-032-8701-0
Section:	03	Property Address or Location:	3140 State Highway 73, Deerfield, WI 53531

REZONE DESCRIPTION		
<p>Reason for the request. 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>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>This is a request to rezone the property to accommodate the future construction of multiple structures for the purpose of operating a landscaping business. Attached is a Supplemental Information packet, which contains a more detailed explanation as to the reasoning behind this request. The Supplemental Information packet is further accompanied by the required Site Plan. Attached please also find a letter of support from Kerry Marren, Dane County Supervisor for District 37, in favor of the rezoning request being made.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	HC	20.39

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 checked="" 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 (non-refundable), 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 Nancy Barth

Date 11/26/24

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.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- 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
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- 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.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL INTERESTED PARTY TO THE APPLICATION:

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	Kayla Sipple; South Central Landscapes LLC
Address (Number & Street):	P.O. Box 526
Address (City, State, Zip):	Cambridge, WI 53523
Email Address:	Kayla@SCLandscapesWI.com
Phone Number:	(608) 225-3373

Rezone Application - South Central Landscapes LLC
Subject Property: 3140 State Highway 73, Deerfield, WI 53531
SUPPLEMENTAL INFORMATION

NEIGHBORHOOD CHARACTERISTICS. 1) Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed. 2) Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

- 1) The majority use of the subject parcel is agricultural. There is a building on the parcel which is used as a personal storage warehouse.
- 2) The majority use of the surrounding parcels are agricultural. Three primary residences exist within ¼ mile of the subject property.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

Hours of Operation.

South Central Landscapes operates a seasonal business with hours of operation that vary depending on time of the year. Landscaping operations, which generally take place between the months of March to December, would entail standard hours of operation between 7:30am and 6:00pm.

In the winter months, snow removal operations require irregular hours of operation. Office personnel generally maintain standard operating hours between 8:00am to 5:00pm at the facility, while snow removal crews are on-call as the weather dictates and may be at the facility at any point in time.

Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

South Central Landscapes currently employs two full-time administrative employees and four full-time field installers. During the months of landscaping operations, the maximum number of personnel expected to be on premise at one time is six.

Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.

Anticipated noise impacts include sounds resulting from normal business operations, including moving vehicles, equipment and construction materials. The majority of noise-making activities occur at the beginning of the day as crews leave for job sites and at the end of the day, when crews return. Field staff are generally out at job sites for the entirety of each day and therefore, noise-making activity will be kept to a minimum during standard operating hours.

Loose construction aggregate and landscaping materials (mulch, etc.) will be stored in contained bunkers to mitigate dust and runoff.

South Central Landscapes may wish to store rock salt and/or salt brine on premise for use during winter months in the future, but does not actively store such products at their current facility. The future storage of any salt material will comply with requirements per TRANS 277, including storage on an impermeable surface, being covered by a waterproof material, and preventing airborne and ground runoff.

South Central Landscapes requires all staff that participate in snow removal operations to be Wisconsin Salt Wise Certified and participate in annual Salt Wise refresher training.

No odor or soot impacts are expected.

Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.

Outdoor storage may include the following: mulch, construction aggregate, soil, segmental paving units (patio pavers), segmental retaining wall blocks, customer product sample displays, rock salt complying with storage requirements per TRANS 277, salt brine, vehicles, trailers and equipment.

South Central Landscapes currently utilizes outdoor space to stage material and overflow equipment. Their current warehouse space is not large enough to store all vehicles and equipment indoors. Their intention would be to store vehicles and equipment indoors as space allows.

Outdoor activities may include moving, staging and organizing material, vehicles and equipment. South Central Landscapes intends to build a display where customers can make design and material selections for paver patios, retaining walls and landscaping projects, which would be outdoors.

Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

South Central Landscapes does not anticipate issues related to stormwater management and erosion control. A primary service offered by South Central Landscapes includes water management solutions. Any activities on premise that may impact stormwater management and erosion control will be mitigated as required by Chapter 11 of Chapter 14 of the Dane County Code.

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.

The subject parcel does not have sanitary sewer, a septic system, access to municipal water or a water well.

South Central Landscapes intends to apply for permits for a septic system and a water well at a future point in time.

Facilities for managing and removal of trash, solid waste and recyclable materials.

The property is serviced by the Town of Christiana's municipal contract with waste removal providers. Additional waste material beyond weekly pickup service will be promptly offloaded at a private waste disposal site or the Dane County Landfill.

Anticipated daily traffic, types and weights of vehicles, and any provisions, inspection or road improvements or other measures proposed to accommodate increased traffic.

Regularly anticipated daily traffic may include up to six full-time employees driving their personal passenger vehicles, company-owned vehicles, machinery and equipment. Company-owned assets include dual axle compact dump trucks (RAM 5500), heavy-duty pickup trucks (RAM 2500, 3500) one quad axle dump truck (International 5000), trailers, skid loaders and two miniature excavators. Gross vehicle weight ratings on company-owned vehicles range from 8,800 lbs to 72,000 lbs. The dry weight for company-owned equipment ranges from 3,400 lbs to 11,000 lbs.

A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.

South Central Landscapes may wish to store rock salt and/or salt brine on premise for use during winter months in the future, but does not actively store such products at their current facility. The future storage of any salt material will comply with requirements per TRANS 277, including storage on an impermeable surface, being covered by a waterproof material, and preventing airborne and ground runoff.

South Central Landscapes requires employees that participate in snow removal operations be Wisconsin Salt Wise Certified and participate in annual Salt Wise refresher training.

Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.

South Central Landscapes intends to build a small office and warehouse to facilitate business operations at a future date in time. Outdoor lighting is likely to be installed on the exterior of the future building. With surrounding wooded land and the adjacent Highway 12 & 18 corridor, lighting is not expected to impact nearby residential properties.

Signage, consistent with section 10.800.

South Central Landscapes does not intend to add additional at this point in time. New proposed signage will comply with permit application instructions outlined in section 10.800.

Additional commentary

Driveway: 420 linear feet (black line shown in the center of the driveway).


- **Water Runoff:** Pavement to incorporate commercial drains. Drains will release into underground basin where runoff water will go through pre-conditioning system before it is routed to nearby 8,000 sq.ft. retention basin. We expect virtually zero water **contamination**. Water runoff will primarily be what falls from the sky. A minor amount of residual soil on trucks and equipment may be present in water runoff. Any salt storage will comply with Wisconsin Trans 277, which includes material must be properly contained on an impervious surface (concrete), fully covered and at least 250' from water sources. Our proposal puts salt storage, if any, at nearly 1,200' away.
- **Office:** 1,600 sq.ft. proposed. Additional specifications to be determined upon zoning approval.
- **Warehouse:** 7,200 sq.ft. proposed (120' x 60')
- **Storage Bunkers:** Concrete bays, screened trash area. All storage to comply with necessary regulations.
- **Acreage Split:** Approx. 9.21 acres are currently considered wetland per this plan with the remaining 11.19 being theoretically buildable.
- **Light Pollution:** As called out on the previous plan, all lighting will be Dark Sky compliant. This essentially means that light is "contained" and fixtures are designed to minimize glare, reduce light trespass and eliminate night sky pollution. Lighting will be affixed to the building's exterior. We have no plan to install parking lot lighting.
- **Noise Pollution:** The parcel is situated between two active highways which already introduce significant noise into the area. We intend to keep the majority of our vehicles and equipment indoors, which will mitigate noise. Virtually all of our vehicles and equipment are purchased new and regularly maintained, meaning that they tend to be in good working order and are not as noisy as older, unkempt equipment.

**Parcel Number -
016/0612-032-8701-0**

Current

← Parcel
Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 3-6-12 PRT FR NW1/4NW1/4 DESCR AS CO...	
Owner Names	MICHAEL BARTH NANCY J BARTH 	
Primary Address	3140 STATE HIGHWAY 73	
Billing Address	N4475 WOLFF RD CAMBRIDGE WI 53523	

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2024	
Valuation Classification	G4 G5 G7	
Assessment Acres	20.390	
Land Value	\$49,700.00	
Improved Value	\$4,400.00	
Total Value	\$54,100.00	

Show Valuation Breakout

Parcel Maps



DCiMap

Google Map

Bing Map

Open Book

Open Book dates have passed for the year

Starts: ~~06/06/2024~~
~~03:00 PM~~

Ends: ~~06/06/2024~~
~~05:00 PM~~

About Open Book

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/20/2024~~
~~10:00 AM~~

Ends: ~~06/20/2024~~
~~05:00 PM~~

About Board Of Review

Tax Information

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

[«](#)

[< Newer](#)

[Older >](#)

[»](#)

Tax Year 2023


Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$49,900.00	\$4,400.00	\$54,300.00
Taxes:		\$1,039.05
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$83.96
Specials(+):		\$0.00
Amount:		\$955.09

[2023 Tax Info Details](#)

[Tax Payment History](#)

Zoning Information

For the most current and complete zoning information contact:

Dane County Zoning |  608-266-4266

Zoning

RM-16

[Zoning District Fact Sheets](#)

Proximity 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.

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/21/2019	5497873		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. 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.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0612-032-8701-0. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



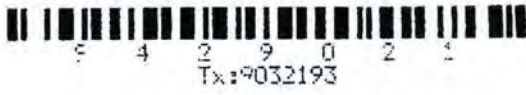
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Dane County Land Information
Council

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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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STATE BAR OF WISCONSIN FORM 3 - 2000
QUIT CLAIM DEED

Document Number

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5497873
06/21/2019 01:13 PM
Trans Fee:
Exempt #: 8M
Rec. Fee: 30.00
Pages: 2

This Deed, made between Michael Barth, Grantor, and Michael Barth and Nancy J. Barth, husband and wife as Survivorship Marital Property, Grantee.

Grantor quit claims to Grantee the following described real estate in Dane County, State of Wisconsin (if more space is needed, please attach addendum):

See attached Addendum A.

Together with all appurtenant rights, title and interests.

This Deed represents a transfer between spouses for no consideration and is, therefore, exempt from transfer fee pursuant to sec. 77.25(8m), Wis. Stats.

Recording Area

Name and Return Address

Behling Law Office
PO Box 15
Cambridge, WI 53523

016/0612-032-8701-0

Parcel Identification Number (PIN)

This is not homestead property.



Dated this 13th day of JUNE, 2019.

Michael Barth
Michael Barth

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____,

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Mary H. Behling, Behling Law Office
State Bar #01005733
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF Dane) ss.

Personally came before me this 13th day of June, 2019, the above-named, Michael Barth to me known to be the person who executed the foregoing instrument and acknowledged the same.

Lori A. Otto
*Lori A. Otto
Notary Public, State of Wisconsin
My Commission is permanent. (If not, state expiration date:
June 29th 2021)

*Names of persons signing in any capacity must be typed or printed below their signature.

ADDENDUM A
QUIT CLAIM DEED
PIN: 016/0612-032-8701-0

Legal Description:

Part of the fractional Northwest 1/4 of the Northwest 1/4 of Section 3, Township 6 North, Range 12 East, in the Town of Christiana, Dane County, Wisconsin more particularly described as follows: Commencing at the aluminum monument marking the Northwest corner of said Section 3; thence South 02° 06' 35" East (Grid North bearing NAD 1927) on the West section line, 866.11 feet; thence North 87° 29' 27" East, 56.03 feet to the East right-of-way line of STH 73 and the point of beginning; thence North 03° 15' 25" East along said right-of-way, 220.21 feet; thence North 17° 18' 25" East along said right-of-way, 213.68 feet; thence North 20° 15' 05" East along said right-of-way, 61.77 feet; thence North 76° 07' 57" East, 111.18 feet to the Westerly right-of-way of USH 12 & 18; thence South 36° 47' 35" East along said right-of-way, 187.65 feet; thence North 33° 47' 41" East along said right-of-way, 69.76 feet; thence Southeasterly, 684.03 feet along said right-of-way along the arc of a 1697.02 feet radius curve to the left, chord bearing South 67° 45' 10" East, 679.41 feet to the intersection with the center line of Mud Creek; thence Southwesterly along the center of Mud Creek, 1615 feet more or less to the East right-of-way line of STH 73; thence North 02° 30' 33" West along said right-of-way line, 1052.60 feet to the point of beginning.

EXCEPT those lands conveyed by the following deeds:

- Warranty Deed recorded February 14, 1997 as Document No. 2832499.
- Trustee's Deed recorded December 19, 2014 as Document No. 5118509.

ONE STORY SHOWROOM AND OFFICE (BLUE) W/ STAFF AND VISITOR PARKING (10 STALLS, 2 ADA) -1,600 SF

35' TALL PRE-ENGINEERED METAL EQUIPMENT STORAGE BUILDING (WHITE) W/ 15' OVERHEAD DOORS ON NORTH AND SOUTH WALLS - 7,200 SF

C.I.P. CONCRETE STORAGE BAYS & COVERED BULK MATERIAL STORAGE (TRANS 277 COMPLIANT) AND SCREENED REFUSE AREA

STORMWATER INFILTRATION BASIN - 8,000 SF

42' FRONT YARD SETBACK

100' STATE HWY CENTERLINE SETBACK

PROPERTY LINE

EXISTING OUTBUILDING

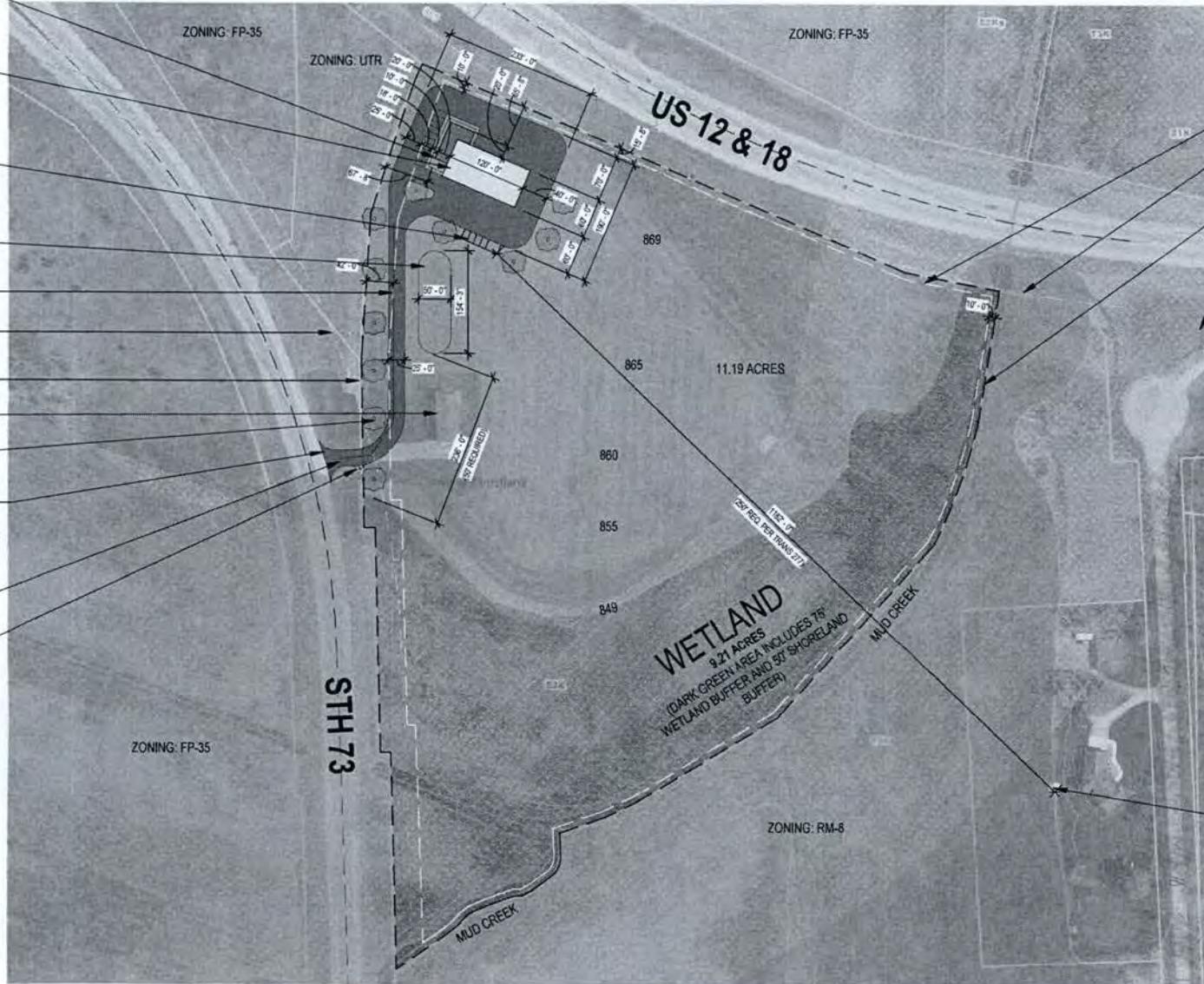
PROPOSED TREES (TYP.)

DRIVEWAY & PAVING

- EXISTING ENTRY POINT TO REMAIN
- NEW ASPHALT AS SHOWN: 44,556 SF
- MAIN DRIVEWAY LENGTH: 420 LF

EXISTING CULVERT (TYP.)

EXISTING OVERHEAD POWER LINE TERMINATION



- 10' REAR AND SIDERYARD SETBACKS
- 100' STATE HWY CENTERLINE SETBACK
- EXISTING TREES, SHORELAND, WETLAND, AND ANY VEGETATION TO REMAIN UNALTERED
- 300' SHORELAND BUFFER ZONE

GENERAL INFORMATION:
 20.4 AC PARCEL CURRENTLY ZONED RM-16, REQUESTING HEAVY COMMERCIAL

- NO EXISTING WASTEWATER TREATMENT - ON SITE SEPTIC SYSTEM PROPOSED
- STORMWATER TO BE COLLECTED, FILTERED, AND TREATED AS REQUIRED PRIOR TO ENTERING RETENTION/INFILTRATION BASIN
- NO EXISTING WELLS ON SITE - NEW WELL PROPOSED (LOCATION TBD)
- UNDERGROUND POWER ROUTED TO BUILDING FROM EXISTING O.H. POWER LINE (SEE PLAN FOR LOCATION)
- DARK SKY COMPLIANT EXTERIOR LIGHTING AT BUILDING, MIN. REQUIRED SITE LIGHTING (PHOTOMETRICS AVAILABLE UPON REQUEST)

PRIVATE WELL - 1,000'+ FROM STRUCTURE, STORAGE, AND STORMWATER TREATMENT





Office of the County Board
Dane County Board of Supervisors
Room 362 City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703-3342

Supervisor Kerry Marren
District 37
608.216.8798
Marren.Kerry@danecounty.gov

November 18, 2024

Town of Christiana Plan Commission
773 Koshkonong Rd.
Cambridge, WI 53523
Attention: Tom Jelinek

Dear Mr. Jelinek and Plan Commission Members,

I am writing this letter in full support of South Central Landscapes, as they apply to rezone the parcel located at 3140 State Highway 73 to Heavy Commercial.

I have had the pleasure of knowing and working with the owners of South Central Landscapes, Tyler Papenfuss and Kayla Sipple, and have seen firsthand the outstanding quality of their landscaping services, as well as their deep commitment to the Cambridge community. South Central Landscapes has consistently demonstrated a dedication to both beautiful and ethical work. Their projects reflect a true respect for the environment, using sustainable practices and thoughtful designs that enhance the natural landscape. Whether they are working on residential properties, public spaces, or community projects, their attention to detail and professionalism are evident in every job they complete.

Beyond their technical expertise, South Central Landscapes is a vital part of our community. They regularly give back through donations of time and resources, helping local organizations and programs throughout Cambridge. Their involvement shows that they care not just about business success but about making our community a better place for everyone. Expanding their business would allow them to create more local jobs, contribute to the economy, and continue their positive impact on Cambridge.

I have no doubt that South Central Landscapes will remain committed to their high standards and ethical practices as they grow. As Dane County Supervisor for this district as well as a resident of the town of Christiana, I fully support their application for this rezone request.

Please feel free to contact me if you need further information.

Sincerely,

Kerry Marren

RM-16 to HC

Part of the fractional Northwest 1/4 of the Northwest 1/4 of Section 3, Township 6 North, Range 12 East, in the Town of Christiana, Dane County, Wisconsin more particularly described as follows: Commencing at the aluminum monument marking the Northwest corner of said Section 3; thence South 02° 06' 35" East (Grid North bearing NAD 1927) on the West section line, 866.11 feet; thence North 87° 29' 27" East, 56.03 feet to the East right-of-way line of STH 73 and the point of beginning; thence North 03° 15' 25" East along said right-of-way, 220.21 feet; thence North 17° 18' 25" East along said right-of-way, 213.68 feet; thence North 20° 15' 05" East along said right-of-way, 61.77 feet; thence North 76° 07' 57" East, 111.18 feet to the Westerly right-of-way of USH 12 & 18; thence South 36° 47' 35" East along said right-of-way, 187.65 feet; thence North 33° 47' 41" East along said right-of-way, 69.76 feet; thence Southeasterly, 684.03 feet along said right-of-way along the arc of a 1697 .02 feet radius curve to the left, chord bearing South 67° 45' 10" East, 679.41 feet to the intersection with the center line of Mud Creek; thence Southwesterly along the center of Mud Creek, 1615 feet more or less to the East right-of-way line of STH 73; thence North 02° 30' 33" West along said right-of-way line, 1052.60 feet to the point of beginning.

EXCEPT those lands conveyed by the following deeds:

Warranty Deed recorded February 14, 1997 as Document No. 2832499.

Trustee's Deed recorded December 19, 2014 as Document No. 5118509.