



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

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

Items required to be submitted with application:

- **Written Legal Description of Conditional Use Permit boundaries**
- **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.**
- **Scaled map showing neighboring area land uses and zoning districts**
- **Written operations plan describing the items listed below (additional items needed for mineral extraction sites)**
- **Written statement on how the proposal meets the 6 standards of a Conditional Use**

Owner	<u>Greenscapes RE LLC</u>	Agent	<u>Jake Fleming</u>
Address	<u>2960 Triverton Pike Dr Fitchburg WI 53711</u>	Address	<u>2960 Triverton Pike Dr Fitchburg WI 53711</u>
Phone	<u>608-277-8887</u>	Phone	<u>608-277-8887</u>
Email	<u>jffleming@flemingdevelopment.com</u>	Email	<u>jffleming@flemingdevelopment.com</u>

Parcel numbers affected: 042/0509-172-8500-4 Town: Oregon Section: 17
042/0509-172-8000-9 Property Address: 5995 County Hwy D

Existing/ Proposed Zoning District : Existing A1 EX/LC1 --- Proposed LC1

- **Type of Activity proposed:** Operation of Landscape Company
Separate checklist for communication towers and mineral extraction uses must be completed.
- **Hours of Operation** Please see attached detailed operations description
- **Number of employees**
- **Anticipated customers**
- **Outside storage**
- **Outdoor activities**
- **Outdoor lighting**
- **Outside loudspeakers**
- **Proposed signs**
- **Trash removal**
- **Six Standards of CUP (see back)**

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: Jake Fleming

Date: 2/1/19



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	<u>Greenscapes RE LLC</u>	Agent's Name	<u>Jake Fleming</u>
Address	<u>2960 Triverton Pike Dr Fitchburg WI 53711</u>	Address	<u>2960 Triverton Pike Dr Fitchburg WI 53711</u>
Phone	<u>(608) 277-8887</u>	Phone	<u>(608) 277-8887</u>
Email	<u>jfleming@flemingdevelopment.com</u>	Email	<u>jfleming@flemingdevelopment.com</u>

Town: Oregon Parcel numbers affected: 042/0509-172-8500-4 — 042/0509-172-8000-9

Section: 17 Property address or location: 5995 County Highway D Oregon WI 53575

Zoning District change: (To / From / # of acres) Zoning changed from A1 EX & LC1 to all LC1 with a total of 5.115 acres excluding the right of way

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

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:

Greenscapes would like to convert the split of A1 EX and LC1 to be all LC1 to be in compliance with its operation. A CUP application will also be submitted to cover certain items such as limited outdoor storage

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

Date: 01/28/2019

Greenscapes, LLC
2960 Triverton Pike Drive
Fitchburg, WI 53711

REZONE LEGAL DESCRIPTION
From A1(EX) and LC-1 to LC-1(Limited Commercial District)

Part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Section 17, aforesaid; thence South 88 degrees 22 minutes 01 seconds East along the North line of the Northwest Quarter of said Section a distance of 1,000.78 feet to the Point of Beginning; thence continuing South 88 degrees 22 minutes 01 seconds East, 584.53 feet; thence South 03 degrees 12 minutes 15 seconds West, 424.16 feet; thence North 88 degrees 22 minutes 01 seconds West, 557.33 feet; thence North 00 degrees 28 minutes 15 seconds West, 424.29 feet to the Point of Beginning.

Said Rezone area contains 242,075 square feet or 5.557 acres including right-of-way and 222,822 square feet or 5.115 acres excluding right-of-way.

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.

The operation of Greenscapes will blend in well with the surrounding homes and farms. There will be no additional outdoor lighting or outdoor storage. Vehicle traffic will be limited to morning and evening commute times with minimal traffic during the day. Any outside activities like loading trucks for jobs would be done in the morning.

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.

The operation of Greenscapes will not affect the surrounding farm and agricultural operations. Traffic will be limited to the morning and evening commute hours. Although the office will be open during the day, there won't be much traffic. The employee parking lot will be organized and mostly screened from Highway D. There will be no outdoor storage of parts, tires, ect... The debris and mulch pile will be behind the buildings so they wont be noticeable from Highway D.

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.

The conditional use will not affect any of the surrounding agricultural land. Greenscapes will continue to rent out the 46 acres of tillable land to local farmers.

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

The two existing driveways will be improved to meet Type C Intersection standards and approved by the Highway Dept. The existing single family home will be updated to meet ADA and Fire Safety standards. The plan will be approved by the Town of Oregon building inspector and the Fire Dept. The existing utilities are sufficient for the operation of Greenscapes.

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.

The two existing driveways will be improved to meet the Type C Intersection standards and the engineered plans will be approved by the County Highway Dept. Greenscapes will generate some traffic in the morning and evening. The majority of our vehicles are trucks and we have a few mid-sized dump trucks.

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

Landscape screening will be installed along Highway D to screen the employee parking area.

NORTHWEST CORNER
SECTION 17-05-09
FOUND ALUMINUM MONUMENT
N=424,548.92
E=798,729.64

LANDS
ZONED: A1(EX)

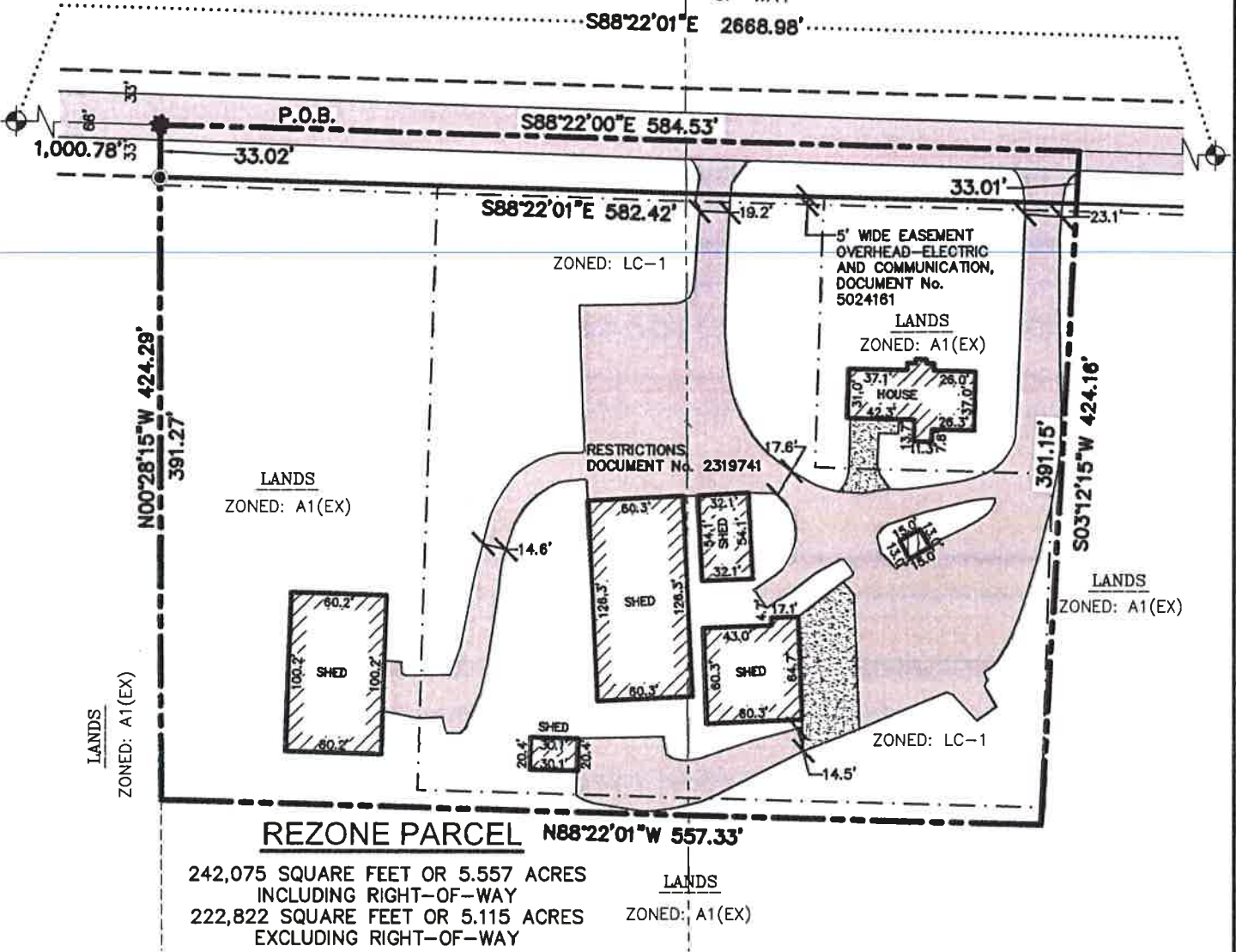
C.T.H.'D'

66' RIGHT-OF-WAY

LANDS
ZONED: A1(EX)

NORTH QUARTER CORNER
SECTION 17-05-09
FOUND ALUMINUM MONUMENT
N=424,470.86
E=801,397.53

S88°22'01"E 2668.98'



REZONE PARCEL N88°22'01"W 557.33'

242,075 SQUARE FEET OR 5.557 ACRES
INCLUDING RIGHT-OF-WAY
222,822 SQUARE FEET OR 5.115 ACRES
EXCLUDING RIGHT-OF-WAY

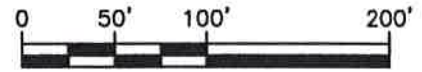
LANDS
ZONED: A1(EX)

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- SECTION LINE
- PLATTED LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING
- BITUMINOUS PAVEMENT
- EDGE OF PAVEMENT

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 24, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (DANE COUNTY.) THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-05-09 BEARS S88°22'01"E.



SCALE: 1" = 100'

File: I:\2018\186634\DWG\186634_Reasons.dwg Layout: Reason Exhibit User: k Plotted: Dec 03, 2018 - 8:58am

JSD Professional Services, Inc.
Madison Regional Office
161 HORIZON COURT
VERONA, WISCONSIN 53593
(608)848-5060 PHONE | (608)848-2255 FAX
www.jsdinc.com

PROJECT:
GREENSCAPES, LLC.
2960 TRIVERTON PIKE DRIVE
FITCBURG, WI 53711

SHEET TITLE:
REZONE MAP

JSD PROJECT NUMBER:
18-8634
DRAWN BY: CHECKED BY:
JK TJB
DATE:
NOV. 27, 2018

SHEET NUMBER:
1



Greenscapes Landscape Design is a full-service, design-build landscape contractor based in Madison, Wisconsin. We provide our clients with superior landscape, lawn care, landscape maintenance, and snow removal services. Greenscapes is recognized for its professionalism, quality of work, timeliness, and exceptional customer service.

Greenscapes has up to 55 employees, including the office staff. The existing ranch house will be converted into the main office for Greenscapes office staff, and the field employee check in area. The home will be slightly remodeled to comply with ADA and Fire Safety requirements. The hours of operation for the office and office employees will be 7:00 AM to 6:00 PM, Monday through Saturday. The hours of operation for the field employees will be 6:30 AM through 7:00 PM, Monday through Friday. Winter snow removal hours will be as needed depending on snowfall. Customer parking will be to the west of the office with one handicap stall which is needed to meet ADA standards. Employee parking will be designated to the west and north of the Landscape Building, with landscape screening along Hwy D, to hide parked vehicles from Hwy D. Greenscapes will have one, free standing, non-lighted sign to the west of the east driveway. The sign will be approved through the county sign requirements. Greenscapes will not add any outdoor lighting, and there will be no outdoor speaker system. There will be two refuse containers, one trash, one recycling, across from the fuel tanks. We will be contracting with a refuse hauler such as Waste Management for all trash and recycling removal. Greenscapes would also like to install one "hoop house" on the property. It is labeled on the site plan.

The hoop house is made of concrete cinder blocks for walls and a clear tarp like cover. We would store dirt or salt for our own use in the hoop house.

Behind the Landscape Building will be the debris and mulch piles which will be hidden from Hwy D. Greenscapes will continue to use the existing material bins to hold a variety of landscape materials such as washed stone and gravel and will be used on offsite jobs. These existing bins are located to the south of the Maintenance and Landscape Buildings.

Greenscapes has 27 trucks/dump trucks, 4 bobcats, 15 lawn mowers, 13 snow plows and 16 trailers. All trucks, dump trucks, bobcats, lawn mowers, snow plows and trailers will be stored indoors. Per the Conditional Use Permit, no more than 12 trucks, bobcats or trailers will be stored outside, overnight. There will no outdoor storage of tires, parts, chemicals, etc...

Dry and wet chemicals will be stored inside the Maintenance Building according to the Wisconsin state standards and the storage facility will be inspected so to stay in compliance with Wisconsin state standards. Greenscapes will continue to use the two, existing fuel tanks as well as install three additional fuel tanks, adjacent to the existing two. Each fuel tank will be following the Wisconsin state standards for storage, spill containment and emergency shut off's and will be inspected to stay within compliance. The tanks will be surrounded by an approved non-combustible, lockable building or an approved non-combustible, lockable fence with a gate. Each tank will have a catch basin for spill containment per Wisconsin code standards.