

Letter of Transmittal
May 7, 2025
506 Springdale Street
Mount Horeb, WI 53572
608-490-2450
www.heartlandecological.com

TO: Mr. Roger Lane
Dane County Zoning Administrator
Mr. Greg Hyer
Town Chair, Town of Cross Plains

RE: Rezoning Petition – Parcel 020/0707-332-9000-3 (8910 Domini Rd)

Dear Mr. Lane and Mr. Hyer:

We respectfully submit this request for the rezoning of a 5-acre portion of the parcel located at 8910 Domini Road from RR-4 and FP-35 to Limited Commercial (LC). This request is being made by Buzzing Acres, LLC for Heartland Ecological Group, Inc., a Wisconsin-based ecological consulting and restoration company and a woman-owned business led by a family with deep ties to the area.

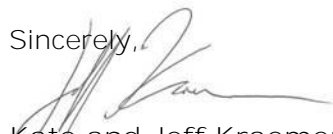
Buzzing Acres, LLC is wholly owned by Jeff and Kate Kraemer, the founders and owners of Heartland Ecological Group, Inc. Buzzing Acres will be the titled property and building owner, while Heartland will lease the proposed office and shop facilities to house their local business operations.

Heartland's **local operations** currently lease two facilities, an office in the Village of Mount Horeb and a shop on County Hwy J in the Town of Cross Plains. The rezoning would allow us to consolidate our operations into one property that is ideally suited to our operations and values. The site already includes a residential structure, commercial pole barn and greenhouses previously used for commercial retail nursery purposes, and the majority of the surrounding 40 acres of this parcel and the adjoining 24-acre parcel 020/0707-333-8501-8 (included with the land purchase) are enrolled in or compatible with the Conservation Reserve Program (CRP) and actively managed native prairie and wetlands.

We believe this proposal aligns with the Town of Cross Plains Comprehensive Plan and Dane **County's Limited Commercial** zoning conditions, preserves the rural character of the area, and brings tangible economic, ecological, and community benefits. Enclosed is a detailed narrative outlining how the proposal meets zoning criteria, supports land use goals, and introduces no adverse impacts to neighboring properties or infrastructure.

We are proposing an LC zoning with seasonal and limited retail for specialized native plant sales and educational / meeting events. Thank you for your time and consideration. We look forward to meeting with the ZLR Committee to discuss this further.

Sincerely,



Kate and Jeff Kraemer
Founding Owners – Buzzing Acres, LLC & Heartland Ecological Group, Inc.



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

REZONE DESCRIPTION

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.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 Jeff Kraemer

Date _____

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

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



506 Springdale Street, Mount Horeb, WI 53572

May 7, 2025

Mr. Roger Lane
Dane County Zoning Administrator
Lane.Roger@danecounty.gov

AND

Mr. Greg Hyer
Town Chair
Town of Cross Plains
TCPChair@townofcrossplains.wi.gov

RE: Petition for Rezoning from RR-4 and FP-35 to Limited Commercial (LC)
Parcel: 020/0707-332-9000-3, Town of Cross Plains, Dane County,
Wisconsin

Dear Mr. Lane and Mr. Hyer:

Executive Summary

Buzzing Acres, LLC for Heartland Ecological Group, Inc. is seeking to rezone a portion of a 64.4-acre property on Domini Road from RR-4 and FP-35 to Limited Commercial (LC) to establish consolidated operations for our ecological consulting and restoration business. The property consists of two (2) parcels 1) 020/0707-332-9000-3 (40 acres) and 2) 020/0707-333-8501-8 (24 acres). Only an approximate 5-acres portion of Parcel 020/0707-332-9000-3 is subject to this rezoning petition. The remaining acreage (approximately 59.4 acres) would remain in agriculture conservation use, including over 40 acres enrolled in CRP, which would continue to be restored and maintained as native prairie and wetlands.

Our operations involve professional field-based ecological services and do not include high-traffic commercial activity. We anticipate minimal site traffic, no outdoor material storage or large contractor/agricultural equipment stored outdoors, and will maintain the rural, agricultural and conservation character of the property. The facility would support approximately 20 full-time staff that typically report on-site in the morning, mobilize to project sites during the day, and return at the end of the day before going home. The project would include an 8,200 sq. ft. building footprint well within LC zoning limitations, which includes an existing 3,200 sf commercial building and a proposed 5,000 sf shop facility.

About Heartland Ecological Group, Inc.

Heartland is a state-certified woman-owned ecological consulting and restoration company. It is owned and operated by Kate and Jeff Kraemer, and employs 25 full-time staff, including 15 staff based in the Mt. Horeb area and 10 staff in our Milwaukee area



location. Several of our adult children and other family members work for the business, and it functions as a locally rooted, family-operated company.

Our services include:

- Wetland and stream assessment, delineation, and restoration planning
- Ecological assessments and permitting
- Native vegetation management and habitat restoration
- Compliance assistance for infrastructure and land use projects

This property is ideal for Heartland's business location given the existing conservation practices and ecological resources on the property that align with our services, values, and interests of the owners and employees. The native prairies, wetlands, and the upper reaches of the Upper Sugar River all lie within this property. Heartland envisions not only fostering the enhancement and protection of these natural resources, but incorporating them in our operational programs, such as

- Conducting research of various native vegetation establishment and management strategies
- Implementing training and mentoring opportunities for Heartland staff including,
 - botany
 - vegetation management techniques
 - soil evaluation
 - wetland delineation and assessment
 - stream ecology

Heartland frequently collaborates with Dane County, Wisconsin DNR, local municipalities, and private landowners throughout southern Wisconsin. Notably, Jeff sits on the Board of Directors for the Upper Sugar River Watershed Association, and Kate is a founding and active member of the Board of Directors for the Mount Horeb Softball Club, emphasizing our commitment to both environmental and community involvement.

Past Land Use and Proposed Development

The area proposed for rezoning includes an existing commercial pole barn (3,200 sq. ft.), previously used for commercial retail plant nursery operations with a portion of it currently converted into a short-term residential rental (Airbnb). Greenhouses and irrigation systems, used for propagating nursery stock and the associated infrastructure are also present within this area.

The current RR-4 spot zone on the property is 4.13 acres and consists of two (2) parcels (Attachment 2 – Zoning Change Map). The RR-4 spot zone was completed in 2001-2003 for the purpose of establishing a commercial retail nursery, greenhouses, wedding/meeting venue, and a bed and breakfast and the most current zoning is based on Petition 8779 (Attachment 4 - 2001 & 2003 Rezone Petition Documents). While the commercial nursery was built and operated for a number of years, the bed and breakfast was never constructed. The planned intent and actual use of the RR-4 spot



zone has consistently been commercial and was never fully utilized for residential use. Currently a portion of the building is used for short-term rental (Airbnb).

A conditional use permit (1851) was issued by Dane County on October 14, 2003 to operate a Limited Family Business that included a bed and breakfast, meeting / wedding facility, and retail nursery (Attachment 6. CUP). There is no expiration date on the CUP but rather it expires on the sale of the property or the business to an unrelated third party.

The 4.13-acre RR-4 zone area does not fully encompass the existing or the past commercial land use. Therefore, the rezone petition proposes to slightly modify the shape and extent of the proposed LC area that minimally varies from the existing RR-4 area to allow a buffer area around the existing and proposed building that aligns with the land use for a total of 5 acres (Attachment 1 – Figures 9a & 9b; Attachment 2 – Zoning Change Map). This minor modification will include rezoning of the following:

- o 1.70 acres of RR-4 to FP-35
- o 2.43 acres of RR-4 to LC
- o 2.57 acres of FP-35 to LC

This rezone request isn't to expand or intensify the intended or past use of the property but will better **align with what's already there and how the land has been utilized** already.

With approval of the LC rezone petition, we propose to:

- Convert the pole barn into office and staff common space with additional bathrooms (2)
- Construct either an attached or detached 5,000 sq. ft. shop for storing and maintaining restoration equipment and project materials indoors. Keeping the total building footprint below 10,000 sf. (8,200 sf).
- Improve and maintain the majority of the remaining 50+ acres in native prairie and wetland while continuing enrolled lands in CRP and CREP.

Key infrastructure & Operations

- Engineered septic system rated for multiple structures up to 5-bedrooms that will be adequate to meet commercial requirements based on employee numbers of Heartland (Attachment 5 – Existing Septic Plans & Specs, Soil Logs, & Permits).
- High-yield private well (50+ gpm) designed not only to serve the plumbing needs but also for irrigating the nursery previously present (Attachment 8 – Well Location and Permits).
- 200-amp electrical service, expandable if needed (Attachment 6 – Electric Utility Location and Easement Documents).



- Established parking lot, driveway and shared access agreement that carries with the land and does not distinguish between land use or zoning, and the driveway and parking lot will not need any immediate reconfigurations or expansion (Attachment 9 – 2003 Driveway Grading Plan & Parking Lot; Joint Driveway Agreement).
- Loading and Unloading zones would be limited to the proximity of the proposed shop building addition and parking lot area. Loading and unloading would consist of daily mobilization activities such as loading / unloading equipment on trailers and accepting typical business deliveries and packages. There is no raw material handling associated with the proposed business, external loading and unloading is not a substantial part of the business operations.
- Outdoor lighting will be limited to the minimum necessary for safety and will consist of existing lighting and any new lighting will be downward facing farmhouse style lights fixed off to the sides of the overhead doors and entrances of the shop addition. No extravagant signage is proposed. Signage would match existing signage that includes company name on the private driveway plus a modest **sign (4' x 4')** near the building with no associated lighting.
- Garbage and recycling will be contracted directly and a dumpster and recycling container would be stored in a non-visible location behind the building.
- The business operation will not generate excess noise, odors, dust, soot, runoff or pollution. Most staff are at project sites during the daytime and typically come to the office/shop to mobilize and complete work reports.
- Hazardous, toxic, or explosive materials stored on-site consist of the following:
 - Herbicides: On-site storage consists of minimal amount of herbicide inventory that are typically utilized within a 1 to 3-month period. Heartland is licensed for commercial herbicide application and storage and follows all rules and regulations for the safe storage, transport, and application. MSDS labels and spill kits are kept and maintained with all herbicides and staff are certified and licensed for commercial applications. Herbicides will be stored within a separate closed off room within the proposed shop.
 - Fuel: Minimal amounts of gas and diesel are kept on site in approved 1-to-5-gallon containers for use with small equipment. Fuel is stored in approved fire-resistant fuel cabinets.
- Stormwater management and erosion control: A stormwater management plan was required for the development of the driveway in 2003, which required the construction of a stormwater management basin (Attachment 9). The existing stormwater management system will continue to be maintained for compliance. Any additional erosion control or stormwater management requirements associated with the construction of the 5,000 sf shop addition will be adhered to and appropriate permits obtained.



Alignment with Town and County Plans

Our proposal directly supports the goals outlined in the Town of Cross Plains Comprehensive Land Use Plan **and Dane County's Limited Commercial Conditions**, particularly those related to rural business support and conservation. This project:

- Protects farmland and prairie by maintaining ~90% of the land in agricultural conservation and large acreages in CRP and CREP.
- Provides local, living wage, professional, year-round employment in a low-impact setting
- Ensures no burden on town or county infrastructure or services.
- Uses an existing structure and prior commercial footprint, minimizing land disturbance
- Improves environmental value through habitat management and conservation-focused operations
- Maintains water quality and habitat protection of the upper Sugar River.

According to the Dane County Zoning Ordinance, LC zoning is intended for "low-intensity commercial uses that are compatible with the rural character." Our business operates much like a landscape contractor or agricultural service where field staff arrive in the morning, mobilize to project sites, and return with minimal on-site presence. **However, Heartland's operations avoids outside storage of landscape materials** or large contractor or agricultural equipment. This use is explicitly envisioned under LC zoning and precedents exist in the Town, including a 2017 approval on County Hwy P for a landscape contractor business with similar staffing (20). Our typical staff hours range from 7:00 a.m. to 6:00 p.m. in the summer months and more limited hours during the winter (8:00 a.m-5:00 pm.)

CRP & Land Stewardship

The subject parcel contains over 40-acres enrolled in CRP, providing wildlife habitat, erosion control, infiltration, and water quality benefits (Attachment 3 -CRP Map). We intend to:

- Maintain current CRP enrollment through contract transfer
- Enhance prairie quality through targeted burning, seeding, and weed control
- Expand demonstration and training areas for staff education and community outreach

This level of stewardship not only preserves the landscape but reinforces Heartland's mission of environmental restoration and sustainable land use.



Community Benefits

This proposal delivers both economic and community value, including:

- Approximately 20 full-time living wage, local jobs, supporting local households and families in Dane County.
- Indirect economic impact through local procurement and services
- Direct economic impact through increased land value and tax base
- Technical training for restoration practitioners
- Engagement with local environmental groups and government agencies
- Continued maintenance of prairie and wetland habitat visible from Domini Road

We are not proposing any traditional retail activity. However, we would like the flexibility, through LC modification, to allow seasonal native plant sales and public outreach events, as the site contains infrastructure (e.g., hoop houses and irrigation systems and educational opportunities) formerly used for plant propagation and was conditionally approved and used as retail commercial nursery and meeting venue in the recent past. The retail activity for plant sales would be limited to a few months during the year or less and may include plant sales for fund raising events in support of local community groups (e.g. MoHo softball club, Upper Sugar River Watershed Association).

Zoning Request and Conditions

Preferred Zoning: Limited Commercial (LC)

- Spot Zone Size: 5-acres
- Total building footprint: 8,200 sf currently proposed with up to 10,000 sf allowed. Building footprint excludes existing hoop houses.
- Optional activity: Seasonal plant sales and educational / meeting events

Conclusion

Buzzing Acres, LLC for **Heartland Ecological Group's rezoning petition represents a thoughtfully designed rural business expansion that enhances the property's** environmental value, delivers economic benefits, and maintains the quiet, scenic character of Domini Road and the Town of Cross Plains. This request leverages existing infrastructure, **supports the Town's and County's** planning goals, has a minimal footprint, and results in only beneficial community impacts.



Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

We respectfully request your support and are fully available for meetings, site visits, and ongoing discussions to move this forward in partnership with the Town and County.

Sincerely,

Kate and Jeff Kraemer

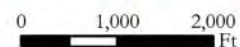
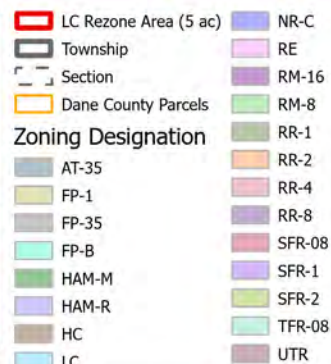
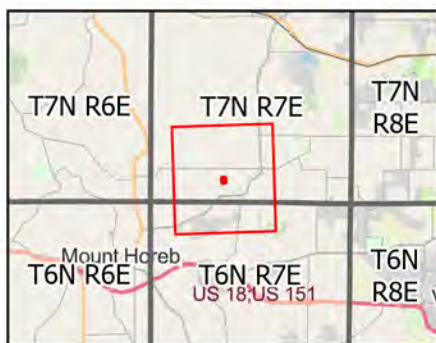
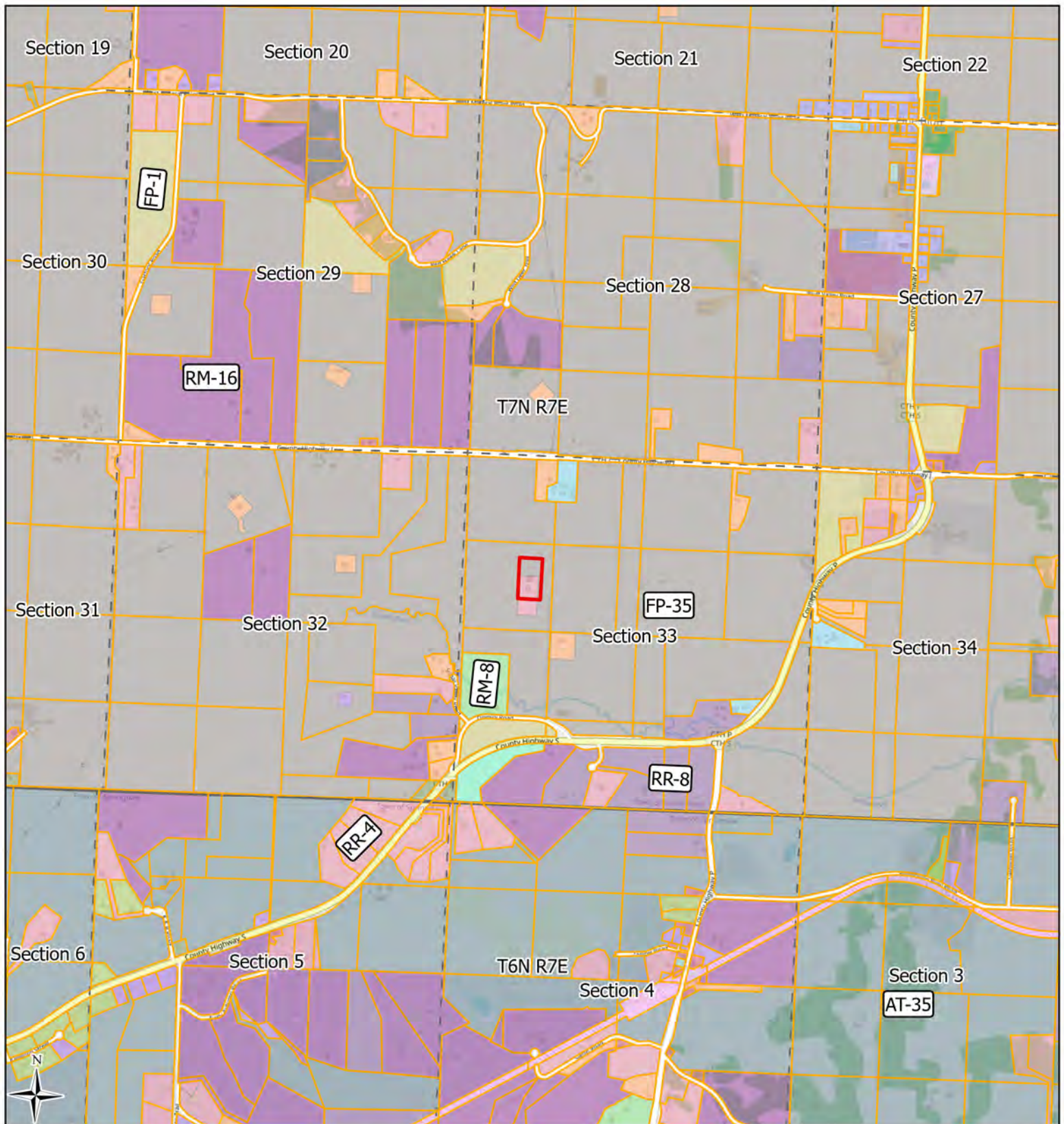
Buzzing Acres, LLC
Heartland Ecological Group, Inc.
kate@heartlandecological.com
jeff@heartlandecological.com
608.490.2450 Ext. 1 & 2

Attachment 1 – Project Figures
Attachment 2 – Proposed Zoning Change Map & Legal Description of Rezone Area
Attachment 3 – CRP Map
Attachment 4 – 2001 & 2003 Rezone Petition Documents.
Attachment 5 – Existing Septic Plans & Specs, Soil Logs, & Permits
Attachment 6 – Electric Utility Location and Easement Documents
Attachment 7 – 2003 CUP
Attachment 8 – Well Location and Permits
Attachment 9 – 2003 Driveway & Parking Lot Grading Plan & Joint Driveway Agreement



Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 1 | Project Figures



Heartland
ECOLOGICAL GROUP INC

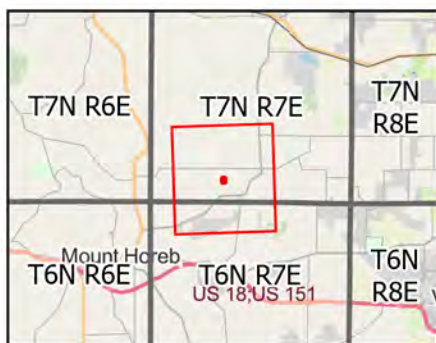
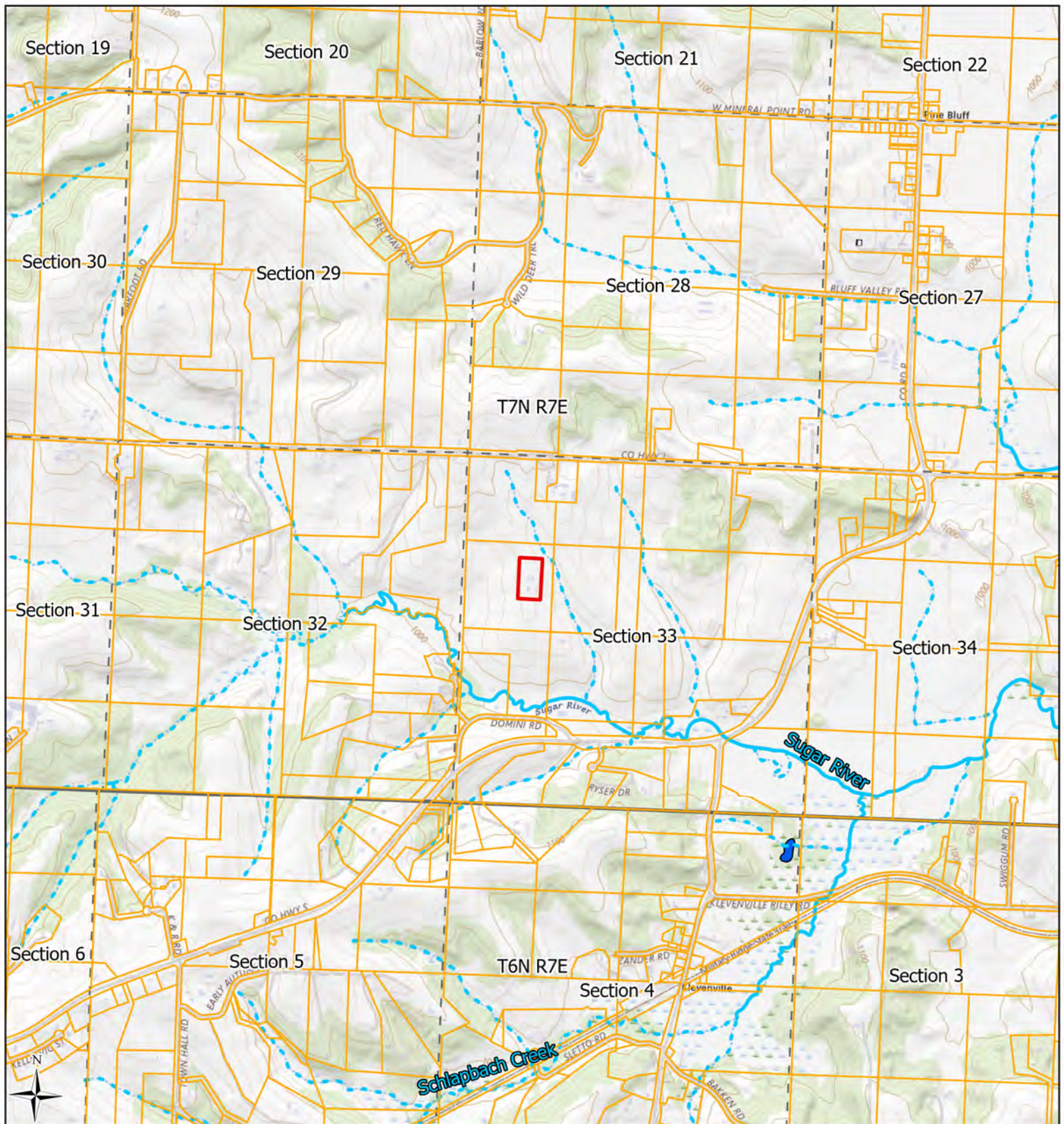
Figure 1. Project Location

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

OpenStreetMap
ESRI

LRR: NCNE

Figure Created: 5/8/2025



- LC Rezone Area (5 ac)
- Dane County Parcels
- Township
- Section
- Perennial Streams
- Intermittent Streams
- Waterbodies

0 1,000 2,000
Ft

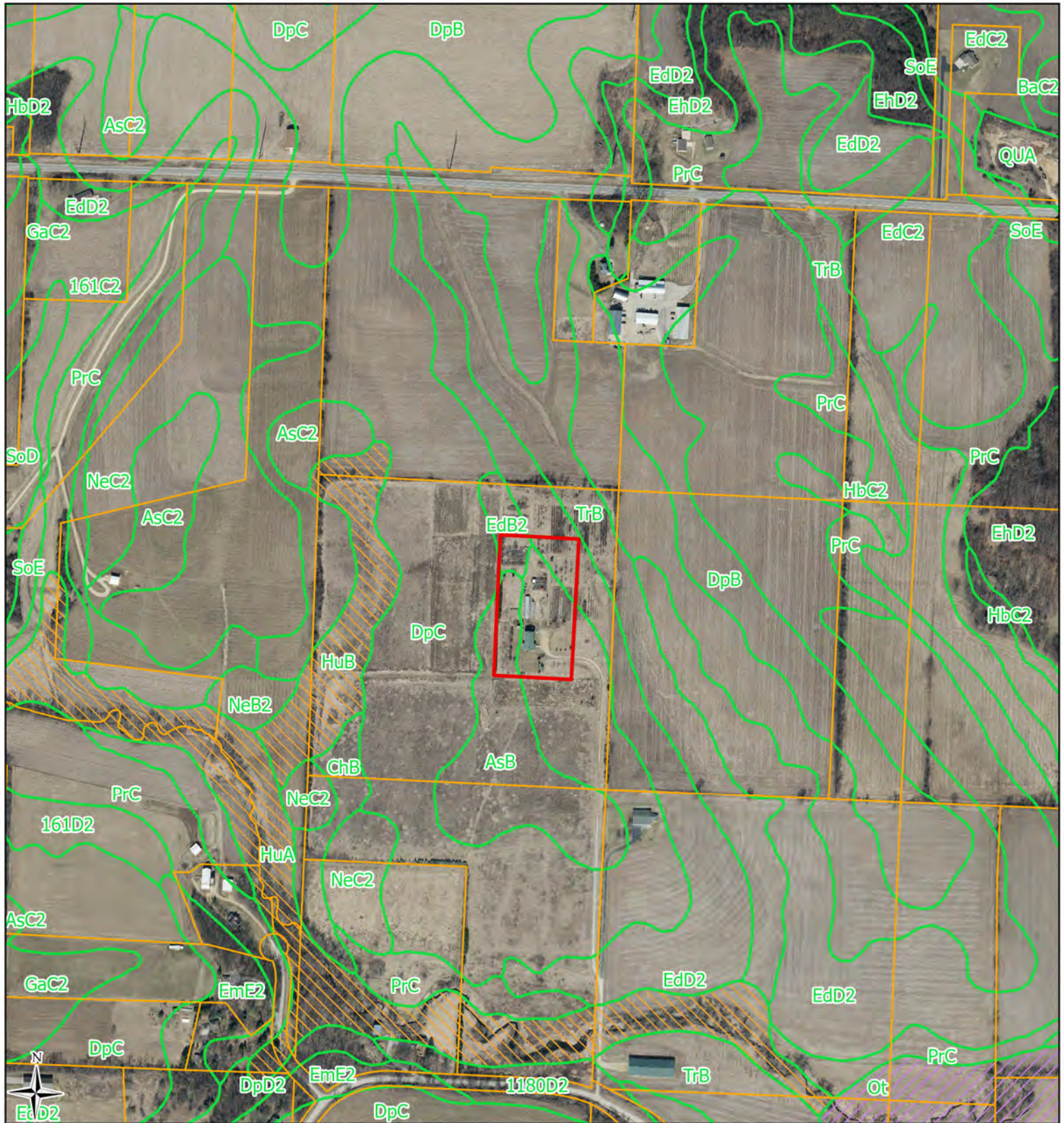
Heartland
ECOLOGICAL GROUP INC

Figure 2. USGS
Topography
8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

USGSTopo
USGS, WDNR

LRR: NCNE

Figure Created: 5/8/2025

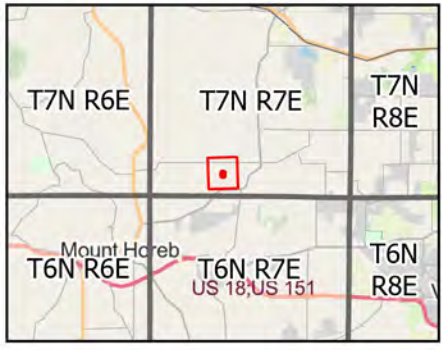


- LC Rezone Area (5 ac)
- Dane County Parcels



NRCS Soil Survey Data

- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)



Heartland
ECOLOGICAL GROUP INC

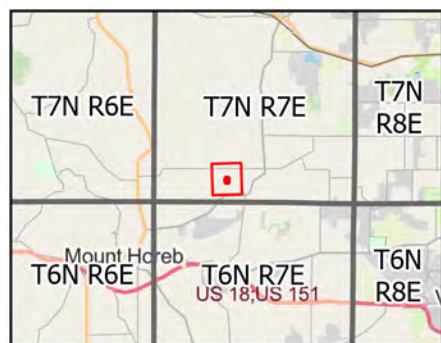
Figure 3. NRCS Hydric Soils

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
NRCS

LRR: NCNE

Figure Created: 5/8/2025



- LC Rezone Area (5 ac)
- Dane County Parcels
- SWDV Wetland Indicators

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Heartland
ECOLOGICAL GROUP INC

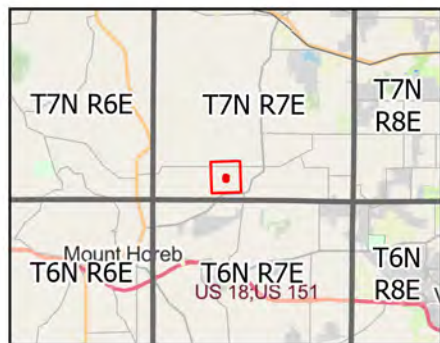
Figure 4. SWDV
Wetland Indicators

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
WDNR

LRR: NCNE

Figure Created: 5/8/2025



- LC Rezone Area (5 ac)
- Dane County Parcels
- WWI Polygons
- WWI Points
- ~ Perennial Streams
- - - Intermittent Streams
- Waterbodies (None in Map Extent)

0 600
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Heartland
ECOLOGICAL GROUP INC

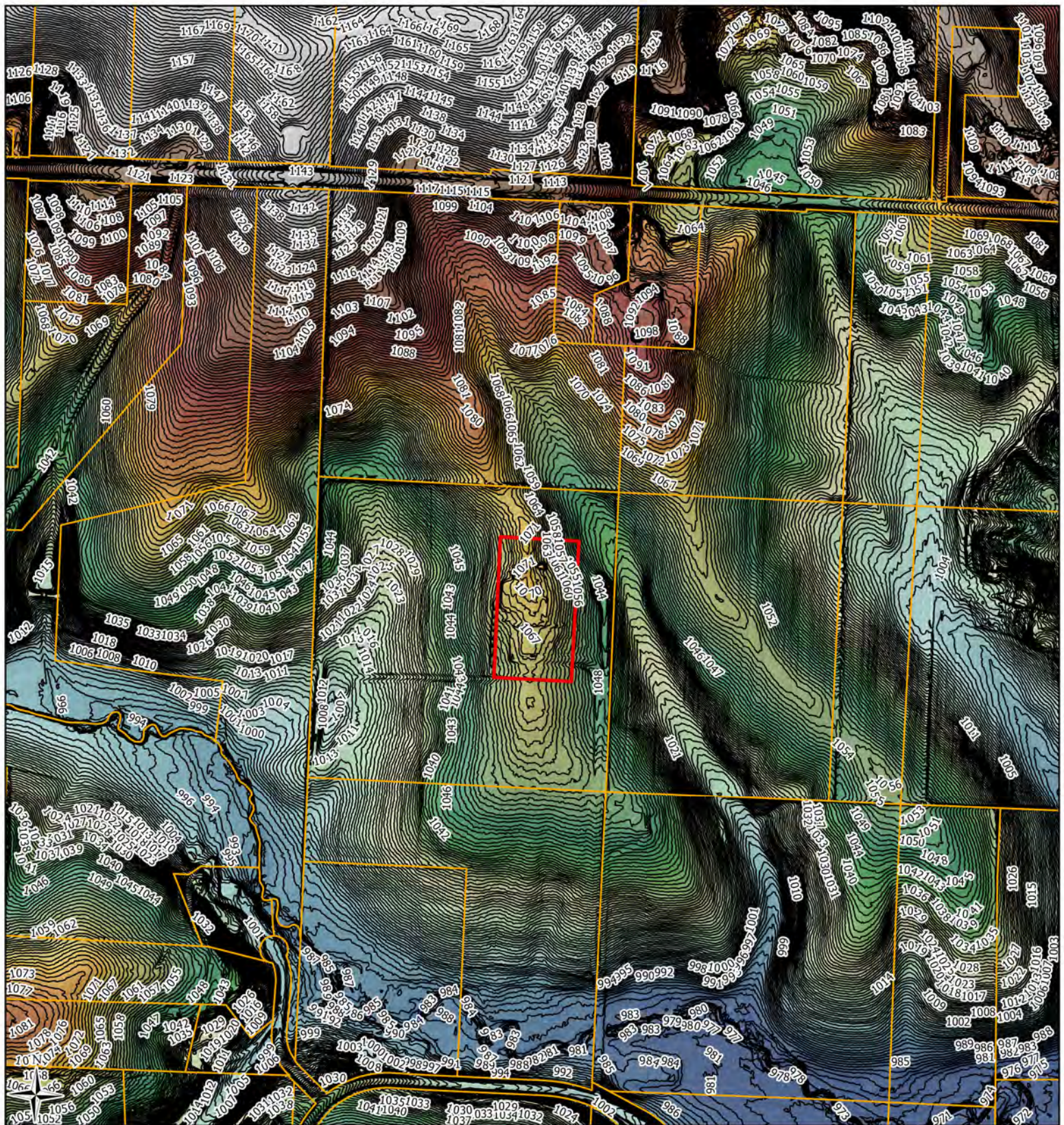
**Figure 5. Wisconsin
Wetland Inventory**

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
WDNR, USGS

LRR: NCNE

Figure Created: 5/8/2025



- LC Rezone Area (5 ac)
- Dane County Parcels
- ~ Dane Co 1' Contours

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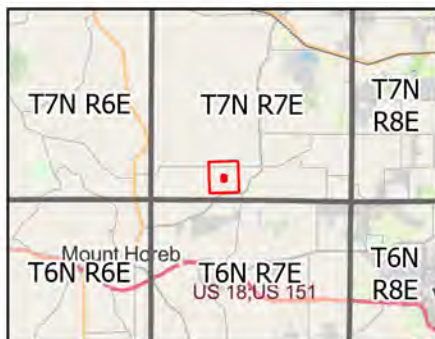
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ECOLOGICAL GROUP INC

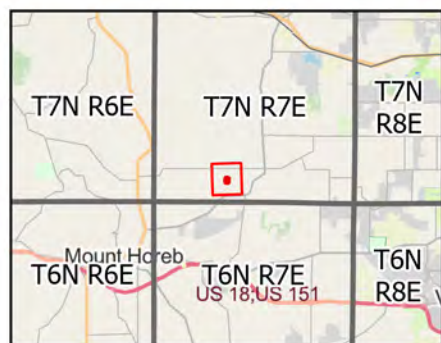
Figure 6. Color-Stretch
Digital Elevation Model

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

DNR Lidar Service Layer
Dane Co, HEG LRR: NCNE

Figure Created: 5/8/2025





 LC Rezone Area (5 ac)

 Dane County Parcels

USA Flood Hazard

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Regulatory Floodway

Area with Reduced Risk Due to Levee

Special Floodway

0 600 Ft

Heartland
ECOLOGICAL GROUP INC

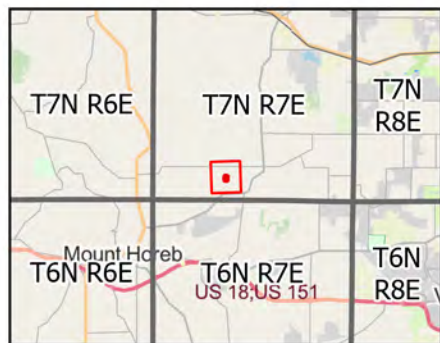
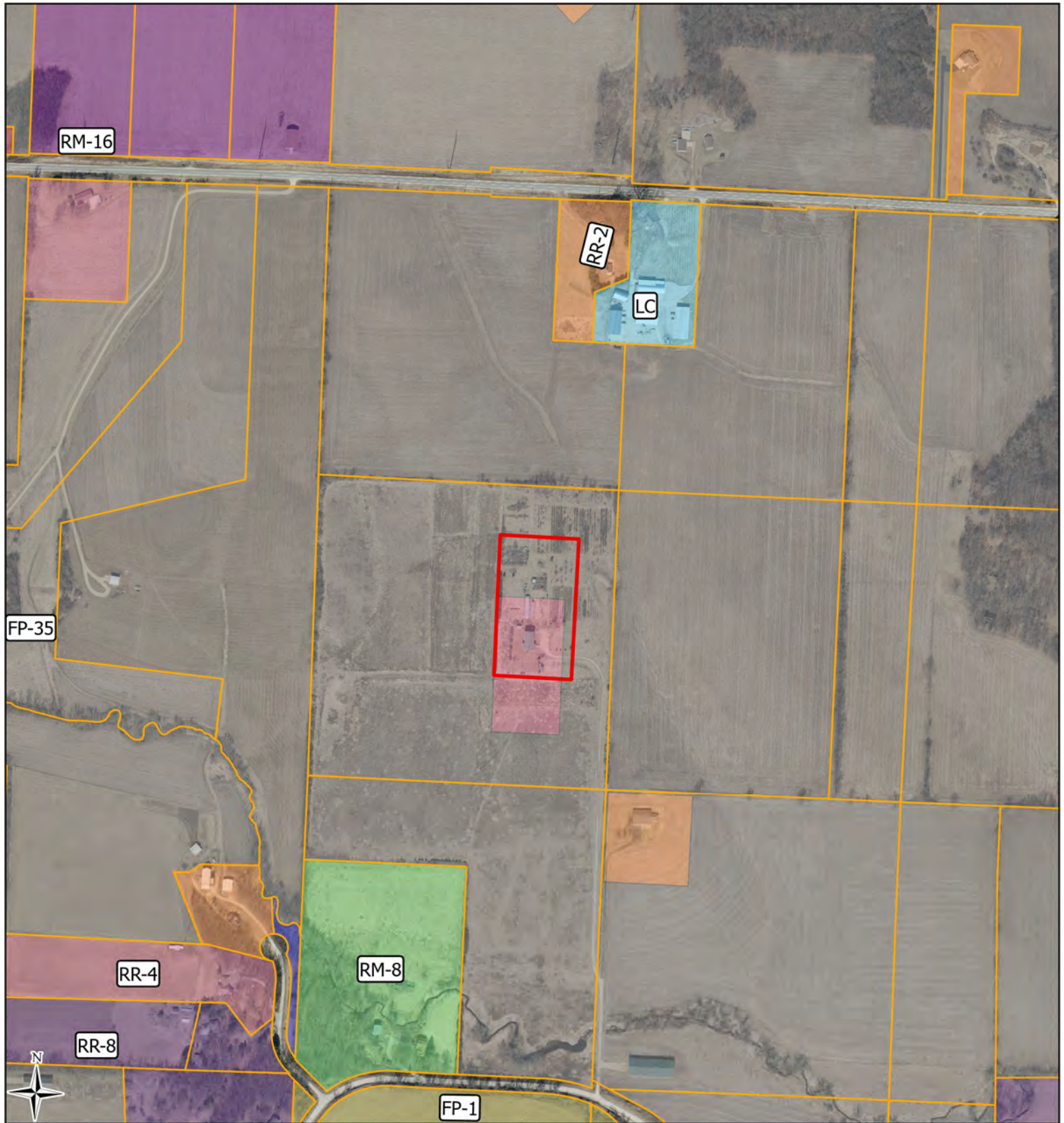
Figure 7. Floodplain Map

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
Dane Co, HEG

LRR: NCNE

Figure Created: 5/8/2025



- Zoning Designation**
- LC Rezone Area (5 ac)
 - Dane County Parcels
 - FP-1
 - FP-35
 - LC
 - NR-C
 - RM-16
 - RM-8
 - RR-2
 - RR-4
 - RR-8
 - SFR-08

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Heartland
ECOLOGICAL GROUP INC

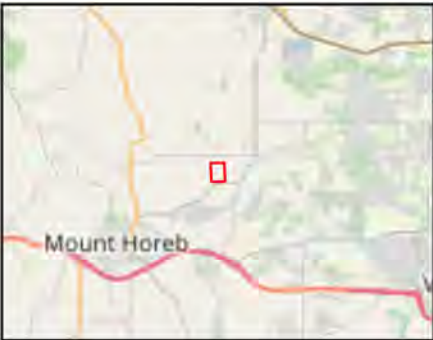
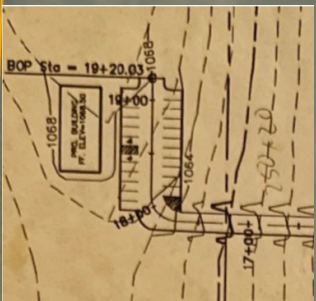
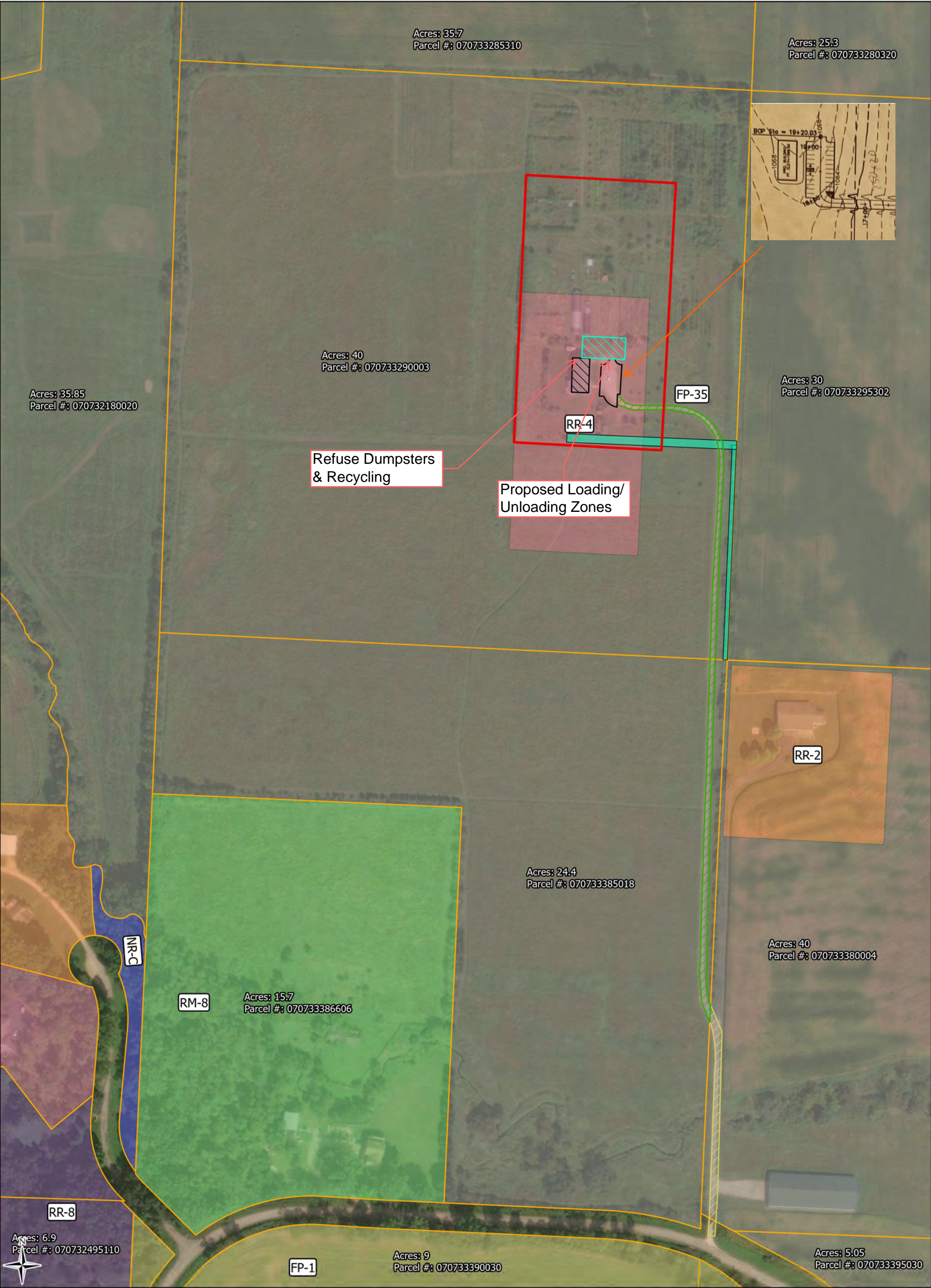
Figure 8. Rural Zoning Map

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
Dane Co, HEG

LRR: NCNE

Figure Created: 5/8/2025



- LC Rezone Area (5 ac)
- Dane County Parcels
- Proposed Commercial Building (5000 sqft)
- Existing Commercial Building (3200 sqft)
- Existing/Proposed Parking Lot
- Existing/Proposed Driveway (10 ft)
- Joint Driveway Easement (10 ft)
- MG&E Underground Electrical Easement Buffer (10 feet)

- Zoning Designation
- FP-1
 - FP-35
 - NR-C
 - RM-8
 - RR-2
 - RR-4
 - RR-8



Heartland
ECOLOGICAL GROUP INC

Figure 9a. Site Plan

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
Dane Co, HEG

LRR: NCNE

Figure Created: 5/6/2025

Acres: 35.7
Parcel #: 070733285310

Acres: 25.3
Parcel #: 070733280320

FP-35

Acres: 40
Parcel #: 070733290003

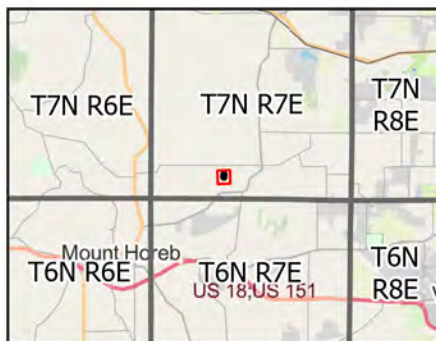
Acres: 30
Parcel #: 070733295302

RR-4

RR-2

Acres: 40
Parcel #: 070733380004

Acres: 24.4
Parcel #: 070733385018



- LC Rezone Area (5 ac)
 - Dane County Parcels
 - Proposed Commercial Building (5000 sqft)
 - Existing Commercial Building (3200 sqft)
 - Existing/Proposed Parking Lot
 - Existing/Proposed Driveway (10 ft)
 - MG&E Underground Electrical Easement Buffer (10 feet)
 - LC Setback Buffer (10 ft)
- Zoning Designation**
- FP-35
 - RR-2
 - RR-4

0 200
Ft

Heartland
ECOLOGICAL GROUP INC

**Figure 9b. Site Plan
with Setbacks**

8910 Domini Road
Project # 20251494
T7N, R7E, S33
T Cross Plains, Dane Co

2024 Orthophoto
Dane Co, HEG

LRR: NCNE

Figure Created: 5/7/2025

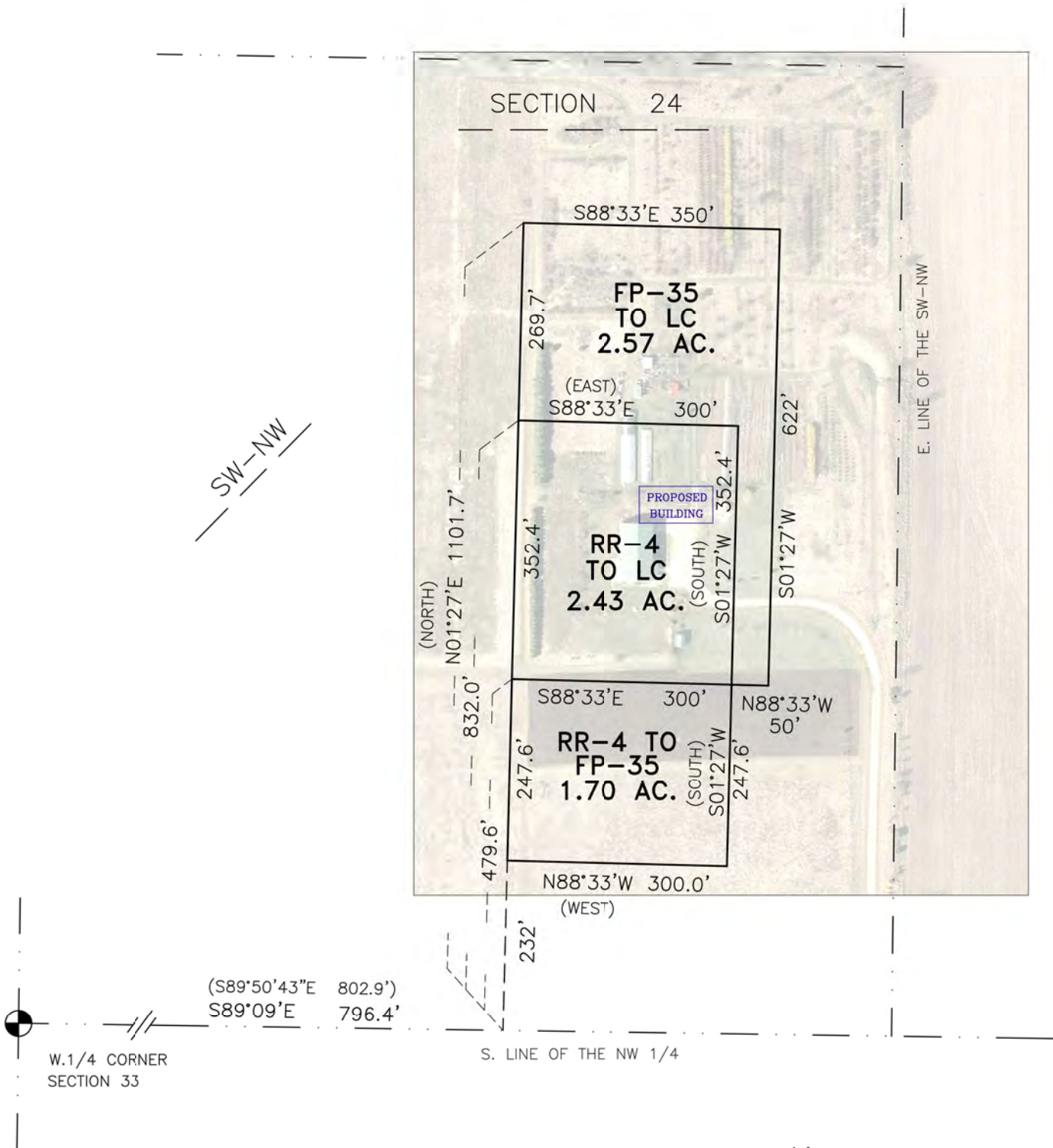


Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 2 | **Proposed Zoning Change Map & Legal Description of Rezone Area**

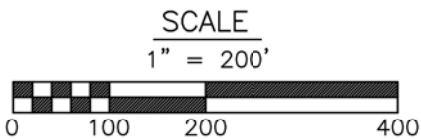
ZONING CHANGE MAP

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 33,
T7N, R7E, TOWN OF CROSS PLAINS. DANE COUNTY, WISCONSIN



OWNER
Buzzing Acres, LLC
c/o Jeff Kramer
506 Springdale St.
Mount Horeb, WI 53572

SURVEYOR
Paulson & Associates, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532



ZONING CHANGE DESCRIPTION
for
Buzzing Acres, LLC

Located in the SW ¼ of the NW ¼ of Section 33, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

RR-4 to FP-35

COMMENCING at the West ¼ Corner of Section 33;
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;
thence N01°27'E (recorded as North), 232 feet to the **POINT OF BEGINNING**;
thence continuing N01°27'E (recorded as North), 247.6 feet;
thence S88°33'E, 300 feet;
thence S01°27'W (recorded as South), 247.6 feet;
thence N88°33'W, 300 feet to the **POINT OF BEGINNING**.
Containing 1.70 acres..

RR-4 to LC

COMMENCING at the West ¼ Corner of Section 33;
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;
thence N01°27'E (recorded as North), 479.6 feet to the **POINT OF BEGINNING**;
thence continuing N01°27'E (recorded as North), 352.4 feet;
thence S88°33'E, 300 feet;
thence S01°27'W (recorded as South), 352.4 feet;
thence N88°33'W, 300 feet to the **POINT OF BEGINNING**.
Containing 2.43 acres..

FP-35 to LC

COMMENCING at the West ¼ Corner of Section 33;
thence S89°09'E, 796.4 feet (recorded as S89°50'43"E, 802.9 feet) along the south line of the NW ¼ of Section 33;
thence N01°27'E (recorded as North), 832.0 feet to the **POINT OF BEGINNING**;
thence continuing N01°27'E (recorded as North), 269.7 feet;
thence S88°33'E, 350 feet;
thence S01°27'W , 622 feet;
thence N88°33'W, 50 feet
thence N01°27'E (recorded as North), 352.4 feet
thence N88°33'W (recorded as West), 300 feet to the **POINT OF BEGINNING**.

Containing 2.57 acres.

SEE ZONING CHANGE MAP:

This Description Prepared by:
Paulson & Associates, LLC
Daniel A. Paulson, PLS

April 30, 2025



Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 3 | Conservation Reserve Program Map



United States
Department of
Agriculture

Dane County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: otherwise
labeled

Farm 16905

Tract 13251

2025 Program Year

CLU	Acres	HEL	Crop
1	25.46	NHEL	CRP
2	1.02	NHEL	CRP
3	2.3	NHEL	CRP
4	1.9	NHEL	CRP
5	2.2	NHEL	CRP
6	4.55	NHEL	
13	9.49	NHEL	CRP
15	0.28	NHEL	
16	2.24	UHEL	NC
17	7.35	UHEL	NC
18	4.24	UHEL	
19	2.01	UHEL	
20	1.45	UHEL	

Page Cropland Total: 53.0 acres



Map Created January 21, 2025

Common Land Unit

- Cropland
- Non-Cropland
- CRP
- Tract Boundary
- PLSS

NAIP Imagery 2022

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 4 | 2001 & 2003 Rezone Petition Documents

Jim Gregorius
Dane County Zoning Administrator
Room 116
210 Martin Luther King, Jr. Blvd.
Madison WI 53703

MAR 18 2002

13 March 2002

re: Rezone Petition 8274, CUP 1739

Dear Mr. Gregorius:

I am following up on our rezone petition and CUP, as requested by the ZNR committee. In their work meeting of 13 November 2001, they requested documentation from Dane County Land Conservation and the DNR stating that they did not object to our using the existing culvert for the purposes stated in our petition and CUP.

I am enclosing a letter from the DNR stating that they have no jurisdiction over this issue. Dane County Land Conservation is only concerned about how we control erosion for the construction of the driveway. They have approved our erosion control plan #F&G 01-38. You have already received a copy of the approval of this plan and of our revision to the plan.

I believe that these letters satisfy the request for additional documentation that the ZNR committee requested. Can I ask you to schedule us on the next ZNR work meeting in April?

Thank you for your help.

Sincerely,



Robert Klebba

cc. Pat Anderson, Dane County Zoning Inspector
Helen Johnson, Dane County Supervisor

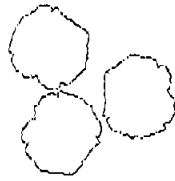
Enc.

AZ(4) AREA
Rezone 0274

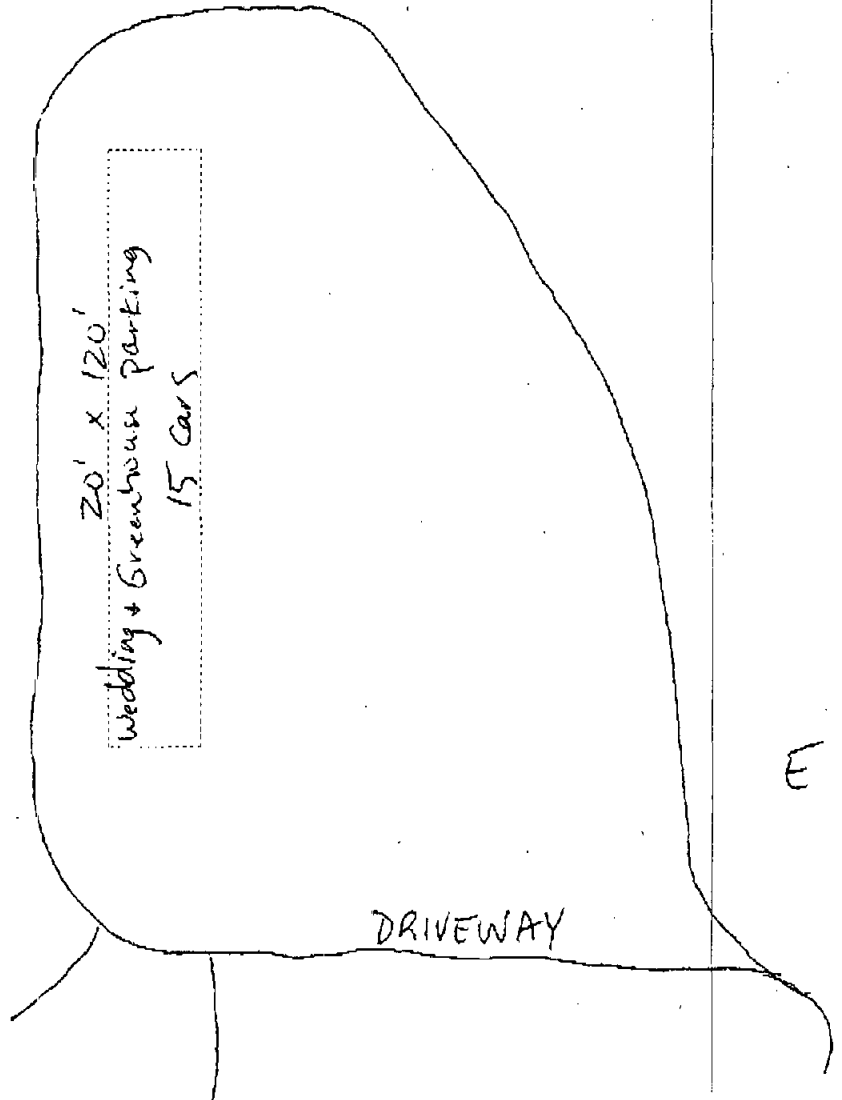
Greenhouse 80 x 100

20' x 120'
Wedding + Greenhouse parking
15 Cars

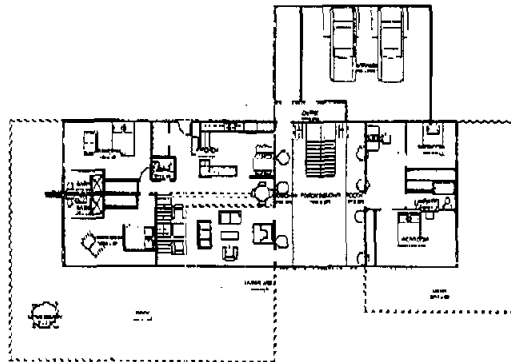
20' x 120'
Wedding + Greenhouse parking
15 Cars



20' x 40'
Guests of
800, 4 Cars



GARDENS



GARDENS

Some of the garden

S

DANE COUNTY ORDINANCE AMENDMENT NO. 8274

Amending Section 10.03 relating to Zoning Districts in the Town of Cross Plains.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cross Plains be amended to include in the A-2(4) Agricultural Business and RH-1 Rural Homes District/s the following described land:

PETITION NUMBER/C.U.P. NUMBER: 8274/1739

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East, 802.9 feet; thence North 632.0 feet to the point of beginning; thence East 300 feet; thence; North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.0 feet; thence South to the point of beginning.

[Handwritten signature] 5/8/02

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY
ZONING & NATURAL RESOURCES COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 201 of the City-County Building, Madison, Wisconsin on Tuesday, 10/23/01 at 7:30 P.M. to consider the following matter:

10. PETITION # 8274 AND CONDITIONAL USE PERMIT # 1739 BY THOMAS & KAY WIEGEL to change the zoning from A-1 EX Exclusive Agricultural to A-2(4) Agricultural and also allow Limited Family Business - bed and breakfast meeting facilities, specialty nursery and related sales on property located East of 8948 Domini Road in part of the SW 1/4 NW 1/4 Section 33, Town of Cross Plains

EFF
REZ: 5/8/02
CUP: 6/10/03

PUBLISHED: Wisconsin State Journal

ZONING & NATURAL RESOURCES
COMMITTEE
Helen Johnson, Chair

COMPOSITE REPORT

Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 10/23/01 ITEM#: 10.

ZONING PETITION #: 8274 CUP #: 1739

TOWN / SECTION: Town of Cross Plains 33

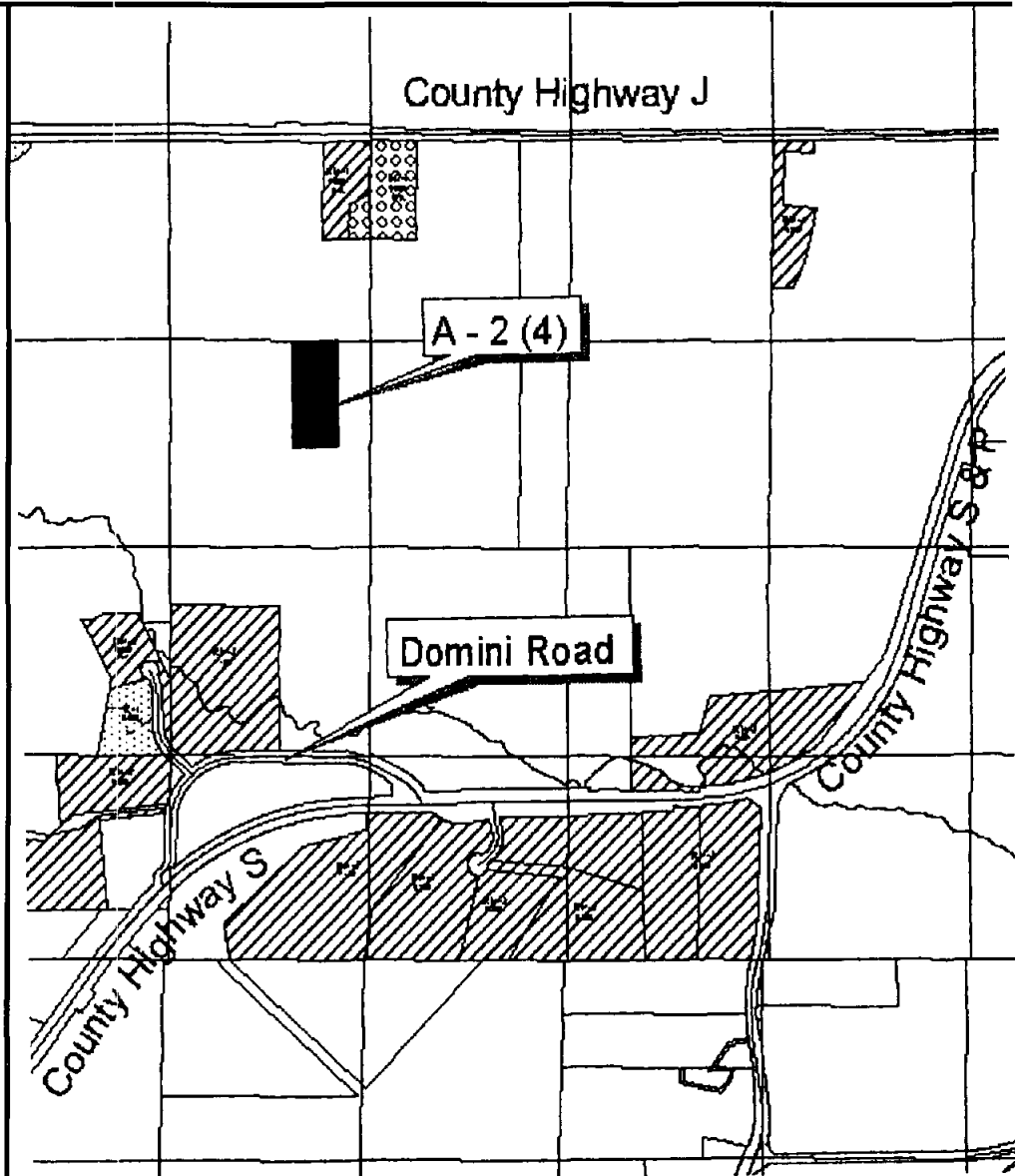
APPLICANT: THOMAS & KAY WIEGEL

LOCATION: East of 8948 Domini Road

AREA: 4.7 AC acres DELAYED EFFECTIVE DATE: None

CHANGE: From the A-1 EX Exclusive Agricultural to the A-2(4) Agricultural

PROPOSED USE: Buildable area for residence for owner of 64 acres, with bed and breakfast use, meeting facilities specialty nursery and related sales.



TOWN ACTION RECOMMENDATION:

☒ Approved 08.8.2002
☐ DENY

SUBJECT TO:

☐ Conditions ☐ Amended

IF CUP:

☐ Conditions ☐ None

ZNR COMMITTEE ACTION - REZONING

☐ Postponed
☒ Approve ☐ Cond/Amend Town ☐ Cond/Amend. Comm.
☐ As Condition

☐ Amended ☐ Changed Zone Dist.
☐ Changed Boundary Description

☐ DENY
Action Date APR 9 2002 Vote 5-2

ZNR CUP APPROVAL

☒ Approved ☐ As Specified by Town
☒ Con by ZNR ☐ DENY
Date MAY 10 2002

COUNTY BOARD ACTION REZONING

☐ Referred ☐ Amended on Floor
☒ Approved ☐ DENY
Date MAY 4 2002
COUNTY BOARD AGENDA ITEM #

Jim Gregorius
Dane County Zoning Administrator
Room 116
210 Martin Luther King, Jr. Blvd.
Madison WI 53703

MAR 18 2002

13 March 2002

re: Rezone Petition 8274, CUP 1739

Dear Mr. Gregorius:

I am following up on our rezone petition and CUP, as requested by the ZNR committee. In their work meeting of 13 November 2001, they requested documentation from Dane County Land Conservation and the DNR stating that they did not object to our using the existing culvert for the purposes stated in our petition and CUP.

I am enclosing a letter from the DNR stating that they have no jurisdiction over this issue. Dane County Land Conservation is only concerned about how we control erosion for the construction of the driveway. They have approved our erosion control plan #F&G 01-38. You have already received a copy of the approval of this plan and of our revision to the plan.

I believe that these letters satisfy the request for additional documentation that the ZNR committee requested. Can I ask you to schedule us on the next ZNR work meeting in April?

Thank you for your help.

Sincerely,



Robert Klebba

cc. Pat Anderson, Dane County Zoning Inspector
Helen Johnson, Dane County Supervisor

Enc.

C.U.P. # 1739

WHEREAS, the Town Board of the Town of Cross Plains having considered said Conditional Use Permit, be it therefore resolved that said permit is hereby (Approved/Disapproved).

Subject to the following conditions:

(Cross out or write "none" if not pertinent)

(Use reverse side if necessary)

I, Ann E. WALDEN, as Town Clerk of the Town of Cross Plains

_____, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 10-8, ~~10~~ 2001.

Town Clerk Ann E. Walden

DATED 10-12, ~~10~~ 2001

545-83(9/90) CUP TN BD ACTION

OCT 15 2001

DANE COUNTY
CONDITIONAL USE PERMIT #1739

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT: Conditional Use Permit.

FOR: Bed and breakfast, meeting facility and speciality nursery.

EFFECTIVE DATE OF PERMIT June 10, 2003 **EXPIRATION DATE:** (See Below)

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

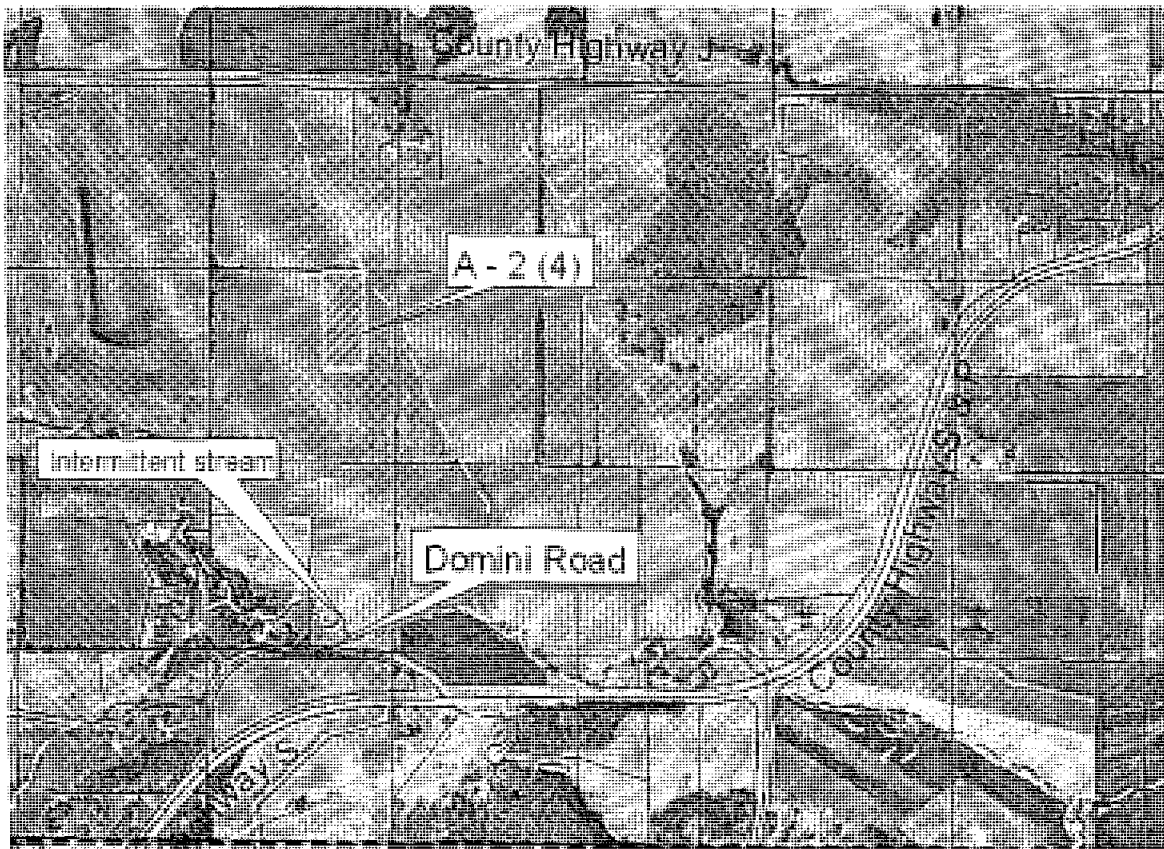
A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East, 802.9 feet; thence North 632.0 feet to the point of beginning; thence East 300 feet; thence; North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.0 feet; thence South to the point of beginning.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement

of the surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

**Background****A-1EX to A-2 (4) with CUP for Limited Family Business-- Bed and Breakfast, Meeting Facilities, and Retail Sales of Specialty Plants and Related Items**

Thomas and Kay Wiegel own approximately 150 acres zoned A-1EX, according to the rezone application signed by Robert Klebba, the agent for this petition. Klebba and David Waugh plan to purchase 64 acres of the Weigel's land and "build a residence that will accommodate a bed and breakfast..." They wish to rezone a 4.7 acre area (not a separate parcel) to A-2 (4) with a Conditional Use Permit for Limited Family Business uses, including:

- A bed and breakfast business, located in the residence;
- Meeting/wedding facilities, located in the residence and on the grounds. "As part of the B&B operation, [they] will be renting space for small weddings and seminars ranging from 10 to 30 people;"
- Specialty nursery – A proposed new greenhouse in the A-2 (4) area would be used to raise and sell specialty plants such as orchids, cacti, etc. Klebba and Waugh may also wish to sell other items related to the greenhouse or bed and breakfast uses. Related sales of Sales on-site may include related items and gifts. A greenhouse 'open house' may be held occasionally.

Parking for all the Limited Family Business uses would be provided North of the residence. No more than one non-family member would be employed.

Recommendations

Petition 8274

It is not clear from the application why the applicant requires a site so distant from a town road. Alternative locations closer to Domini Road would allow for a shorter driveway, less disturbance of agricultural land and potentially avoid the need for a stream crossing.

The only access to the proposed site from a town road would require the crossing of an intermittent stream. If rezoning of the proposed site is approved, failure to obtain a DNR stream crossing permit will render the parcel unsuitable for permitted uses in the A-2 zoning district. For this reason, the committee may wish to delay the effective date of the rezone until appropriate DNR stream crossing permits are obtained.

CUP 1739

If the rezoning and conditional use are approved, the committee may wish to add the following conditions to the conditional use permit:

“Development of the Limited Family Business shall conform to the revised site plan dated 10/8/2001.”

Jeff Schure
Dept. of Natural Resources
3911 Fish Hatchery Rd.
Fitchburg WI 53711

7 March 2002

Dear Jeff,

As we discussed on the phone, can you please provide us a letter that states that a DNR permit is not required for the proposed use of the culvert and driveway? We are purchasing the 64 acres outlined in the attached map. We intend to operate a B&B and a specialty nursery in a 4-acre rezone on the north of the property.

I've enclosed the erosion control permit for the construction of the driveway and the culvert permit.

Please send a copy of your letter to Jim Gregorius and Pat Anderson at Dane County Zoning and to me.

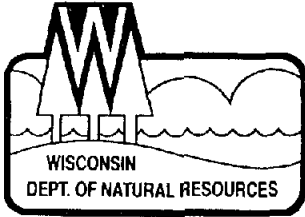
Thank you for your help.

Best regards,

A handwritten signature in black ink, appearing to read 'Bob Klebba', with a long horizontal flourish extending to the right.

Bob Klebba

1213 E. Mifflin St.
Madison WI 53703-2436
Tel: 608-442-9119



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ruthe E. Badger, Regional Director

South Central Region Headquarters
3911 Fish Hatchery Rd
Box 12436
Fitchburg, Wisconsin 53711
Telephone 608-275-3228
FAX 608-275-3338
TTY 608-275-3231

March 11, 2002

Bob Klebba
1213 East Mifflin Street
Madison, WI 53703

Subject: Jurisdiction Determination, 8899 County Highway S, Township of Cross Plains, Wisconsin

Dear Bob:

This letter follows up your request for a Jurisdiction determination for the property located at the above-mentioned address.

A review of submitted information, site visit and conversations with you were completed in March 2002. The project will consist of grading of an existing road that crosses the upper stretches of the Sugar River. During the site inspection it was noted that the proposed work in this area does not fall within the Jurisdiction of the Department of Natural Resources. The Department does not take Jurisdiction for grading less than 10,000-sq. ft. on the banks of a navigable waterway. Be aware that there should be best management practices applied on site for erosion control. Also be advised to consult with your local City or County zoning administrators and ACOE for other possible restrictions regarding this proposed work.

If you have any questions about this determination, please contact me directly.

Sincerely,


Jeff J. Schure
Water Management Specialist
(608) 275-3228



October 8, 2001

To: Kris Schutte
Dane County Planning and Development

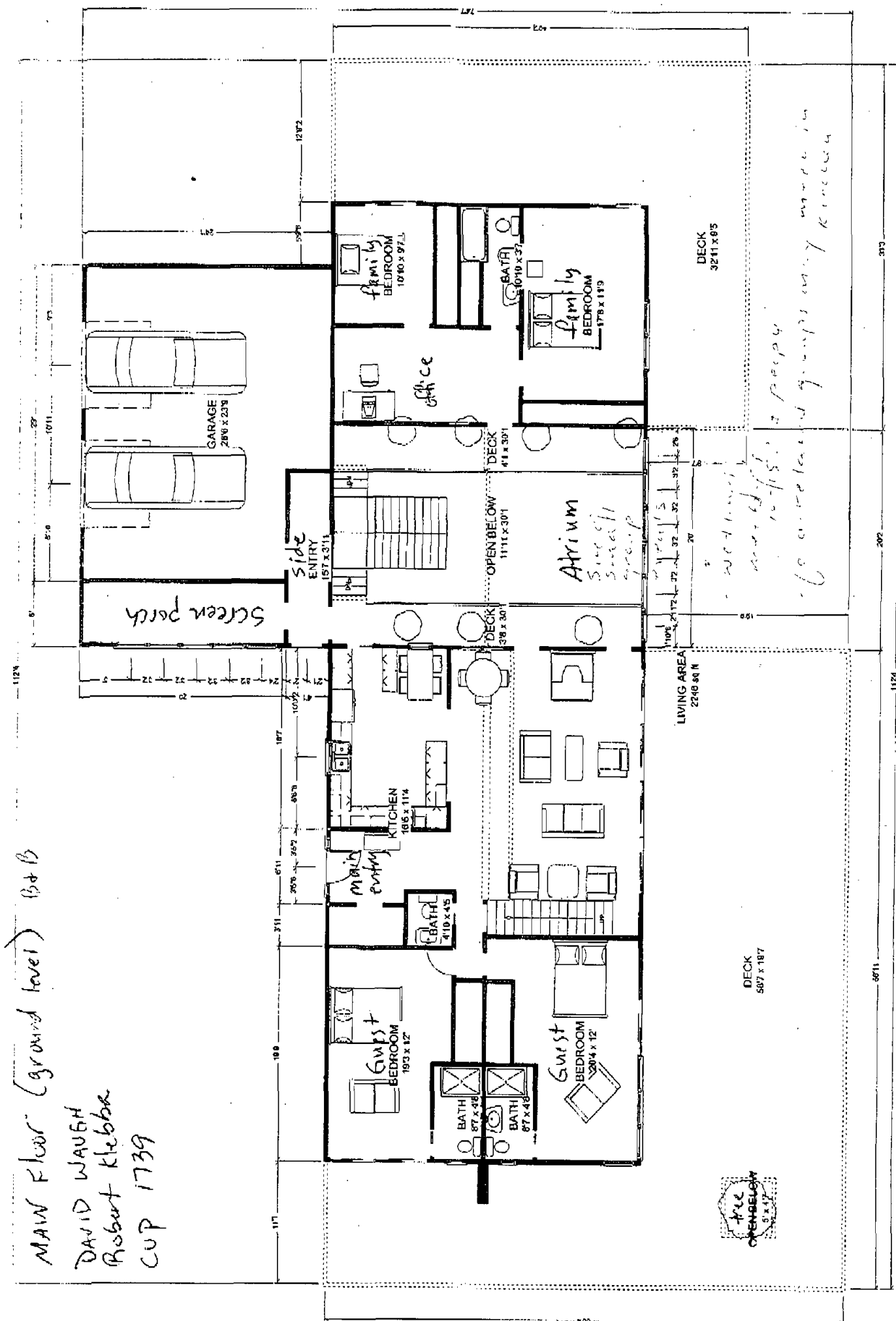
From: David Waugh
Robert Klebba

Re: CUP 1739 Application

Hi Kris, per your request, I have attached preliminary drawings of the proposed Bed and Breakfast as well as a diagram of the A2(4) area as we plan to develop it. The drawings for the B&B are conceptual and have not yet been through a review of a licensed architect. The drawings I created with a 3D architectural drawing program. We intend these drawings as only a starting point for discussions with architects. The B&B residence will have four rooms for guests, each with a private bath. There will be 2 bedrooms for family with one bath shared between them. There will be a small powder room in the main living area. The residence will have roughly 3000 sq. feet of finished living space above grade, and roughly 2000 sq. feet of finished basement.

Regards

David Waugh



DANE COUNTY CONDITIONAL USE PERMIT APPLICATION #1739

Town of Cross Plains

The conditional use shall be located on property described as follows:

C.U.P. #1739:

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East, 802.9 feet; thence North 632.0 feet to the point of beginning; thence East 300 feet; thence; North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.0 feet; thence South to the point of beginning.

TOWN OF CROSS PLAINS

8697 Mineral Point Road

Cross Plains, WI 53528

Phone: 798-0189

Fax: 798-0190

October 16, 2001


Dane County Zoning

Petition # 8274 and CUP 1739

RE: Improvement of existing field road in Section 33, T 7, R 7 E in the Town of Cross Plains, Dane County with gravel and paving conforming to the driveway specifications set forth by the Town of Cross Plains for a shared driveway on 124 acres owned by Tom and Kay Wiegel.

The Town Board of the TOWN OF CROSS PLAINS at their regular monthly meeting on October 8, 2001, heard, considered, and approved a request by Tom and Kay Wiegel to improve an existing field road in accordance with Town specifications for driveways on their property. The purpose is to facilitate a shared driveway to accommodate access to their property North of the Sugar River.

Sincerely



Ann E. Walden, Clerk

cc Tom and Kay Wiegel
Harold Krantz

TOWN BOARD ACTION REPORT

Regarding Zoning Petition # 8274

Public Hearing 10-23-01

Whereas, the Town Board of the Town of Cross Plains having considered said zoning petition, be it therefore resolved that said petition is hereby (Approved/Denied).

The Town Planning Commission.

consisting of 3 members voted 2 in favor and 0 opposed. *recommended* *one member absent*

The Town Board.

consisting of 3 members voted 3 in favor and 0 opposed.

The above petition is subject to the following conditions: (Cross out or write none if there are no conditions)

(attach additional page(s) as required)

Please note: If the proposed rezoning is approved by the Town Board, but this rezone does not comply with the Town Land Use Plan, please explain the approval. These reasons are critical for the Zoning Committee and the County Board in their consideration of the petition.

(attach additional page(s) as required)

Please note: The following space (and additional pages as required) are reserved for comment by the minority voter(s).

Ann E. Warden, as Town Clerk of the Town of Cross Plains, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 10-8, 2001.

Ann E. Warden
Town Clerk

Date: 10-12, 2001.

OCT 15 2001

**NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION
IN THE EXCLUSIVE AGRICULTURAL DISTRICT**
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)Wisconsin Department of Agriculture
Trade and Consumer Protection
Bureau of Land and Water Resources
2811 Agriculture Drive, PO Box 8911
Madison, WI 53708-8911

Please send us this form when rezones from or CUPs/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 8274 Application Date: 8-30-01 Public Hearing Date: 10-23-01**General Information**

Department #

1. Town/Village/City of: <u>CROSS PLAINS</u>		County: <u>DANE</u>	
2. This Notice is for: Rezoning <input checked="" type="checkbox"/> (From: <u>A-1EX</u> To: <u>A-B</u> <u>24-1</u>)		CUP/SEP <input checked="" type="checkbox"/>	Both <input checked="" type="checkbox"/>
3a. Owner's name at time of Rezoning: <u>THOMAS E KAY WIEGEL</u> phone number: ()			
Address (city, state, zip code) <u>806 VALLEY VIEW CT DARTINGTON, WI 53530</u>			
3b. Person, business or government initiating rezone <u>ROBERT KLEBBA</u> phone number: <u>(608) 848-8626</u>			
Address (city, state, zip code) <u>17911 FITCH AVE. 8221 KLEVENVILLE-RILEY RD. VERONA, WI 53593</u>			
3c. If the land is being annexed, Municipality:		Contact:	phone ()
4. Location of the Property granted rezone or CUP/SEP LOCATION @ <u>500' EAST OF 8948 DOMINI RD.</u>			
1/4 1/4	Section	Town	Range
<u>SW. NW</u>	<u>33</u>	<u>07 N</u>	<u>07 E</u>
Parcel Number(s) before rezoning/CUP (parcels involved) <u>0707-332-9000</u>			

INTENT / PURPOSE: TO ALLOW FOR RESIDENCE ON THE 24-1 PARCEL (ALSO, BED & BREAKFAST)

5. Land Area and ImprovementsTotal Acreage: in farm before rezone: 150± in parcel before rezone: 40.0 in Exclusive Ag. Dist. 150±How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP? 2.0 ACWere there improvements on the original parcel? yes ☒ noWhat percentage of the improvements were rezoned / granted a CUP/SEP? 0%**6. Conditional Use / Special Exceptions in Exclusive Agricultural District**

What is the type of CUP/SEP?

a. Agricultural (please specify use)

d. governmental ()

e. religious

b. Agricultural-related (please specify use)

f. utility ()

c. Institutional ()

☒ g. other (please specify use) BED & BREAKFAST

Please confirm that findings were made that CUPs/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- ☐ The activity will not convert land that has been devoted primarily to agricultural use.
- ☐ The activity will not limit the surrounding land's potential for agricultural use.
- ☐ The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- ☐ The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

(S) PP/NL - INTERMITTENT STREAM RUNNING
NORTH - SOUTHRobert Klebba 30 Aug 01

7. Reason for Rezoning Out of Exclusive Agricultural Use (please check)

General information required (for all rezones):

MT. MOREB

Miles from city/village boundary: 3 mi.

Miles from existing residential area: 3 mi.

Is the land served by public sewer? yes / no

Is the land within a sanitary district? yes / no

Is the land served by public water? yes / no

Is the land within a planning transition area? yes / no

REASON for Rezoning : (If land was rezoned into more than one type of use, please specify the acres for each use.)

a. ☒ Develop land for non-Agricultural residential use (2.0 acres)

If more than 1 lot was developed: Number of lots _____ Average lot size (acres) _____

b. ☐ Residence for parent / child / retirement (circle) of farm owner-operator

c. ☐ farm consolidation

Whose farm is the land being added to? _____ Total acres in consolidated farm _____

d. ☐ Pre-existing use ☐ Substandard or nonconforming parcel

e. ☐ develop for industrial use (_____ acres) g. ☐ develop for recreational use (_____ acres)

f. ☐ develop for commercial use (_____ acres) h. ☐ other (please specify) _____

8. Soils Information

a. Type of soils in parcel rezoned out of exclusive agricultural district (approximate, from soil survey)

% of land in soil classes I-II _____

% of land in soil class IV 40%

% of land in soil class III 60%

% of land in soil classes V - VIII _____

b. Type of land in parcel rezoned out of exclusive agricultural district (approximate)

% of land in cropland 100%

% of land in woodland _____

% of land in pasture _____

% of land in other (specify) _____

9. Certification History No

Have any zoning certificates been issued for the property rezoned or granted the or non-ag. CUP/SEP? Yes / No

If YES, you must attach:

☐ copies of any zoning certificates issued for the property during the last 10 years AND

☐ a written legal description of the property removed, such as a warranty deed, land contract, certified survey map or subdivision plat.

10. Findings for Rezoning

Please confirm that the rezoning was approved only after findings were made based on consideration of the following as required by s. 91.77(1) Wis. Stats.:

☐ Adequate public facilities to accommodate the development either exist or will be provided within a reasonable time.

☐ Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.

☐ The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Is the rezone consistent with the County Agricultural Preservation plan? _____

Signature of Zoning Authority

Title

Date of Signature

Date of Local Approval

Effective Date

CUP # 1739

APPLICATION FOR A CONDITIONAL USE PERMIT

DANE COUNTY, WISCONSIN

TO: The Zoning and Natural Resources Committee

Ladies and Gentlemen:

The undersigned hereby applies for a Conditional Use Permit for the following described use: LIMITED FAMILY HOUSING 2.4 ACRES

BED & BREAKFAST / ONLY ONE PARCEL

MEETING FACILITIES /

SPECIALTY NURSERY /

RECREATION

Said use is provided for in Section #10-09(2)(F) of the Dane County Code of Ordinances.

10-26(5), 11

The use will be implemented on the following listed property:

PARCEL NUMBER/S 0707-332-9000

PROPERTY ADDRESS 500' EAST OF 8948 DOMINI RD.

LOCATED IN THE SW 1/4 NW 1/4 of Section 33

TOWN OF CROSS PLAINS, Dane County, Wisconsin

Respectfully submitted on 8-30-2001

AGENT:

Name ROBERT KLEBBA

0

Street 8221 KLEVENHUE-RILEY RD.

Post

Office VERONA, WI 53593

Telephone 608-848-8026 Zip

OWNER:

Name THOMAS & KAY WIEGEL

800 VALLEY VIEW CT

DARLINGTON, WI 53530

Telephone NOT LISTED Zip

Date sent: Thu, 04 Oct 2001 12:13:34 -0500
To: schutte@co.dane.wi.us
From: David Waugh <dwaugh@library.wisc.edu>
Subject: revised zoning docs

Hi Chris, I have attached the revised zoning and CUP documents. Can you let me know if they will suffice for the changes we discussed with you on Wednesday?

Regards
David Waugh

Date sent: Thu, 04 Oct 2001 12:13:34 -0500
To: schutte@co.dane.wi.us
From: David Waugh <dwaugh@library.wisc.edu>
Subject: revised zoning docs

---- David Waugh | University of Wisconsin | Library Technology
Group 728 State St., Madison, WI 53706 dwaugh@library.wisc.edu |
608-262-0240 | 608-262-2833 (fax)

8-11-759

Revised application
submitted
3-1-76

Application for a Conditional Use Permit

Background:

David Waugh and Robert Klebba are purchasing 64 acres currently zoned A1-EX. They propose to build a residence that will accommodate a bed and breakfast and a specialty nursery. The B&B and the specialty nursery will be on a 4.7 acre A-2(4) zoning area. This application for a CUP is to allow the operation of the B&B and the specialty nursery as a limited family business on the A-2(4) zoning area.

1. Legal description: Legal description A-2(4) zoning area: A part of the southwest 1/4 of the northwest 1/4 of section 33, T7N, R7E, Town of Cross Plains, Dane County, WI. Described as follows: commencing at the west 1/4 corner of said section 33; thence S89°50'43"E 802.9 ft.; thence north 632.0 ft. to the point of beginning; thence east 300.0 ft.; thence north to a point on the north line of the southwest 1/4 of the northwest 1/4 of said section 33; thence along said line westerly 300.0 ft. Thence south to the point of beginning. Said parcel contains 4.7 acres.
2. Tax Parcel Numbers: Total property is 0707-332-9000 and 0707-333-8501. A-2(4) zoning area will be in parcel 0707-332-9000. The total size of these parcels is 64 acres.
3. Proposed use of A-2(4):

REVISED
LEGAL

- A. Residence. We propose to build a single-family residence that will accommodate a bed and breakfast business. All B&B rooms will have private baths. It is our desire to build the residence using the organic design principles of Frank Lloyd Wright.

Driveway. The driveway will extend from Domini Rd. to the residence. This driveway will be built to accommodate fire and safety requirements of the town of Cross Plains. This includes a minimum 60-foot-radius turnaround at the end of the driveway.

CUP - Limited
Family Business
6-1-76

- ② Meeting/wedding facility. As part of the B&B operation, we will be renting space for small weddings and seminars ranging from 10 to 30 people.
- ③ Specialty nursery. The land to the north of the residence/B&B will accommodate a specialty nursery. Most of the plant material sold will be grown on-site, a small percentage of items sold may include planting supplies for the specialty plant collector/grower.

Parking. We intend to provide parking on the north side of the residence that will accommodate guests and attendees of weddings and seminars.

Landscaping. The existing property is zoned A1-EX and is under agricultural use (corn, soybeans, hay). This B&B development will be situated in the NE corner of parcel 0707-332-9000. The 0707-333-8501 parcel on the south and the remainder of the 0707-332-9000 parcel will remain under agricultural use.

Mr. Klebba is vice-president of the Mound Vue Garden Club in Mount Horeb, and both he and Mr. Waugh are avid gardeners and intend to landscape the 4+ acres surrounding the B&B to offer our guests a sense of seclusion and tranquility.

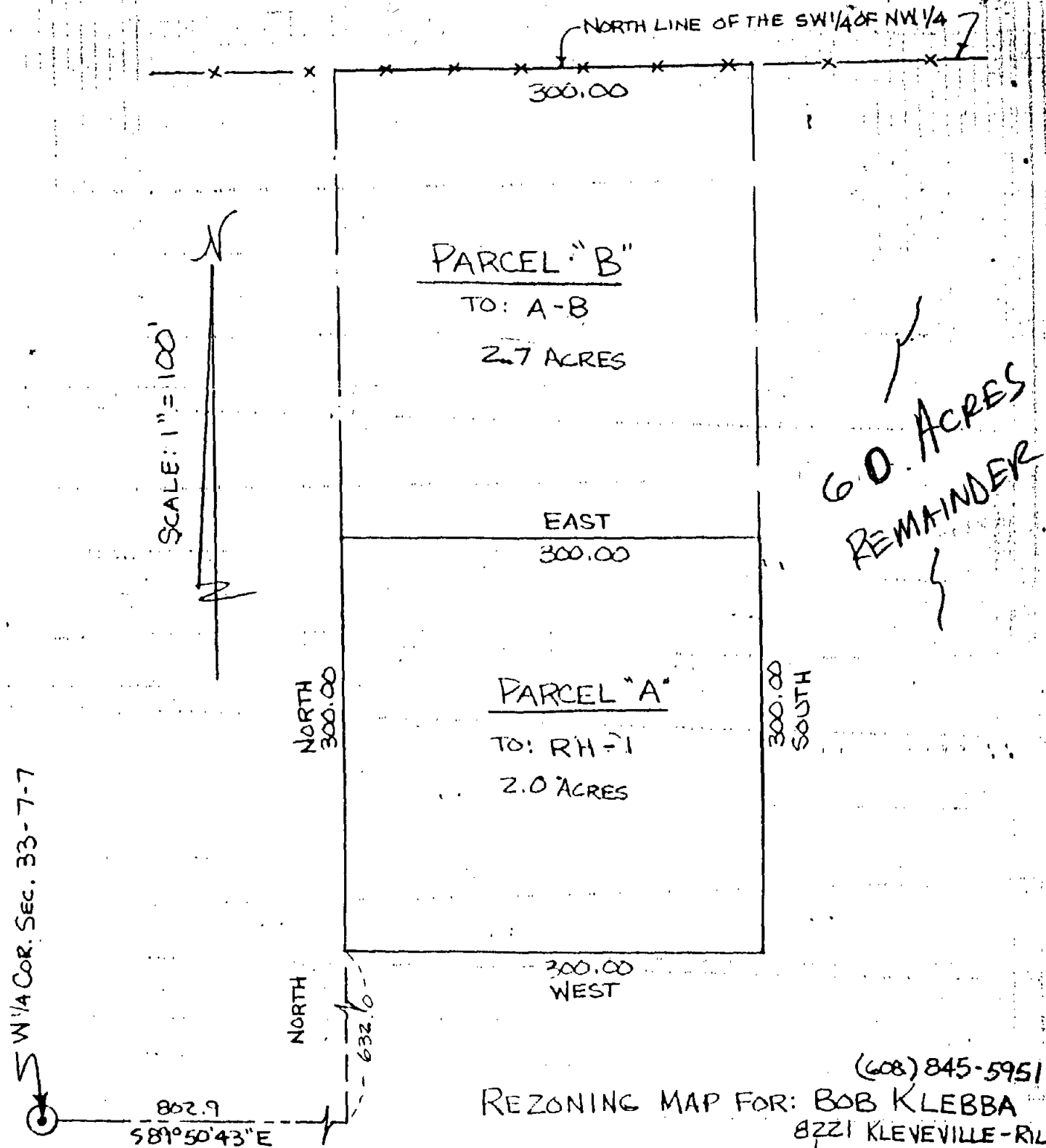
Mr. Waugh has been growing organic lettuce for the Dane County Farmers' Market since 1994 and intends to continue this practice on a portion of the A1-EX land. The rest of the land will be kept in agricultural use.

- B. Most adjacent parcels to the 64 acres are under agricultural use. Parcels to the south and west of the 64 acres are zoned RH and are in residential use. 2 parcels 800 feet to the north are zoned RH and A-B.
- C. The development will occur in 2002.
- D. The property is appropriate for the proposed use for two main reasons:
 - i. It is situated on Domini Rd, near County Highway S, which is well traveled and easy to locate.
 - ii. The rural site of the B&B will offer our guests a sense of seclusion and tranquility.
- E. No more than 1 non-family member will be employed.

- 4. Site plan
See attached.

Petition to Rezone

1. Legal description A-2(4) zoning area: A part of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 33, T7N, R7E, Town of Cross Plains, Dane County, WI. Described as follows: commencing at the west $\frac{1}{4}$ corner of said section 33; thence S89°50'43"E 802.9 ft.; thence north 632.0 ft. to the point of beginning; thence east 300.0 ft.; thence north to a point on the north line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said section 33; thence along said line westerly 300.0 ft. Thence south to the point of beginning. Said parcel contains 4.7 acres.
2. Tax Parcel Numbers: Total property is 0707-332-9000 and 0707-333-8501. A-2(4) zoning area will be in north parcel, 0707-332-9000. These parcels are currently zoned A1-EX and their total size is 64 acres.
3. See attached. Soils are 60% class III and 40% class IV
4.
 - A. The existing property is zoned A1-EX and is under agricultural use (corn, soybeans, hay).
 - B. Most adjacent parcels to the 64 acres are under agricultural use. 2 parcels 800 feet to the north are zoned RH and A-B. Parcels to the south and west of the 64 acres are zoned RH and are in residential use.
 - C. The prospective buyers propose to build a residence that will accommodate a bed and breakfast and a specialty nursery on the A-2(4) zoning area. These will be operated as a limited family business. This development will be situated in the NE quarter of parcel 0707-332-9000. The 0707-333-8501 parcel on the south will remain under agricultural use. The property is situated on Domini Rd, near County Highway S, which is easy to locate for the bed and breakfast and specialty nursery businesses.
 - D. The development will occur in 2002



SOILS: 60% CLASS III, 40% CLASS IV
 INTENT & PURPOSE: TO ALLOW 1 HOUSE ON
 64 ACRE PARCEL.

(608) 845-5951
 REZONING MAP FOR: BOB KLEBBA
 8221 KLEVEVILLE-RILEY
 VERONA, WI. 53593

PREPARED BY: GRENIE LAND SURVEYOR
 114 S. MAIN ST.
 VERONA, WI.

LEGAL DESCRIPTION: PARCEL "A" TO RH-1 D.E.D. NO

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WI. DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE S 89° 50' 43" E 802.9 FT.; THENCE NORTH 632.0 FT. TO THE POINT OF BEGINNING; THENCE NORTH 300.0 FT.; THENCE EAST 300.0 FT.; THENCE SOUTH 300.0 FEET; THENCE WEST 300.0 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.0 ACRES.

LEGAL DESCRIPTION: PARCEL "B" TO A-B D.E.D. NO

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WI. DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE S 89° 50' 43" E 802.9 FT.; THENCE NORTH 632.0 FT. TO THE POINT OF BEGINNING; THENCE EAST 300.0 FT.; THENCE NORTH TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG SAID LINE WESTERLY 300.0 FT. THENCE SOUTH TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.7 ACRES

NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION
IN THE EXCLUSIVE AGRICULTURAL DISTRICT
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

RZ PET # 8779
C.U.P. # 1851

Wisconsin Department of Agriculture
Trade and Consumer Protection
Bureau of Land and Water Resources
2811 Agriculture Drive, PO Box 8911
Madison, WI 53708-8911

Please send us this form when rezones from or CUPs/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 8779 Application Date: 7/1/03 Public Hearing Date: 8/26/03

General Information

Department #

1. Town/Village/City of: CROSS PLAINS County: DANE
A-2(4) AI-EX

2. This Notice is for: Rezoning ☒ (From: AI-EX To: A-2(4)) CUP/SEP ☒ Both ☐

3a. Owner's name at time of Rezoning:
ROBERT KLEBBA & DAVID WAUGH (phone number: (608) 209-8100)

Address (city, state, zip code) 1213 E MIFLIN ST MADISON WI 53703

3b. Person, business or government initiating rezone
(SAME AS ABOVE) phone number: (608) 209-8100

Address (city, state, zip code) _____

3c. If the land is being annexed, Municipality: _____ Contact: _____ phone () _____

4. Location of the Property granted rezone or CUP/SEP
1/4 1/4 Section Town Range
SWNW 33 07 N 07
N
LOCATION: 8908 NORTHWEST OF 8908 DOMINI RD
D.E.D. Y OR (N) KEM

Parcel Number(s) before rezoning/CUP (parcels involved)
07073329000

INTENT: AI-EX TO A-2(4) w/ CUP FOR LIMITED FAMILY BUSINESS (RECONFIGURING SITE BECAUSE OF BEDROCK ISSUES)

5. Land Area and Improvements

Total Acreage: in farm before rezone: 4.1 in parcel before rezone: 4.1 in Exclusive Ag. Dist. A-2(4)
How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP? 2.8 2.8 AC AI-EX → A-2(4)
Were there improvements on the original parcel? yes ☐ no ☒ 3.4 AC A-2(4) → AI-EX
What percentage of the improvements were rezoned / granted a CUP/SEP? 0% # 8274 / 1739

6. Conditional Use / Special Exceptions in Exclusive Agricultural District

What is the type of CUP/SEP?

a. Agricultural (please specify use) _____

b. Agricultural-related (please specify use) _____

c. Institutional () _____

d. governmental () _____

e. religious _____

f. utility () _____

g. other (please specify use) BED AND BREAKFAST, MEETING FACILITY, AND SPECIALTY NURSERY

Please confirm that findings were made that CUPs/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- ☐ The activity will not convert land that has been devoted primarily to agricultural use.
- ☐ The activity will not limit the surrounding land's potential for agricultural use.
- ☐ The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- ☐ The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

WL N FP N SC N

7. Reason for Rezoning Out of Exclusive Agricultural Use (please check)

General information required (for all rezones):

Miles from city/village boundary: 2+

Miles from existing residential area: 0.5+

Is the land served by public sewer? yes ☒ no ☐

Is the land within a sanitary district? yes ☒ no ☐

Is the land served by public water? yes ☒ no ☐

Is the land within a planning transition area? yes ☒ no ☐

REASON for Rezoning: (If land was rezoned into more than one type of use, please specify the acres for each use.)

a. ☒ Develop land for non-Agricultural residential use (4+ acres)

If more than 1 lot was developed: Number of lots _____ Average lot size (acres) _____

b. ☐ Residence for parent / child / retirement (circle) of farm owner-operator

c. ☐ farm consolidation

Whose farm is the land being added to? _____ Total acres in consolidated farm _____

d. ☐ Pre-existing use ☐ Substandard or nonconforming parcel

e. ☐ develop for industrial use (_____ acres) g. ☐ develop for recreational use (_____ acres)

f. ☐ develop for commercial use (_____ acres) h. ☐ other (please specify) _____

8. Soils Information

a. Type of soils in parcel rezoned out of exclusive agricultural district (approximate, from soil survey)

% of land in soil classes I-II _____

% of land in soil class IV 40 %

% of land in soil class III 60 %

% of land in soil classes V - VIII _____

b. Type of land in parcel rezoned out of exclusive agricultural district (approximate)

% of land in cropland 100 %

% of land in woodland _____

% of land in pasture _____

% of land in other (specify) _____

9. Certification History

Have any zoning certificates been issued for the property rezoned or granted the or non-ag. CUP/SEP? Yes / No

If YES, you must attach:

☐ copies of any zoning certificates issued for the property during the last 10 years AND

☐ a written legal description of the property removed, such as a warranty deed, land contract, certified survey map or subdivision plat.

10. Findings for Rezoning

Please confirm that the rezoning was approved only after findings were made based on consideration of the following as required by s. 91.77(1) Wis. Stats.:

☐ Adequate public facilities to accommodate the development either exist or will be provided within a reasonable time.

☐ Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.

☐ The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Is the rezone consistent with the County Agricultural Preservation plan? _____

Signature of Zoning Authority

Title

Date of Signature

Date of Local Approval

Effective Date

**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY
ZONING & NATURAL RESOURCES COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 201 of the City-County Building, Madison, Wisconsin on Tuesday, 08/26/03 at 7:30 P.M. to consider the following matter:

17. PETITION # 8779 AND CONDITIONAL USE PERMIT # 1851 BY ROBERT KLEBBA & DAVID WAUGH to change the zoning from A-2(4) Agricultural and A-1 EX Exclusive Agricultural to A-1 EX Exclusive Agricultural and A-2(4) Agricultural and also allow Limited Family Business – bed and breakfast, meeting facility and specialty nursery on property located Northwest of 8908 Domini Road in part of the SW 1/4 NW 1/4 Section 33, Town of Cross Plains

RZ EFF 9/25/03
CUP EFF 10/14/03

PUBLISHED: Wisconsin State Journal

ZONING & NATURAL RESOURCES
COMMITTEE
Lyman Anderson, Chair

DANE COUNTY ORDINANCE AMENDMENT NO. 8779

Amending Section 10.03 relating to Zoning Districts in the Town of Cross Plains.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cross Plains be amended to include in the A-1 EX Exclusive Agricultural and A-2(4) Agricultural District/s the following described land:

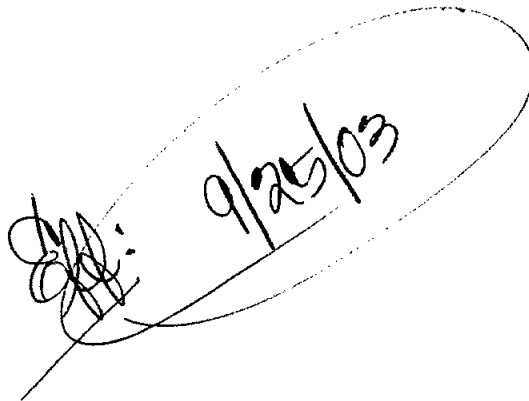
PETITION NUMBER/C.U.P. NUMBER: 8779/1851

TO A-2(4):

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 232.00 feet to the point of beginning; thence North 400.00 feet; thence East 300.00 feet; thence South 400.00 feet; thence West 300.00 feet to the point of beginning.

TO A-1 EX.:

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains, described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 8320 feet to the point of beginning; thence East 300.0 feet; thence North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.00 feet; thence South to the point of beginning.

A handwritten signature, possibly "J. J. J.", is written over the date "9/25/03". The entire signature and date are enclosed within a large, hand-drawn oval.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

DANE COUNTY CONDITIONAL USE PERMIT APPLICATION #1851

Town of Cross Plains

The conditional use shall be located on property described as follows:

C.U.P. #1851:

TO A-2(4):

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 232.00 feet to the point of beginning; thence North 400.00 feet; thence East 300.00 feet; thence South 400.00 feet; thence West 300.00 feet to the point of beginning.

TO A-1 EX.:

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains, described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 8320 feet to the point of beginning; thence East 300.0 feet; thence North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.00 feet; thence South to the point of beginning.

DANE COUNTY
CONDITIONAL USE PERMIT #1851

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT: The Conditional Use Permit.

FOR: Limited Family Business - Bed & Breakfast, meeting facility and nursery.

EFFECTIVE DATE OF PERMIT 10/14/03 EXPIRATION DATE: (See below)

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

TO A-2(4):

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 232.00 feet to the point of beginning; thence North 400.00 feet; thence East 300.00 feet; thence South 400.00 feet; thence West 300.00 feet to the point of beginning.

TO A-1 EX.:

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains, described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 8320 feet to the point of beginning; thence East 300.0 feet; thence North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.00 feet; thence South to the point of beginning.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.

COMPOSITE REPORT

Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 08/26/03 ITEM#: 17.

ZONING PETITION #: 8779 CUP #: 1851

TOWN / SECTION: Town of Cross Plains 33

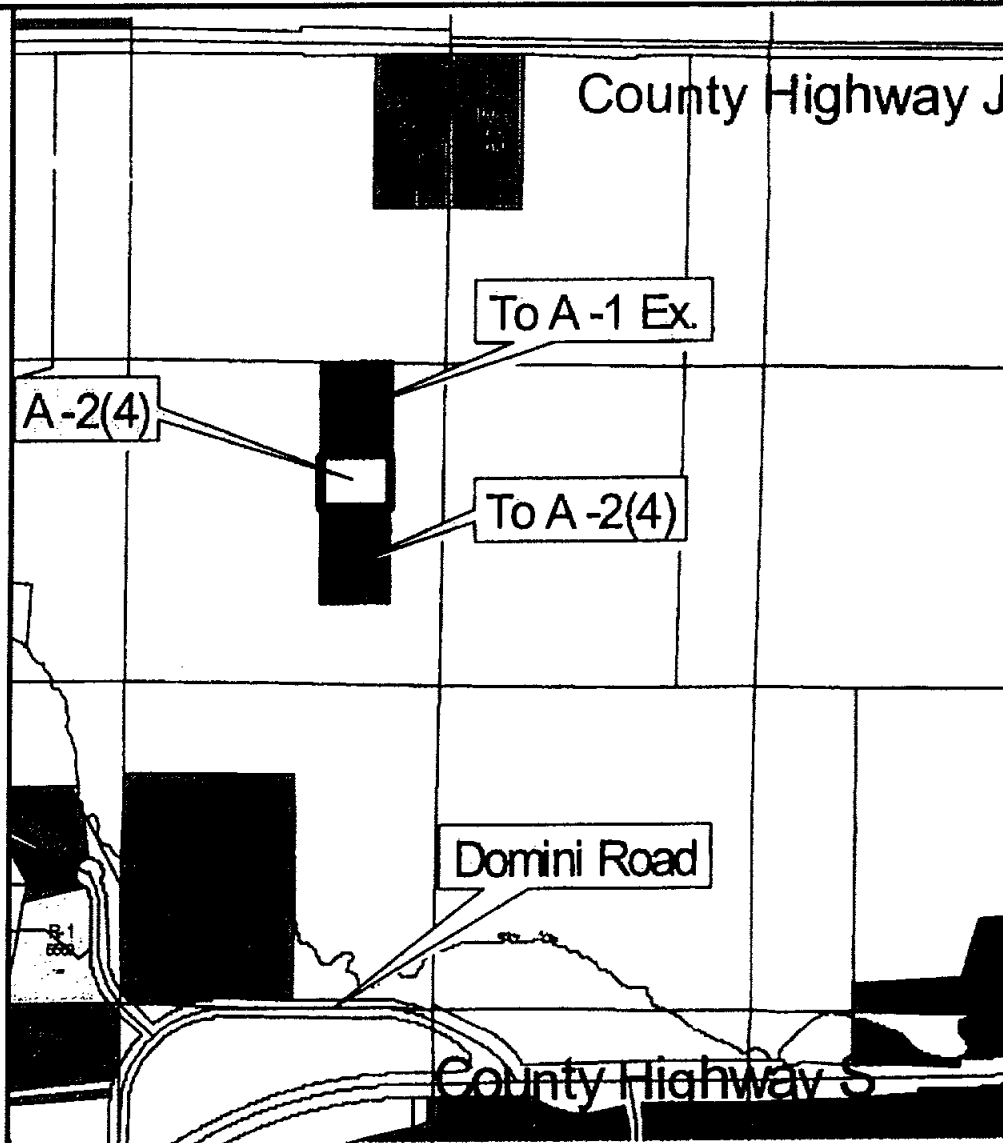
APPLICANT: ROBERT KLEBBA & DAVID WAUGH

LOCATION: Northwest of 8908 Domini Road

AREA: 6.2 acres DELAYED EFFECTIVE DATE: None

CHANGE: From the A-2(4) Agricultural and A-1 EX Exclusive Agricultural to the A-1 EX Exclusive Agricultural and A-2(4) Agricultural

PROPOSED USE: adjust existing zoned area and conditional use permit for Limited Family Business



TOWN ACTION RECOMMENDATION:

☒ Approved 7-14-03

☐ DENY

SUBJECT TO:

☐ Conditions ☐ Amended

IF CUP:

☐ Conditions ☐ None

ZNR COMMITTEE ACTION - REZONING

☒ Postponed 8-26-03

☒ Approve ☐ Cond/Amend Town ☐ Cond/Amend. Comm.

☐ As Condition

☐ Amended ☐ Changed Zone Dist.

☐ Changed Boundary Description

☐ DENY

Action Date September 9, 2003 6 - 0

ZNR CUP APPROVAL

☒ Approved

☐ As Specified by Town

☐ Con by ZNR

☐ DENY

Date October 14, 2003

COUNTY BOARD ACTION REZONING

☐ Referred

Date September 18, 2003

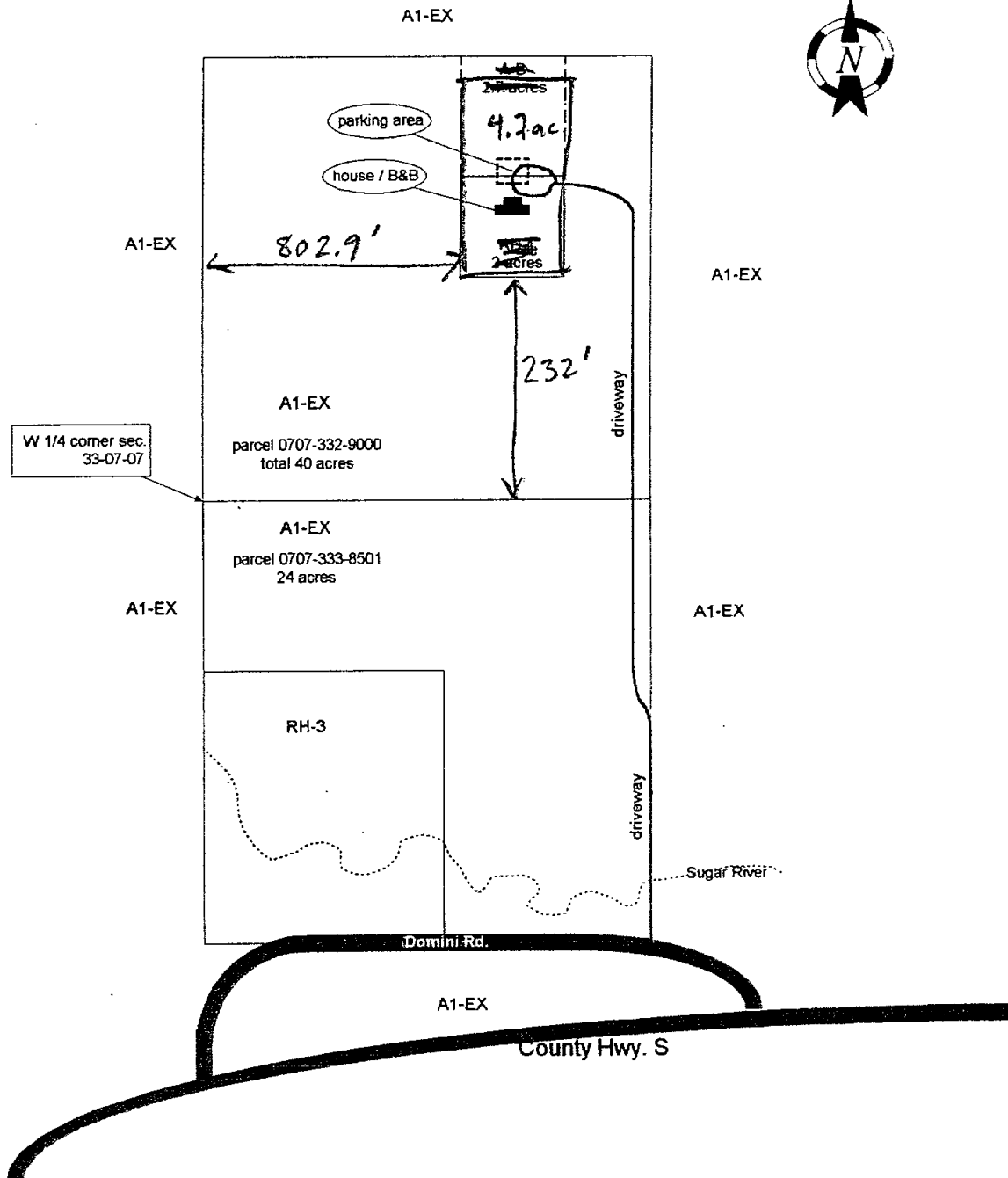
☒ Approved

☐ Amended on Floor

☐ DENY

COUNTY BOARD AGENDA ITEM #

8779 / 1051



ll Uleleba
1 Jul 03

TOWN BOARD ACTION REPORT

Regarding Zoning Petition # 8779

Public Hearing 8-26-03

Whereas, the Town Board of the Town of Cross Plains having considered said zoning petition, be it therefore resolved that said petition is hereby (Approved/Denied).

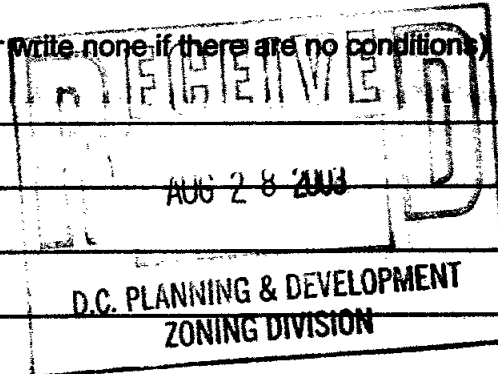
The Town Planning Commission,

consisting of 3 members *recommended* voted 3 in favor and 0 opposed.

The Town Board,

consisting of 3 members voted 3 in favor and 0 opposed.

The above petition is subject to the following conditions: (Cross out or write none if there are no conditions)



(attach additional page(s) as required)

Please note: If the proposed rezoning is approved by the Town Board, but this rezone does not comply with the Town Land Use Plan, please explain the approval. These reasons are critical for the Zoning Committee and the County Board in their consideration of the petition.

(attach additional page(s) as required)

Please note: The following space (and additional pages as required) are reserved for comment by the minority voter(s).

I, Ann E. Warden, as Town Clerk of the Town of Cross Plains

County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on July 14, 2003.

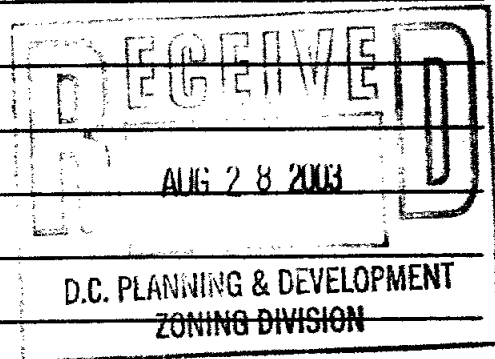
Ann E. Warden
Town Clerk

Date: 8-23, 2003.

C.U.P. Town Board Action

C.U.P. # 1851

WHEREAS, the Town Board of the Town of Cross Plains having considered said Conditional Use Permit, be it therefore resolved that said permit is hereby Approved (~~Disapproved~~).
Subject to the following conditions: (Cross out or write "none" if not pertinent)



(Use reverse side if necessary)

Ann E. Warden, as Town Clerk of the Town of Cross Plains
County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the
Town Board on July 14, 2003.

Town Clerk Ann E. Warden

DATED: 8-23-, 2003.

NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION
IN THE EXCLUSIVE AGRICULTURAL DISTRICT
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

RZ PET # 8779
C.U.P. # 1851

Wisconsin Department of Agriculture
Trade and Consumer Protection
Bureau of Land and Water Resources
2811 Agriculture Drive, PO Box 8911
Madison, WI 53708-8911

Please send us this form when rezones from or CUPs/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 8779 Application Date: 7/1/03 Public Hearing Date: 8/26/03

General Information

Department #

1. Town/Village/City of: CROSS PLAINS County: DANE

2. This Notice is for: Rezoning ☒ (From: A1-EX To: A-2(4)) CUP/SEP ☒ Both ☐

3a. Owner's name at time of Rezoning:

ROBERT KLEBBA phone number: (608) 209-8100

Address (city, state, zip code) 1213 E MIFLIN ST MADISON WI 53703

3b. Person, business or government initiating rezone

(SAME AS ABOVE)

phone number: (608) 209-8100

Address (city, state, zip code)

3c. If the land is being annexed, Municipality: — Contact: — phone ()

4. Location of the Property granted rezone or CUP/SEP

1/4 1/4 Section Town Range
SWNW 33 07 N 07
N

LOCATION: 8108 NORTHWEST OF
8908 DOM WIL RD

Parcel Number(s) before rezoning/CUP (parcels involved)

07073329000

D.E.D. Y OR (N) KEM

INTENT: A1-EX TO A-2(4) w/ CUP FOR LIMITED FAMILY DWELING (RECONFIGURING SITE BECAUSE OF BEDROCK ISSUES)

5. Land Area and Improvements

Total Acreage: in farm before rezone: 4± in parcel before rezone: 4± in Exclusive Ag. Dist. A-2(4)

How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP? 2.8

2.8 ac A1-EX → A-2(4)

Were there improvements on the original parcel? yes ☐ no ☒

3.4 ac A-2(4) → A1-EX

What percentage of the improvements were rezoned / granted a CUP/SEP? 0%

* 8274/1739

6. Conditional Use / Special Exceptions in Exclusive Agricultural District

What is the type of CUP/SEP?

a. Agricultural (please specify use)

d. governmental ()

e. religious

b. Agricultural-related (please specify use)

f. utility ()

c. Institutional ()

g. other (please specify use) BED AND BREAKFAST, MEETING FACILITY, AND SPECIALTY NURSERY

Please confirm that findings were made that CUPs/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- ☐ The activity will not convert land that has been devoted primarily to agricultural use.
- ☐ The activity will not limit the surrounding land's potential for agricultural use.
- ☐ The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- ☐ The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

WL N FP N SC N

7. Reason for Rezoning Out of Exclusive Agricultural Use (please check)

General information required (for all rezones):

Miles from city/village boundary: 2.5

Miles from existing residential area: 0.5

Is the land served by public sewer? yes ☐ no ☒

Is the land within a sanitary district? yes ☐ no ☒

Is the land served by public water? yes ☐ no ☒

Is the land within a planning transition area? yes ☐ no ☒

REASON for Rezoning : (If land was rezoned into more than one type of use, please specify the acres for each use.)

a. ☒ Develop land for non-Agricultural residential use (4.5 acres)

If more than 1 lot was developed: Number of lots _____ Average lot size (acres) _____

b. ☐ Residence for parent / child / retirement (circle) of farm owner-operator

c. ☐ farm consolidation

Whose farm is the land being added to? _____ Total acres in consolidated farm _____

d. ☐ Pre-existing use ☐ Substandard or nonconforming parcel

e. ☐ develop for industrial use (_____ acres) g. ☐ develop for recreational use (_____ acres)

f. ☐ develop for commercial use (_____ acres) h. ☐ other (please specify) _____

8. Soils Information

a. Type of soils in parcel rezoned out of exclusive agricultural district (approximate, from soil survey)

% of land in soil classes I-II _____

% of land in soil class IV 40 %

% of land in soil class III 60 %

% of land in soil classes V - VIII _____

b. Type of land in parcel rezoned out of exclusive agricultural district (approximate)

% of land in cropland 100 %

% of land in woodland _____

% of land in pasture _____

% of land in other (specify) _____

9. Certification History

Have any zoning certificates been issued for the property rezoned or granted the or non-ag. CUP/SEP? Yes / No

If YES, you must attach:

☐ copies of any zoning certificates issued for the property during the last 10 years AND

☐ a written legal description of the property removed, such as a warranty deed, land contract, certified survey map or subdivision plat.

10. Findings for Rezoning

Please confirm that the rezoning was approved only after findings were made based on consideration of the following as required by s. 91.77(1) Wis. Stats.:

☐ Adequate public facilities to accommodate the development either exist or will be provided within a reasonable time.

☐ Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.

☐ The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Is the rezone consistent with the County Agricultural Preservation plan? _____

Signature of Zoning Authority _____

Title _____

Date of Signature _____

Date of Local Approval _____

Effective Date _____

CUP # 1851

APPLICATION FOR A CONDITIONAL USE PERMIT

DANE COUNTY, WISCONSIN

TO: The Zoning and Natural Resources Committee

Ladies and Gentlemen:

The undersigned hereby applies for a Conditional Use Permit for the following described use:

BED AND BREAKFAST, MEETING FACILITY, AND SPECIALTY
NURSERY

Said use is provided for in Section # 10.126(3) of the Dane County Code of Ordinances.

The use will be implemented on the following listed property:

PARCEL NUMBER/S 07073329000

PROPERTY ADDRESS —

LOCATED IN THE SW 1/4 NW 1/4 of Section 33

TOWN OF CROSS PLAIN, Dane County, Wisconsin



Respectfully submitted on 7/1/03

AGENT:

Name ROBERT KLEBBA

OWNER:

Name (SAME)

Street 1213 E MIFFLIN ST

Post Office MADISON WI 53703

Telephone 209-8100 Zip _____ Telephone _____ Zip _____

Application for a Conditional Use Permit

Background:

David Waugh and Robert Klebba are purchasing 64 acres currently zoned A1-EX. They propose to build a residence that will accommodate a bed and breakfast and a specialty nursery. The B&B and the specialty nursery will be on a 4.7 acre A-2(4) zoning area. This application for a CUP is to allow the operation of the B&B and the specialty nursery as a limited family business on the A-2(4) zoning area.

- see legal description in new CSM
1. Legal description: Legal description A-2(4) zoning area: A part of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 33, T7N, R7E, Town of Cross Plains, Dane County, WI. Described as follows: commencing at the west $\frac{1}{4}$ corner of said section 33; thence S89°50'43"E 802.9 ft.; thence north 632.0 ft. to the point of beginning; thence east 300.0 ft.; thence north to a point on the north line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said section 33; thence along said line westerly 300.0 ft. Thence south to the point of beginning. Said parcel contains 4.7 acres.
 2. Tax Parcel Numbers: Total property is 0707-332-9000 and 0707-333-8501. A-2(4) zoning area will be in parcel 0707-332-9000. The total size of these parcels is 64 acres.
 3. Proposed use of A-2(4):

A. Residence. We propose to build a single-family residence that will accommodate a bed and breakfast business. All B&B rooms will have private baths. It is our desire to build the residence using the organic design principles of Frank Lloyd Wright.

Driveway. The driveway will extend from Domini Rd. to the residence. This driveway will be built to accommodate fire and safety requirements of the town of Cross Plains. This includes a minimum 60-foot-radius turnaround at the end of the driveway.

Meeting/wedding facility. As part of the B&B operation, we will be renting space for small weddings and seminars ranging from 10 to 30 people.

Specialty nursery. The land to the north of the residence/B&B will accommodate a specialty nursery. Most of the plant material sold will be grown on-site, a small percentage of items sold may include planting supplies for the specialty plant collector/grower.



DANE COUNTY ZONING STAFF COMMENTS / BACKGROUND

17. 8779. A-2(4) and A-1EX to A-1EX and A-2(4) with CUP for Limited Family Business -- bed & breakfast, meeting facility and specialty nursery.

- **Owners of record:** Robert Klebba and David Waugh
- **Size, zoning, use of existing parcel:** Klebba and Waugh own 64 acres with 60 zoned A-1EX and a 4-acre area (not a separate parcel) zoned A-2(4) with a CUP for Limited Family Business -- bed & breakfast, meeting facility and specialty nursery.
- **Rezone desired:** The owners wish to "shift" the A-2(4) area with the CUP 400+-feet south "to avoid bedrock in the existing rezoned area."
- **Number of new home sites created:** none
- **History:** Pet. 8274 (effective 05/08/02) /CUP 1739 (effective 06/10/2003) created the rezone area for the Limited Family Business uses. No zoning permit has been issued for the new facility. Klebba and Waugh purchased 64 acres of A-1EX land to "build a residence that will accommodate a bed and breakfast..." within a 4.7 acre area (not a separate parcel) zoned A-2 (4) with a Conditional Use Permit for Limited Family Business uses, including a bed and breakfast business, located in the residence, meeting/wedding facilities located in the residence and on the grounds for 10 to 30 people, and a specialty nursery (proposed greenhouse in the A-2 (4) area for orchids, cacti, etc. and other items and gifts. A greenhouse 'open house' may be held occasionally. Parking for all the Limited Family Business uses would be provided

- North of the residence. No more than one non-family member would be employed.
- **Soils/Uses:** 60% Class III, 40% Class IV; 100% Cropland
 - **Shoreland/Floodzone:** An intermittent stream tributary to the Sugar River flows northwest to Southeast within 300 feet of the East line of the A-2 (4) area. The driveway to the proposed residence would appear to require crossing the Sugar River and associated Floodplain. It appears that the applicants have obtained the necessary DNR approval for the crossing.
- (Questions? Contact Kristine Schutte – 266-9084)**

DANE COUNTY AGENCY COMMENTS

Land Conservation (Questions? Contact Kevin Connors – 224-3730):

Highway & Transportation (Questions? Contact Pam Dunphy – 266-4261): No access to CTH's is anticipated. No significant increase of traffic expected due to rezone.

Environmental Health (Questions? Contact Jim Clark – 242-6515): The proposed bed and breakfast facility would be allowed in the family residence per Wisconsin Administrative Code ch HFS 197. The proposed meeting room and wedding banquet facilities will require evaluation according to the public building sizing criteria for the private sewage system. The sanitary facilities for public use will need to be entirely separate from the facilities intended for residential use. It appears that sanitary facilities will also be required for the employee and customers of the greenhouse portion of the business. Our records do not reflect any soil evaluation or submittal of preliminary plans for this proposed business or residence.

DANE COUNTY PLANNING STAFF COMMENTS

- **Town Planning District:** Agricultural Preservation
- **Town Density Policy:** N/A
- **Remaining Splits / Building Sites:** N/A
- **Other Planning Issues:** None

(Questions? Contact Majid Allan – 267-2536)

TOWN ACTION REPORT

- **Town Action:** No Town action received as of 8/20/03
- **Town Conditions:** None as of 8/20/03

RECOMMENDED CONDITIONS

- **Conditions:** None
- **Restrictions:** None

Parking. We intend to provide parking on the north side of the residence that will accommodate guests and attendees of weddings and seminars.

Landscaping. The existing property is zoned A1-EX and is under agricultural use (corn, soybeans, hay). This B&B development will be situated in the NE corner of parcel 0707-332-9000. The 0707-333-8501 parcel on the south and the remainder of the 0707-332-9000 parcel will remain under agricultural use.

Mr. Klebba is vice-president of the Mound Vue Garden Club in Mount Horeb, and both he and Mr. Waugh are avid gardeners and intend to landscape the 4+ acres surrounding the B&B to offer our guests a sense of seclusion and tranquility.

Mr. Waugh has been growing organic lettuce for the Dane County Farmers' Market since 1994 and intends to continue this practice on a portion of the A1-EX land. The rest of the land will be kept in agricultural use.

B. Most adjacent parcels to the 64 acres are under agricultural use. Parcels to the south and west of the 64 acres are zoned RH and are in residential use. 2 parcels 800 feet to the north are zoned RH and A-B.

C. The development will occur in 2002.

D. The property is appropriate for the proposed use for two main reasons:

i. It is situated on Domini Rd, near County Highway S, which is well traveled and easy to locate.

ii. The rural site of the B&B will offer our guests a sense of seclusion and tranquility.

E. Number of employees : 3

F. Hours of operation 8:30am - 7:00 pm daily.

4. Site plan

See attached.

5. We are moving the postage stamp reserve to avoid bedrock in the existing rezoned area.

K Klebba 1 Jul 03

Access Dane

geographic and land information

Public Access System

Public Access | Public Agency Access | Subscription Access | [Log Out](#)

Friday, August 1, 2003

[Return to Previous Page](#)**Parcel Number - 020/0707-332-9000-3**

Parcel information updated on Friday, August 01, 2003 unless otherwise noted.

Parcel Information

Parcel Status	Current
Municipality	TOWN OF CROSS PLAINS
State Municipality Code	020
Township	07
Township Direction	N
Range	07
Range Direction	E
Section	33
Quarter	NW
Quarter-Quarter	SW
Plat Name	METES AND BOUNDS
Lot/Outlot/Unit	NA
Block/Building	

Zoning Information

Zoning information updated on Saturday, July 26, 2003

For the most current and complete zoning information, contact the [Division of Zoning](#).**Zoning**

A-1EX

[View Township Zoning Classifications](#)**Owner Name and Address**

Owner Status	CURRENT OWNER
Name	ROBERT E KLEBBA
Property Address	1213 E MIFFLIN ST
City State Zip	MADISON, WI 53703 2436
Country	USA
Owner Status	CURRENT CO-OWNER
Name	DAVID P WAUGH
Property Address	1213 E MIFFLIN ST
City State Zip	MADISON, WI 53703 2436
Country	USA

Parcel Address

No parcel address available

Billing Address

Attention

Valuation Information

Assessment Year	2003
Valuation Classification	G4
Assessment Acres	40.000
Total Land Value	\$9,400
Total Improved Value	\$0
Total Value	\$9,400
Valuation Date	4/4/2003

[About Annual Assessments](#)**Tax Property Description**For a complete legal description, see the recorded documents
SEC 33-7-7 SW1/4 NW1/4**Recorded Documents**

Doc.Type	Date Recorded	Doc. Number	Volume	Page
WD	03/27/2002	3466650		

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

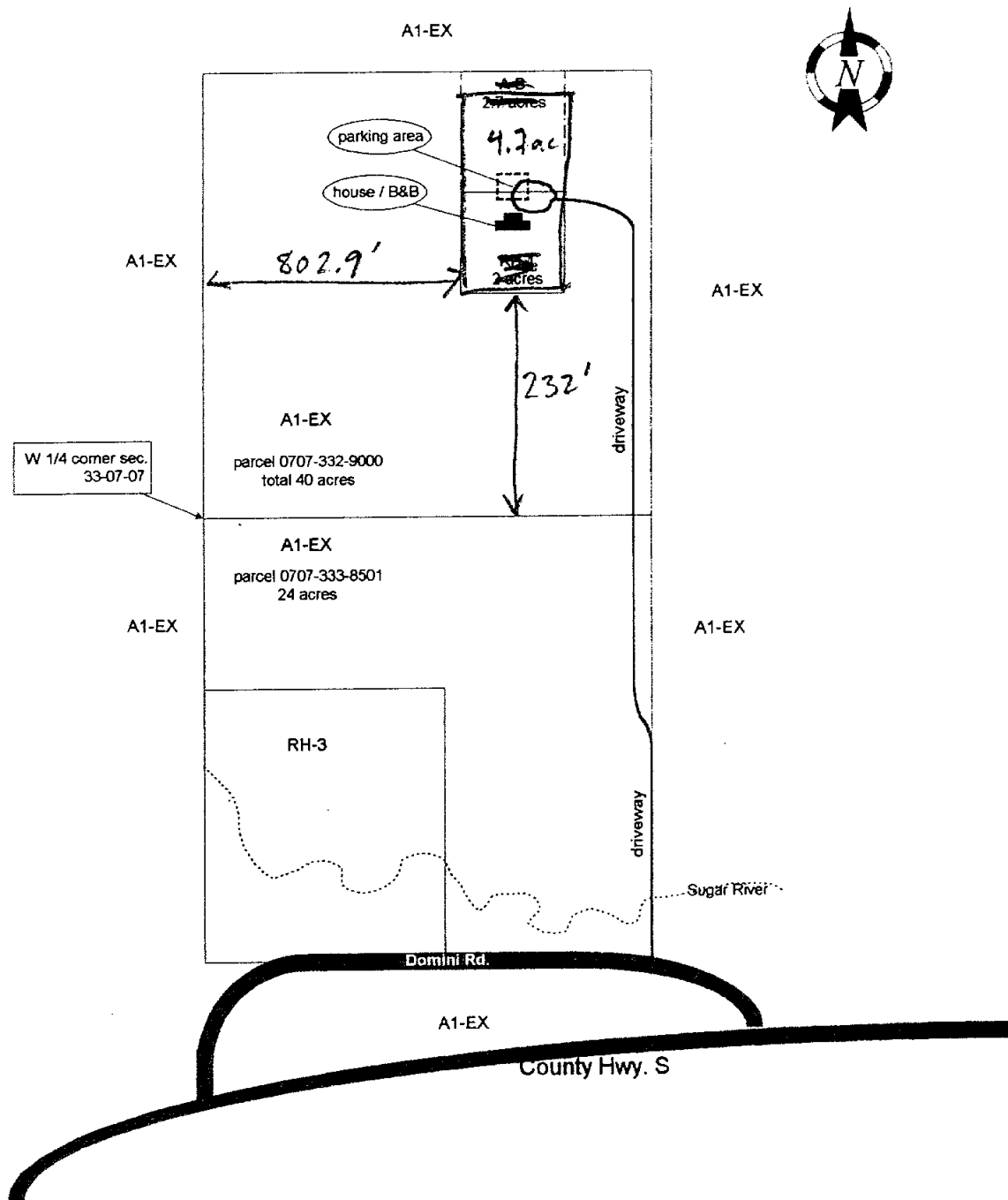
- For questions on property and assessment information, contact [Real Property Listing](#)
- For questions on zoning information, contact the [Division of Zoning](#)
- For questions on tax information, contact the [Treasurer's Office](#)
- For questions on real property transactions and Recordings, contact the [Register of Deeds Office](#)

[Back to Parcel Search Page](#)

Street	1213 E MIFFLIN
City State Zip	MADISON, WI 53703
Country	USA

[Dane County Home](#) | [LIO Home](#) | [AccessDane Home](#) | [Privacy Statement](#) | [Disclaimer](#) | [Contact Us](#)

Copyright 2001 Dane County Land Information Office
210 Martin Luther King Jr. Blvd
City-County Bldg, Room 520
Madison, WI 53703
Email - accessdane@co.dane.wi.us



ll Ulelela
1 Jul 03

4

W 1/4 COR. SEC. 33-7-7

NORTH
232.0

802.9
S 89° 50' 43" E

PARCEL "A"
TO A-2(4)

SOILS : 60% CLASS III, 40% CLASS IV
INTENT AND PURPOSE: ALLOW 1 HOUSE
ON 64 ACRE PARCEL.

PREPARED FOR ROB'T KLEBBA

By: GRANITE SURVEY
114 S. MAIN
VERONA, WI 53596

5396

LEGAL DESCRIPTION: PARCEL "A" TO A-2(4) D.E.D. NO

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, T7N, R7E, TOWNSHIP OF CROSS PLAINS, DANE COUNTY, WI. DESCRIBED AS FOLLOWS, COMMENCING AT THE 1/4 COR. OF SAID SECTION 33; THENCE S89°50'43"E 802.9 FEET; THENCE NORTH 232.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 400.0 FEET; THENCE EAST 300.0 FEET; THENCE SOUTH 400.0 FEET; THENCE WEST 300.0 FEET TO THE POINT OF BEGINNING. CONTAINS 2.8 ACRES.

LEGAL DESCRIPTION: PARCEL "B" TO A-1 EXCLUSIVE D.E.D. NO

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, T7N, R7E,
TOWNSHIP OF CROSS PLAINS, DANE COUNTY, WI. DESCRIBED AS FOLLOWS: COMMENCING AT THE
WEST 1/4 COR. OF SAID SECTION 33; THENCE S89°50'43" E 802.9 FEET; THENCE
NORTH 83°20' FEET TO THE POINT OF BEGINNING; THENCE EAST 300.0 FEET; THENCE
NORTH TO A POINT ON THE NORTH LINE OF THE SW1/4 OF THE NORTHWEST 1/4 OF
SAID SECTION 33; THENCE ALONG SAID LINE WESTERLY 300.0 FEET; THENCE SOUTH
TO THE POINT OF BEGINNING. CONTAINS 3.4 ACRES.

5 REMAINDER
60+ ACRES



Buzzing Acres, LLC
Rezone Petition 8910 Domini
Road April 17, 2025

Attachment 5 | Existing Septic Plans & Specs, Soil Logs & Permits



9179859

Tx:8877922

Common Ownership Private Onsite
Wastewater Treatment System Coverent

Document Number

Document Title

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

5348637

08/10/2017 3:29 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

Recording Area

Name and Return Address

Robt KLEBBA
8910 Domini Rd
Mount Horeb WI 53572-1252

0707-332-9000-3

Parcel Identification Number (PIN)

COMMON OWNERSHIP PRIVATE ONSITE
WASTEWATER TREATMENT SYSTEM COVENANT

This COVENANT made by ROBERT E. KLEBBA
DAVID P. WAUGH

as grantor, hereby creates a restriction and covenant over the following described
parcel of real estate located in the Town of CROSS PLAINS
in the NW quarter of Section 33, T 7 N, R 7 E,

Type or neatly print the legal description of your property in the space below. (The
legal description is found on your deed and usually on your tax bill. If you need
more space, use the reverse side or attach a copy of the deed.)

40.0 ACRE PARCEL, SW 1/4 OF THE NW 1/4
OF SECTION 33, T7N, R7E, TOWN
OF CROSS PLAINS, DANE CO., WISCONSIN

Record this document with the Register of Deeds

Your name and return address

BOB KLEBBA
8910 DOMINI RD.
MT. HOREB, WI 53572

Tax Parcel No. 0707-332-9000-3

The dwellings located on this parcel, as shown on Exhibit A, are subject to this restriction and covenant. A separate private
sewage system will be required for each dwelling at such time when either the dwellings are sold to separate owners or the
dwellings are no longer located on the same parcel. An approved private onsite wastewater treatment system (POWTS) shall
then be installed to serve the dwelling at
The new POWTS shall be installed by a properly licensed
master plumber after obtaining the necessary sanitary permit from the Dane County Environmental Health Section.

This covenant is granted expressly as required by chapter 46 of the Dane County Code of Ordinances in order to obtain
approval for a POWTS serving more than one building.

The restriction and covenant herein shall run with the land in perpetuity and shall be binding upon the owner(s) of the
described parcel and his, her or their heirs, successors or assigns.

ACKNOWLEDGEMENT

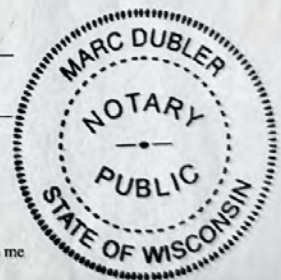
Robert E. Klebba
Owner Name (Signature)
David P. Waugh
Owner Name (Print)

Robert E. Klebba
Owner Name (Signature)
David Waugh
Owner Name (Print)

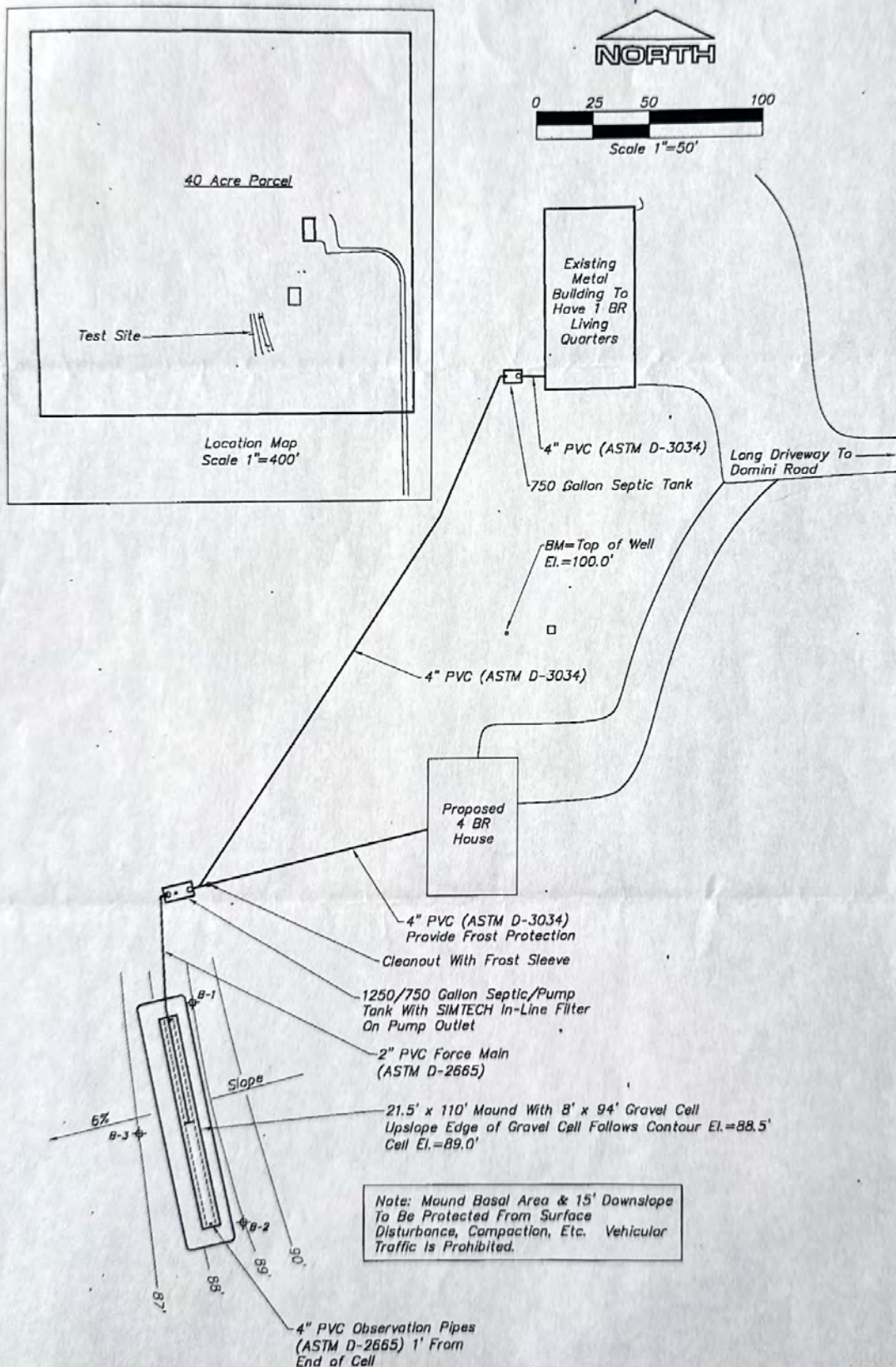
STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this 10th day of August 2017, the above named person(s) to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

Marc Dubler
Notary Public Dane County, Wisconsin
My Commission is permanent. (If not, expiration date is 1/8/2021)



"Exhibit A"
Mound POWTS Site Plan
Bob Klebba Residence
8910 Domini Road
SW1/4, NW1/4, Section 33, T7N, R7E
Town of Cross Plains, Dane County, Wisconsin



SOIL EVALUATION REPORT

Page 1 of 3

in accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner Bob Klebba, David Wauch				Property Location Govt. Lot SW 1/4 NW 1/4 S 33 T 7 N R 7 E			
Property Owner's Mailing Address 8910 Domini Road				Lot #	Block #	Subd. Name or CSM# 40 Acre Parcel	
City Mt. Horeb,	State WI	Zip Code 53572	Phone Number ()	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road Domini Road	

☒ New Construction Use: ☒ Residential / Number of bedrooms **5** Code derived design flow rate **750** GPD
☐ Replacement ☐ Public or commercial - Describe: _____

Parent material **Loess & Residuum Over Dolomite Bedrock** Flood Plain elevation if applicable **N/A** ft.

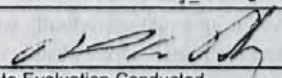
General comments and recommendations:
Suitable For Mound Absorption System (6" Sand Fill)
4 BR House + 1 BR In Existing Metal Building Proposed
Recommend Deep Chisel Plowing To Break Up Stiff Layer Under Topsoil

1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 89.0 ft.	Depth to limiting factor 33 in.		Soil Application Rate					
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
										*Eff#1	*Eff#2
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	0.6	0.8	
B1	12-16	10YR4/4	None	sicl	1msbk	mfi	gs	1vf	0.2	0.3	
B2	16-33	10YR4/4	None	sicl	2msbk	mfr		1vf	0.4	0.6	
R	33+		Dolomite Bedrock								

2	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 89.0 ft.	Depth to limiting factor 32 in.	Soil Application Rate						
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
										*Eff#1	*Eff#2
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	0.6	0.8	
B1	12-16	10YR4/4	None	sicl	1msbk	mfi	gs	1vf-f	0.2	0.3	
B2	16-32	10YR4/4	None	sicl	2msbk	mfr	cw	1vf	0.4	0.6	
R	32+		Dolomite Bedrock								

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Paul A. Hardy	Signature 	CST Number 225394
Address 7226 Timberwood Drive, Madison, WI 53719	Date Evaluation Conducted 6-23-17	Telephone Number 608-848-4869

Property Owner **Bob Klebba, David Wauch**Parcel ID # **8910 Domini Road**Page **2** of **3**Boring # **3** ☐ Boring ☒ Pit Ground surface elev. **87.0** ft. Depth to limiting factor **38** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-m	0.6	0.8
B1	12-16	10YR4/4	None	sicl	1msbk	mfi	gs	1vf-f	0.2	0.3
B2	16-32	10YR4/4	None	sicl	2msbk	mfr	gs	1vf	0.4	0.6
IIB3	32-38	7.5YR4/6	None	sicl	1csbk	mfi	cs		0.2	0.3
R	38+		Dolomite Bedrock							

Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

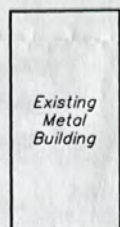
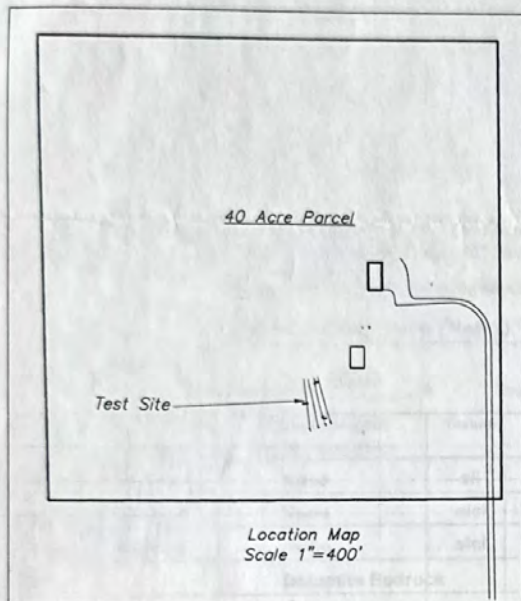
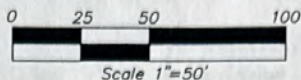
Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Bob Klebba Site
8910 Domini Road
SW1/4, NW1/4, Section 33, T7N, R7E
Town of Cross Plains, Dane County, Wisconsin

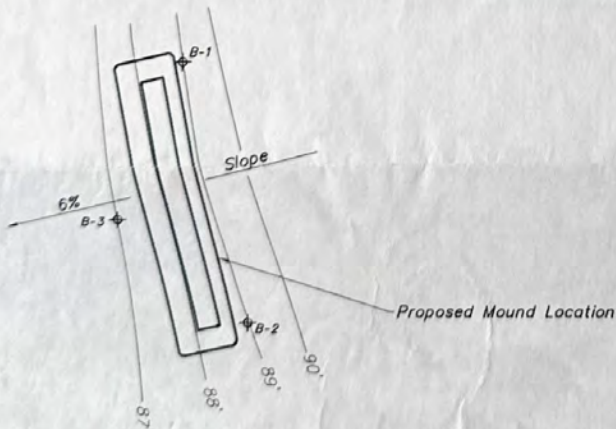


Long Driveway To
Domini Road

BM=Top of Well
El.=100.0'



Proposed
4 BR
House



[Handwritten signature]
655225394
6-25-17

New System

Mound greater than or equal to 24
inches

DANE COUNTY

NO. 13-2017-00249

STATE SANITARY PERMIT

☐ TRANSFER/RENEWAL PREVIOUS NO. _____

OWNER: Robert E Klebba

PLUMBER: Timothy Jelle LIC.#: 227525

TOWN/CITY: TOWN OF CROSS PLAINS

SECTION: 33, TOWN: 07N, RANGE: 07 E/W

AND/OR LOT: _____ BLOCK _____

SUBDIVISION: METES AND BOUNDS _____

James Meyerhofer AUTHORIZED ISSUING OFFICER - DATE 08/18/2017

THIS PERMIT EXPIRES 8/18/2019 UNLESS RENEWED BEFORE THAT DATE

POST IN PLAIN VIEW

VISIBLE FROM THE ROAD FRONTING THE LOT DURING CONSTRUCTION

CHAPTER 145.135 (2) WISCONSIN STATUTES

The purpose of the sanitary permit is to allow installation of the private sewage system described in the permit. The approval of the sanitary permit is based on regulations in force on the date of approval. The sanitary permit is valid and may be renewed for a specified period. Changed regulations will not impair the validity of a sanitary permit. Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought, and that changed regulations may impede renewal. History: 1977 c. 168; 1979 c. 34, 221; 1981 c. 314

Note: If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.



Buzzing Acres, LLC
Rezone Petition 8910 Domini
Road April 17, 2025

Attachment 6 | Electric Utility Location & Easements



ELECTRIC SERVICE REPORT

Construction No.

21-0506-1-02

Retirement No.

Service Address

DOMINI Rd

City/Town/Village

CROSS PLAINS

ZIP

53572

Lot Number

Customer Name

DALE SCHOLL

Home Phone

798-2898

Work Phone

Contact Name

DALE

Billing Address

7882 WOOD POND TR

City

CROSS PLAINS

State

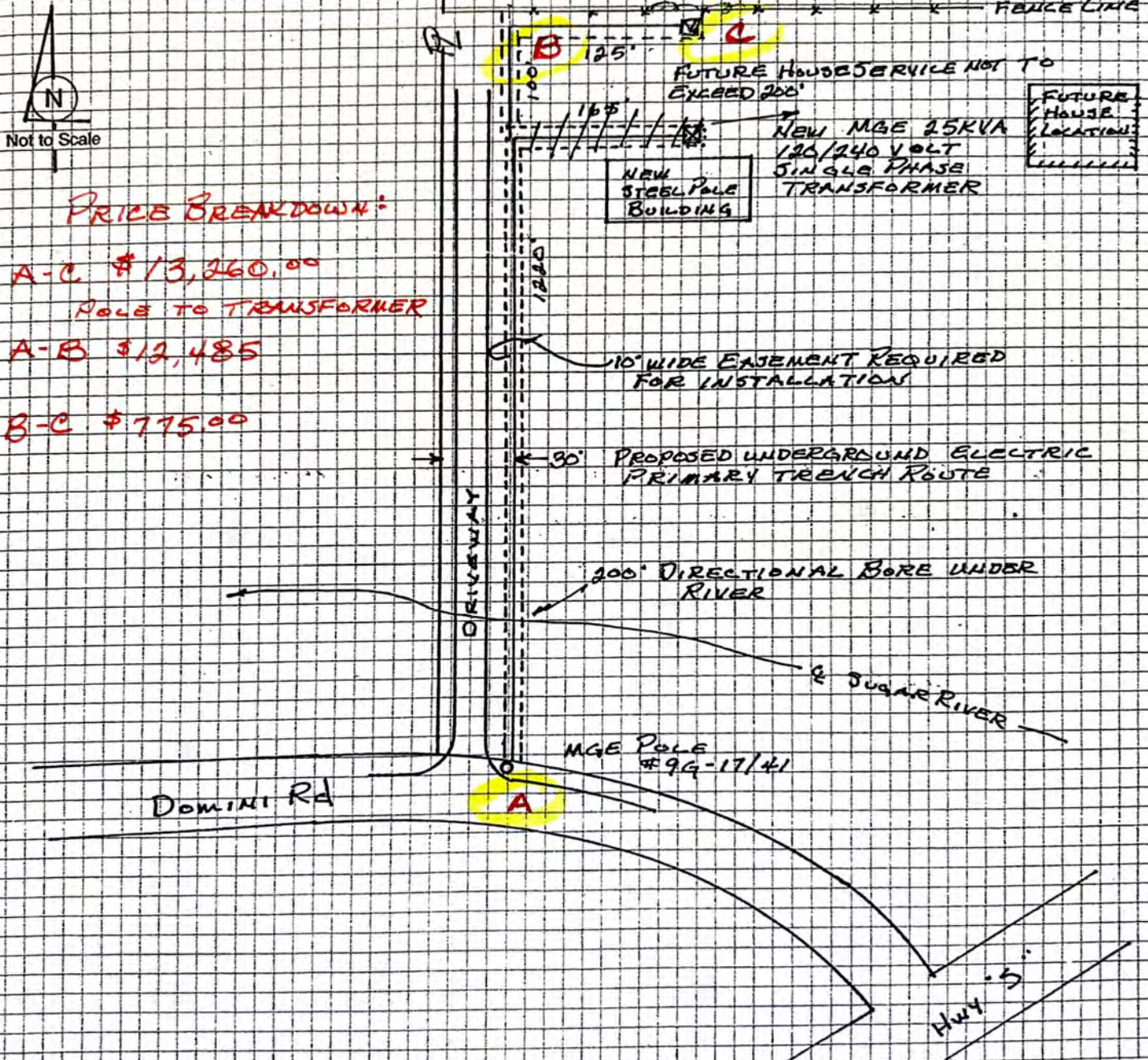
WI

ZIP

53528

Contact Phone Number

575-7324



PRICE BREAKDOWN:

A-C \$13,260.00

POLE TO TRANSFORMER

A-B \$12,485

B-C \$775.00

☒ Restoration of trench route is limited to backfilling only (full restoration in road right-of-way).

Please see reverse side for important additional information.

The contracted cost for this work is \$ 13,260.00. I request MGE install the electric facilities as described above and on the reverse side. I request construction be completed by _____ date _____

Signature of Owner or Authorized Agent

Dale Scholl

Date

12/11/02

VALID FOR ONE YEAR

1764 11/01

RIGHT-OF-WAY GRANT UNDERGROUND ELECTRIC

The undersigned, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable considerations, paid to Grantor by MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation, Grantee, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said Grantee, its successors, and assigns, the perpetual right and easement to construct, maintain, and operate manholes, conduits, cables, pedestals, transformers, and other appurtenances necessary for the transmission and distribution of electrical current and communication signals upon, under, across, and through the following described land located in Dane County, Wisconsin:

A strip of land, ten (10) feet in width, located in part of the SW¼ and NW¼ of Section 33, T7N-R7E, Town of Cross Plains, Dane County, Wisconsin, the centerline of said strip being more particularly described as follows:

The right-of-way shall be located 5 feet on the right side and 5 feet on the left side of the centerline of Grantee's facilities as constructed. The facilities will be located approximately as set forth in the drawing attached hereto as Exhibit "A" and dated December 1, 2003.

THIS SPACE RESERVED FOR RECORDING DATA

Return To:
Madison Gas and Electric Co.
P. O. Box 1231
Madison, WI 53701-1231

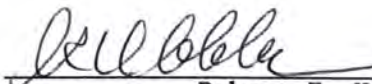
PIN _____

MGE Easement No. _____

TOGETHER with the right to enter upon said land for the above purposes, including repairing or removing the same, and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger said facilities. The Grantee shall not have the right to erect any fence or other structures unless otherwise specifically provided for herein. The Grantor shall have the right to use and enjoy the surface of the right-of-way conveyed hereby, but shall not interfere with the use of same by Grantee for purposes hereinabove granted. The Grantor shall not build, create, or construct any buildings or other structures, plant trees, inundate, or change the grade of said right-of-way, nor permit others to do so without the express written consent of the Grantee.

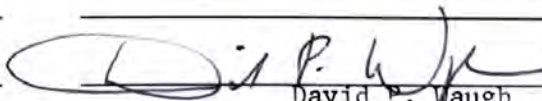
This Agreement is binding upon heirs, administrators, executors, and assigns of Grantor.

WITNESS, the hand and seal of the Grantor(s) this _____ day of _____, 20____.



Robert E. Klebba

(SEAL)



David P. Waugh

(SEAL)

(SEAL)

(SEAL)

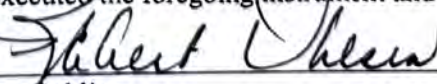
STATE OF WISCONSIN)ss
COUNTY OF Dane)

ACKNOWLEDGMENT

Personally came before me this 12th day of December 2003 the above-named ROBERT E. KLEBBA
+ DAVID P. WAUGH
to me known (or satisfactorily proven) to be the person(s) who executed the foregoing instrument and acknowledged the same.

This instrument drafted by
Madison Gas and Electric Company
Drafter: Lawrence D. Foreman
JEF/MS 12/4/03

Notary Public
State of Wisconsin
My commission expires 7-18-04



NEW MGE ELECTRIC
TRANSFORMER & P.O.T.

10' WIDE UNDERGROUND
ELECTRIC EASEMENT

SW 1/4 - NW 1/4
SECTION 33, T7N-R7E

500'

P.O.B.

" KLEBSA/VAUGH "

NW 1/4 - SW 1/4
SECTION 33, T7N-R7E

" SCHOLL "

NE 1/4 - SW 1/4
SECTION 33, T7N-R7E

SUGAR RIVER

SUGAR RIVER

DOMINI RD

MADISON GAS and ELECTRIC COMPANY

MADISON - WISCONSIN

UNDERGROUND ELECTRIC EASEMENT
SW 1/4 & NW 1/4, SEC. 33, T7N-R7E
TOWN OF CROSS PLAINS

DRAWN: L. D. F.

DATE: 12/1/03

EXHIBIT "A"

CHK'D:

APP'D:



ELECTRIC SERVICE REPORT

Construction No.

21-0996-1-03

Retirement No.

Service Address

8910 DOMINI RD

City/Town/Village

CROSS PLAINS

ZIP

53572

Lot Number

Customer Name

ROBERT KLEBBA

Home Phone

Work Phone

209-8100

Contact Name

ROBERT KLEBBA

Billing Address

1213 E. MIFFLIN ST.

City

MADISON

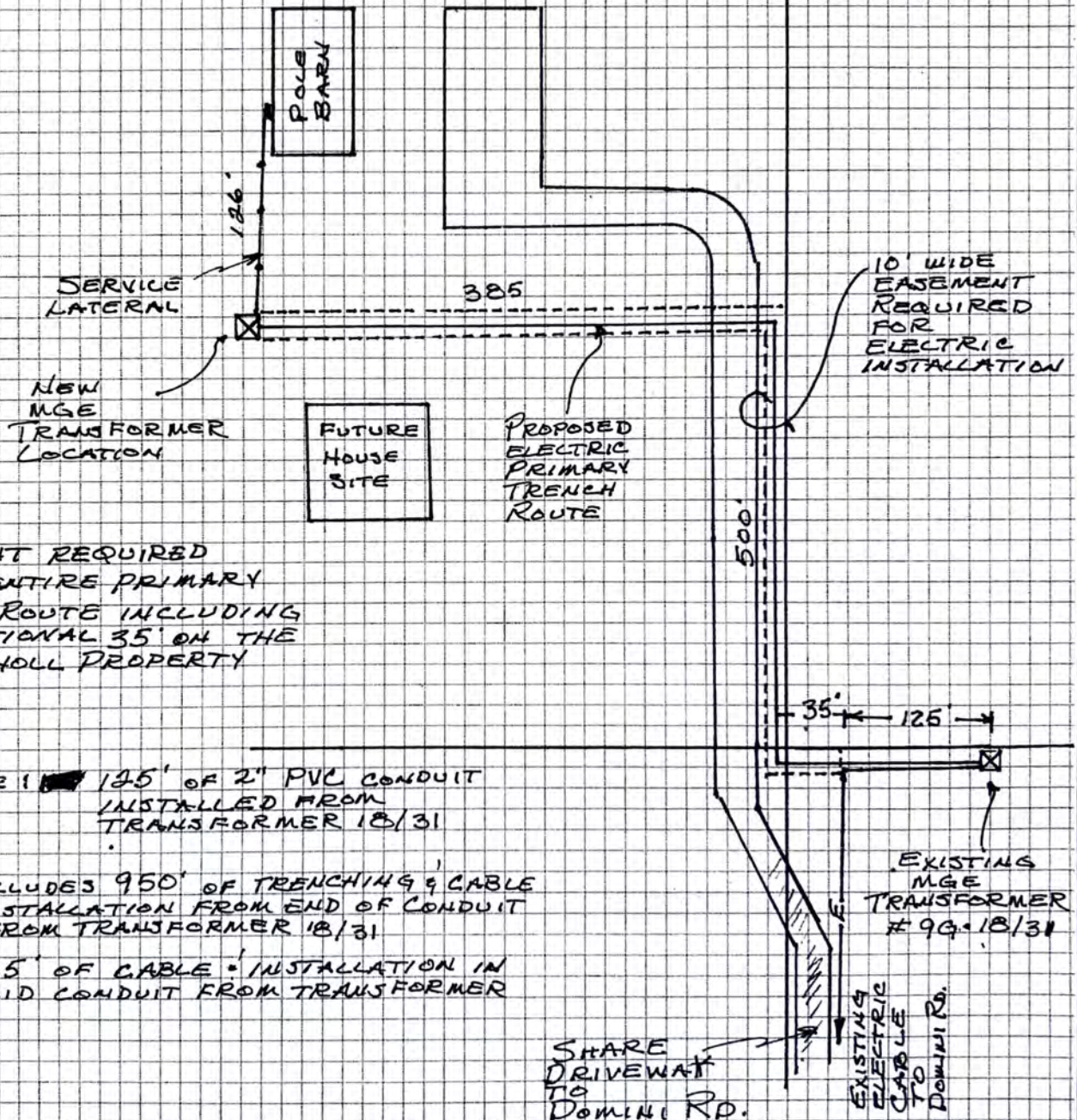
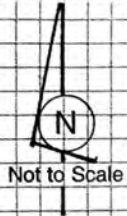
State

WI

ZIP

53703

Contact Phone Number



EASEMENT REQUIRED
ALONG ENTIRE PRIMARY
TRENCH ROUTE INCLUDING
AN ADDITIONAL 35' ON THE
DALE SCHOLL PROPERTY

NOTE: 125' OF 2" PVC CONDUIT
INSTALLED FROM
TRANSFORMER 18/31

PRICE INCLUDES 950' OF TRENCHING & CABLE
INSTALLATION FROM END OF CONDUIT
FROM TRANSFORMER 18/31

+ 125' OF CABLE INSTALLATION IN
SAID CONDUIT FROM TRANSFORMER

SHARE
DRIVEWAY
TO
DOMINI RD.

EXISTING
MGE
TRANSFORMER
#99-18/31

EXISTING
ELECTRIC
CABLE
TO
DOMINI RD.

☒ Restoration of trench route is limited to backfilling only (full restoration in road right-of-way).

Please see reverse side for important additional information.

check sent
5 Nov 03

The contracted cost for this work is \$ 6280.00. I request MGE install the electric facilities as described above and on the reverse side. I request construction be completed by _____ date _____.

Signature of Owner or Authorized Agent

COPY

Date

VALID FOR ONE YEAR

1764 11/01



ELECTRIC SERVICE REPORT

Construction No.

21-0506-1-02

Retirement No.

Service Address

DOMINI RD

City/Town/Village

CROSS PLAINS

ZIP

53572

Lot Number

Customer Name

DALE SCHOLL

Home Phone

798-2898

Work Phone

798-2898

Contact Name

DALE

Billing Address

7882 WOOD POND TR.

City

CROSS PLAINS

State

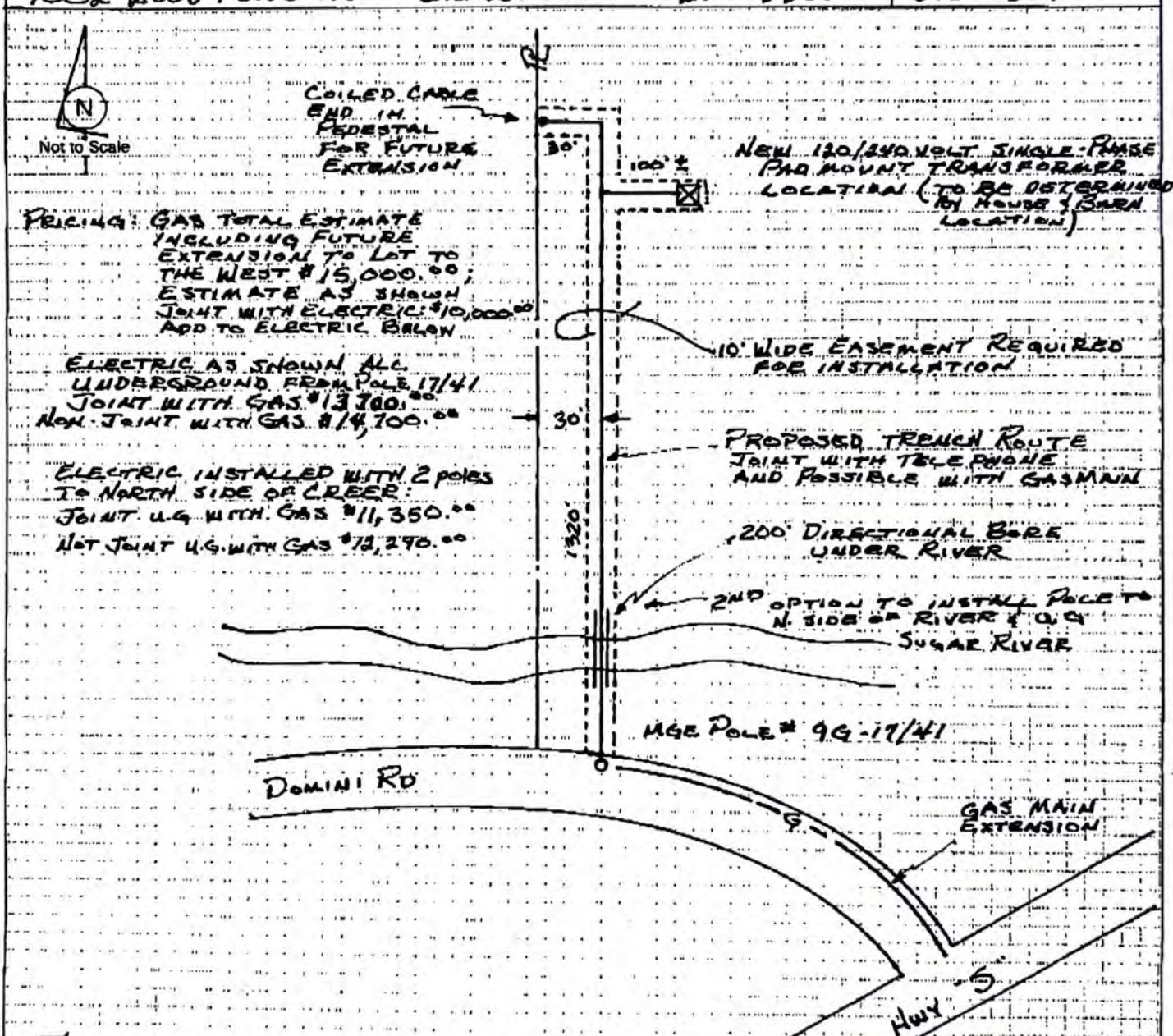
WI

ZIP

53528

Contact Phone Number

575-7324



☒ Restoration of trench route is limited to backfilling only (full restoration in road right-of-way).

Please see reverse side for important additional information.

The contracted cost for this work is \$ SEE ABOVE. I request MGE install the electric facilities as described above and on the reverse side. I request construction be completed by _____

date

Signature of Owner or Authorized Agent _____

Date _____

VALID FOR ONE YEAR

1784 11/01

20 Nov
Jamil
826-4162

TDS Telecom
831-1000 bill
831-5858



Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 7 | **2003 CUP**

DANE COUNTY
CONDITIONAL USE PERMIT #1851

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT: The Conditional Use Permit.

FOR: Limited Family Business - Bed & Breakfast, meeting facility and nursery.

EFFECTIVE DATE OF PERMIT 10/14/03 EXPIRATION DATE: (See below)

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

TO A-2(4):

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 232.00 feet to the point of beginning; thence North 400.00 feet; thence East 300.00 feet; thence South 400.00 feet; thence West 300.00 feet to the point of beginning.

TO A-1 EX.:

A part of the SW 1/4 of the NW 1/4 of Section 33, Town of Cross Plains, described as follows: Commencing at the West quarter corner of said Section 33; thence S89°50'43" East 802.9 feet; thence North 8320 feet to the point of beginning; thence East 300.0 feet; thence North to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 33; thence along said line Westerly 300.00 feet; thence South to the point of beginning.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.

3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

The Conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

NOTE

Recipients of this permit should recognize that rezoning or relocation of the business may be necessary if expansion of the business is desired.



Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 8 | Well Location & Permits



Division of Public Health Environmental Health Section

Director – Lynn Green
Division Administrator – Gareth R. Johnson

KATHLEEN M. FALK
DANE COUNTY EXECUTIVE

March 22, 2004

ROBERT KLEBBA
1213 E MIFFLIN ST
MADISON WI 53703

REFERENCE: Well location permit
SW ¼ NW ¼, Section 33, Town of Cross Plains
Parcel #020-0707-332-9000-3

Dear Robert Klebba,

We have issued the referenced Well Location Permit with the condition that it is not for a High Capacity Well. State of Wisconsin, Department of Natural Resources approval is required for any property that has a single well or a combination of wells pumping 70 or more gallons per minute of water.

If you have any questions, please feel free to contact me at 242-6515 between 8:00 and 9:00 am Monday through Friday.

Sincerely,

Richard C. Herro, R. S., Senior Sanitarian
DANE COUNTY DEPARTMENT OF HUMAN SERVICES
ENVIRONMENTAL HEALTH SECTION

RCH:plr

CC: Sam's Well Drilling

County Well Permit No. W 22971 204-077	County DAVE
--	-----------------------

INFORMATION TO BE COMPLETED BY THE APPLICANT

Property Owner (Print) Robert Klebba		Telephone Number (608) 251-7713	Site Development Plan (If required by the County) <input checked="" type="checkbox"/> Building Plan Attached or <input type="checkbox"/> Sanitary Plan Attached or <input checked="" type="checkbox"/> Other	
Mailing Address (Print) 1213 East Mifflin St		Well Location <input checked="" type="checkbox"/> Town <input type="checkbox"/> City <input type="checkbox"/> Village OF <u>Cross Plains</u>		
City Madison	State WI	Zip Code 53703-	Well Street Address 8910 Domini Rd	
Well Type <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Reconstruction		Subdivision Name or Certified Survey Map No.		Lot No. Block No.
Well is a <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Driven Point <input type="checkbox"/> Jetted <input type="checkbox"/> Other		Tax Parcel No. (If available) 9 2004 020/0707-332-9000-3		
Current number of wells on property: 0		Gov't Lot No. or SW 1/4 of NW 1/4 of		
Number of unsafe, unused or noncomplying wells to be abandoned: 0		Section 33 ; T. 7 N; R. 7 <input checked="" type="checkbox"/> E <input type="checkbox"/> W		
Designated Agent's Name (Print) ELLYN REDEKER		Well Constructor (Print) (If known) SAM'S ROTARY WELL DRILLERS, INC		License No. (If known) 370
Information provided with this application is true and correct to the best of my knowledge. Signature of Owner or Designated Agent: <i>Ellyn Redeker</i> Date Signed: 3-18-04		Comments: <i>this is a different parcel than first thought. (Nursery)</i>		

FOR COUNTY PERMIT USE

Date Received 3-22-04	DNR Variance <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved <input type="checkbox"/> Requested <input checked="" type="checkbox"/> Not Required	Floodplain Delineation <input type="checkbox"/> Floodway <input type="checkbox"/> Floodfringe <input checked="" type="checkbox"/> Other N/A	Flood Protection Elevation N/A ft./msl
Permit Fee <input checked="" type="checkbox"/> Paid <input type="checkbox"/> Not Paid			Approximate Surface Elevation of Well 1000 ft./msl
County Sanitary Permit No. N/A		Special Well Casing Requirements: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Permit Application is: <input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied This permit shall remain valid until: 3-22-05 Signature of Administrator: <i>Robert Klebba</i> Date Signed: 3-22-04		Distance to Nearest Landfill: 1200+ ft. Comments: <i>THIS PERMIT IS ISSUED FOR A NON-HIGH CAPACITY WELL. ANY PROPERTY THAT HAS A SINGLE WELL OR A COMBINATION OF WELLS PUMPING 10 OR MORE GALLONS PER MINUTE IS CONSIDERED A HIGH CAPACITY WELL PROPERTY THAT REQUIRED D.N.R. APPROVAL. SEE ATTACHED LETTER</i>	

FOR COUNTY INSPECTION USE

Casing is: Inches in Diameter Inches Above Grade	Sealed: <input type="checkbox"/> Yes <input type="checkbox"/> No	Comments:
Date Inspected: <input type="checkbox"/> Before <input type="checkbox"/> During <input type="checkbox"/> After Construction		
By: (Initials) _____ Signature _____		

THIS APPLICATION MUST INCLUDE AN 8 1/2 x 11" SITE PLAN SHOWING THE WELL AND SETBACKS TO ALL CONTAMINATION SOURCES

COUNTY

13127

Well Construction Report

WISCONSIN UNIQUE WELL NUMBER

TR130

Property Owner KLEBBA, ROBERT		Telephone Number (608) 251-7713	
Mailing Address 1213 EAST MIFFLIN ST			
City MADISON		State WI	Zip Code 53703-
County of Well Location DANE	Co. Well Permit No. W 22971	Well Completion Date (mm/dd/yyyy) 04 / 05 / 04	
Well Constructor (Business Name) SAM'S ROTARY DRILLERS, INC		License # 370	Facility ID Number (Public Wells) 0
Address P.O. BOX 150		Public Well Plan Approval # W-	
City RANDOLPH	State WI	Zip Code 53956-	Date of Approval (mm/dd/yyyy) 04 / 05 / 04
Hicap Permanent Well #	Common Well #	Specific Capacity gpm/ft	

State of Wisconsin - Private Water Systems-DG/2 Form 3300-77A
Department of Natural Resources, Box 7921 (R 12/2000)
Madison, WI 53707

1. Well Location	
<input checked="" type="checkbox"/> Town <input type="checkbox"/> City <input type="checkbox"/> Village	Fire # (If avail.)
of CROSS PLAINS	
Grid or Street Address or Road Name and Number 8910 DOMINI RD	
Subdivision Name	Lot # Block #
Gov't Lot # or SW 1/4 of SW 1/4 of	
Section 33 , T 7 N; R 7 E	<input checked="" type="checkbox"/> E <input type="checkbox"/> W
Latitude Deg. Min. Sec.	
Longitude Deg. Min. Sec.	
2. Well Type <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Reconstruction	
(see item 12 below)	
of previous unique well # constructed in	
Reason for replaced or reconstructed well?	

3. Well serves 1 # of homes and or Greenhouse (Eg: barn, restaurant, church, school, industry, etc.)		High Capacity: Well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain on back side.			
Well located in floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Distance in Feet From Well To Nearest: (include proposed)			
1. Landfill	9. Downspout/Yard Hydrant	17. Wastewater Sump	
2. Building Overhang	10. Privy	18. Paved Animal Barn Pen	
3. Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/>	11. Foundation Drain to Clearwater	19. Animal Yard or Shelter	
4. Sewage Absorption Unit	12. Foundation Drain to Sewer	20. Silo	
5. Nonconforming Pit	13. Building Drain	21. Barn Gutter	
6. Buried Home Heating Oil Tank	<input type="checkbox"/> Cast Iron or Plastic <input type="checkbox"/> Other	22. Manure Pipe <input type="checkbox"/> Gravity <input type="checkbox"/> Pressure	
7. Buried Petroleum Tank	14. Building Sewer <input type="checkbox"/> Gravity <input type="checkbox"/> Pressure	<input type="checkbox"/> Cast Iron or Plastic <input type="checkbox"/> Other	
8. Shoreline <input type="checkbox"/> Swimming Pool <input type="checkbox"/>	<input type="checkbox"/> Cast Iron or Plastic <input type="checkbox"/> Other	23. Other Manure Storage	
	15. Collector Sewer: units in. diameter	24. Ditch	
	16. Clearwater Sump	25. Other NR 812 Waste Source	

5. Drillhole Dimensions and Construction Method				8. Geology Codes				Geology				From (ft.) To (ft.)	
Lower Open Bedrock				Type, Caving/Noncaving, Color, Hardness, Etc.									
Dia. (in.)	From (ft.)	To (ft.)	Enlarged Drillhole	C	Clay		0	2					
10	surface	156	<input checked="" type="checkbox"/> 1. Rotary - Mud Circulation	L	Limestone/Dolomite		2	100					
			<input checked="" type="checkbox"/> 2. Rotary - Air	L C	Limestone/Dolomite, Clayey		100	110					
6	126	215	<input type="checkbox"/> 3. Rotary - Air and Foam	L	Limestone/Dolomite		110	180					
			<input type="checkbox"/> 4. Drill-Through Casing Hammer	N	Sandstone		180	215					
			<input type="checkbox"/> 5. Reverse Rotary										
			<input type="checkbox"/> 6. Cable-tool Bit in. dia. -										
			<input type="checkbox"/> 7. Temp. Outer Casing in. dia.										
			Removed? depth ft.										
			<input type="checkbox"/> Yes <input type="checkbox"/> No - If no, explain on back side.										

6. Casing, Liner, Screen				9. Static Water Level				11. Well Is:			
Material, Weight, Specification				ft. above ground surface				18 in. <input checked="" type="checkbox"/> Above Grade			
Manufacturer & Method of Assembly				90 ft. below ground surface				<input type="checkbox"/> Below Grade			
Dia. (in.)		From (ft.)	To (ft.)	10. Pump Test				Developed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
6	STD BLK PIPE, .280 WALL, WLD JN	surface	126	Pumping Level 160 ft. below surface				Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
	A53 WHEATLAND 18.97 PE			Pumping at 60 GPM for 1 hours				Capped? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dia. (in.)	screen type, material & slot size	From	To	12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property?							
				<input type="checkbox"/> Yes <input type="checkbox"/> No If no, explain							
7. Grout or Other Sealing Material				13. Signature of Well Constructor or Supervisory Driller				Date Signed			
Method Tremie Pipe - Pumped				JVG				04/05/04			
Kind of Sealing Material				Signature of Drill Rig Operator (Mandatory unless same as above)				Date Signed			
Neat cement grout				JR				04/05/04			
(Gravel pack if applicable)											

Make additional comments on reverse side about geology, additional screens, water quality, etc.
Comments on reverse side (CHECK ✓, IF YES) Variance Issued ☐ Yes ☐ No

First Water Quality Test For		TR130	
WISCONSIN UNIQUE WELL NUMBER			
Property Owner KLEBBA, ROBERT		Telephone Number (608) 251-7713	
Mailing Address 1213 EAST MITTLIN ST			
City MADISON		State WI	Zip Code 53703
County of Well Location DANE	Co. Well permit No. W	Well Completion Date (mm-dd-yyyy) 04 - 05 - 2004	
Well Constructor (Business Name) SAM'S ROTARY DRILLERS, INC.		License # 370	
Address P.O. BOX 150			
City RANDOLPH	State WI	Zip Code 53956	

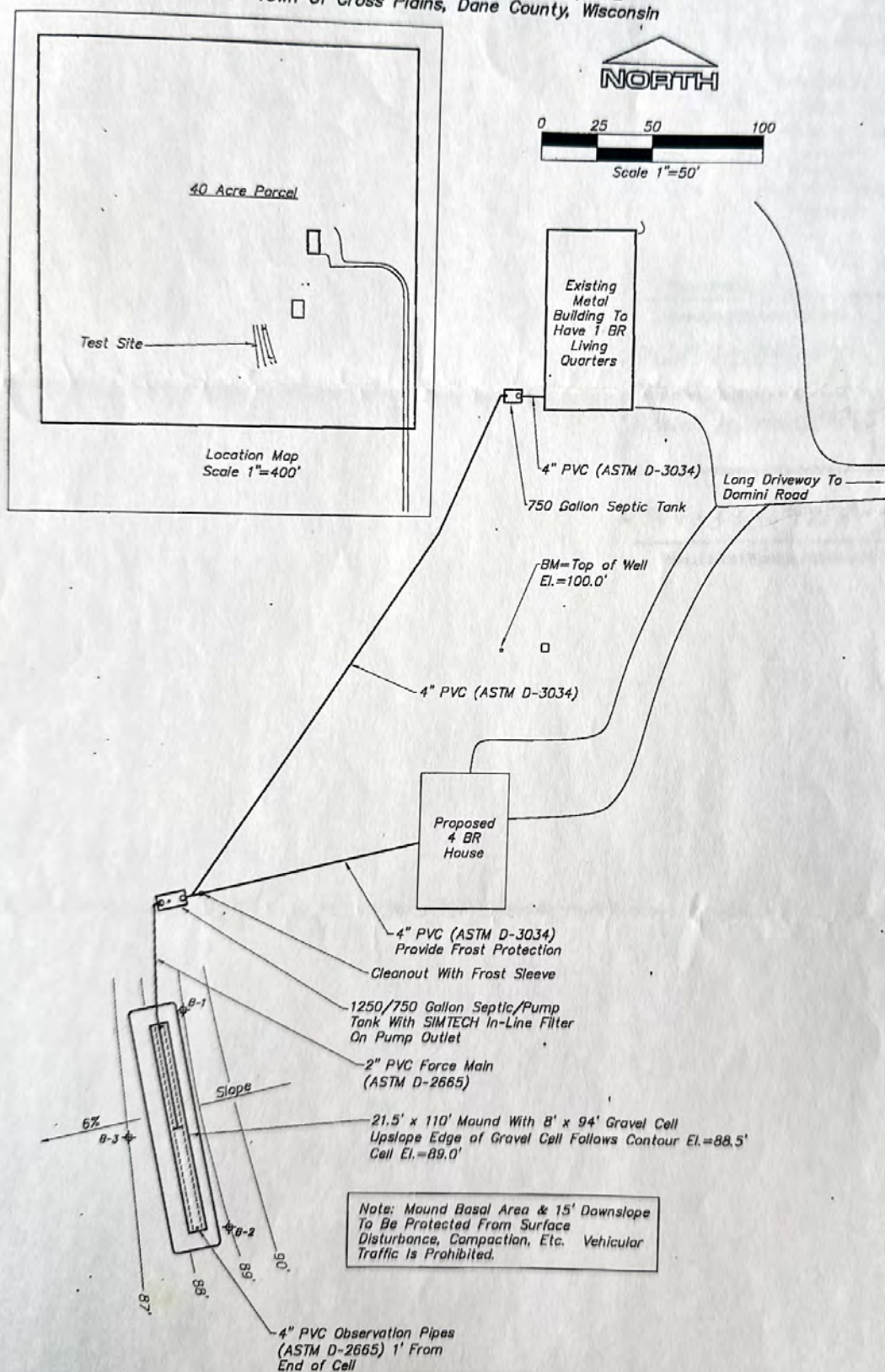
Mail
Results
To

Use this form only for first sample of new, replaced or reconstructed wells.

STOP: DETACH SLIP AT TOP BEFORE COMPLETING UNSHADED AREAS

Date of Collection 04 / 05 / 2004		Time 09 : 00		Test Request	
M M D D Y Y Y Y		H H M M		Please indicate additional tests desired. (Bacteriological test is required.) See reverse	
Collected By: JASON RICKARD		<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM		<input type="checkbox"/> Fluoride <input checked="" type="checkbox"/> Nitrate	
Sample Location		Laboratory Use Only			
<input type="checkbox"/> Test Pump <input checked="" type="checkbox"/> Air Lift		Approved Method			
<input type="checkbox"/> Bailer <input type="checkbox"/> Sampling Faucet		<input checked="" type="checkbox"/> MMO-MUG			
<input type="checkbox"/> Other		<input type="checkbox"/> Membrane Filter			
Pump Installer		<input type="checkbox"/> Multiple Tube Fermentation			
(If Known)		<input type="checkbox"/> Presence/Absence			
Other Tests or Comments:		<input type="checkbox"/> Other			
		Laboratory Results			
		Bacteriological Interpretation			
		<input checked="" type="checkbox"/> Safe (Coliform Absent)			
		<input type="checkbox"/> Unsafe (Coliform Present) and:			
		<input type="checkbox"/> Fecal/E Coli Present <input type="checkbox"/> Fecal/E Coli Absent			
		<input type="checkbox"/> Invalid (Submit another Sample)			
		<input type="checkbox"/> Old - OL <input type="checkbox"/> Frozen - FR			
		<input type="checkbox"/> Overgrown - OG <input type="checkbox"/> Lab Accident - LA			
		<input type="checkbox"/> Turbidity - TU <input type="checkbox"/> Shipping Problem - SP			
		<input type="checkbox"/> Chlorine Present - CL			
		Nitrate: 13.7 mg/L as N			
		Fluoride: _____ mg/L			
Lab Name		Date/Time Received		Lab. Sample No.	
L.V. Laboratories 105-443		4/6/04 9:00		336	
Lab Cert.#		Date Reported			
		4/7/04			
		WATER QUALITY TEST		Form 3300-77	
		Department of Natural Resources		(R 12/00)	

"Exhibit A"
Mound POWTS Site Plan
Bob Klebba Residence
8910 Domini Road
SW1/4, NW1/4, Section 33, T7N, R7E
Town of Cross Plains, Dane County, Wisconsin





Buzzing Acres, LLC
Rezone Petition 8910 Domini Road
May 7, 2025

Attachment 9 | 2003 Driveway & Parking Lot Grading Plan & Joint Driveway Agreement

JOINT DRIVEWAY AGREEMENT

Document No.

RE: Parcels A and B as shown on attached exhibits "A" and "B"

WHEREAS, the undersigned, Thomas F. Wiegel and Kay L. Wiegel, are the owners of above stated Parcels A and B; and

WHEREAS, the undersigned intends to sell each of these Parcels to different Purchasers who will then construct residences and perhaps other structures on their respective Parcels and;

RETURN TO:
Atty. Mark B. Rooney
P.O. Box 66
Mt. Horeb, WI 53572

Tax Parcel Nos.:
010-0707-333-8500-9
010-0707-333-9000-2
020-0707-333-8501-8
020-070-332-9000-3

WHEREAS, the undersigned intends that those Purchasers shall share a joint driveway area serving those Parcels; and

WHEREAS, the location of the joint driveway area is more fully described as follows:

All that part of Parcels A and B described above and all that part of the South ½ of the Southwest 1/4 lying 50.0 feet on either side of the following described reference line: Commencing at the point of intersection of the West line of the East 1/2 of the Southwest 1/4 and the northerly right-of-way line of Domini Road; thence north along said West line 500.0 feet to the point of termination of said reference line, all in Section 33, Township 7 North, Range 7 East (Town of Cross Plains), Dane County, Wisconsin.

NOW, THEREFORE, in consideration of the desire to formalize the agreement for the sharing of the joint driveway area described above, the undersigned hereby creates the following

easements:

1. Grant of Easement. If and when ownership of either one of these Parcels A or B is severed from the other, then, in such case, the owner(s) of Parcel B is/are granted and shall have a perpetual, non-exclusive easement over that portion of Parcel A which is located within the joint driveway area and the owner(s) of Parcel A is/are granted and shall have a perpetual, non-exclusive easement over that portion of Parcel B which is located within the joint driveway area.

2. Use of the Easement Premises. The easement herein created is given to enable the owner(s) of each Parcel to obtain ingress and egress over the joint driveway area and to gain access to their respective residences and other structures, if any, to be located on each Parcel. Use of the joint driveway area is not confined to present uses of Parcel A or Parcel B or present means of transportation.

3. Utilities. The owner(s) of each Parcel are also granted the right to make any sub-surface use of the joint driveway area that does not unreasonably interfere with the other Parcel owner(s)' use of the joint driveway area.

4. Parking. Both parties covenant that vehicles shall not be parked on the easement premises, except so long as may be necessary to load and unload them.

5. Interference with Use. Except as set forth above, neither party, nor any person claiming an interest in said Parcels through either party, may utilize the joint driveway area in such a way that would unreasonably interfere with the other user's free use of the driveway. Any obstructions or impediments to the use of the joint driveway area may be removed, without notice, by either party, and the cost of such removal shall be borne by the party causing or responsible for such obstruction. The owner(s) of each Parcel shall be responsible for the acts of his tenants, licensees and their tenants' guests, licensees and invitees.

6. Damages. Each party shall be responsible for any damage he or she, his or her tenants, guests, invitees or his or her tenants' guests, licensees or invitees may cause, either intentionally or through negligence to the joint driveway area. The party responsible for such damage herein, shall promptly make all needed repairs, restoring the joint driveway area to the condition it was in prior to such damage. In the event the joint driveway area, once improved, is so badly damaged by an act of God without fault of either party that it needs to be re-built and not merely repaired, the parties agree to equally share the cost of restoring the joint driveway area to its condition prior to said Act of God. In such case, the provisions of paragraph 7(b) herein shall not apply.

7. Maintenance and Improvement of the Joint Driveway Area.

(a) Once construction of residences on both Parcels has started and thereafter, the reasonable cost of maintaining the joint driveway area, together with the reasonable cost of snow removal from the same, shall be shared equally by the owner(s) of Parcel A and Parcel B. Either party may incur the cost of such maintenance or such snow removal unilaterally and obtain reimbursement from the other party as described in Paragraph 8 of this Agreement. The foregoing notwithstanding, if construction of a residence has started on only one (1) of the two (2) Parcels, the owner(s) of the Parcel being improved shall be solely responsible for all such costs, until construction of a residence is started on the other Parcel.

(b) Neither party may improve the joint driveway area without the express, written consent of the other party. Once such mutual consent has been obtained, the cost of all such improvements shall be shared equally by the parties, unless the parties have expressly agreed in writing to share them differently.

8. Liens. The owner(s) of each Parcel described herein agrees that, should he or she fail to do anything required by this Agreement, or should he or she fail to make any payment required by this Agreement within 30 days of presentation of an invoice for the same, the owner(s) of the other Parcel shall be entitled to a lien against the interest of the defaulting owner(s) in such owner(s)' Parcel, without the need of first commencing suit. Such lien shall be for an amount equal to the amount owed plus the reasonable costs of enforcing this Agreement, including reasonable attorney's fees. The lien herein created may be enforced by sale pursuant to a foreclosure and shall be in the nature of a mortgage lien for purposes of procedure in foreclosure. No such lien shall exist until an affidavit claiming such interest is placed of record with the Dane County Register of Deeds in the manner established for perfecting a mortgage lien.

9. Arbitration. All claims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof, shall be decided by arbitration in accordance with the rules and procedures of the American Arbitration Association, unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

Notice of the demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The demand for arbitration shall be made within a reasonable time after the claims, dispute or other matter in question has arisen, and in no event shall it be made when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

All claims which are related to or dependent upon each other shall be heard by the same arbitrator or arbitrators, even though the parties are not the same, unless a specific contract prohibits such consolidation.

These provisions relating to mandatory arbitration shall not be applicable to a claim asserted in an action in a state or federal court by a person who is under no obligation to arbitrate such claim with either of the parties to this Agreement insofar as the parties to this Agreement may desire to assert any rights of indemnity or contribution with respect to the subject matter of such action.

The provisions of this arbitration clause shall not preclude the placement of liens pursuant to paragraph 8 of this Agreement. Such liens, once established, however, may be dealt with by the Arbitrator in resolving a dispute.

10. Running of Benefits of Burdens. This Agreement shall inure to the benefit of and shall be binding upon the heirs, successors and assigns to the present owner(s) of each Parcel herein described. The terms of this Agreement shall run with the land and shall have perpetual effect unless modified by the mutual agreement of all parties having an interest in the above-described lands.

Dated this 14th day of March, 2002.

Thomas F. Wiegel
Thomas F. Wiegel

Kay L. Wiegel
Kay L. Wiegel

AUTHENTICATION

Signatures of Thomas F. Wiegel and Kay L. Wiegel authenticated this 14th day of March, 2002.

Mark B. Rooney
Mark B. Rooney
Member: State Bar of Wisconsin

DRAFTED BY:
Attorney Mark B. Rooney
522 Springdale St., Ste. 103
P.O. Box 66
Mt. Horeb, WI 53572
Tele: 608-437-5591

EXHIBIT A

The Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 7 North, Range 7 East, in the Town of Cross Plains, DANE COUNTY, Wisconsin, EXCEPT that part of the the Northwest 1/4 of the Southwest 1/4 conveyed in Warranty Deed recorded as Document No. 2935305.