

Dane County Rezone Petition

Application Date	Petition Number
02/03/2021	DCPREZ-2021-11672
Public Hearing Date	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT H JOHNSON	PHONE (with Area Code)	AGENT NAME JAMES MCFADDEN	PHONE (with Area Code) (608) 251-1350
BILLING ADDRESS (Number & Street) 275 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 380 WEST WASHINGTON AVE.	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS james@mcfadden.com	

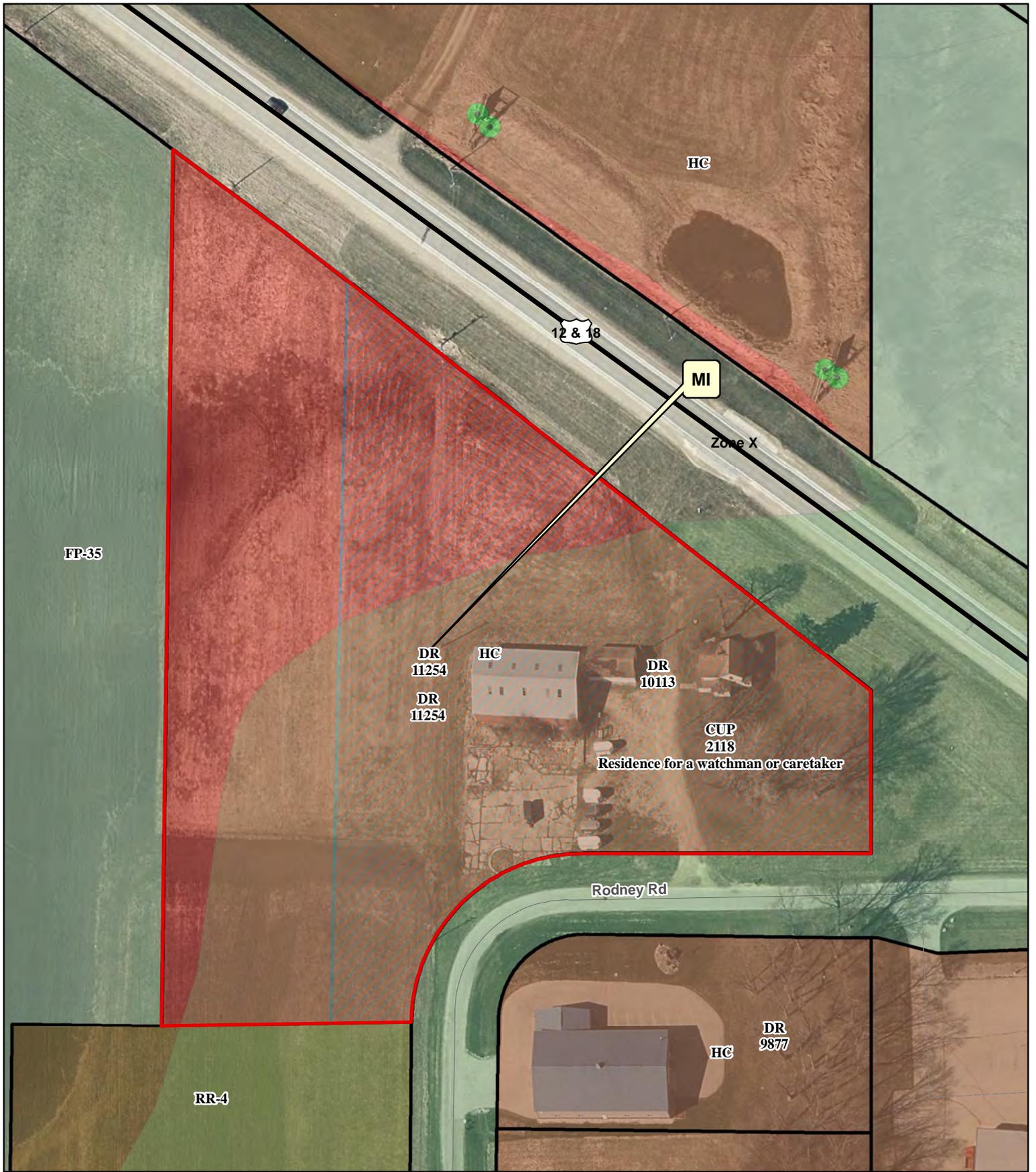
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
275 US Hwy 12&18					
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-024-8075-0					

REASON FOR REZONE

CHANGE ZONING TO ALLOW FOR AN AUTOMOTIVE RECYCLING AND SALVAGE BUSINESS

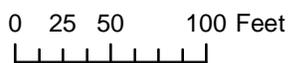
FROM DISTRICT:	TO DISTRICT:	ACRES
HC Heavy Commercial District	MI Manufacturing and Industrial District	5.1

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | | | |
|------------------------------------------------------------------------------------|------------|--------------------------|-------------------------------------------------------------------------------------|---------|
|  | Wetland | Significant Soils |  | Class 1 |
|  | Floodplain | |  | Class 2 |



Petition 11672
ROBERT H JOHNSON



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

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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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
-------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

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 _____ 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:	

Letter of Intent

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
608.251.1350 – james@mcfadden.com



To: Dane County
Department of Planning & Development
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Date: January 26, 2021

Project: 275 US Highway 12 & 18

Reason for Request:

The 5.1-acre property is currently zoned HC. Proposed is the retention and renovation of the residence on the easternmost 1.1 acre of the site and the development of the remaining 4.0 acres for an automobile recycling business. This will not be a traditional salvage yard as the dismantling of the vehicles as well as the storage & sale of salvaged parts will occur entirely inside one of the two buildings. Regardless the use proposed is a conditional use in an M1 district and thus the need for this rezoning request.

Neighborhood Characteristics:

The parcel currently has a single-family residence, a 4,000 SF metal building and a small outbuilding. There is a gravel drive accessed from Rodney Road.

The property is on the eastern edge of the County, a mile west of Cambridge. It is bounded by 12 & 18 to the NE, Rodney Road to the south and by a farm to the west. Across 12 & 18 to the north is Cindy's Classic Auto Parts and immediately to the south there is a vacant parcel zoned RR-4 as well as several newer commercial establishments across Rodney Road.

Operational Narrative:

The business will be conducted between the hours of 9:00 AM and 6:00 PM Monday through Saturday. There will as many as six full time employees on site at one time in addition to the owner.

The purpose of the business is dismantling of primarily later model (seven years or younger) automobiles for parts and scrap.

Approximately 50 vehicles will be delivered by tow truck or flatbed per week and either brought directly into the shop or stored temporarily outside. The autos will be brought

inside where the fluids will be drained, tires & reusable parts removed and the cars dismantled. Immediately adjacent to the shop will be separate enclosures for salvaged tires, and containers for scrap metals, recyclables & general trash and a secure structure for the storage of flammable fluids. Reusable parts will be catalogued, stored in the building for sale.

The existing 4,000 SF metal building will be upgraded and serve initially as an office, parts storage & sales, and dismantling shop. The parts department will be expanded in the existing building and the shop will be relocated into a new 5,000 SF metal building within the first year of operations

It anticipated that there will be 25 to 30 trips into and out of the property per day including staff, delivery of vehicles, recyclable pickups, vendors and customers. A new 24' wide concrete curb cut and drive will be constructed. The existing concrete pad will be replaced with new asphalt paving.

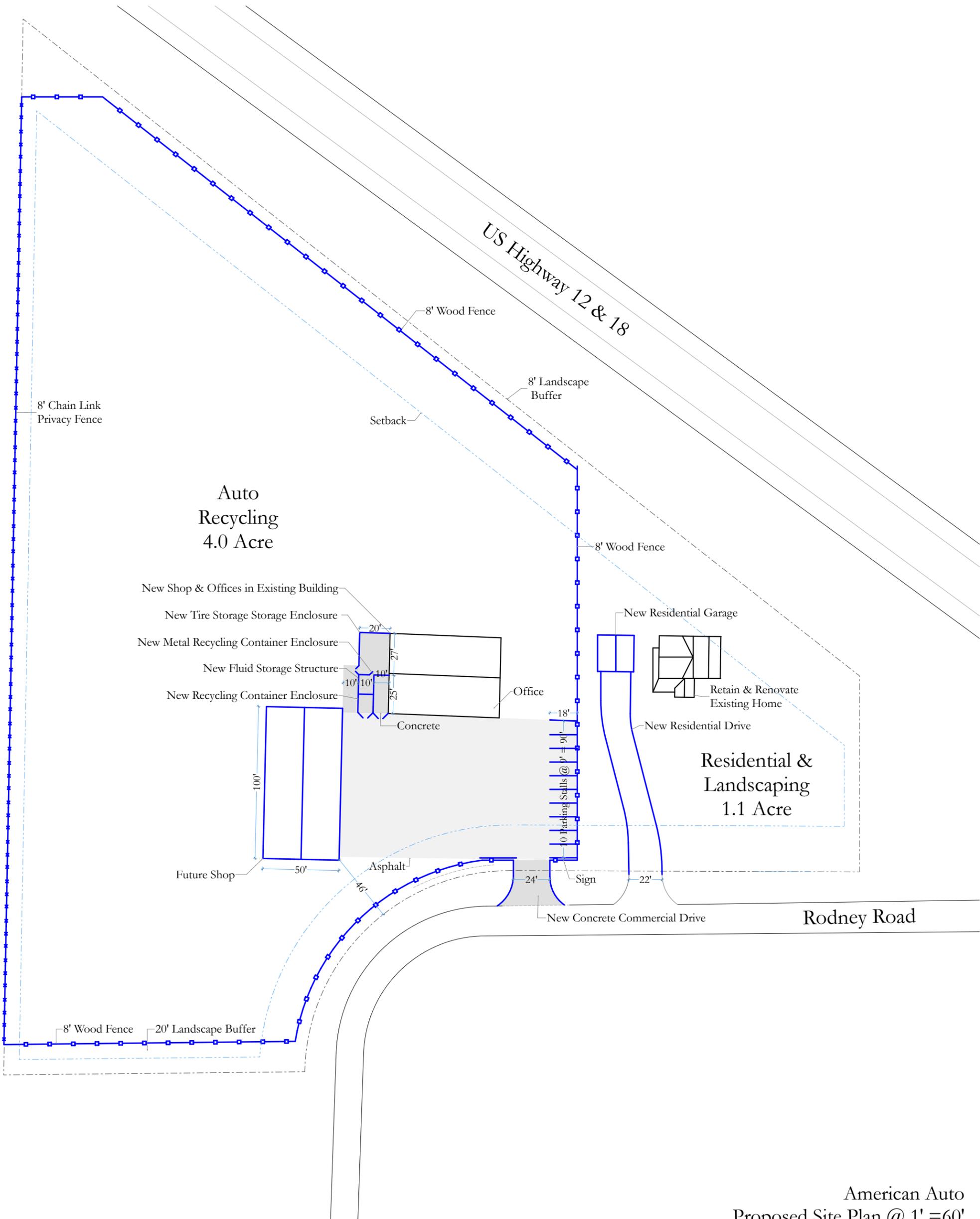
Hazardous materials including gasoline, waste oil and antifreeze will be stored in storage tanks in a separate secure structure in compliance with Administrative Code ATCP 93 outside the building.

Sharp cutoff LED light fixtures will be mounted on the two shop buildings.

More than 4,000 SF of land will be disturbed and erosion control storm water management plans will be prepared and appropriate measures implemented.

All dismantling operations, parts storage and sales will occur inside one of the two buildings. This will control any noise, dust or runoff that will be generated. The buildings are located a distance from the property lines and the entire operation will be visually screened.

An eight-foot high privacy fence will surround the operation's 4.0 acres. In addition, an eight-foot wide landscaped buffer will be planted along both the US Highway 12 & 18 and Rodney Road frontages. The buffer will be widened to twenty feet where bordering the parcel to the south.





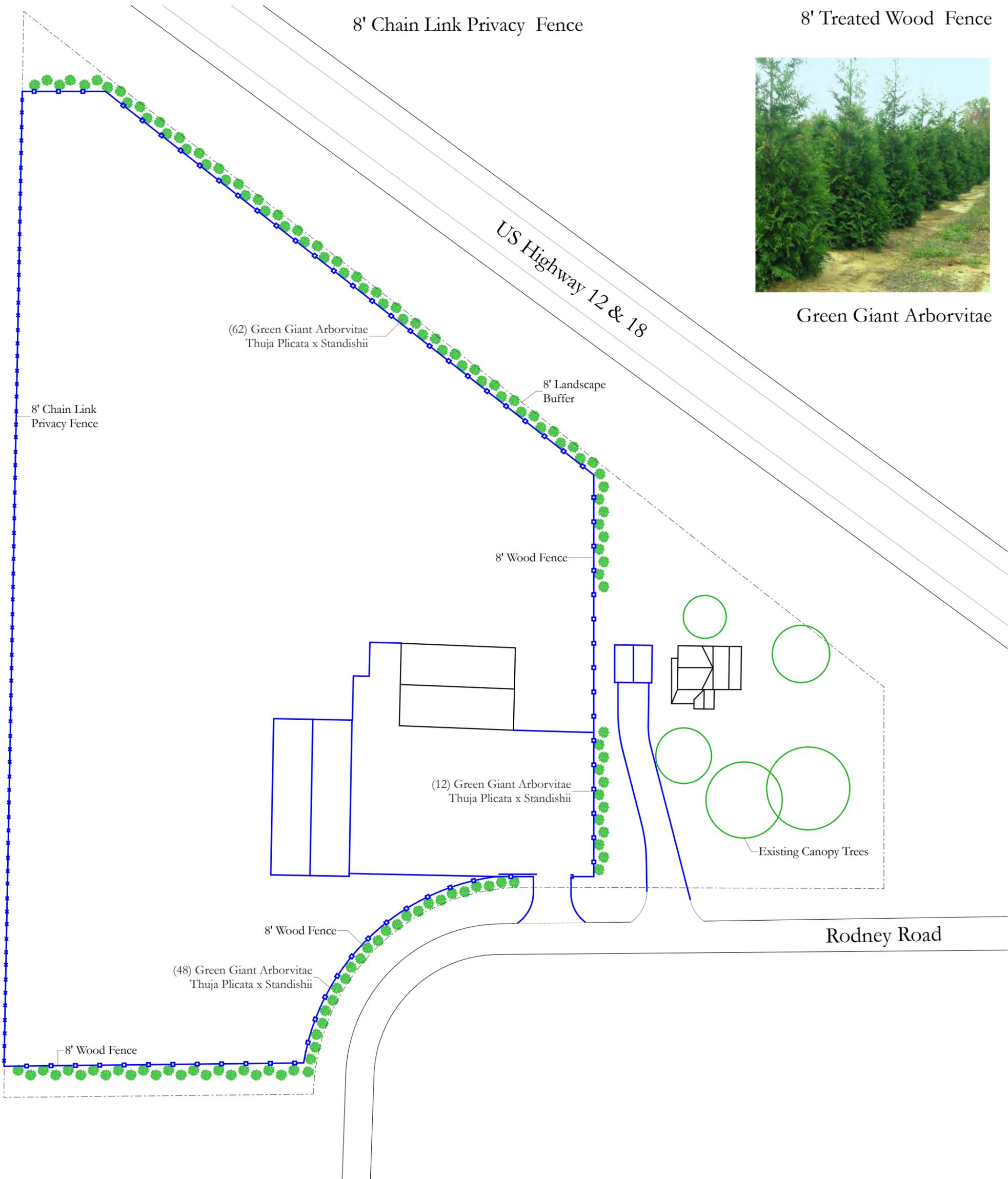
8' Chain Link Privacy Fence



8' Treated Wood Fence

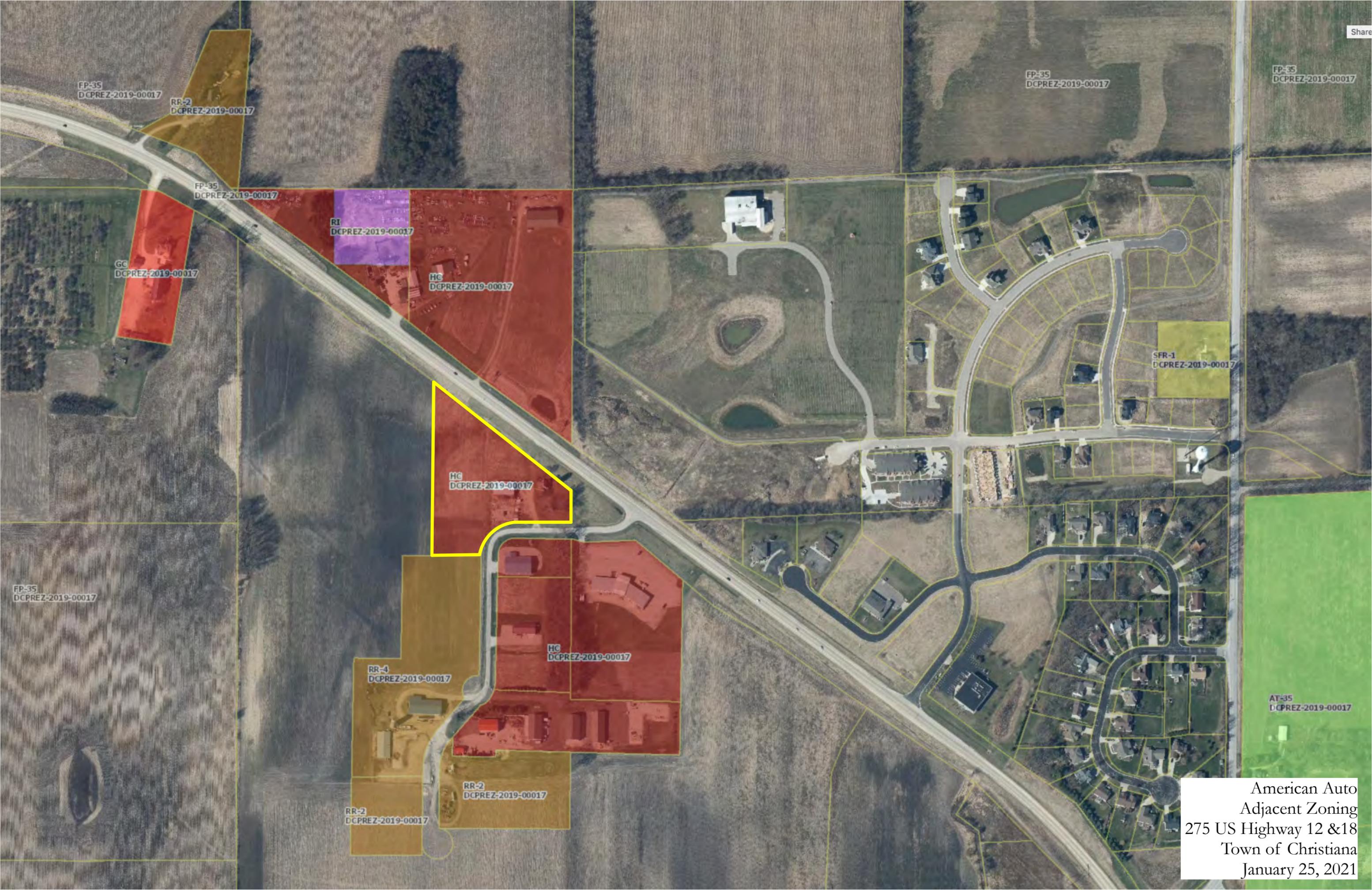


Green Giant Arborvitae





American Auto
Existing Site @ 1/64" = 1'-0"
275 US Highway 12 & 18
Town of Christiana
January 25, 2021



FP-35
DCPREZ-2019-00017

RR-2
DCPREZ-2019-00017

FP-35
DCPREZ-2019-00017

FP-35
DCPREZ-2019-00017

FP-35
DCPREZ-2019-00017

RI
DCPREZ-2019-00017

HC
DCPREZ-2019-00017

GC
DCPREZ-2019-00017

SFR-1
DCPREZ-2019-00017

HC
DCPREZ-2019-00017

FP-35
DCPREZ-2019-00017

HC
DCPREZ-2019-00017

RR-4
DCPREZ-2019-00017

AT-35
DCPREZ-2019-00017

RR-2
DCPREZ-2019-00017

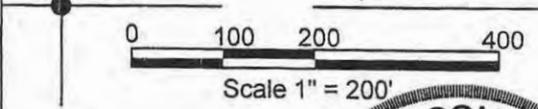
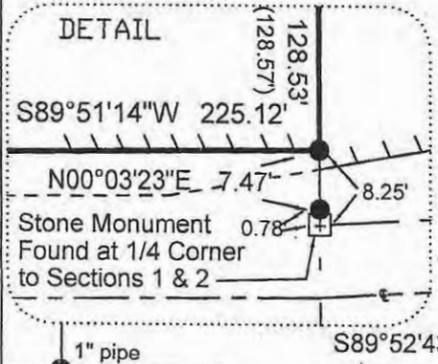
RR-2
DCPREZ-2019-00017

American Auto
Adjacent Zoning
275 US Highway 12 & 18
Town of Christiana
January 25, 2021

Certified Survey Map

Lot 3, Dane County Certified Survey Map number 10639, Lot 1, Dane County Certified Survey Map number 14005, being in parts of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, all in Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin.

Legend:
 ● = 3/4" dia. iron rod found unless otherwise noted
 ○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
 Parentheses indicate recorded as values.



Line	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	133.00' (133.00')	207.62' (207.61')	89°26'26" (89°26'16")	S45°13'08"W, 187.17'	S89°56'21"W, S00°29'55"W
3-4	150.00' (150.00')	33.05' (33.05')	12°37'23" (12°37'23")	S06°14'35"W, 32.98'	S00°04'06"E, S12°33'17"W
4-5	60.00' (60.00')	129.38' (129.38')	123°33'27" (123°33'27")	S31°20'35"W, 105.73'	S86°52'42"E, S30°26'09"W
6-7	233.00' (233.00')	163.79' (163.79')	40°16'35" (40°16'35")	S20°06'48"W, 160.44'	S40°15'06"E, S00°01'29"E

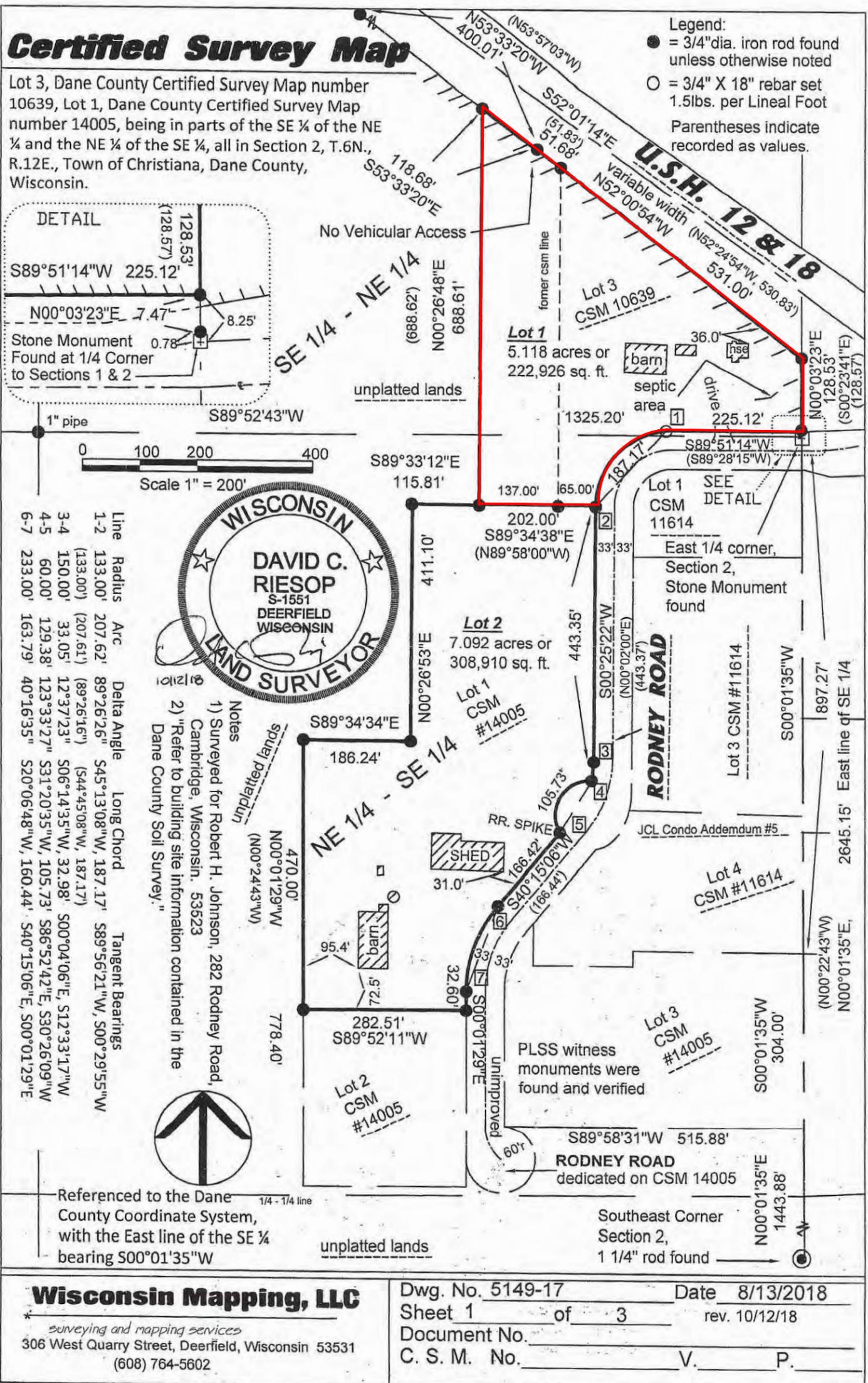
Notes
 1) Surveyed for Robert H. Johnson, 282 Rodney Road, Cambridge, Wisconsin, 53523
 2) "Refer to building site information contained in the Dane County Soil Survey."



Referenced to the Dane County Coordinate System, with the East line of the SE 1/4 bearing S00°01'35"W

Wisconsin Mapping, LLC
 surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 5149-17 Date 8/13/2018
 Sheet 1 of 3 rev. 10/12/18
 Document No. _____
 C. S. M. No. _____ V. _____ P. _____



American Auto
 CSM @ 1' = 200'
 275 US Highway 12 & 18
 Town of Christiana
 January 18, 2021

