

Dane County Rezone Petition

Application Date	Petition Number
02/21/2022	DCPREZ-2022-11820
Public Hearing Date	
05/10/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMESON RENTALS LLC Nick Jameson	PHONE (with Area Code) (608) 770-0999	AGENT NAME AARON KOCH	PHONE (with Area Code) (262) 754-8888
BILLING ADDRESS (Number & Street) 584 US HIGHWAY 51		ADDRESS (Number & Street) 20725 WATERTOWN ROAD, SUITE 100	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Brookfield, WI 53186	
E-MAIL ADDRESS nictar8@gmail.com		E-MAIL ADDRESS aekoch@pinnacle-engr.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	
Southeast corner of US Hwy 51 and County Hwy A					
TOWNSHIP ALBION	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-092-8700-0					

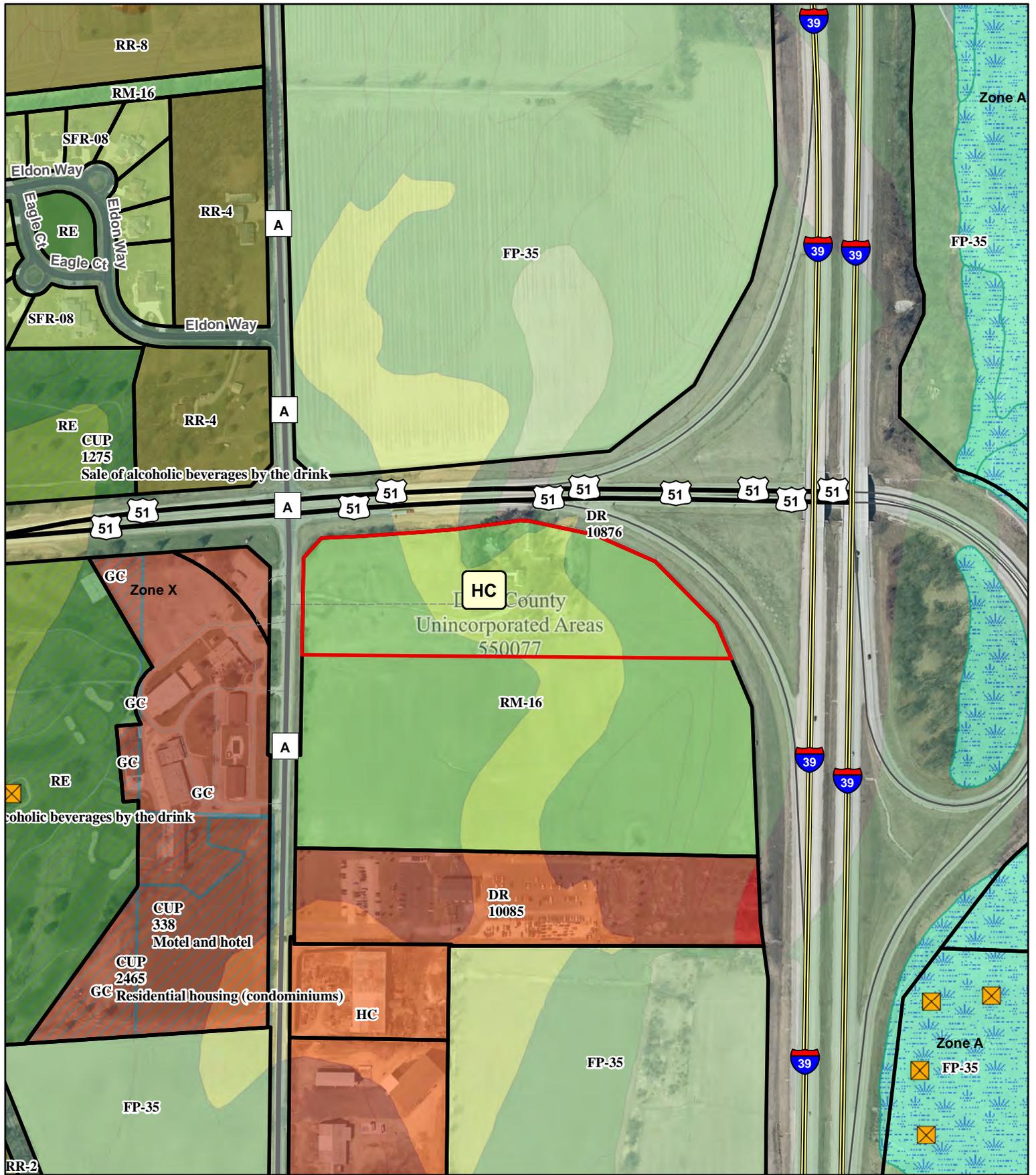
REASON FOR REZONE

ALLOW FOR COMMERCIAL TRAILER SALES

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	HC Heavy Commercial District	10.8

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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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Comments: Exterior lighting will be of concern.
Please submit photometric plan for review.



Legend

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



0 100 200 400 Feet

Petition 11820
JAMESON RENTALS LLC



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Nick Jameson	Agent Name:	Aaron Koch
Address (Number & Street):	584 Highway 51	Address (Number & Street):	20725 Watertown Road, Suite 100
Address (City, State, Zip):	Stoughton, WI, 53589	Address (City, State, Zip):	Brookfield, WI, 53186
Email Address:	nictar8@gmail.com	Email Address:	aekoch@pinnacle-engr.com
Phone#:	608-770-0999	Phone#:	262-754-8888

PROPERTY INFORMATION			
Township:	T5N, R12E	Parcel Number(s):	002/0512-092-8700-0
Section:	9	Property Address or Location:	Southeast Corner of US Highway 51 and County Highway "A"

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

The seeking rezoning is the northern 10.8 acres of an existing vacant lot and agricultural field. The northern portion of the lot previously included a private residency that has since been removed. The proposed development will separate the 30.6 acres lot into 2 parcels with the northern 10.8 acres parcel seeking rezoning to Heavy Commercial for the proposed 51 Trailer Sales Development and the southern 19.8 Acres as agricultural RM-16 zoning. A Zoning Exhibit providing a Legal Description of the development area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	HC	10.8

<p>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. <u>Only complete applications will be accepted.</u> 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.</p>				
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer

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 Nick Jameson

Date 2/16/22

M E M O

TO: Dane County Department of Planning and Development Staff

FROM: Aaron E. Koch, P.E.
Pinnacle Engineering Group

DATE: 2-16-22

RE: 51 Trailer Sales – Operational Narrative

The proposed 51 Trailer Sales development is located at Southeast Corner of US Highway 51 and County Road "A" as parcel number 002/0512-092-8700-0. The proposed development is a commercial trailer sales and service location that is intended to operate between 8:00 am – 5:00 pm from Monday to Friday and 8:00 am – 1:00 pm on Saturday. The development intends to include 4-8 employees and have approximately 10 customers on a busy day and up to 20 customers during spring time rush. This is not expected to cause any significant increase of traffic to the adjacent roadways.

No significant noise pollution, odors, or dust is expected to occur that would impact the neighboring properties. Operations outside of the proposed building will include the parking, showing and sales of the trailers on-site. No facility managing the removal of trash, solid waste, or recyclables is proposed as part of this development. No hazardous, toxic, or explosive materials are expected to be stored on-site. Outdoor lighting will be designed to minimize light pollution impacts to the neighboring properties. Signage will include a monument sign along County Road "A" and an additional sign on the east side of the property along Interstate 90. All signage is intended to conform to section 10.800 of the county ordinance.

Stormwater runoff is intended to be collected along the east side of the property and addressed through a proposed stormwater detention pond to meet the BMP requirements of the county stormwater and erosion control standards and the Wisconsin DNR.

M E M O

TO: Dane County Department of Planning and Development Staff

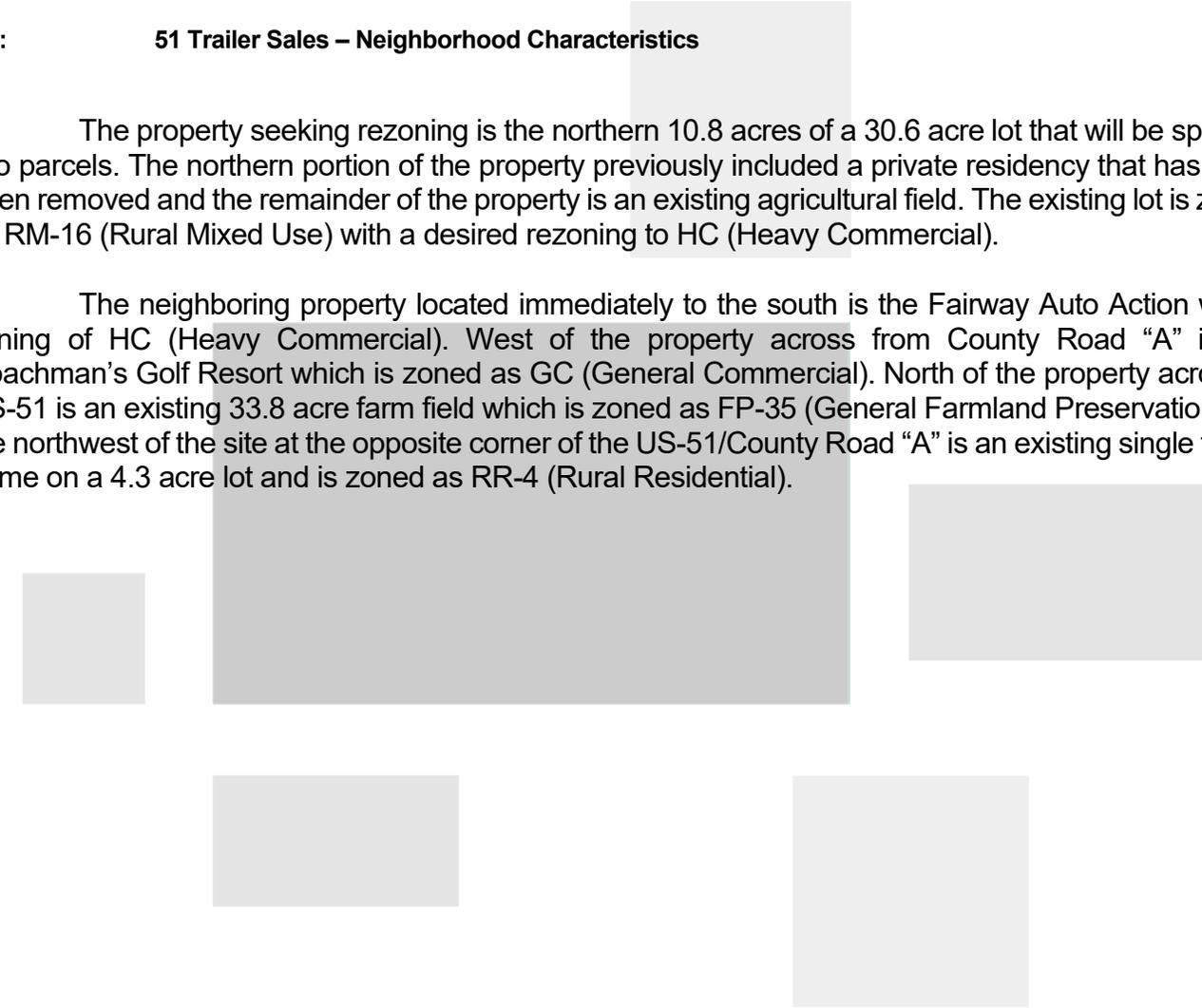
**FROM: Aaron E. Koch, P.E.
Pinnacle Engineering Group**

DATE: 2-16-22

RE: 51 Trailer Sales – Neighborhood Characteristics

The property seeking rezoning is the northern 10.8 acres of a 30.6 acre lot that will be split into two parcels. The northern portion of the property previously included a private residency that has since been removed and the remainder of the property is an existing agricultural field. The existing lot is zoned as RM-16 (Rural Mixed Use) with a desired rezoning to HC (Heavy Commercial).

The neighboring property located immediately to the south is the Fairway Auto Action with a zoning of HC (Heavy Commercial). West of the property across from County Road “A” is the Coachman’s Golf Resort which is zoned as GC (General Commercial). North of the property across of US-51 is an existing 33.8 acre farm field which is zoned as FP-35 (General Farmland Preservation). To the northwest of the site at the opposite corner of the US-51/County Road “A” is an existing single family home on a 4.3 acre lot and is zoned as RR-4 (Rural Residential).



UNITED STATES HIGHWAY "51"

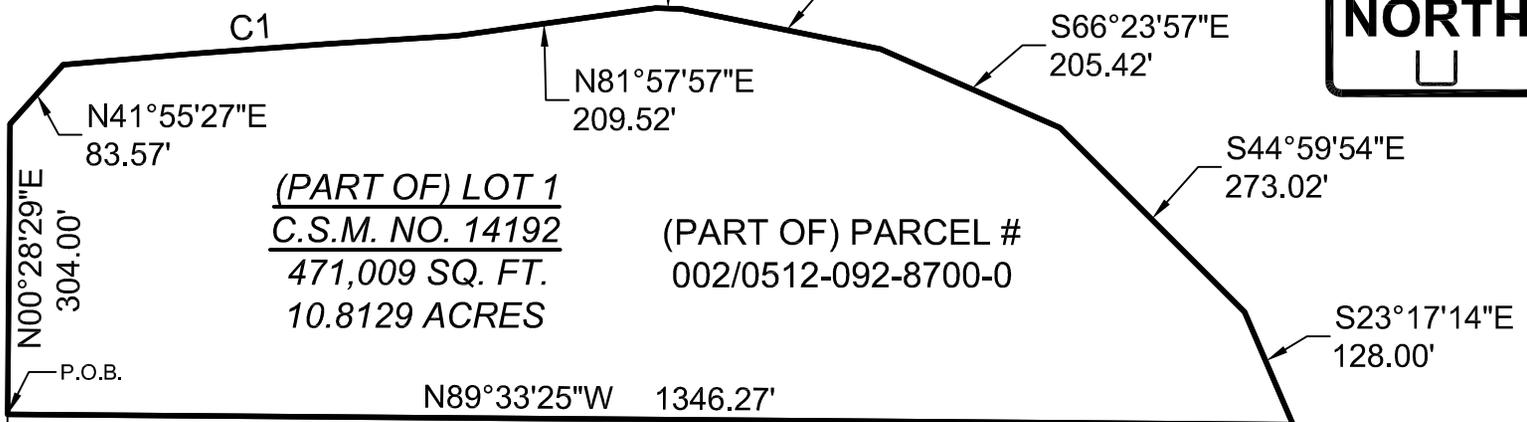
(VARIABLE PUBLIC R.O.W.)



NW CORNER, NW 1/4
SEC. 9, T5N, R12E

(VARIABLE PUBLIC R.O.W.)
COUNTY TRUNK
HIGHWAY "A"

S00°20'12"W 2683.60'
WEST LINE OF THE NW 1/4 SEC. 9, T5N, R21E
S00°20'12"W 748.53' MEASURED ((R) 749.49')



(PART OF) LOT 1
C.S.M. NO. 14192
471,009 SQ. FT.
10.8129 ACRES

(PART OF) PARCEL #
002/0512-092-8700-0

LEGAL DESCRIPTION:

Being a part of Lot 1, Certified Survey Map 14192, recorded in Vol. 96 of Certified Survey Maps, page 110, as #5219636, in the Town of Albion, Dane County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of Section 9 of Township 5 North, Range 12 East in said Town of Albion; thence South 00°20'12" West along the west line of said Northwest 1/4, 748.53 feet; thence South 89°38'48" East, 52.09 feet to the east right of way line of County Trunk Highway "A"; thence North 00°28'29" East along said east right of way line, 313.93 feet to the Point of Beginning;

Thence continuing North 00°28'29" East, 304.00 feet; thence North 41°55'27" East, 83.57 feet to the south right of way line of United States Highway "51" and a point on a curve; thence northeasterly 414.05 feet along the arc of said curve to the right, whose radius is 11372.38 feet and whose chord bears North 85°49'13" East, 414.03 feet; thence North 81°57'57" East along said south right of way line, 209.52 feet to the westerly right of way line of Interstate Highway "39" - "90"; thence the following courses along said westerly right of way line:

South 87°52'58" East, 27.72 feet; South 78°32'28" East, 212.12 feet; South 66°23'57" East, 205.42 feet; South 44°59'54" East, 273.02 feet; South 23°17'14" East, 128.00 feet;

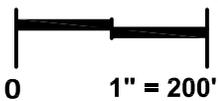
Thence North 89°33'25" West, 1346.27 feet to the Point of Beginning.

(REMNANT) LOT 1
C.S.M. NO. 14192

LOT 2
C.S.M. NO. 14192
TAX KEY #002/0512-092-8760-0

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	414.05'	11372.38'	N85°49'13"E	414.03'

GRAPHICAL
SCALE (FEET)



SW CORNER, NW 1/4
SEC. 9, T5N, R12E

INTERSTATE
HIGHWAY "39" - "90"
(VARIABLE PUBLIC R.O.W.)

ZONING EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

02/02/2022

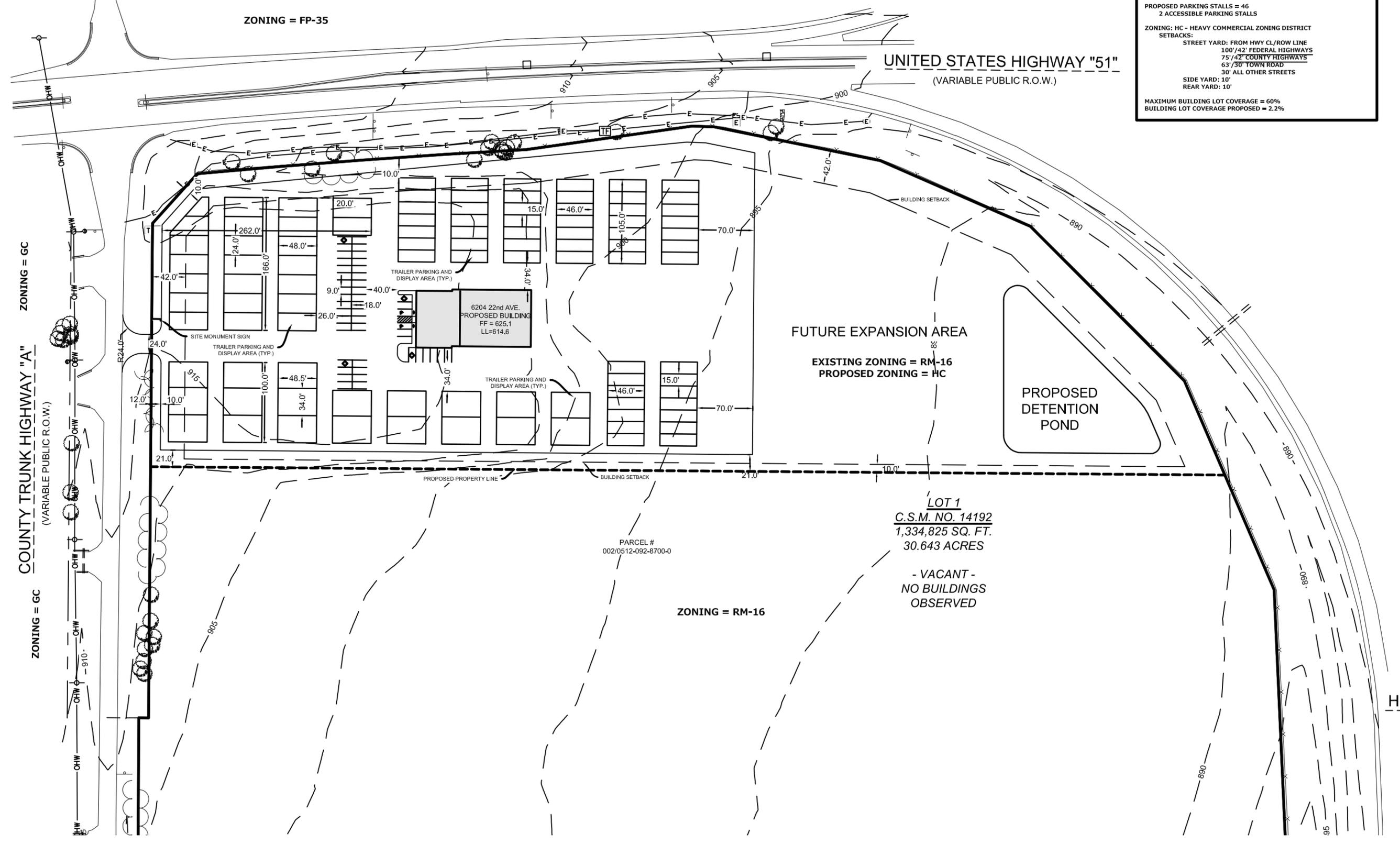
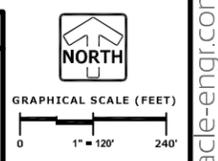
PLAN | DESIGN | DELIVER

WWW.PINNACLE-ENGR.COM

PEG JOB#2653.00

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SITE DATA TABLE	
EXISTING PERVIOUS AREA:	10.8 AC
EXISTING IMPERVIOUS AREA:	0.0 AC
PROPOSED PERVIOUS AREA:	4.7 AC
PROPOSED IMPERVIOUS AREA:	6.1 AC
PROPOSED BUILDING AREA:	10,250 SF
PROPOSED PARKING STALLS:	46
ACCESSIBLE PARKING STALLS:	2
ZONING:	HC - HEAVY COMMERCIAL ZONING DISTRICT
SETBACKS:	
STREET YARD:	FROM HWY CL/ROW LINE
	100'/42' FEDERAL HIGHWAYS
	75'/42' COUNTY HIGHWAYS
	63'/30' TOWN ROAD
SIDE YARD:	30' ALL OTHER STREETS
REAR YARD:	10'
MAXIMUM BUILDING LOT COVERAGE:	60%
BUILDING LOT COVERAGE PROPOSED:	2.2%




PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE:
 15850 W. BLUEMOUND ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888
 CHICAGO | MILWAUKEE | MADISON | WISCONSIN

51 TRAILER SALES

ALBION, WI

SITE PLAN

REVISIONS	

SHEET
1

 REG JOB NO: 2021-000-001
 REG PM: ARK
 START DATE: 2/16/22
 SCALE: 1"=120'
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