

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/23/2021	DCPREZ-2021-11762
<b>Public Hearing Date</b>	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEGION OF CHRIST INC	PHONE (with Area Code)	AGENT NAME TOWN OF ALBION	PHONE (with Area Code) (608) 884-8974
BILLING ADDRESS (Number & Street) 432 LIGUORI RD		ADDRESS (Number & Street) 620 ALBION ROAD	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Edgerton, WI 53534	
E-MAIL ADDRESS jhanewall@townofalbion.net		E-MAIL ADDRESS jhanewall@townofalbion.net	

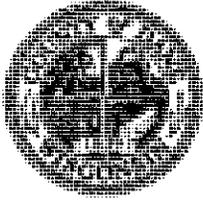
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 493 Bingham Road					
TOWNSHIP ALBION	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-251-8190-7					

## REASON FOR REZONE

CREATING A PARKING LOT FOR BOAT TRAILER PARKING

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RE Recreational District	2.0

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Town of Albion	Agent Name:	
Address (Number & Street):	620 Albion Rd	Address (Number & Street):	
Address (City, State, Zip):	Edgerton, WI 53534	Address (City, State, Zip):	
Email Address:	jhanewall@townofalbion.net	Email Address:	
Phone#:	608-884-8974	Phone#:	

### PROPERTY INFORMATION

Township:	Albion	Parcel Number(s):	002/0512-251-8190-7
Section:	SEC 25-5-12 S1/2 NE1/4	Property Address or Location:	493 Bingham Rd

### 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  No

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RE	2.00

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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.

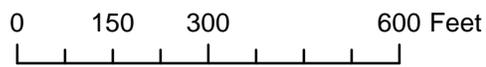
Owner/Agent Signature *Julio J. Hanewall*

Date 8/23/21



**Legend**

-  Wetland
-  Floodplain



Petition 11762  
Town of Albion

## 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.

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

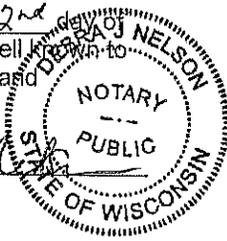
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, T.5N., R.12E. OF THE 4TH P.M. TOWN OF ALBION, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE-LEGION OF CHRIST INC.**

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, and mapped as represented hereon. I also certify that this certified survey map is required by 75.17(1)(a), Dane County Code of ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

x [Signature]  
Authorized Signature

State of Wisconsin  
County of Dane SS. Personally, came before me this 2nd day of August, 2021, Janick Caouette to me well known to be the person who executed the owner's certificate hereon shown and acknowledged the same.



Notary Public, Dane County, Wisconsin [Signature]  
My Commission March 23, 2022

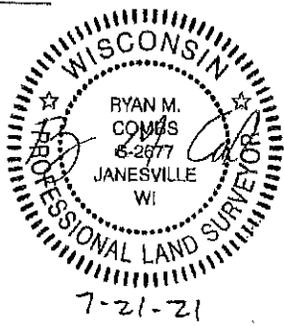
**TOWN BOARD APPROVAL**

Approved by the Board of the Town of Albion this 15<sup>th</sup> day of June, 2021.  
Town Clerk [Signature]

**CERTIFICATE OF COUNTY PLANNING**

Approved by the Dane County Zoning and Land Regulation Committee.

x \_\_\_\_\_  
Authorized Representative Date



SHEET TWO OF THREE SHEETS  
Project No. 121-169 For: TOWN OF ALBION

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, T.5N., R.12E. OF THE 4<sup>TH</sup> P.M. TOWN OF ALBION, DANE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

State of Wisconsin

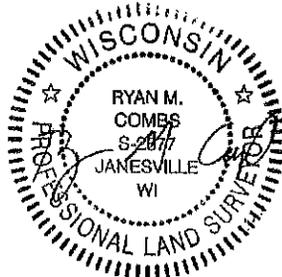
County of Rock

SS. I, Ryan M. Combs, a Professional Land

Surveyor, do hereby certify that I have surveyed, divided, and mapped PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, T.5N., R.12E. OF THE 4<sup>TH</sup> P.M. TOWN OF ALBION, DANE COUNTY, WISCONSIN. DESCRIBED AS

FOLLOWS: Commencing at an aluminum monument at the NE Corner of said Section; thence S0°09'09"W along the East Line of the NE 1/4 of said Section 1000.89 feet to the place of beginning for the land to be herein described; thence S0°09'09"W continuing along said East Line, 312.0 feet; thence N89°50'51"W 312.23 feet; thence N0°09'09"E 312.0 feet; thence S89°50'51"E 312.23 feet to the place of beginning. Containing 2.24 Acres. That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division, and map by the direction of Robert Venske and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same.

Given under my hand and seal this 21st day of July 2021, Janesville, Wisconsin.



7-21-21

**RECORDING DATA**

No. \_\_\_\_\_ received for record this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and recorded in Volume \_\_\_\_\_,

Pages \_\_\_\_\_ of Certified Survey Maps of Dane

County, Wisconsin.

Register of Deeds \_\_\_\_\_

**SHEET THREE OF THREE SHEETS**

Project No. 121-169 For: TOWN OF ALBION

COMBS & ASSOCIATES, INC.-SURVEYING-MAPPING-PLANNING-JANESVILLE, WI