

HC Heavy Commercial Zoning District

Zoning district for commercial land uses – [CH. 10-Zoning 10.273](#)

Permitted Uses 10.273(2)

- | | | |
|--|--|---|
| <ul style="list-style-type: none">□ Undeveloped natural resource and open space areas□ Agriculture and accessory uses (livestock not permitted)□ Adult book stores, subject to s.10.103(2).□ Cemeteries□ Colony house□ Contractor, landscaping, or building trade operations□ Day care centers | <ul style="list-style-type: none">□ Freight and bus terminals□ Governmental, institutional, religious, or nonprofit community uses□ Indoor entertainment or assembly□ Indoor sales□ Indoor storage and repair□ Institutional residential□ Light industrial□ Off-site parking□ Office uses□ Outdoor sales, display or repair | <ul style="list-style-type: none">□ Outdoor storage□ Personal or professional service□ Personal storage facilities (mini-warehouse)□ Transient or tourist lodging□ A transportation, utility, communication, or other use required by law□ Utility services□ Vehicle repair or maintenance service□ Veterinary clinics□ Warehousing and distribution facilities |
|--|--|---|

Conditional Uses: 10.273(3)

- | | | |
|--|---|---|
| <ul style="list-style-type: none">□ Airport, landing strip or heliport□ Animal boarding, domestic pet□ Animal boarding, large animal□ Caretaker's residence□ Commercial indoor lodging | <ul style="list-style-type: none">□ Communication towers□ Renewable energy generation□ Drive-in establishment□ Marinas□ Outdoor active recreation | <ul style="list-style-type: none">□ Outdoor entertainment□ Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.. |
|--|---|---|

Setbacks and Height requirements: 10.273(4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Side yard:

10 feet minimum

Rear yard:

10 feet minimum

Height:

50 feet, excluding tanks, storage bins, silos and towers

Minimum Lot Width & Area: 10.11(5)

Lots must have sufficient area to accommodate sanitary, stormwater, and parking for intended uses

Lot Coverage 10.11(5)

60% maximum



LOCATED IN UNIQUE TOKEN CREEK



August 22 2019

City of Sun Prairie
Dept. of Planning
Subject: Rezoning

It is my intent to have an empty lot adjacent to my existing commercial property rezoned from HAMS-M to HC. I have submitted my application to Dane County Zoning as well as to the Town of Burke.

My plans are to add two additional self-storage buildings on this lot as an extension of my current business of Token Storage. The one building is 100'x20' and the other 96'x50'. The structures and pavement will not exceed 23,800 square feet to stay within accordance of the guidelines established by the Dane County Erosion Control permit of which I currently have.

The property address is 6332 Portage Rd DeForest, WI. Legal descriptions and survey information is included with this letter of intent. The CSM includes 3 parcels which are combined into one for this application.

Thanks for your consideration.


Tom Schultz

*P.O. BOX 131
DEFOREST, WI. 53532*

PHONE: 608-846-RENT

FAX: 608-249-2909

Sept 11, 2019

Burke Town Board

Town Board.

To help clarify my intentions for the lots 143, 141 and 138, I thought it best to list what the exact use would be for the rezone to HC. I did discuss this with the Burke Zoning Board as well. The new CSM is included with the application. Shows as "Lot 1".

- Construction of two self-storage buildings. Size and placement is included with the application. This is an addition to my existing self-storage business, Token Storage.
- Overall impervious use stays within the 23,800 square feet allowed by Dane County Shoreline Erosion Control of which I have a permit in place.
- I am also requesting outside storage for about 10 items based on demand. This includes pop-up campers, pull behind trailers (boats, work trailers). There will be no storage of derelict cars, boats or anything that is not in working order. Will not be a salvage area.
- Plan is to construct a black metal fence along Portage Road (West) and along the existing retaining wall parallel to Hwy 19.(North). At this time I do not plan to utilize the access from Portage Rd as I'm sure it would end up a "cut through" at rush hour. However, I will not abandon that access.

Hopefully this is agreeable and a suitable plan to you. I feel my track record of running a good and orderly business since 1994 will assist you in making a favorable decision. Being a conscientious neighbor, I have talked to the people to be most affected by this and they are all in favor.

Sincerely,



Tom Schultz



**TOKEN
STORAGE**

LOCATED IN UNIQUE TOKEN CREEK

October 29 2019

Tim Semmann
City of Sun Prairie
Comprehensive Plan and Rezone Requests

Tim,

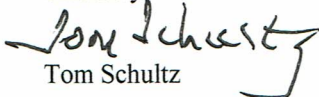
I would like to offer the following Deed Restrictions to the Lots currently known as 141, 138 and 143 located at 6332 Portage Rd DeForest, WI. 53532 Town of Burke. These parcels are currently under request for zoning change from HAMS-M (Single Residence) to Commercial Mixed Use.

These allowances currently under Dane County's Heavy Commercial Zoning would be offered as Deed Restricted:

- Adult Book Store
- Freight and Bus Terminals
- Outdoor Sales, Display or Repair
- Outdoor Vehicle Repair or Maintenance Service
- Warehousing and Distribution Facilities

It is also my intent to run decorative fencing on the existing retaining wall as well as an assortment of arbor vitae trees and/or similar advised landscape trees so as to create an attractive visual buffering from any possible outside stored items (such as pop-up campers, small work trailers). The fence would be recessed 6-8' from wall end so as to allow proper growth for the trees. Any outside storage would be along this line only and visually blocked by the fence and "fencing" type trees. I have attached a photo with additional markings indicating more trees to be planted. The fence sections are 8' and will plant two trees per section.

Sincerely,



Tom Schultz

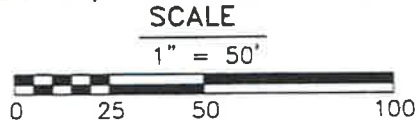
3807 STATE HWY 19
SUN PRAIRIE, WI. 53590

PHONE: 608-846-RENT
TOKENSTORAGE19@GMAIL.COM

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING OUTLOT 141, 143 AND PART OF OUTLOT 138, BURKE ASSESSOR'S PLAT NUMBER 1, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____



NE CORNER SECTION 3
T8N, R10E
4 TIES FOUND

S. 1/4 CORNER SECTION 34
T9N, R10E
4 TIES FOUND



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523

PORTAGE ROAD

LOT 1
38,320 SQUARE FEET
0.88 ACRES

BURKE ASSESSOR'S PLAT
NUMBER 1

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

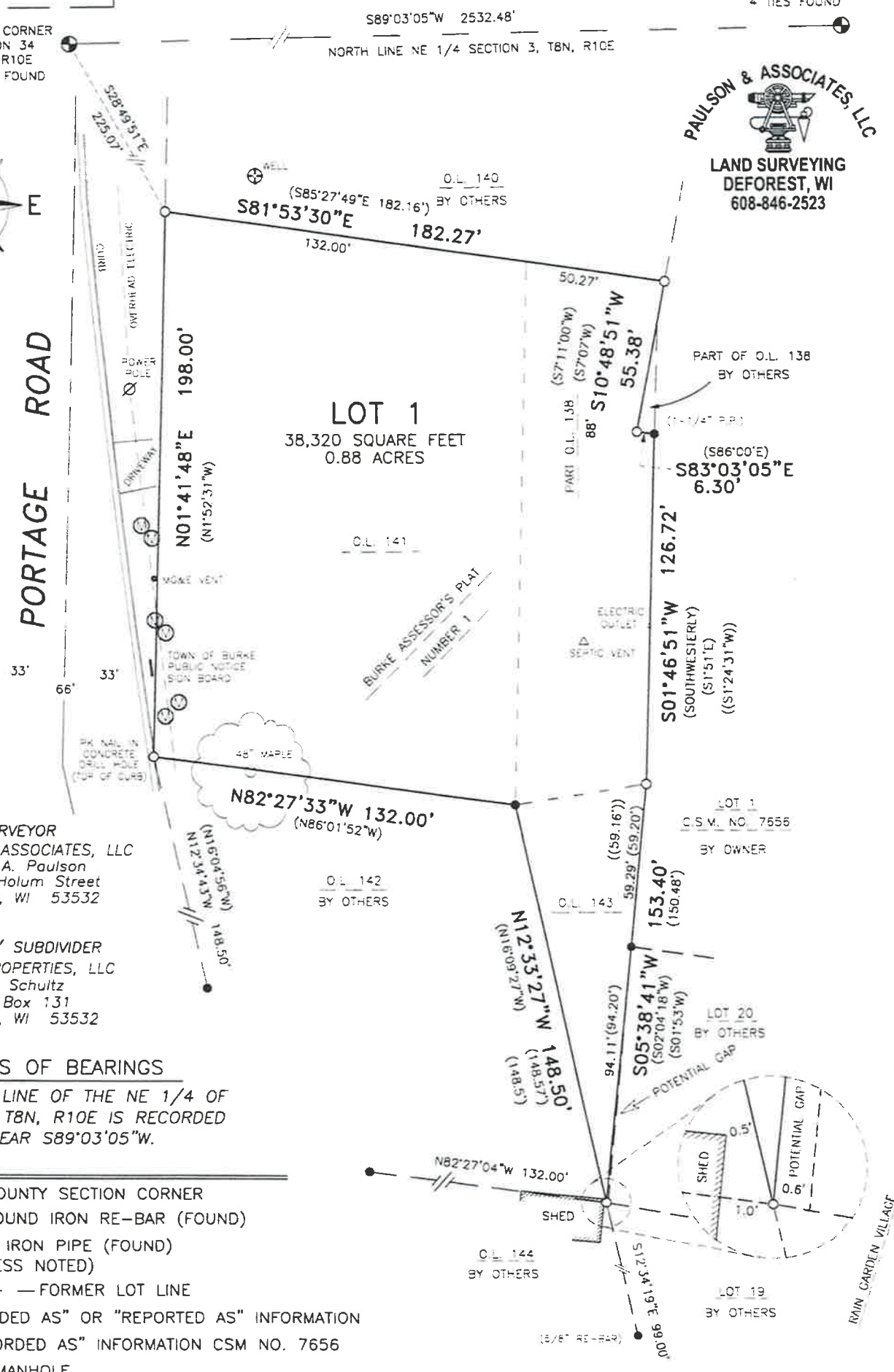
OWNER / SUBDIVIDER
TOKEN PROPERTIES, LLC
Tom Schultz
P.O. Box 131
DeForest, WI 53532

BASIS OF BEARINGS

THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T8N, R10E IS RECORDED TO BEAR S89°03'05"W.

LEGEND

- ⊕ DANE COUNTY SECTION CORNER
- 3/4" ROUND IRON RE-BAR (FOUND)
- 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
- - - - - FORMER LOT LINE
- () "RECORDED AS" OR "REPORTED AS" INFORMATION
- (()) "RECORDED AS" INFORMATION CSM NO. 7656
- ⊙ MG&E MANHOLE



SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Thomas H. Schultz, as Managing Member of Token Properties, LLC, I have surveyed, monumented, and mapped Outlot 141, Outlot 143 and a part of Outlot 138, Burke Assessor's Plat Number 1; located in the NW ¼ of the NE ¼ of Section 3, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

BEGINNING at the northwest corner of Outlot 141, Burke Assessor's Plat Number 1;
thence S81°53'30"E, 182.27 feet (recorded as S85°27'49"E, 182.16 feet) along the north line of Outlot 141 and the north line of Outlot 138 Burke Assessor's Plat Number 1;
thence S10°48'51"W (recorded as S7°07'W and S7°11'00"W), 55.38 feet;
thence S83°03'05"E (recorded as S86°00'E), 6.30 feet;
thence S01°46'51"W (recorded as Southwesterly, S1°51'E and S1°24'31"W), 126.72 feet to the northeast corner of Outlot 143, Burke Assessor's Plat Number 1;
thence S05°38'41"W, 153.40 feet (recorded as S02°04'18"W, 150.48 feet) along the east line of Outlot 143, Burke Assessor's Plat Number 1 to the south corner of said Outlot 143;
thence N12°33'27"W, 148.50 feet (recorded as N16°09'27"W, 148.57 feet) along the west line of Outlot 143, Burke Assessor's Plat Number 1 to the northwest corner of said Outlot 143;
thence N82°27'33"W (recorded as N86°01'52"W), 132.00 feet along the south line of Outlot 141, Burke Assessor's Plat Number 1 to the southwest corner of said Outlot 141;
thence N01°41'48"E, (recorded as N1°52'31"W), 198.00 feet along the west line of Outlot 141, Burke Assessor's Plat Number 1 to the **POINT OF BEGINNING**.

Containing 38,320 square feet more or less. Subject to all easements of record.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance in surveying and mapping the same.

Daniel A. Paulson PLS-1699

Date:

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

Date:

Daniel Everson
Authorized Representative

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this ____ day of _____, 2019, at _____ o'clock __. M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____

Dane County Register of Deeds

TOWN OF BURKE APPROVAL CERTIFICATE

This Certified Survey Map is approved for recording on this _____ day of _____, 2019.

Brenda M. Ayers, Town of Burke, Clerk

CITY OF SUN PRAIRIE APPROVAL CERTIFICATE

Approved for recording by the City of Sun Prairie this _____ day of _____, 2019 as Resolution No. _____

Tim Semmann, Planning Director

OWNERS CERTIFICATE

I, Thomas H. Schultz, as Managing Member of Token Properties, LLC, hereby certify that I caused the land described to be surveyed, divided and mapped as represented on the map. I also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval

Thomas H. Schultz, Managing Member
Token Properties, LLC

Date

STATE OF WISCONSIN)
_____)SS
COUNTY)

Personally came before me this _____ day of _____, 2019, the above Thomas H. Schultz to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____, as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

Dated this _____ day of _____, 2019.

STATE OF WISCONSIN)
_____)SS
COUNTY)

Personally came before me this _____ day of _____, 2019, the above _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

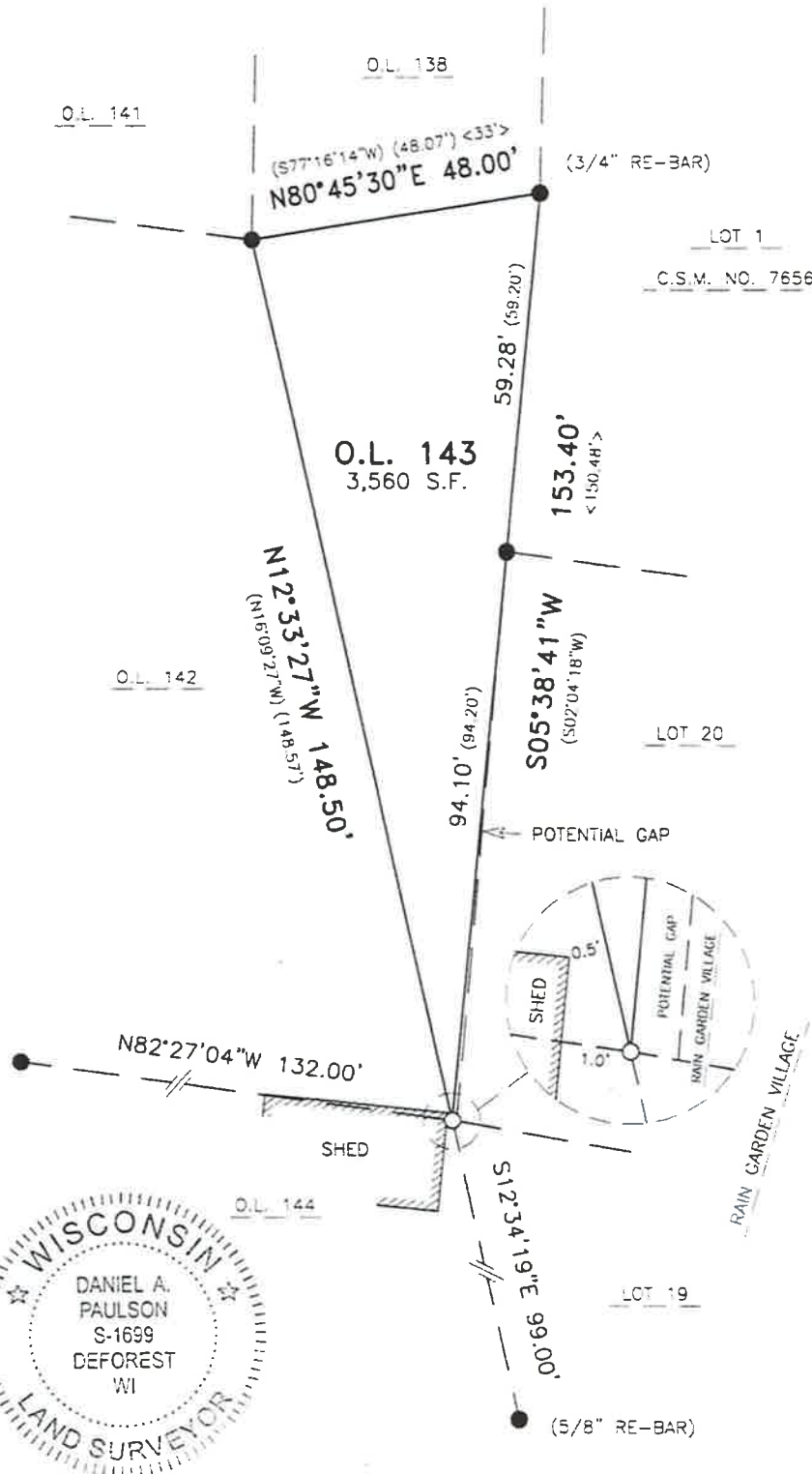
Notary Public _____, Wisconsin
My commission expires: _____

SFR-08 TO HC

SINGLE FAMILY RESIDENTIAL TO HEAVY COMMERCIAL

PLAT OF SURVEY

OUTLOT 143, BURKE ASSESSOR'S PLAT NO. 1, LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS

THE WEST LINE OF O.L. 143 IS ASSUMED TO BEAR N12°33'27\"W.

SCALE

1" = 30'



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

CLIENT
TOKEN PROPERTIES, LLC
 Tom Schultz
 P.O. Box 131
 DeForest, WI 53532

LEGEND

- 1-1/2" IRON PIPE (FOUND)
(UNLESS NOTED)
- 3/4" X 18" ROUND IRON RE-BAR
WEIGHING 1.50 LBS/LF (SET)
- < > "RECORDED AS" INFORMATION
- () "MEASURED AS" INFORMATION



SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor do hereby certify that by the direction of Thomas H. Schultz, I have surveyed, monumented and mapped OUTLOT 143, Burke Assessor's Plat No. 1; located in the NW 1/4 of the NW 1/4 of Section 3, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin.

I do further certify that this survey is correct to the best of my information, knowledge and belief.



Daniel A. Paulson
 DANIEL A. PAULSON, S-1699

10-22-18
 Date

(PLOTTED 10-22-18)
 (SURVEYED 9-27-18)

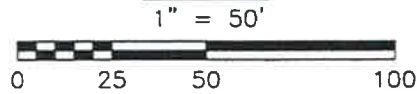
HAM-M TO HC

Hamlet Mixed Use to Heavy Commercial

PLAT OF SURVEY

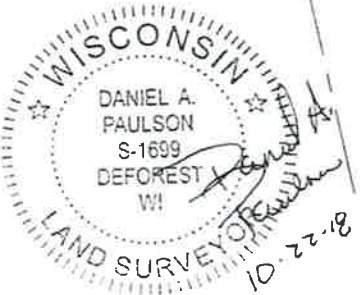
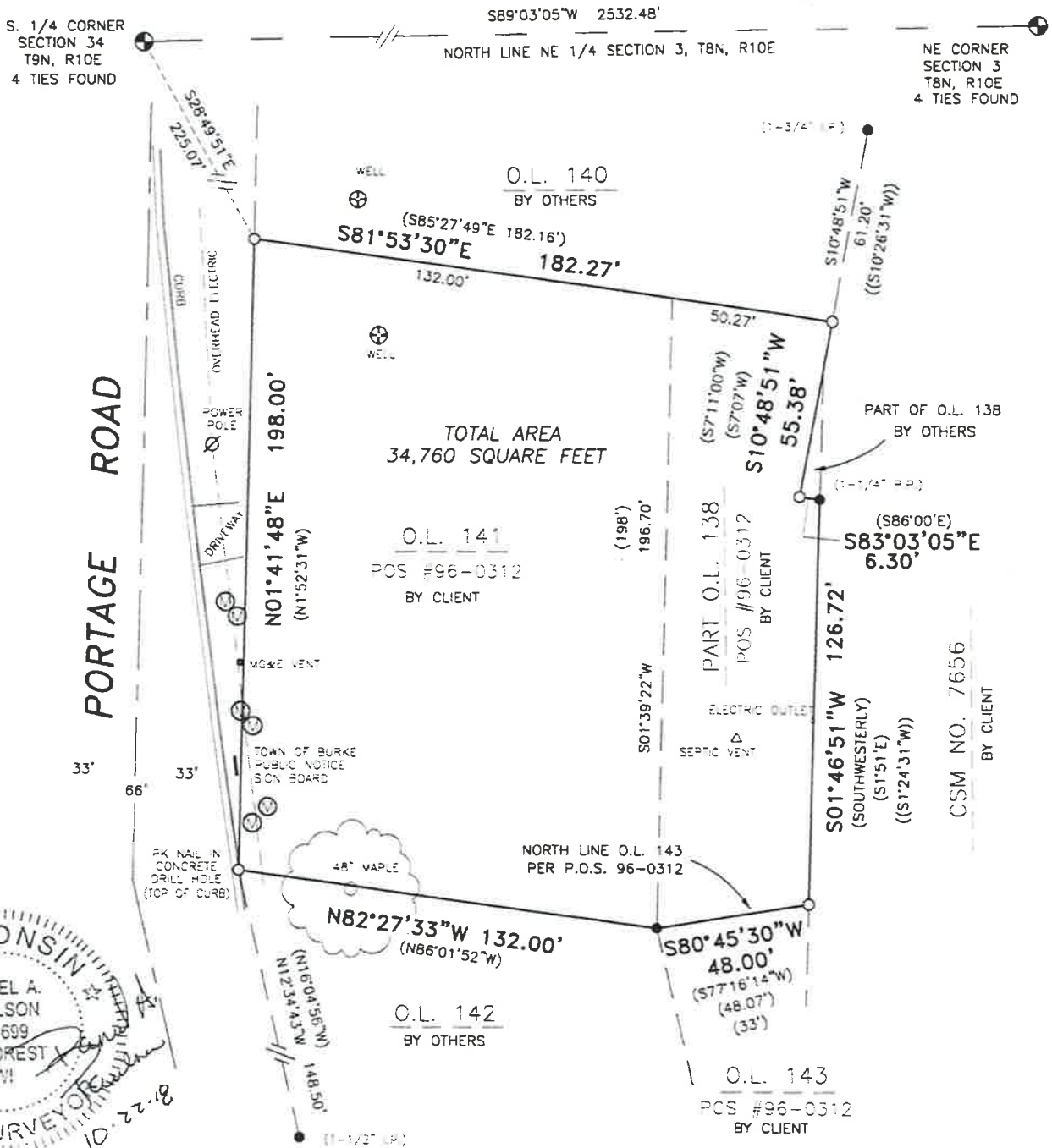
BEING OUTLOT 141 AND PART OF OUTLOT BURKE ASSESSOR'S PLAT NUMBER 1,
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3,
 T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

SCALE



BASIS OF BEARINGS

THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T8N, R10E IS RECORDED TO BEAR S89°03'05"W.



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

CLIENT
 TOKEN PROPERTIES, LLC
 Tom Schultz
 P.O. Box 131
 DeForest, WI 53532

LEGEND

- DANE COUNTY SECTION CORNER
- 3/4" X 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET) (UNLESS NOTED)
- 1-1/4" IRON PIPE (FOUND) (UNLESS NOTED)
- () "RECORDED AS" OR "REPORTED AS" INFORMATION
- (()) "RECORDED AS" INFORMATION CSM NO. 7656
- ⊕ MG&E MANHOLE

SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Registered Land Surveyor DO HERBY CERTIFY that by the direction of Thomas Schultz as representative of Token Properties, LLC, I have surveyed, monumented, and mapped a part of Outlot 141 and a portion of Outlot 138, Burke Assessor's Plan Number 1, located in the NW ¼ of the NE ¼, Section 3, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

BEGINNING at the northwest corner of Outlot 141, Burke Assessor's Plat Number 1;
thence S81°53'30"E, 182.27 feet (recorded as S85°27'49"E, 182.16 feet);
thence S10°48'51"W (recorded as S7°07'W and S7°11'00"W), 55.38 feet;
thence S83°03'05"E (recorded as S86°00'E), 6.30 feet;
thence S01°46'51"W (recorded as Southwesterly, S1°51'E and S1°24'31"W), 126.72 feet to the northeast corner of Outlot Number 143, Burke Assessors Plat Number 1;
thence S80°45'30"W (recorded as S77°16'14"W), 48.00 feet (recorded as 33 feet and 48.07 feet) to the southeast corner of Outlot 141, Burke Assessor Plat Number 1;
thence N82°27'33"W (recorded as N86°01'52"W), 132.00 feet along the south line of Outlot 141, Burke Assessor's Plat Number 1 to the southwest corner of said Outlot 141;
thence N01°41'48"E, (recorded as N1°52'31"W), 198.00 feet along the west line of Outlot 141, Burke Assessors Plat Number 1 to the POINT OF BEGINNING.

Containing 34,760 square feet more or less. Subject to all easements of record.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and that I have fully complied with the provisions of Chapter AE7 of the Wisconsin Administrative Code Statues.

Daniel A. Paulson
Daniel A. Paulson
Professional Land Surveyor
S-1699

10-22-18
Date:



SITE PLAN

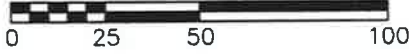
BEING LOT 1, CSM NO. _____

FORMERLY OUTLOT 141, 143 AND PART OF OUTLOT 138, BURKE ASSESSOR'S PLAT NUMBER 1, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 3, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

DOCUMENT NO. _____

SCALE

1" = 50'



NE CORNER SECTION 3 T8N, R10E 4 TIES FOUND

S89°03'05"W 2532.48'

NORTH LINE NE 1/4 SECTION 3, T8N, R10E

S. 1/4 CORNER SECTION 34 T9N, R10E 4 TIES FOUND

PAULSON & ASSOCIATES, LLC

LAND SURVEYING
DEFOREST, WI
608-846-2523



N01°41'48"E
198.00'
(N1°52'31"W)

PORTAGE ROAD

S81°53'30"E

182.27'

O.L. 140
BY OTHERS

132.00'

LOT 1

50.27'

(S7°11'00"W)
(S7°07'W)
S10°48'51"W
55.38'

PART OF O.L. 138
BY OTHERS

(S86°00'E)
S83°03'05"E
6.30'

126.72'

S01°46'51"W
(SOUTHWESTERLY)
(S1°51'E)
((S1°24'31"W))

PROPOSED
PAVED SURFACE

PROPOSED 50' X 96'
STORAGE BUILDING

PROPOSED 20' X 100'
STORAGE BUILDING

TOWN OF BURKE
PUBLIC NOTICE
SIGN BOARD

PK NAIL IN
CONCRETE
DRILL HOLE
(TOP OF CURB)

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

OWNER / SUBDMIDER
TOKEN PROPERTIES, LLC
Tom Schultz
P.O. Box 131
DeForest, WI 53532

BASIS OF BEARINGS

THE NORTH LINE OF THE NE 1/4 OF SECTION 3, T8N, R10E IS RECORDED TO BEAR S89°03'05"W.

LEGEND

- DANE COUNTY SECTION CORNER
- 3/4" ROUND IRON RE-BAR (FOUND)
- 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
- FORMER LOT LINE
- () "RECORDED AS" OR "REPORTED AS" INFORMATION
- (()) "RECORDED AS" INFORMATION CSM NO. 7656
- Ⓜ MG&E MANHOLE

DRAFTED BY: T.W.P.

SHEET 1 OF 1

FILE NO. 94-006

LOT 1
C.S.M. NO. 7656
BY OWNER

LOT 20
BY OTHERS

LOT 19
BY OTHERS

O.L. 144
BY OTHERS

(5/8" RE-BAR)

RAIN GARDEN VILLAGE



POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP

POTENTIAL GAP