

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/18/2015	DCPREZ-2015-10878
Public Hearing Date	C.U.P. Number
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME 6343 NESBITT ROAD LLC	PHONE (with Area Code) (608) 512-2234	AGENT NAME SCOTT MCGETTIGAN	PHONE (with Area Code) (608) 212-1368
BILLING ADDRESS (Number & Street) 6343 NESBITT		ADDRESS (Number & Street) 106 GROVE STREET	
(City, State, Zip) MADISON, WI 53719		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS scott@turntwoauto.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6343 Nesbitt Road					
TOWNSHIP VERONA	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-124-8440-5					

REASON FOR REZONE			CUP DESCRIPTION	
MAJOR & MINOR REPAIRS TO MOTOR VEHICLES				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-1 Commercial District	C-2 Commercial District	1.107		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>ASM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>ASM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>ASM</i>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <i>Scott McGettigan</i>
				DATE: <i>6-18-15</i>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- o Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>KONT C. Nickel</u>	Agent's Name	<u>Scott McGettigan</u>
Address	<u>6343 Nesbit Rd</u>	Address	<u>106 Grove St</u>
Phone	<u>608-512-2234</u>	Phone	<u>Vernon WI 53593</u>
Email		Email	<u>608-212-1368</u> <u>scott@tomtaworks.com</u>

Town: Vernon Parcel numbers affected: 06081248440

Section: 01 Property address or location: 6343 Nesbit Rd.

Zoning District change: (To / From / # of acres) C1 to C2 Commercial 1.107Ac

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: 100 %
Cu (VII)

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

I am hoping to purchase this property to
relocate my Auto Repair shop there.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 6-17-15

Parcel #

06081248440

MORTGAGE INSPECTION

R.F. Sarko and Associates, Inc.
Land Surveyors
2919 University Avenue
Madison, Wisconsin 53705

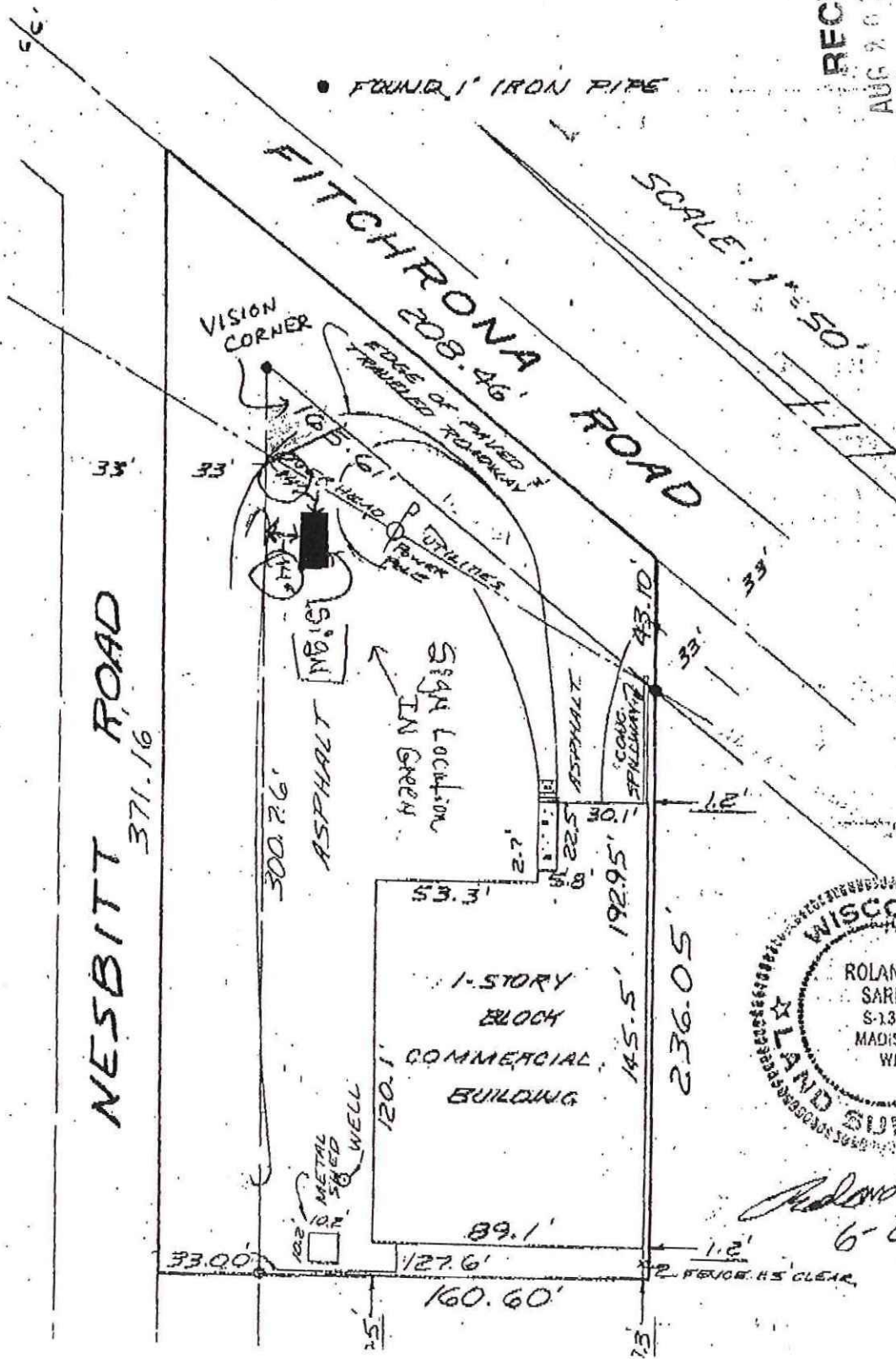
C-1 ZONING

Alvin H. Heston

REC'D

AUG 26 2003

TOWN OF VERONA



Roland Sarko
6-20-96

DOCUMENT # 3619271

12/27/2002 08:53:30AM

Trans. Fee: 750.00 Exempt #:

Rec. Fee: 11.00 Pages: 1

QUIT CLAIM DEED

Kurt C. Nickel and Michael J. Volk

quit-claims to 6343 Nesbitt Road, LLC

the following described real estate in Dane County, State of Wisconsin:

A parcel of land being part of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section Twelve (12), Township Six (6) North, Range Eight (8) East, Town of Verona, Dane County, Wisconsin, to-wit: Commencing at the East quarter corner of said Section 12, thence along the East line of said Section 12, South 00 36' 27" West, 399.99 feet to the point of beginning; thence continuing South 00 36' 27" West, 208.46 feet; thence South 50 34' 47" West, 236.05 feet; thence North 40 00' 18" West, 160.60 feet; thence North 50 43' 45" East, 371.76 feet to the point of beginning.

RETURN TO Atty. Dale R. Gregory 2917 Fish Hatchery Road Madison, WI 53713-3118

001819

Tax Key No. 31-0608-124-8440-5

Handwritten signature and date 6-18-15 with arrows pointing to the deed description.

This is not homestead property. (is) (is not)

Dated this 1st day of January, 2002

Signature lines for Kurt C. Nickel and Michael J. Volk with (SEAL) labels.

Printed names Kurt C. Nickel and Michael J. Volk with (SEAL) labels.

AUTHENTICATION

Signatures authenticated this 1st day of January, 2002

Dale R. Gregory, SEN. 01012711

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Atty. Dale R. Gregory

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

Personally came before me, this day of 19 the above named

to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public County, Wis. My Commission is permanent. (If not, state expiration date: 19)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

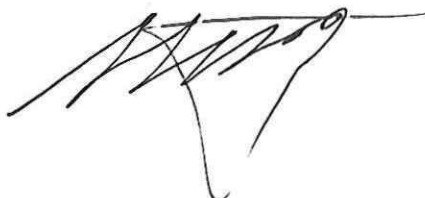
The use of witnesses is optional.



June 17, 2015

To: Dane County Zoning

My name is Scott McGettigan and I am the owner of Turn Two Auto Repair, LLC. I'm interested in purchasing the building at 6343 Nesbitt Road in the Town of Verona. As I have been told, in order to have my business at that location, I would need the zoning changed from C1 to C2. I am hoping to have Dane County approve this zoning change. I have owned my business for 20 years, and am currently operating at 5400 King James Way. With approval of the required zoning change, I intend to occupy this building with my business. In doing so, I plan to make substantial improvements to the existing structure. I am planning to replace the entire roof, replace the entire parking lot and make improvements to the current façade of the building. I greatly appreciate your consideration of this zoning change. Thank you for your time.



1.5 employees
2. Hours 8-5:30 m-f