

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/27/2016	DCPREZ-2016-10958
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ROSE INVESTMENTS LLC	PHONE (with Area Code) (414) 397-8795	AGENT NAME PRAIRIE LAND TOWING	PHONE (with Area Code) (608) 837-7309
BILLING ADDRESS (Number & Street) 1521 WAUKESHA RD		ADDRESS (Number & Street) 2727 COUNTY HIGHWAY N	
(City, State, Zip) CALEDONIA, WI 53108		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS TODD@PRAIRIELANDTOWING.NET	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP PLEASANT SPRINGS	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-093-8330-9					

REASON FOR REZONE	CUP DESCRIPTION
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REASON FOR REZONE	CUP DESCRIPTION
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-2 Commercial District	5		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>H</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>H</u>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
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COMMENTS: AMEND DEED RESTRICTIONS TO INCLUDE "AUTO TOWING FACILITY AND PARKING AND STORAGE OF VEHICLES"

PRINT NAME:
Ashraf Abdalla

DATE:
01/27/16



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 ROSE INVESTMENTS LLC

Agent's Name TODD MENZEL

Address 1521 WAUKESHA ROAD
CALEDONIA, WI 53108

Address 2727 COUNTY HIGHWAY N
COTTAGE GROVE, WI 53527

Phone (414) 397-8795

Phone (608) 837-7309

Email STEVENHRIBAR@MSN.COM

Email TODD@PRAIRIELANDTOWING.NET

Town: PLEASANT SPRINGS Parcel numbers affected: 0611-093-8330-9

Section: W 09 Property address or location: LOT 2 OF CERTIFIED SURVEY MAP 3667

Zoning District change: (To / From / # of acres) C2/C2/5

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%

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

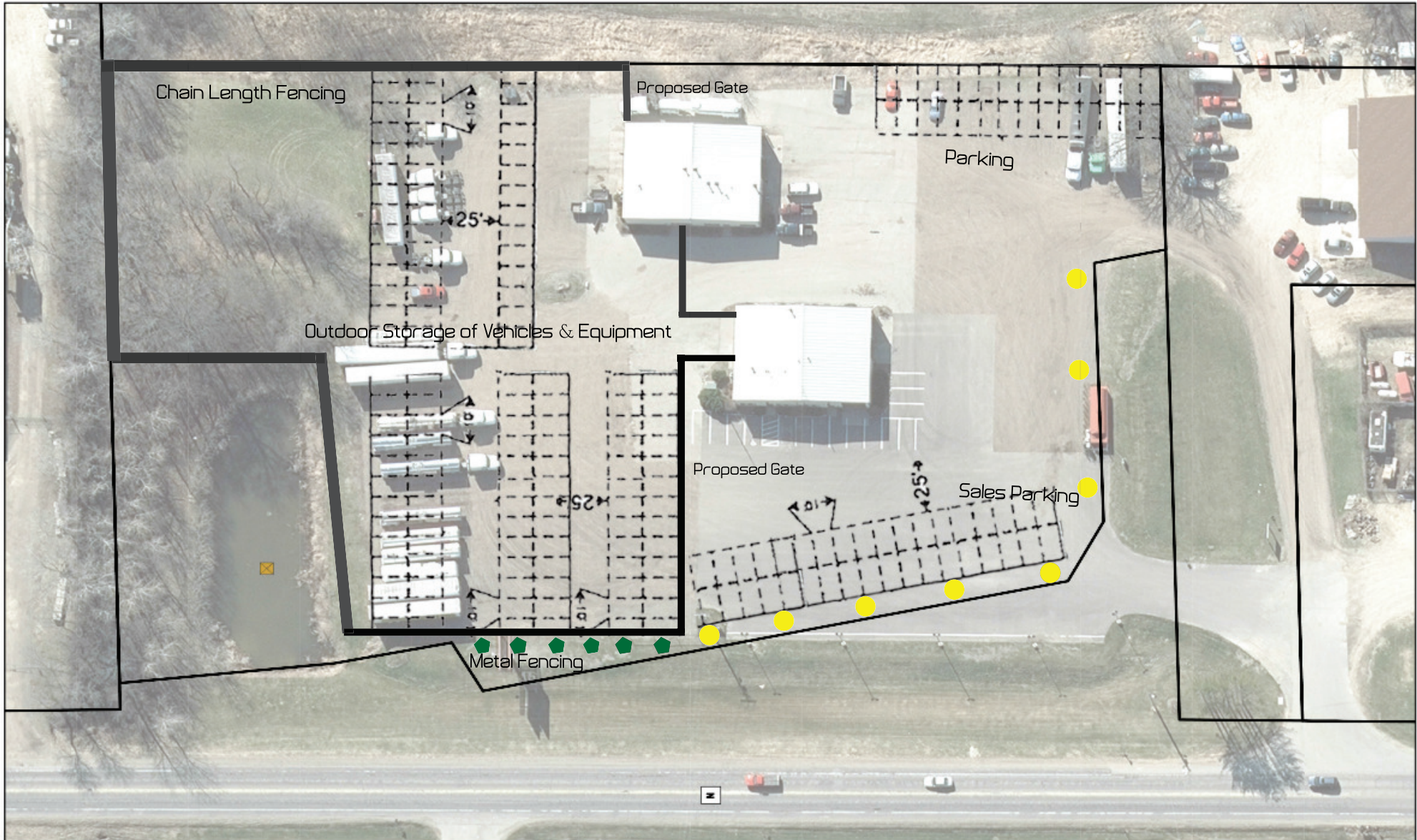
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

AMEND THE DEED RESTRICTIONS TO ADD "AUTO TOWING FACILITY AND PARKING AND STORAGE OF VEHICLES".

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

Date: 1-26-16

\$ 536.00



Chain Length Fencing

Proposed Gate

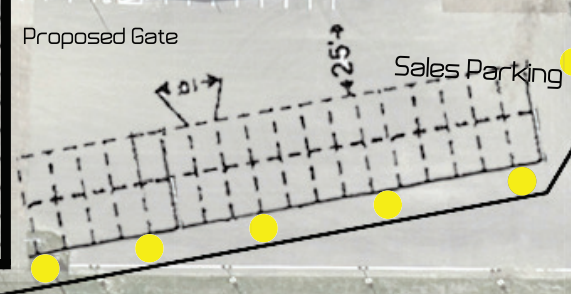
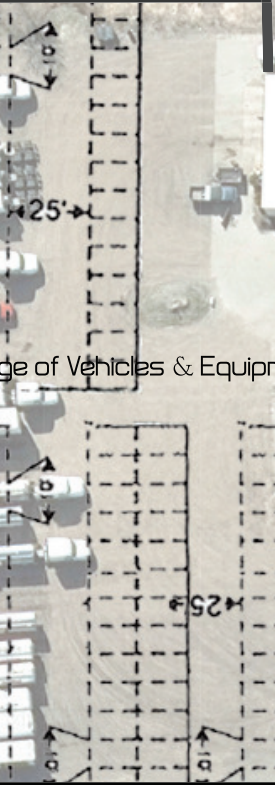
Parking

Outdoor Storage of Vehicles & Equipment

Proposed Gate


Sales Parking

Metal Fencing



Legend

Wetland



0 25 50 100 Feet

Pole Light ●

Evergreen ◆

2727 CTH N

Site Plan

PRAIRIE LAND TOWING



Menzel Enterprises, Inc.
868 Progress Way
Sun Prairie, WI 53590
(877) 486-9669

Mr. Schroeckenthaler:

I am writing in response to your request for additional information for 2727 County Road N, Cottage Grove, WI. We intend to purchase this property for \$870,000.00 and use it for a towing operation not only for Prairie Land Towing but as a depot for our contract with the Department of Transportation (WisDOT). We currently hold contracts through the year 2020 and operate the Freeway Service Team on I-90 and Beltline. As a contractor we want to be close to the interstate system and respond timely to incidents in these corridors. Furthermore we will be storing vehicles for motorists that are involved in an accident, arrested, or disabled. These vehicles will be stored behind fencing, locked, and monitored 24 hours a day. Vehicles are typically retrieved within a few days but can more depending on the situation. Insurance companies must view these vehicles and make a determination if they are repairable. In most cases they send a company to retrieve these vehicles within a week or two. In situations of no insurance we are bound by State Statute to notify the owner within 30 days by certified mail informing them of their options. In a case of a vehicle worth more than \$500 Statute directs us to notify a second time giving an owner up to 61 days to retrieve the vehicle (assuming a timely response from the Department of Motor Vehicle). At this point, if no contact is made, we remove the vehicle and dispose of at a licensed salvage company. These vehicles can range from a motorcycle to a semi tractor trailer.

I have attached what our fencing looks like at our Sun Prairie office. It is screened from public viewing and is aesthetically pleasing. Currently there is lighting across the front that will be used. We are an Image conscious corporate company. We will improve the area with a live business that employs over 100 professionals in Wisconsin alone. This proposed facility will house Towing Apparatus from light duty trucks to heavy duty wrecker/cranes. Our business hours are 8 AM to 6 PM but our towing operations are 24/7/365.

Proposed Deed Restrictions:

24-hour towing operation; outdoor storage of towed vehicles and equipment; trucking terminal; retail sales, rental and service of trucking tractors and trailers; major repair of motor vehicles; repairs, servicing, and maintenance of fleet vehicles; bulk storage of fuel for fleet vehicles; and auto sales for up to 36 vehicles on display.

If you should need any further information feel free to contact me.

A handwritten signature in blue ink, appearing to read 'Todd Menzel', written over a light blue rectangular background.

Todd Menzel
Chief Operations Officer WI
Chief Executive Officer IA



