

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/17/2017	DCPREZ-2017-11205
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MCFARLAND MEADOWS LLC	PHONE (with Area Code) (608) 444-5200	AGENT NAME BIRRENKOTT SURVEYING, INC.	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) PO BOX 12		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS DWBISBEE@HOTMAIL.COM		E-MAIL ADDRESS MPYNNONEN@BIRRENKOTTSURVEYING.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	
2247 MCCOMB RD					
TOWNSHIP DUNKIRK	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-072-8595-7					

REASON FOR REZONE			CUP DESCRIPTION	
COMMERCIAL STORAGE USES				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RH-2 Rural Homes District	C-2 Commercial District	1.57		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	<b>INSPECTOR'S INITIALS</b>  HJH3	<b>SIGNATURE: (Owner or Agent)</b> <i>Mark A. Pynnönen</i>
				<b>PRINT NAME:</b> MARK A. PYNNONEN
				<b>DATE:</b> 8/17/2017



DANE COUNTY  
PLANNING DEVELOPMENT

Zoning Change Application

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

Items that must be submitted with your application:

- **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.
- **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>McFarland Meadows LLC</u>	Agent's Name	<u>Birrenkott Surveying, Inc.</u>
Address	<u>P.O. Box 12, McFarland, WI 53558</u>	Address	<u>P.O. Box 237, Sun Prairie, WI 53590</u>
Phone	<u>444-5200</u>	Phone	<u>837-7463</u>
Email	<u>dwbisbee@hotmail.com</u>	Email	<u>mpynnonen@birrenkottsurveying.com</u>

Town: Dunkirk Parcel numbers affected: 0511-072-8595-7

Section: 07 Property address or location: 2247 McComb Road, Stoughton, WI

Zoning District change: (To / From / # of acres) ~~B-1~~ / RH-2 / ~~1.56~~ ACRES  
C-2 / 1.57

Soil classifications of area (percentages) Class I soils:      % Class II soils: 25 % Other: 75 %

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:

To erect commercial storage buildings.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Mark A. Pinnaw FOR BIRRENKOTT SURVEYING

Date: 8/17/2017

Petition # 11205

Public Hearing Date 10/24/17

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

1. Zoning District fits the proposed land use?  Yes /  No
2. Zoning District fit the proposed and remaining lots (s)?  Yes /  No
3. Proposed lot meet the minimum width and area requirements?  Yes /  No
4. Do the existing structures meet the setbacks for the District?  Yes /  No
5. Do the existing structures meet the height limitations?  Yes /  No
6. Do the existing (proposed) structures meet the lot coverage?  Yes /  No
7. Do the Accessory structures meet the principal structure ratio?  Yes /  No
8. Existing building heights conform to district?  Yes /  No
9. Shoreland, Wetland, Flood plain issues? Yes /  No
10. Steep slope issues? Yes /  No
11. Commercial parking standards met? Yes /  No
12. Screening requirements met? Yes /  No
13. Outside lighting requirements? Yes /  No

Comments: mini-warehouses?

**Planning Review**

1. Density Study Needed? Yes /  No Splits \_\_\_\_\_
2. Determination of Legal Status Yes /  No
3. In compliance with Town plan? Yes / No
4. Land Division Compliance?  Yes / No

Comments:

Contacts / Correspondence: (date: issue)



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**ZONING MAP**

**MCCOMB ROAD**

(right-of-way values)

Northwest Corner  
Section 7-5-11  
Found Aluminum  
Monument

Zoning Description Parcel A:  
RH-2 to C-2

Part of Lot 2 of Certified Survey Map No. 4659, located in the Northwest 1/4 of the Northwest 1/4, Section 7, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin, described as follows:  
Commencing at the Northeast corner of said lot 2; thence S00°08'17"E, 300.00 feet along the East line of said lot 2 to the C-1 Zoning Line; thence N89°55'39"W, 223.77 feet along the C-1 Zoning Line to the point of beginning; thence S00°07'07"E, 620.00 feet; thence N89°55'39"W, 110.00 feet to the West line of said lot 2; thence N00°07'07"W, 620.00 feet along said West line to said C-1 Zoning Line; thence S89°55'39"E, 110.00 feet along said C-1 Zoning Line to the point of beginning. Containing 68,200 square feet, or 1.57 acres.

LOT 1  
CERTIFIED SURVEY  
MAP NO. 10950

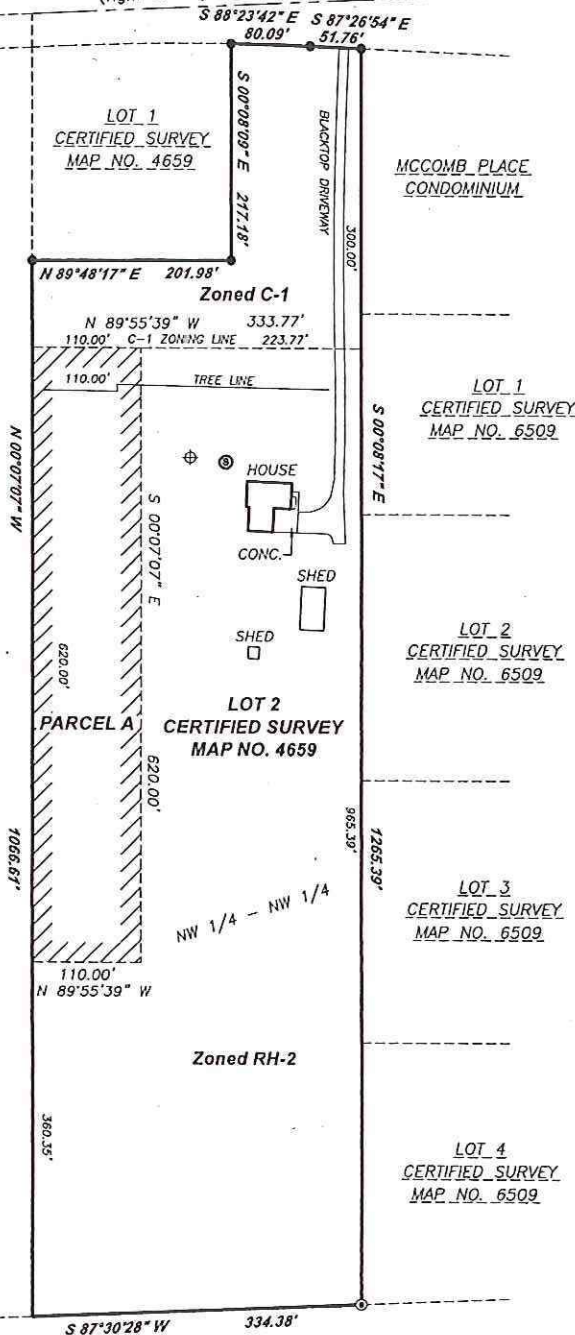
**AREAS**

Lot 2, CSM No. 4659 . . . 8.78 Acres  
Existing C-1 zoning . . . 1.32 Acres  
Proposed C-2 Zoning . . . 1.57 Acres  
Remaining RH-2 Zoning . . . 5.89 Acres

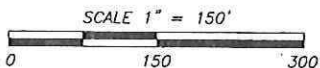
**Legend:**

- = Found 1 1/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⊕ = Septic Tank
- ⊕ = Septic Vent

Dated: August 15, 2017  
Surveyed: T.A.S.  
Drawn: B.P.R.  
Checked:  
Approved: D.V.B.  
Field book: 364/54  
Comp. File: J:\2017\CARLSON  
Office Map No. 170635



Prepared For:  
McFarland Meadows LLC  
PO Box 12  
McFarland, WI 53558





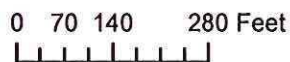
**Legend**

**Significant Soils**  
 Class

- Floodplain
- Wetland



- Class 1
- Class 2



Petition 11205  
 MCFARLAND MEADOWS  
 LLC