

Dane County Rezone Petition

Application Date	Petition Number
10/19/2021	DCPREZ-2021-11775
Public Hearing Date	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SMITHA CHINTAMANENI / LYNCH ESTATE	PHONE (with Area Code)	AGENT NAME KHRIS BARBER	PHONE (with Area Code) (608) 438-7464
BILLING ADDRESS (Number & Street) 411 E. Wisconsin Avenue, Suite 100		ADDRESS (Number & Street) 4125 TERMINAL DRIVE	
(City, State, Zip) Madison, WI 53703		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS		E-MAIL ADDRESS kbarber@abcmadison.com	

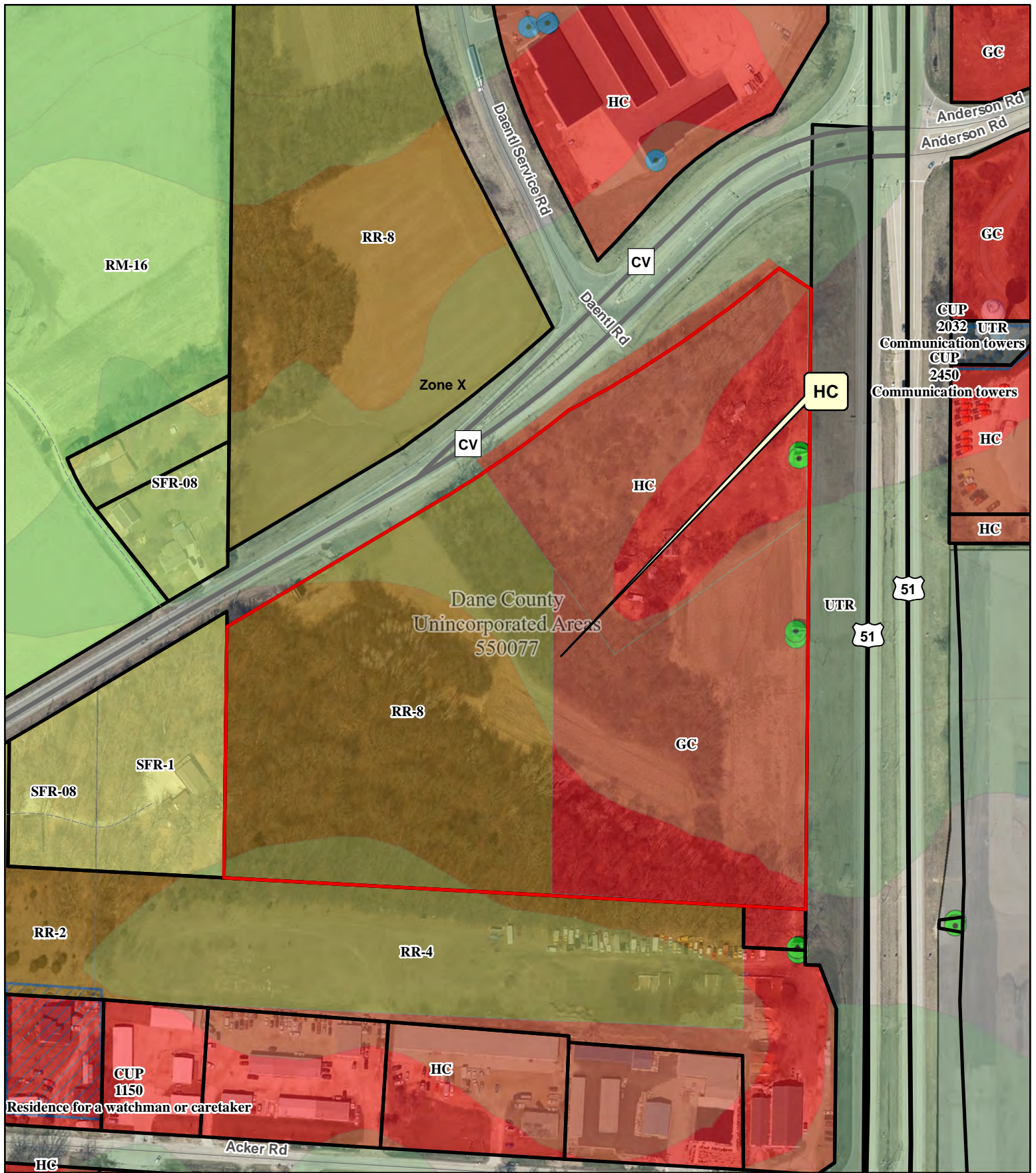
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5926 County Hwy CV					
TOWNSHIP BURKE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-084-8170-0					

REASON FOR REZONE





CONSOLIDATE ZONING TO ALLOW FOR COMMERCIAL DEVELOPMENT

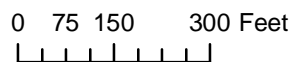
FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	HC Heavy Commercial District	5.23
RR-8 Rural Residential District	HC Heavy Commercial District	7.72
HC Heavy Commercial District	HC Heavy Commercial District	4.6

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11775
 Smitha Chintamaneni /
 LYNCH ESTATE



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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Smitha Chintamaneni / Lynch Estate	Agent Name:	Khris Barber
Address (Number & Street):	411 E. Wisconsin Avenue, Suite 100	Address (Number & Street):	4125 Terminal Drive
Address (City, State, Zip):	Milwaukee, WI	Address (City, State, Zip):	McFarland, WI
Email Address:		Email Address:	kbarber@abcmadison.com
Phone#:		Phone#:	608-438-7464

PROPERTY INFORMATION

Township:	Town of Burke	Parcel Number(s):	081008481700
Section:	Section8-8-10	Property Address or Location:	5926 County Hwy CV, Madison, WI 53704

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
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The parcel currently has multiple zoning designations. We would like to rezone the section of the parcel that is South of County Hwy CV to a single zoning designation of HC (Heavy Commercial). This portion of the parcel is 17.5 acres and is currently zoned as a combination of GC, HC, and RR-8 as shown below. The owner would like to build a owner-occupied commercial building for his company, Premier Golf, on this portion of the site. The current parcel is undeveloped. See attached Letter of Intent and exhibits for additional information.

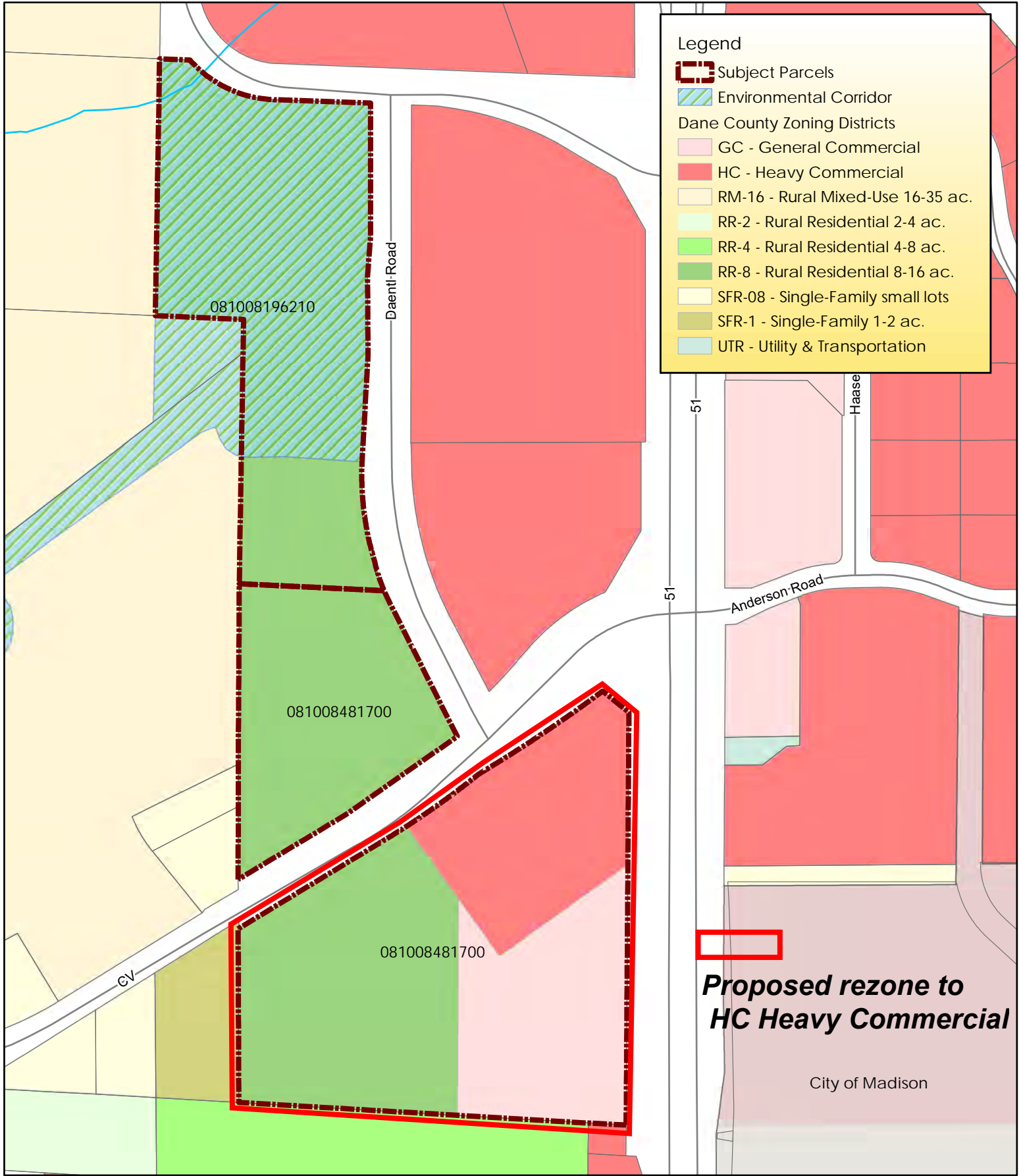
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
GC	HC - Heavy Commercial	5.23
HC	HC - Heavy Commercial	4.6
RR-8	HC - Heavy Commercial	7.72

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input 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 (non-refundable), 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.

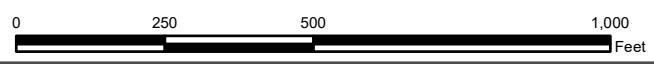
Owner/Agent Signature *Khris Barber* Date 10/15/21



**Proposed rezone to
HC Heavy Commercial**

City of Madison

Lynch Estate
County Zoning Exhibit
November 17, 2020



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE
999 Fourier Dr. Ste. #201 Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



Letter of Intent

October 15, 2021

Town of Burke
5365 Reiner Road
Madison, WI 53718

Dane County
Roger Lane - Zoning Administrator
Zoning and Land Regulation Committee
210 Martin Luther King Jr. Blvd, room 116
Madison, WI 53703

Re: Premier Golf
5926 County Hwy CV

To whom it may concern:

On behalf of owners of Premier Golf, we are submitting these documents seeking to begin the regulatory approval process for a proposed development of the referenced property.

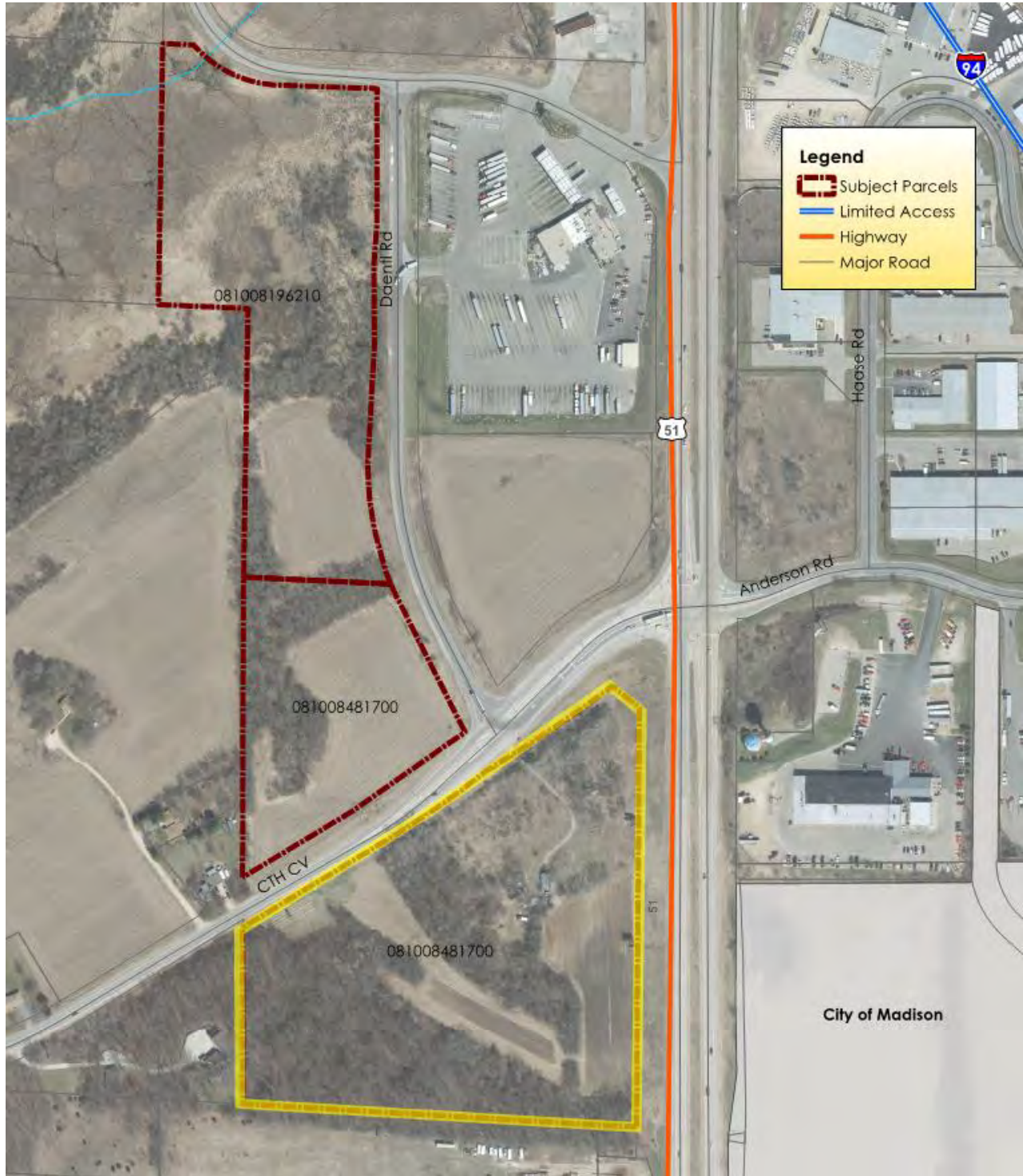
The existing property is vacant and currently zoned GC, HC, and RR-8.

Enclosed:

- Application for rezoning
- Proposed development site plan concept
- Exterior building concept design
- ALTA Survey
- Dane County Zoning (current)
- City of Madison Future Land Use Plan Map Exhibit
- Town of Burke Comprehensive Plan Map Exhibit

The parcel currently has multiple zoning designations. We would like to rezone the 17.5-acre parcel located to the South of County Hwy CV to HC (Heavy Commercial). The parcel is outlined in yellow in the image shown on Exhibit A – Area to be considered for rezone.

Exhibit A – Area to be considered for rezone.





Letter of Intent

The owner would like to build an owner-occupied commercial building on the portion of the site South of County Highway CV.

Following is a summary of the zoning regulations impacting this site:

County Zoning

Zoning Code: Town of Burke, Dane County Zoning

Current Zoning (see exhibit for graphic): GC – General Commercial; HC – Heavy Commercial; RR-8 – Rural Residential

Proposed Zoning: HC – Heavy Commercial

1. Permitted Uses:
 - a. Indoor sales
 - b. Light Industrial
 - c. Office
 - d. Outdoor sales, display or repair
 - e. Indoor storage and repair
 - f. Vehicle repair
 - g. Warehousing and distribution facilities
 - h. Outdoor Storage
2. Setbacks / Height Requirements
 - a. County Hwy: From right-of-way line – 42 feet min. (75 from Center)
 - b. Town Road: 30 feet min. (63 from Center)
 - c. Side Yard: 10 feet min.
 - d. Rear Yard: 10 feet min.
 - e. Height: 50 feet max., excluding tanks, bins, towers
3. Lot Coverage: 60% Max
4. Required Parking (10.102(8)(e))
 - a. Light Industrial: 1 per 500 square feet gross floor area
 - b. Indoor sales: 1 per 1.3 employees
 - c. Indoor storage: 1 per 2,000 square feet of gross floor area

Proposed Zoning vs. Designated Future Land Use Maps

The proposed zoning of HC (Heavy Commercial) is in line with both the City of Madison Future Land Use Map as well as the Town of Burke's Comprehensive Plan. Future land for the City of Madison is shown as Industrial for the 17.5 acres South of County Hwy CV. This is similar to the Town of Burke's comprehensive plan which shows the parcel to have 2 separate zoning designations: Industrial/Business and a low density residential. The HC zoning also seems to be in line with the properties located in this area. See exhibits for Future land use designations.



Other Stakeholders

As part of this application process, we have consulted with the Dane County Planning (Majid Allen), City of Madison Planning Team (Brian Grady), and Dane County Highway Dept. (Pamela Dunphy). None of these parties had objections to what we are proposing.

Proposed Project Information

1. Statement of proposed use

We are seeking a re-zoning of the parcel South of County Hwy CV, to allow a development for light industrial, office, and sales use. We feel in so doing, the use will be allowed for the current Premier Golf facility, as well as neighboring and future like uses.

2. Legal Description

Parcel: 014/0810-084-8170-0
SEC 8-8-10 NE1/4 SE1/4 EXC W 220 FT EXC
(See attached ALTA Survey)

3. Site Plan

The site is bisected by County Hwy CV. The proposed buildings will occur on the south side of Hwy CV, west of Hwy 51.

There is significant topography to the south, including hydric soils. Care will be taken during design to minimize impact to grades and avoid any potential wetland designated areas per code.

Stormwater management will occur on site per County and DNR regulations.

4. Operational Plan

- a. Anticipated Noise, Odors, Run-off, or Pollution: The building use as sales, storage and light commercial will have normal business operations and minimal noise generated for activities such as repair and assembly, vehicle, forklift, and truck delivery/shipping.
- b. Description of any stored materials: golf cart storage will be contained within the building; exterior storage of product will occur within the allowable limitations of the HC zoning district. The gravel area to the South of Building 1 will be cart storage during the spring, summer, and fall season. The carts are either stored indoors or off site during the winter.
- c. Compliance with stormwater and erosion control standards: Our engineering partner will work to design the site to meet all regulatory stormwater and erosion control standards. The redevelopment of this parcel will not dramatically increase the impervious area of the site.
- d. Sanitary facilities: Utilities existing in the public right of way include water, gas and electric. Sanitary is unknown. All utility infrastructure will be verified for adequacy and improved if necessary.



- e. Facilities for removal of trash: Refuse and recycling containers will be contained on site, screened per zoning ordinance.
- f. Anticipated daily traffic and types of vehicles: A formal traffic study has not been performed, however considering the operations and existing patterns experienced by the developer, we anticipate two trips per employee and up to 50 customer / vendor trips per day, totaling approximately 80 vehicle trips per building (240 trips daily for the entire site).
- g. Outdoor lighting: Site lighting for building ambient and emergency use will be provided in accordance with zoning regulations. Fixtures will be decorative LED, full cut-off meeting night-sky requirements, and zero footcandles at the property lines.
- h. Signage: Building and site monument or pylon signage is expected and will be submitted formally upon further design development.

5. Third Party Consultation:

The following design team has been assembled:

Project Owners / Developers:

Premier Golf & Utility
5924 Haase Rd.
DeForest, WI 53532
608-246-0444

General Contractor:

Advanced Building Corporation, Inc.
Khris Barber
4125 Terminal Dr.
McFarland, WI 53558
608-438-7464
kbarber@abcmadison.com

Architect:

Sketchworks Architecture, LLC
Steve Shulfer
7780 Elmwood Ave., suite 208
Middleton, WI 53562
608-836-7570
sshulfer@sketchworksarch.com



Letter of Intent

Civil Engineer & Surveyor:
Synder and Associates
5010 Voges Road
Madison, WI 53718
608-838-0444
sanderson@snyder-associates.com

6. Property Owner Consent

This application is submitted on behalf of the owners Smitha Chintamaneni / Lynch Estate and the developers Premier Golf & Utility.

Our understanding of the Approval Process:

1. Public Hearing on Application by Zoning Committee
2. Zoning Committee Action (Grant, Grant with Conditions, or Deny)
3. Town Board Action (Grant, Grant with Conditions, or Deny)
4. Appeals to Board of Adjustment – if denial

Schedule

Our intentions are to begin construction of this development in Spring of 2022. This will require the zoning use approval by December 2021, clearing the path for land acquisition, design, and permitting. A final site approval and building plan review / approval will be sought in March 2022, with Construction slated for April 2022. Construction is anticipated to take 10 months, with Occupancy in March 2023.

We again request consideration for a site re-zoning to approve the use and concept development plans presented herein. Should Dane County and the Town of Burke look favorably on the proposed use of this property, we would proceed immediately with design and engineering of the project, submitting all for final review in the months to come.

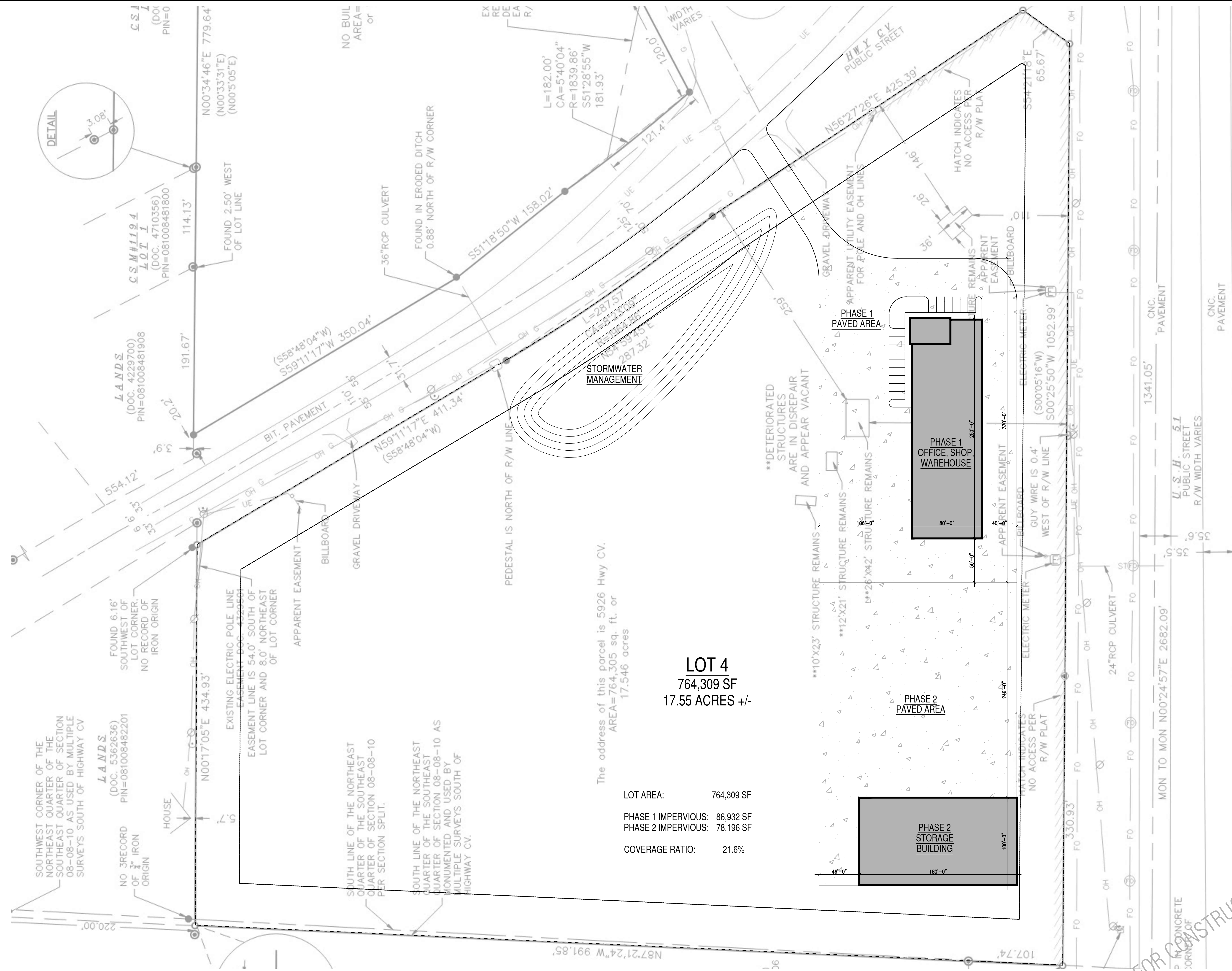
Please feel free to contact our team to discuss the nature of this development, and this request.

We thank you for your time,

Advanced Building Corporation

A handwritten signature in black ink that reads "Khris Barber". The signature is written in a cursive, flowing style.

Khris Barber
Owner/Business Development



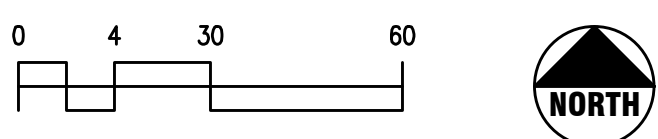
The address of this parcel is 5926 Hwy CV.
 AREA=764,305 sq. ft. or
 17.546 acres

LOT 4
 764,309 SF
 17.55 ACRES +/-

LOT AREA:	764,309 SF
PHASE 1 IMPERVIOUS:	86,932 SF
PHASE 2 IMPERVIOUS:	78,196 SF
COVERAGE RATIO:	21.6%



1 SITE PLAN
 1"=50'-0"



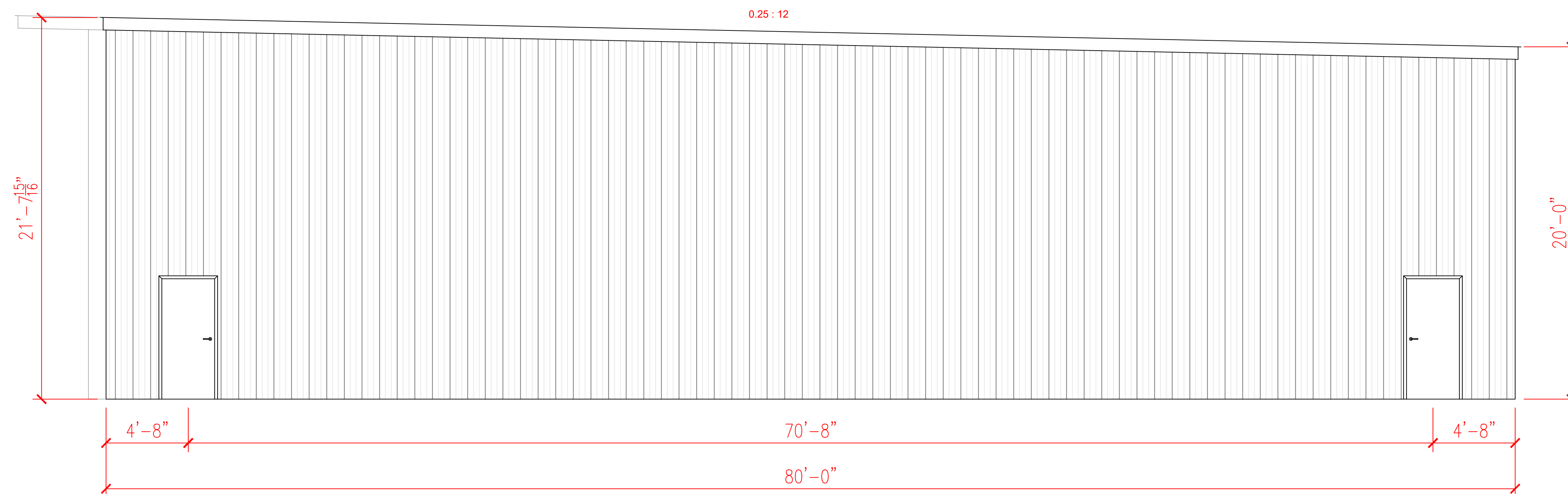
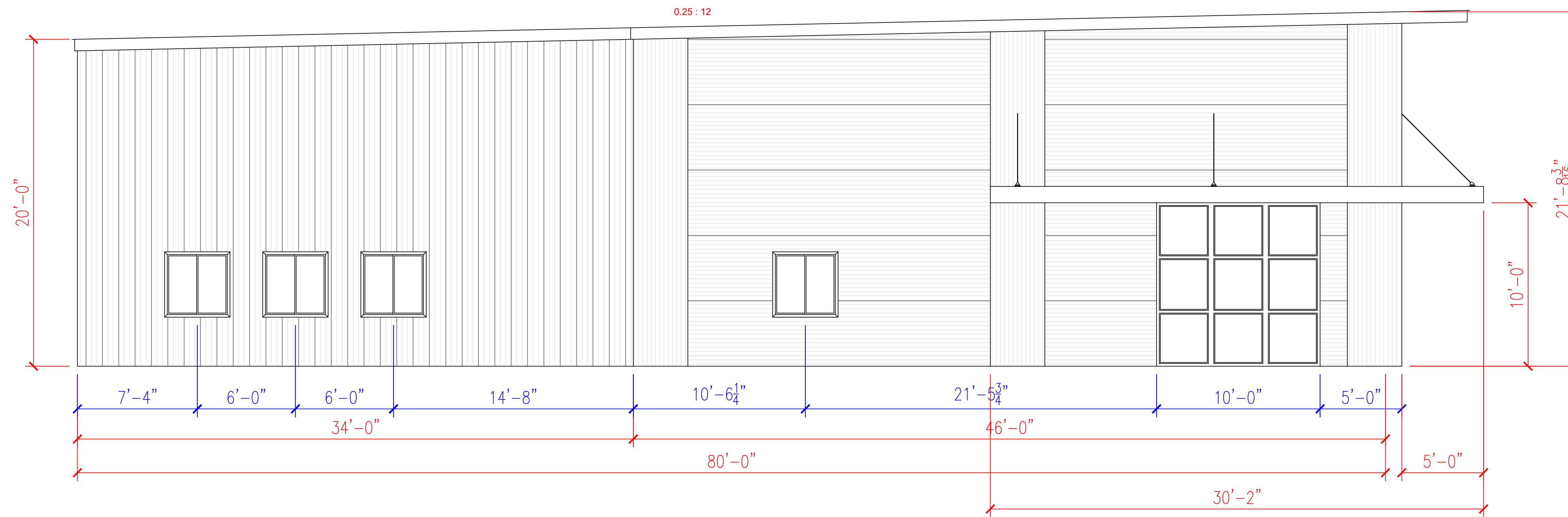
CONCEPT SITE PLAN


PREMIER GOLF
 NEW FACILITY
 COUNTY HWY CV, TOWN OF BURKE, WI

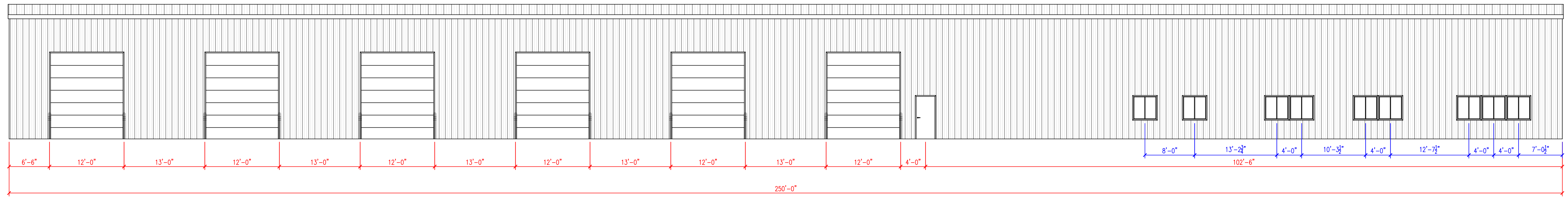
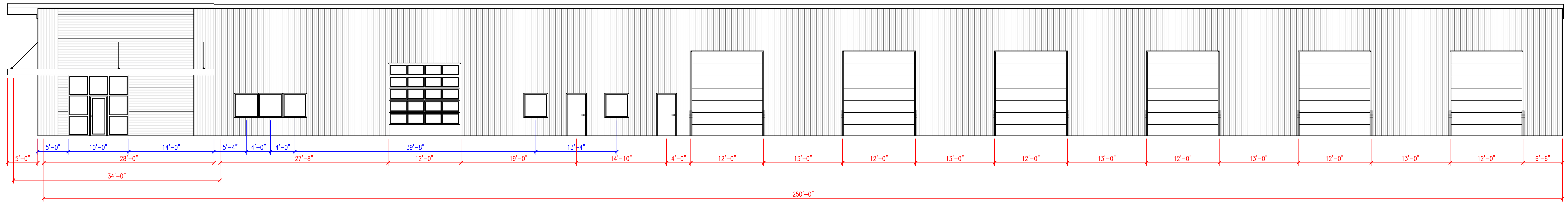
10/18/2021
 REZONING SUBMITTAL


AS101

NOT FOR CONSTRUCTION



 <p>ADVANCED BUILDING CORPORATION</p>	<p>PROJECT NAME</p> <p>PREMIER GOLF</p>	<p>ADVANCED BUILDING CORPORATION</p> <p>4125 Terminal Dr McFarland, WI 53558 Suite 100 (608) 833-0900</p>	<p>DATE CREATED</p> <p>07-07-2021</p>	<p>SCALE</p> <p>1/4" = 1'-0"</p>
	<p>PROJECT INFORMATION</p> <p>NEW CONSTRUCTION</p>		<p>DATE REVISED</p> <p>07-07-2021</p>	<p>SHEET #</p> <p>S.3</p>



 <p>ADVANCED BUILDING CORPORATION</p>	<p>PROJECT NAME PREMIER GOLF</p>	<p>ADVANCED BUILDING CORPORATION 4125 Terminal Dr McFarland, WI 53558 Suite 100 (608) 833-0900</p>	<p>DATE CREATED 07-07-2021</p>	<p>SCALE 1/8" = 1'-0"</p>
	<p>PROJECT INFORMATION NEW CONSTRUCTION</p>		<p>DATE REVISED 07-07-2021</p>	<p>SHEET # S.4</p>



PREMIER | GOLF & UTILITY
VEHICLES, INC.

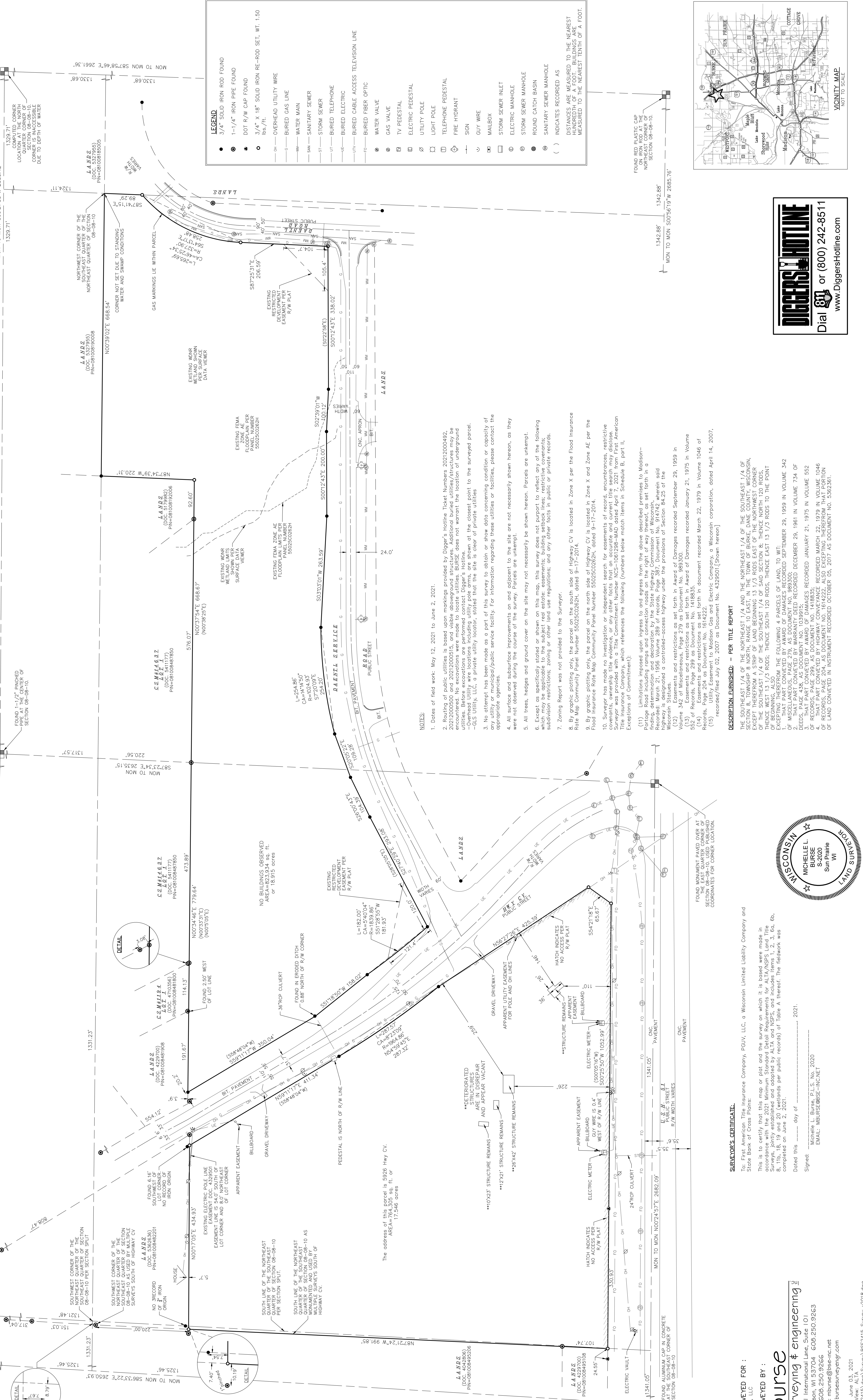
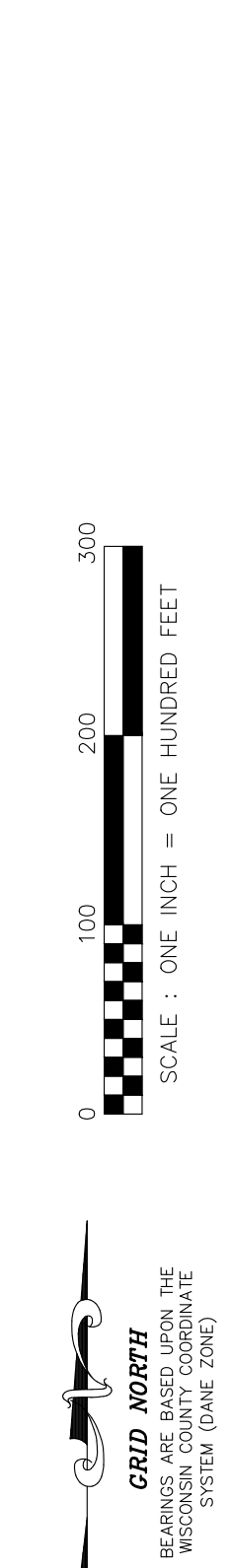


PREMIER | GOLF & UTILITY
VEHICLES, INC.



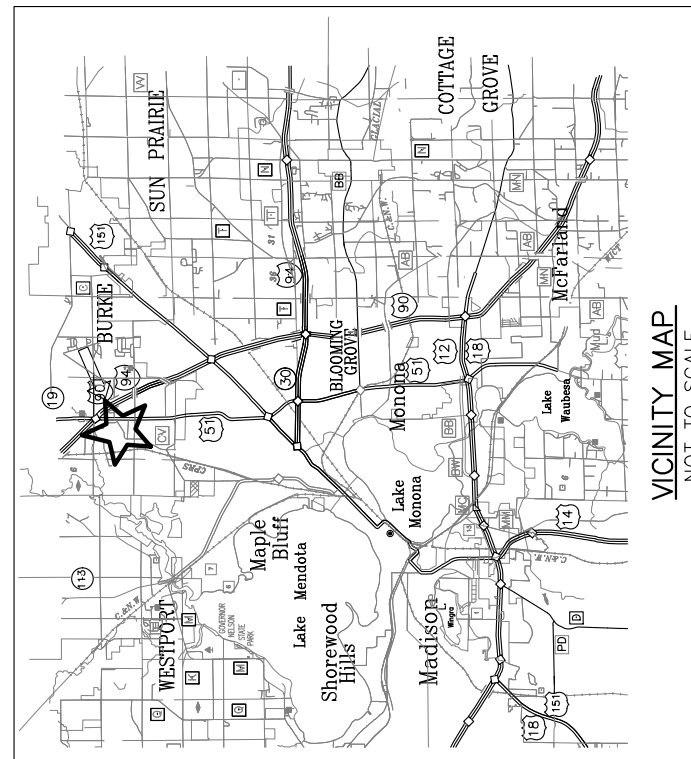
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 08, TOWNSHIP 08 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN



LEGEND	
●	3/4" SOLID IRON ROD FOUND
○	1-1/4" IRON PIPE FOUND
●	DOT R/W CAP FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
—	OVERHEAD UTILITY WIRE
—	BURIED GAS LINE
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER
—	BURIED TELEPHONE
—	BURIED ELECTRIC
—	BURIED CABLE ACCESS TELEVISION LINE
—	WATER VALVE
—	GAS VALVE
—	TV PEDESTAL
—	ELECTRIC PEDESTAL
—	UTILITY POLE
—	LIGHT POLE
—	TELEPHONE PEDESTAL
—	FIRE HYDRANT
—	SION
—	GUY WIRE
—	MAILBOX
—	STORM SEWER INLET
—	ELECTRIC MANHOLE
—	STORM SEWER MANHOLE
—	ROUND CATCH BASIN
—	SANITARY SEWER MANHOLE
()	INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST TENTH OF AN INCH. BEARINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



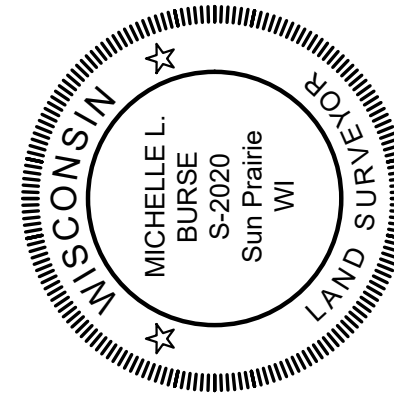
DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com

- NOTES:**
- Dates of field work: May 12, 2021 to June 2, 2021.
 - Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20212000492, 20212000500 and 20210000515, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. BURSE does not warrant the location of underground utilities. Buried utilities are performed in accordance with Digger's Hotline. The utility locator used was a G.S. Utility, LLC, a private utility locator, stated that the site is clear of private utilities.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon, as they were not observed during the course of the survey. Parcels are unsplit.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon. Parcels are unsplit.
 - Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other laws or regulations; and any other facts in public or private records.
 - Zoning Report was not provided to the Surveyor.
 - By graphic plotting only, the parcel on the south side of Highway CV is located in Zone X per the Flood Insurance Rate Map Community Panel Number 5502502624, dated 9-17-2014.
 - By graphic plotting only, the parcel on the north side of Highway CV is located in Zone X and Zone AE per the Flood Insurance Rate Map Community Panel Number 5502502624, dated 9-17-2014.
 - Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. This survey was provided with a Title Commitment Number NCS-1061298-MAD dated April 7, 2021 from First American Title Insurance Company, which references the following (numbers below match items in Schedule B, part II, Exceptions of Commitment):
 - Limitations imposed upon ingress to and egress from the above described premises to Madison-Portage Road including ramps and connector roads on the right of way thereof, as set forth in a Record of Title recorded in Volume 1046 of Records, dated March 22, 1979 in Volume 1046 of Records, Page 204 as Document No. 1614222.
 - Easements and restrictions as set forth in Award of Damages recorded September 29, 1959 in Volume 342 of Miscellaneous, Page 279 as Document No. 989300.
 - Easements and restrictions as set forth in Award of Damages recorded January 21, 1975 in Volume 1046 of Records, Page 204 as Document No. 1614222.
 - Easements and restrictions as set forth in Award of Damages recorded March 22, 1979 in Volume 1046 of Records, Page 204 as Document No. 1614222.
 - Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated April 14, 2007, recorded/Filed July 02, 2007 as Document No. 4329501 (Shown hereon)

DESCRIPTION FURNISHED - PER TITLE REPORT

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 08 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN, EXCEPT THEREFROM A STRIP OF LAND BEGINNING 13 1/2 RODS EAST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, THENCE NORTH 120 RODS, THENCE WEST 13 1/3 RODS, THENCE SOUTH 120 RODS, THENCE EAST 13 1/3 RODS TO THE POINT OF BEGINNING, THEREFROM THE FOLLOWING 4 PARCELS OF LAND, TO WIT:

- THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED SEPTEMBER 29, 1959 IN VOLUME 342 OF MISCELLANEOUS, PAGE 279, AS DOCUMENT NO. 989300;
- THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED DECEMBER 29, 1961 IN VOLUME 734 OF DEEDS, PAGE 438, AS DOCUMENT NO. 1039915;
- THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED JANUARY 21, 1975 IN VOLUME 552 OF DEEDS, PAGE 204, AS DOCUMENT NO. 1614222;
- THAT PART CONVEYED BY AWARD OF DAMAGES RECORDED MARCH 22, 1979 IN VOLUME 1046 OF RECORDS, PAGE 204, AS DOCUMENT NO. 1614222; ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN INSTRUMENT RECORDED OCTOBER 05, 2017 AS DOCUMENT NO. 5362361.



SURVEYOR'S CERTIFICATE.

To: First American Title Insurance Company, POBox, LLC, a Wisconsin Limited Liability Company and State Bank of Cross Plains.
 This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, as established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 6a, 8, 11a, 8, 19, 19a, 20 and 21a (as per public record) of Table A, hereon. The feedback was completed on June 2, 2021.

Dated this _____ day of _____, 2021.
 Signed: _____
 Michelle L. Burse, Surveyor
 EMAIL: MBURSE@BSE-INC.NET

SURVEYED FOR :
 POBox, LLC

SURVEYED BY :
Burse
 surveying & engineering
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-mc.net
 www.bursesurveying.com

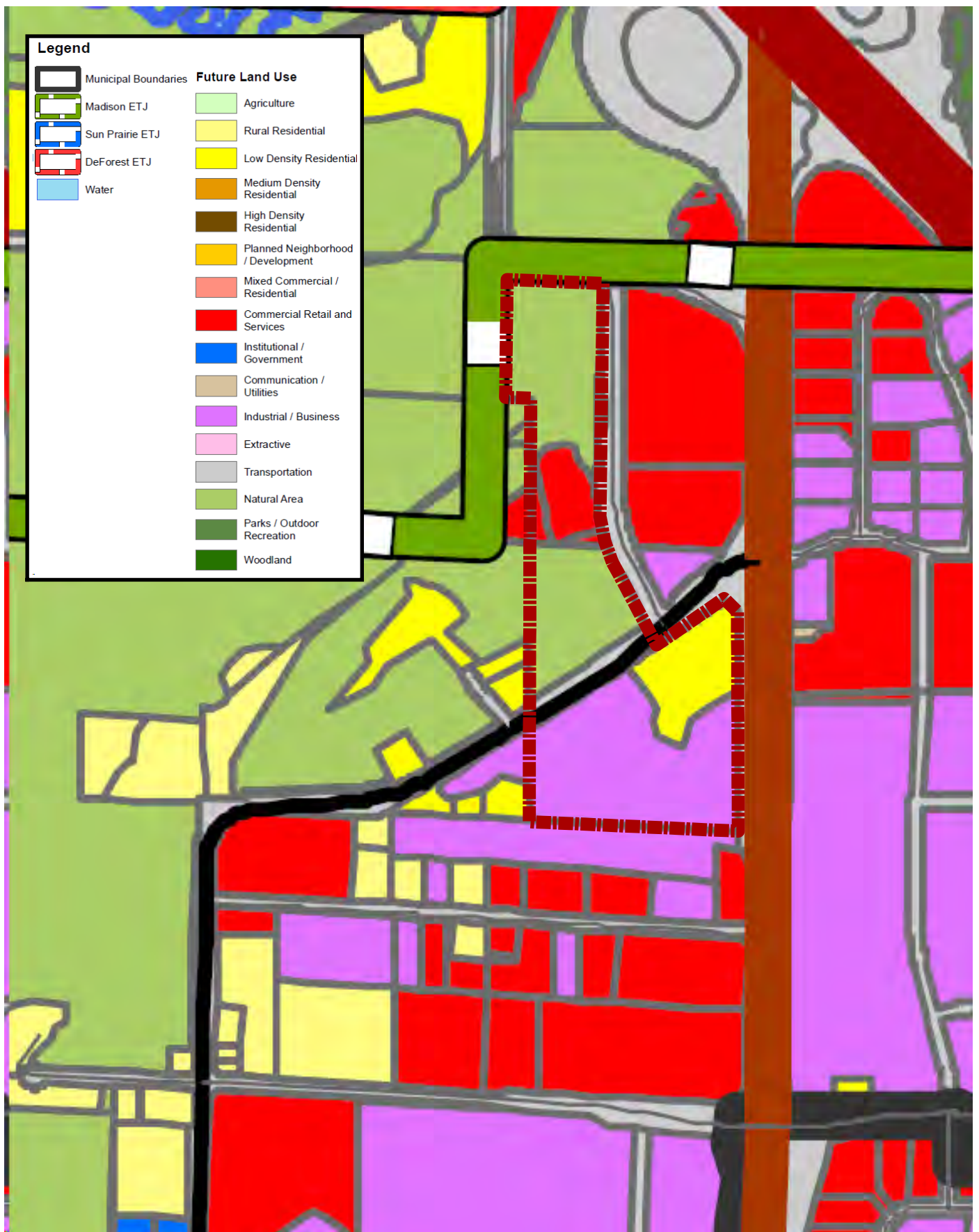
Date: June 03, 2021
 Plot View: ALTA
 \BSE2415.dwg \Survey\BSE2415 Survey.v2016.dwg



Lynch Estate
 City of Madison Future Land Use Plan Exhibit
 November 23, 2020

vierbicher
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE
 999 Fourier Dr. Ste. #201 Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530



Lynch Estate
 Town of Burke Comprehensive Plan Exhibit
 November 23, 2020

vierbicher
 planners | engineers | advisors



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 999 Fourier Dr. Ste. #201 Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530