


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/16/2015	DCPREZ-2015-10841
Public Hearing Date	C.U.P. Number
05/26/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOANN M TORKE	PHONE (with Area Code) 608 444 8692	AGENT NAME NICHOLAS DERR	PHONE (with Area Code) (608) 692-1448
BILLING ADDRESS (Number & Street) 2701 RIMROCK RD		ADDRESS (Number & Street) 833 SOUTH SHORE DR	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) MADISON, WI 53715	
E-MAIL ADDRESS WHGOULETTE@GMAIL.COM or djndale@charter.net		E-MAIL ADDRESS NICK_DERR@HOTMAIL.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	
2701RIMROCK ROAD		PARCEL SOUTH OF 2701 RIMROCK ROAD			
TOWNSHIP MADISON	SECTION 36	TOWNSHIP MADISON	SECTION 36	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-363-9430-2		0709-363-9420-4			

REASON FOR REZONE			CUP DESCRIPTION	
REZONE TO ALLOW OFFICES AND BUSINESS STORAGE ONSITE - ALLOW RESIDENTIAL USES OF NONCONFORMING SINGLE FAMILY HOME				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	B-1 Local Business District	2.046		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MT</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MT</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MT</i>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
COMMENTS: REZONE TO ALLOW OFFICES AND BUSINESS STORAGE ONSITE - ALLOW RESIDENTIAL USES OF NONCONFORMING SINGLE FAMILY HOME				PRINT NAME: Nicholas Derr
				DATE: 3-16-15

Petition # 10841

Public Hearing Date 5/26/15

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: Existing House after rezone to B-1
will be a nonconforming structure.
residential uses in B-1 need a CUP

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)

Parcel A:

Part of the South $\frac{1}{2}$ of South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Section 36, Town 7 North, Range 9 East, in the Township of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the North line of the above mentioned South $\frac{1}{2}$ of South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of said Section 36, which is 1302 feet West of the Northeast corner thereof; thence South 133 feet; thence West parallel to said North line 345.7 feet to a public highway; thence North $14^{\circ}15'$ East along said public highway to the North line of the above mentioned South $\frac{1}{2}$ of South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of said Section 36; thence East along said North line 309.5 feet to the point of beginning.

Parcel B:

Part of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 7 North, Range 9 East, in the Township of Madison, Dane county, Wisconsin, described more fully as follows: Beginning at a point 133 feet South of an iron stake which is a point on the North line of the above mentioned South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of said Section 36 which is 1382 feet West of the Northeast corner thereof; thence South 120.3 feet; thence West parallel to said North line 378.5 feet to a public highway; thence North $14^{\circ}15'$ East along said public highway to a point 133 feet South of the North line of the above mentioned South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 36 or the South line of the G.L. Cowan land; thence East along said line 345.7 feet to point of beginning.

RH-1
CH-1

1.) REZONE Lot B, RE CONFIGURE LOT LINES



Dave
TAYLOR
RAMES
and

78'+12" min
County Hwy

12' DRIVE
TO LOT LINE

[RH1] TO [C-1] ⇒ WAREHOUSE + STORAGE
2701 RIMROCK RD





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:

- 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 _____ Agent's Name NICHOLAS M. DERR
Address _____ Address 833 South Shore Dr
Phone _____ Phone Madison WI 53715
608-692-1448
Email _____ Email Nick_Derr@hotmail.com

Town: of Madison Parcel numbers affected: 070936394302 070936394204

Section: 01 30 Property address or location: 207 2701 Rimrock Road

Zoning District change: (To / From / # of acres) RH-1 to B-1
2.046 acres

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:


I AM AN ELECTRICAL CONTRACTOR AND NEED A LOCATION TO PARK (3) WORK VANS. I NEED TO CHANGE ZONING TO ALLOW FOR MY BUSINESS USE. THE (2) GARAGES WILL BE UTILIZED FOR STORAGE OF OUR WORK MATERIALS I WILL INSTALL A 15' WIDE GRAVEL DRIVEWAY ON THE SOUTH LOT LINE (ABOUT 10' FROM LOT LINE) 200' DEEP INTO LOT, WITH A 80' X 120' PARKING AREA BUSINESS HOURS FOR VEHICLES ARRIVING IN MORNING IS 7:30AM. END OF DAY IS 4PM THE HOUSE WILL REMAIN RESIDENTIAL AND WILL BE RENTED TO A FAMILY. OVER ->

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

Date: 3-13-15

I INTEND TO CLEAN UP THE LOT. INCLUDING; REMOVING DEAD TREES,
CUTTING DOWN UNDER BRUSH + THIN BUSHES. REMOVE JUNK STORED
UNDER TREES IN BACK OF LOT. THE LOT WILL BE MOWED ON
A REGULAR BASIS. I PLAN TO PLANT ARBOR VITA TREES
ON PERIMETER OF LOT.

THE RE ZONE OF THIS LOT IS INTENDED FOR BUSINESS AND
SPECIFICALLY FOR EMPLOYEE USE. WE DO NOT PLAN TO HAVE
ANY RETAIL SALES FROM LOT AT THIS TIME.

From: Bill Goulette <whgoulette@gmail.com> 
Subject: Rimrock letter from seller
Date: March 12, 2015 6:31:52 PM CDT
To: Nick Derr <nick_derr@hotmail.com>

1 Attachment, 10 KB

Sent from my iPhone

Begin forwarded message:

From: sunprairiefax
Date: March 12, 2015 at 4:39:00 PM CDT
To: whgoulette@gmail.com
Subject: Attached Image

The seller at 2701 Rimrock Rd. grants permission to change the zoning
from residential to business.

Joanne Torke  March 12 2015

first Weber Group
Kurt Bellman Realtor