

Dane County Rezone Petition

Application Date	Petition Number
07/27/2023	DCPREZ-2023-11976
Public Hearing Date	
09/26/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ZACHARY BRUMM	PHONE (with Area Code) (920) 390-1200	AGENT NAME ZACHARY BRUMM	PHONE (with Area Code) (920) 390-1200
BILLING ADDRESS (Number & Street) 242 MILL ST		ADDRESS (Number & Street) 4307 ACKER ROAD	
(City, State, Zip) WATERLOO, WI 53594		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS zbrumm@gmail.com		E-MAIL ADDRESS zbrumm@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4307 Acker Rd					
TOWNSHIP BURKE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-084-9450-1					

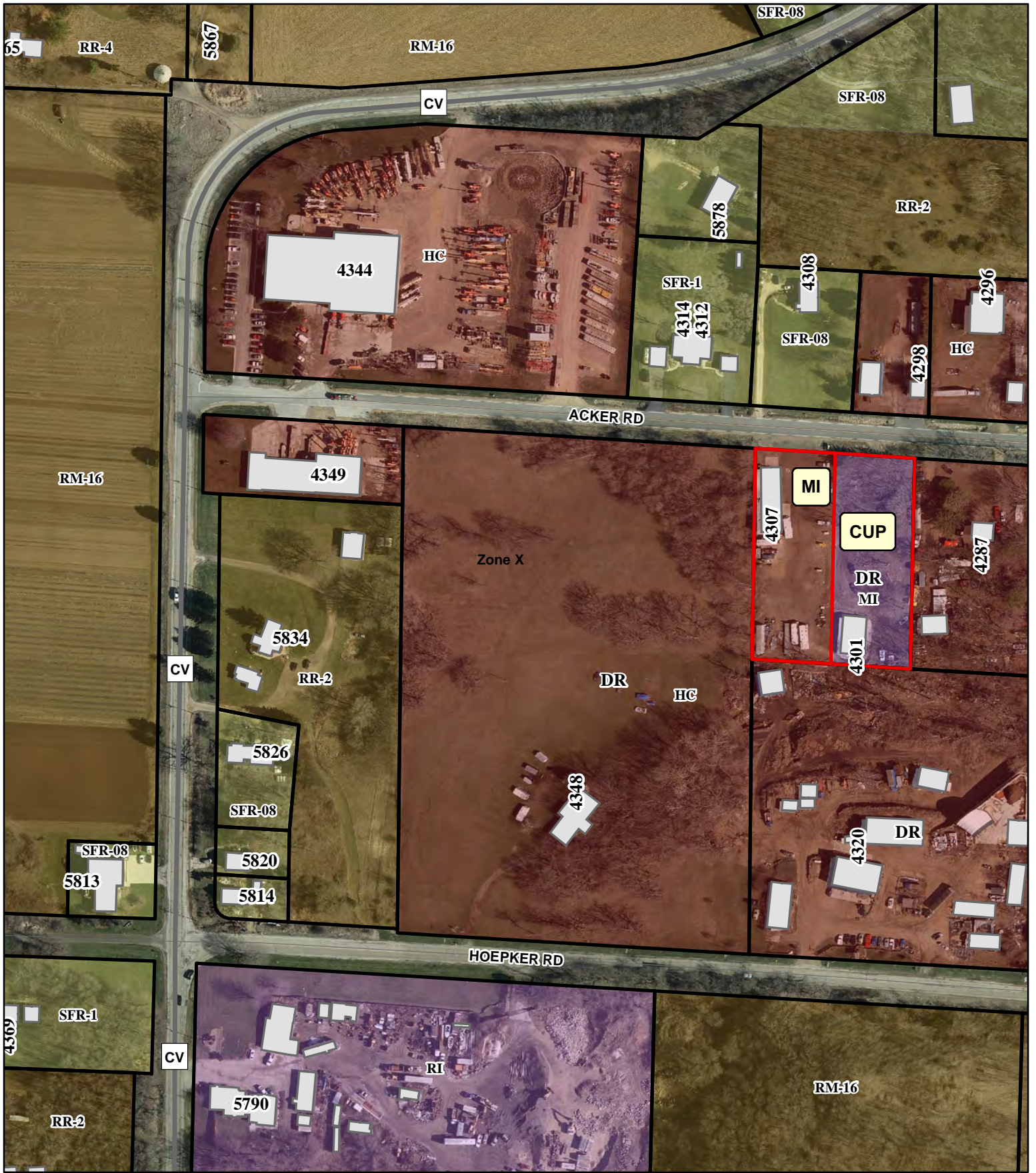
REASON FOR REZONE

ZONING TO ALLOW FOR TYPE 1 SALVAGE YARD BUSINESS



FROM DISTRICT:	TO DISTRICT:	ACRES
HC Heavy Commercial District	MI Manufacturing and Industrial District	0.942

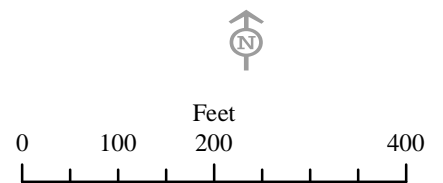
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: SURVEY MAY BE NEEDED TO RESOLVE POTENTIAL ILLEGAL LAND DIVISION OF FORMER CSM LOT



REZONE 11976

-  Floodway Areas in Zone AE
-  Floodplain





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

- 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:	ZACHARY BRUMM	Agent Name:	
Address (Number & Street):	4307 ACKER RD	Address (Number & Street):	
Address (City, State, Zip):	MADISON, WI 53704	Address (City, State, Zip):	
Email Address:	zbrumm@gmail.com	Email Address:	
Phone#:	920-390-1200	Phone#:	

PROPERTY INFORMATION

Township: BURKE	Parcel Number(s): 014/0810-084-9450-1
Section: 8	Property Address or Location: 4307 ACKER RD

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 No

ALLOW THE OPERATION OF A TYPE 1 SALVAGE YARD

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
HC Heavy Commercial District	MI Manufacturing and Industrial District	0.942

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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 _____

Date 7-21-2023

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

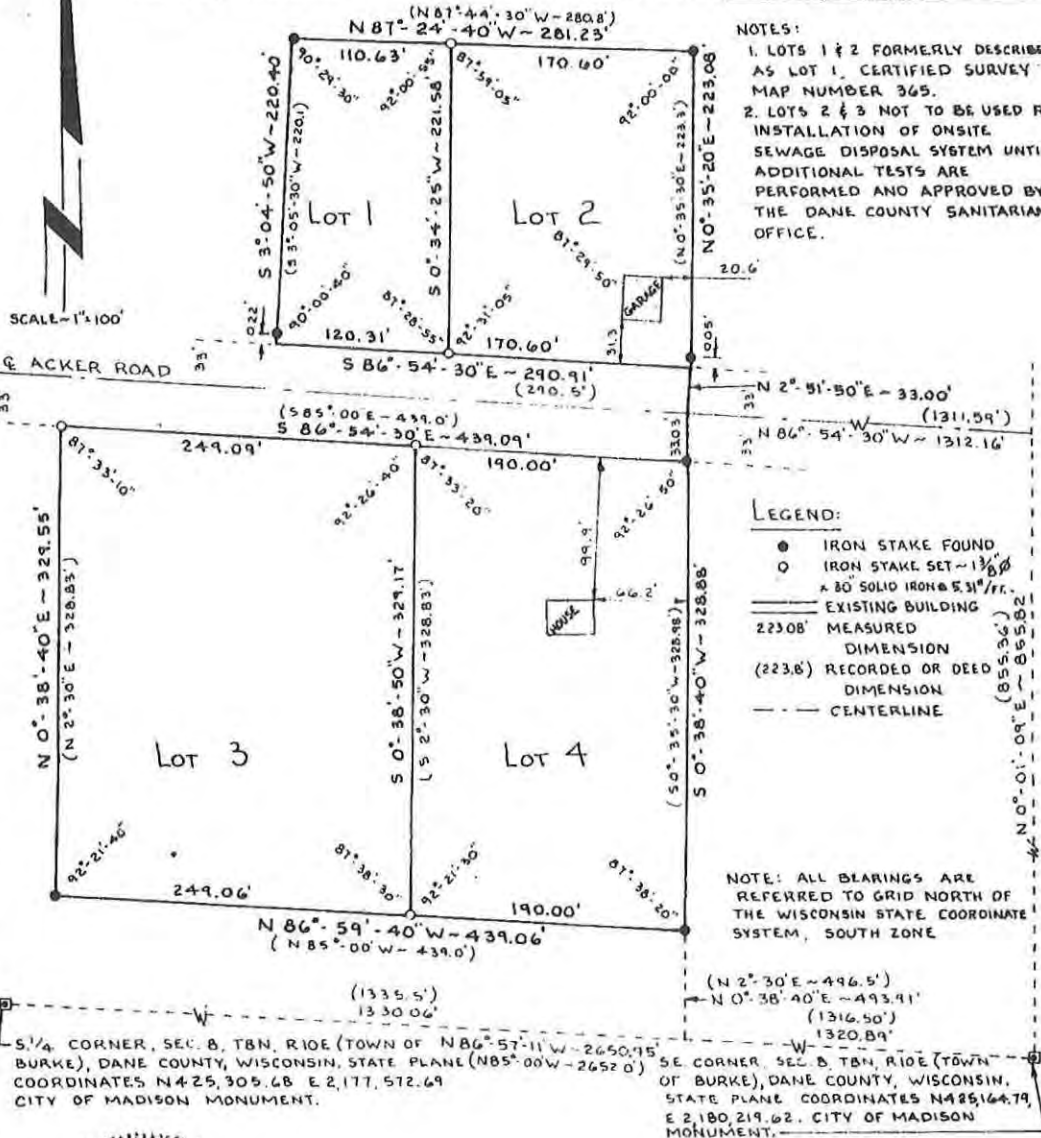
PLAT OF SURVEY
DONALD L. PAULSON
Surveyor
Madison, Wisconsin

CERTIFIED SURVEY NUMBER

816

DOCUMENT NUMBER

1325421



NOTES:
1. LOTS 1 & 2 FORMERLY DESCRIBED AS LOT 1, CERTIFIED SURVEY MAP NUMBER 365.
2. LOTS 2 & 3 NOT TO BE USED FOR INSTALLATION OF ONSITE SEWAGE DISPOSAL SYSTEM UNTIL ADDITIONAL TESTS ARE PERFORMED AND APPROVED BY THE DANE COUNTY SANITARIAN'S OFFICE.

LEGEND:
● IRON STAKE FOUND
○ IRON STAKE SET - 1 3/8" DIA. x 30" SOLID IRON # 531/175
▭ EXISTING BUILDING
223.08' MEASURED DIMENSION
(223.6) RECORDED OR DEED DIMENSION
--- CENTERLINE

NOTE: ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE WISCONSIN STATE COORDINATE SYSTEM, SOUTH ZONE.

S 1/4 CORNER, SEC. 8, T8N, R10E (TOWN OF BURKE), DANE COUNTY, WISCONSIN, STATE PLANE (N85°00'W - 2652.0) COORDINATES N425,305.48 E 2,177,572.69 CITY OF MADISON MONUMENT.

SE CORNER, SEC. 8, T8N, R10E (TOWN OF BURKE), DANE COUNTY, WISCONSIN, STATE PLANE COORDINATES N425,164.79 E 2,180,219.62. CITY OF MADISON MONUMENT.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE ACCORDING TO THE DESCRIPTIONS FURNISHED AND THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LOT LINES THEREOF.

Madison, Wisconsin Donald L. Paulson
DONALD L. PAULSON
Land Surveyor #5-728

I have complied with Sec. 76.34 of the Statutes of the State of Wisconsin

REVISED - 5-12-72 D.L.P.

Arnold and P. Sheridan, Inc.
157 Ohio Avenue
Madison, Wisconsin 53704

Arnold and P. Sheridan, Inc.
226 South Park Street
Madison, Wisconsin 53715

April 7, 1972
S 7200-1

Sheet 1 of 2

Legibility Impaired

PLAT OF SURVEY
DONALD L. PAULSON
Surveyor
Madison, Wisconsin

CERTIFIED SURVEY NUMBER 816
DOCUMENT NUMBER 1325421

DESCRIPTION: Part of the S.E. 1/4, Sec. 8, T8N, R10E (Town of Burke) Dane County, Wisconsin to-wit:

Commencing at the City of Madison Monument at the S.E. corner of said Section 8, thence N 0°-01'-09" E, 855.82'; thence N 86°-54'-30" W, 1312.16' to the point of beginning; thence S 0°-38'-48" W, 33.03'; thence continuing S 0°-38'-40" W, 328.88'; thence N 86°-59'-40" W, 439.00'; thence N 0°-38'-48" E, 329.55'; thence S 86°-54'-30" E, 439.09'; thence N 0°-38'-48" E, 33.03'; thence N 2°-51'-50" E, 33.00'; thence N 0°-35'-20" E, 223.08'; thence N 87°-24'-40" W, 281.23'; thence S 3°-04'-50" W, 220.40'; thence S 86°-54'-30" E, 290.91'; thence S 2°-51'-50" W, 33.00' to the point of beginning.

<p>APPROVED FOR RECORDING PER PLAN DEPARTMENT ACTION <u>May 2, 1972</u> <i>Charles R. Dinauer</i> C. R. DINAUER, Sec. Date <u>5-12-72</u> RAD</p>	<p>APPROVED FOR RECORDING PER DANE COUNTY AGRICULTURE, ZONING, PLANNING AND WATER RESOURCES COMMITTEE <i>[Signature]</i> AUTHORIZED REPRESENTATIVE Date _____</p>
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Received for record this 12 day of May 1972, at 2⁰⁰ o'clock P. M. and recorded in Volume 4 of Certified Surveys, Page 31 and 32.

Harold E. Hill
HAROLD E. HILL, Register of Deeds
Dane County, Wisconsin
By: Marian Jordan, Deputy

S.H.F., Inc.
143 Olive Avenue
Madison, Wisconsin 53704

Arnold and O'Sheridan, Inc.
630 South Park Street
Madison, Wisconsin 53715

April 7, 1972
S 7209-2

Sheet 2 of 2



DocId:1036524
T.:9440560

STATE BAR OF WISCONSIN FORM 7 - 2003
TRUSTEE'S DEED

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

Document Number _____ Document Name _____
THIS DEED, made between Kensel J. Disrud and Maria K. Disrud, Trustees of the Disrud Living Trust dated December 27, 2018

("Grantor," whether one or more), and Zachary Brumm

("Grantee," whether one or more). Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DANE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Parcel A:

Lot 3, EXCEPT the East 124.5 feet of Lot 3, Certified Survey Map 816, recorded in Vol. 4 of Certified Survey Maps, page 31, as #1325421, in the Town of Burke, Dane County, Wisconsin.

RETURN TO
Zachary Brumm
242 Mill St.
Waterloo, WI, 53594

Tax Parcel No
014-0810-084-9450-1 (Pcl A)

Dated this 8 day of November, 2022.

Disrud Living Trust dated December 27, 2018
Maria K. Disrud
Maria K. Disrud, Trustee

Disrud Living Trust dated December 27, 2018
Kensel J. Disrud
Kensel J. Disrud, Trustee

AUTHENTICATION

Signature(s)

Authenticated this ____ day of _____, 20__

*
TITLE: MEMBER OF STATE BAR OF WISCONSIN

(If not, _____
Authorized by 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Perry J. Armstrong

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

*Names of persons signing in any capacity should be typed or printed below their signatures

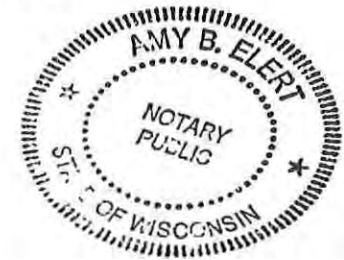
File No 122090010

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF)

Personally came before me this 8 day of November, 2022 the above named Maria K. Disrud, Trustee to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Amy B. Elert
Amy B. Elert
Notary Public County, Wis. Columbia County WI
My Commission expires: is permanent
11/25/23



T-500,000
(1500 00)
(1)

HC to MI

The West 124 feet of Lot 3, Certified Survey Map No. 816, recorded in Vol. 4 of Certified Survey Maps, pages 31 & 32, as #1325421, in the Town of Burke, Dane County, Wisconsin.

ALSO described as: Part of Certified Survey Map 816, recorded in Vol. 4 of Certified Survey Maps, pages 31 & 32, as #1325421, in the Town of Burke, Dane County, Wisconsin, described as Section 8, Town 8 North, Range 10 East, part of the Southwest 1/4 of the Southeast 1/4 commencing at Section Southeast corner; thence North 855.82 feet; thence North 86° West, 1312.16 feet; thence South 361.88 feet; thence North 86° West, 314.5 feet to point of beginning; thence continuing North 86° West, 124.5 feet; thence North 329.55 feet; thence South 86° East, 124.56 feet; thence South 329.36 feet to the point of beginning.