

Dane County Rezone & Conditional Use Permit

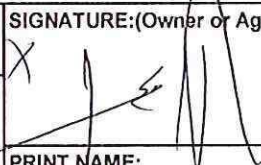
Application Date	Petition Number
12/18/2015	DCPREZ-2015-10944
Public Hearing Date	C.U.P. Number
02/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME V&B BUILDINGS LLC	PHONE (with Area Code) (608) 873-4552	AGENT NAME JIM HAMMIS	PHONE (with Area Code) (608) 873-4552
BILLING ADDRESS (Number & Street) 875 US HIGHWAY 51		ADDRESS (Number & Street) 875 US HIGHWAY 51	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS JIMCCEUENQIRE@GMAIL.COM		E-MAIL ADDRESS	

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	
875 US HIGHWAY 51					
TOWNSHIP DUNKIRK	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-091-8080-6					

REASON FOR REZONE	CUP DESCRIPTION
ZONING FOR USE COMPLIANCE	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	C-2 Commercial District	2.8		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>J&B</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>J&B</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>J&B</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Jim Hammis		DATE: 12/18/15



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 V&B Building, LLC Agent's Name Jim Hammus
 Address 875 Hwy 51, Stoughton Address same
 Phone SA 608-273-4552 Phone 608-213-9981 (cell)
 Email jimccavenare@gmail.com Email _____

Town: Dunkirk Parcel numbers affected: 0511-091-8080-6
 Section: 01 Property address or location: 875 US Highway 51
 Zoning District change: (To / From / # of acres) B-1 to C-2

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:

Sued by Corporation counsel, agreed to change from B-1 to C-2.

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

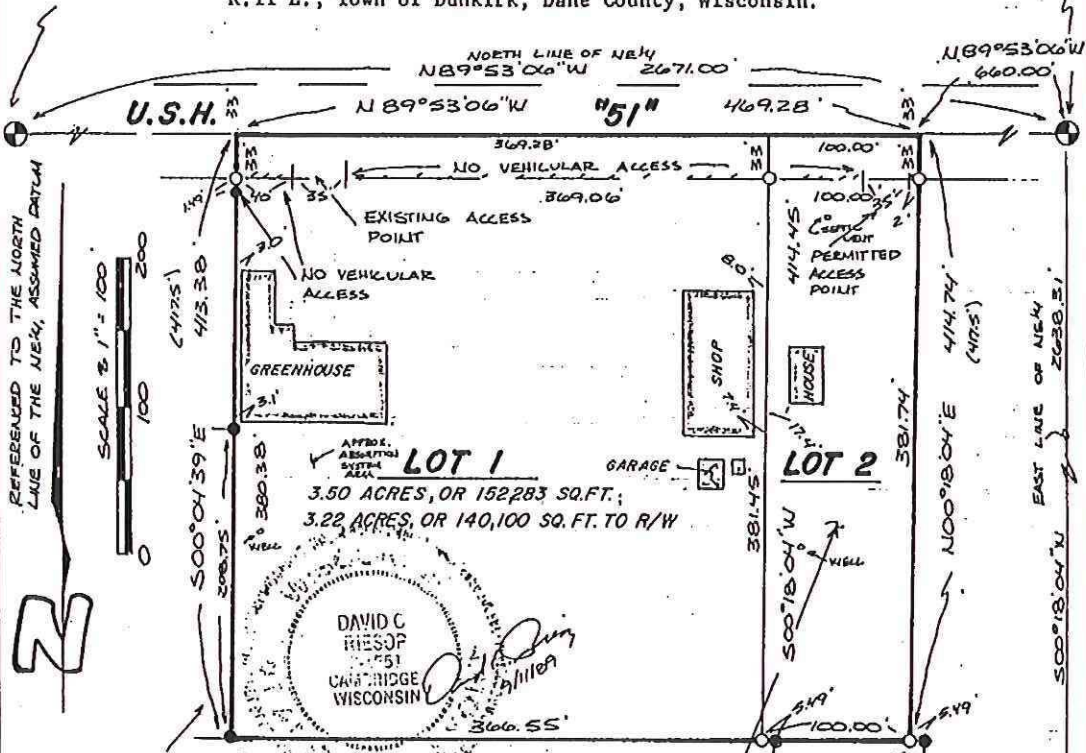
Date: 12-2-15

ALUMINUM MON. OF RECORD FOUND AT N¹/₄ CORNER OF SECTION 9

Certified Survey Map

ALUMINUM MON. OF RECORD FOUND AT NORTHEAST CORNER OF SEC. 9

Part of the NE 1/4 of the NE 1/4 of Section 9, T.5 N., R.11 E., Town of Dunkirk, Dane County, Wisconsin.



WEST AND SOUTH PROPERTY LINES ESTABLISHED BY A. DAHLEN FROM PREVIOUS POSITIONS FOR THE NE 1/4 CORNERS. CORNER POSITIONS HAVE SINCE CHANGED WITH THE RECOVERY OF OLDER EVIDENCE.

LEGEND
 ● = 1" I.D. IRON PIPE FOUND
 ○ = 3/4" DIA. X 24" SOLID IRON ROD SET, 1.50 LBS. PER LINEAL FOOT

0.95 AC., OR 41,460 SQ. FT.;
 0.88 AC., OR 38,160 SQ. FT. TO R/W

1 1/2" DIA. IRON PIPE FOUND AT E 1/4 CORNER

- Notes**
- 1) Prepared for Attorney Joan Schwarz, 102 East Washington Ave., Stoughton, WI.
 - 2) Owner of record is Donald Matson.
 - 3) "Refer to building site information contained in the Dane County Soil Survey."

Owners Certificate

As owner, I hereby certify that I caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

WITNESS the hand and seal of said owner this 12th day of September, 1989.

Donald H. Matson
 Donald H. Matson

STATE OF WISCONSIN)
 COUNTY OF DANE) ss.

Personally came before me this 12th day of September, 1989, the above named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Laurel Spind
 Notary Public, Dane County, WI.
 my commission expires 9-27-92

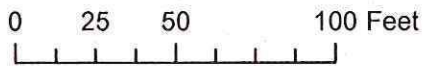
Wisconsin Mapping surveying and mapping services 306 West Quarry Street, Deerfield, WI. 53531 (608) 764-5602	DWG. NO. 952-89 DATE 9/11/89 SHEET 1 OF 2
	DOCUMENT NO. 2161625 C.S.M. NO. <u>5939</u> v. <u>28</u> p. <u>141142</u>

51



○ - outside storage of forms

▧ - mini-storage



List of allowable land uses in C-2

(The B-1 Local Business district is a separate, non-cumulative category, created for a more limited purpose.)

Permitted Uses:

All the uses below this are permitted C-2 Commercial district:

Note: Uses are not limited in regard to size.

- o Major repairs to motor vehicles
- o Sales, rental or leasing of new and used motor vehicles
- o Sales of new and used mobile homes
- o Sales, service and rental of recreational equipment
- o Sales, service, repairs, storage, rental and leasing of new and used contractor's machinery and equipment
- o Storage, repair and maintenance of carnival, concession and circus machinery and equipment
- o Truck and bus terminals
- o Construction equipment operator training schools, if privately operated
- o Automobile and truck driver training schools, if privately operated
- o Parking or storing of motor vehicles
- o Bulk fuel storage
- o Sales and storage of lumber and building material

- o Slaughterhouses, meat processing plants
- o Bottling plants
- o Fertilizer mixing or blending plants
- o Auxiliary or supplemental electric generating stations
- o Storage or processing of scrap or waste materials inside a building
- o ~~Warehouses~~
- o Mini-warehouses
- o Adult book stores

All the uses below this are permitted in the C-2 and C-1 Commercial districts:

- o Retail and service uses
- o Sales and repair of lawn and garden equipment
- o Bicycle sales and service
- o Self service laundries and dry cleaning establishments
- o Medical, dental and veterinary clinics
- o Banks, offices, office buildings and condominium office buildings
- o Bakeries
- o Printing plants
- o Laundries and dry cleaning plants
- o Woodworking shops

- o Machine shops
- o Rental businesses
- o Distribution centers
- o Wholesale businesses
- o Manufacturing and assembly plants
- o Experimental laboratories (limited to 5,000 square feet in C-1)
- o Crematoriums
- o Marinas
- o Rooming and boarding houses
- o Games (not lighted)
- o Warehousing and storage incidental to a permitted use
- o Off-site parking of motor vehicles

All the uses below this are permitted in the C-2, C-1 and LC-1 Limited Commercial districts:

- o General, mechanical and landscape contracting businesses
- o Office uses
- o Incidental parking for employees
- o Indoor storage
- o Incidental indoor maintenance
- o Outdoor storage of up to 12 total vehicles and pieces of construction equipment
- o Utility Services

Conditional Uses: (Each requires a Conditional Use Permit)

- o Outdoor amusement parks or other entertainment activity
- o Movie theaters, outdoor theaters
- o Drive-in establishments
- o Automobile race tracks
- o Snowmobile race tracks and courses
- o All-terrain vehicle race tracks and courses
- o Motorcycle race tracks
- o Mineral extraction
- o Solid waste disposal operations
- o Sanitary landfill sites
- o Auto laundries and car washes
- o Taverns
- o Residence for a watchman or caretaker
- o Communication towers
- o Dog and cat boarding kennels, grooming and training facilities
- o Governmental uses
- o Agricultural uses
- o Outdoor lighted games.
- o Religious uses
- o Motels and hotels
- o Storage of explosive materials