


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/14/2016	DCPREZ-2016-11056
Public Hearing Date	C.U.P. Number
11/22/2016	


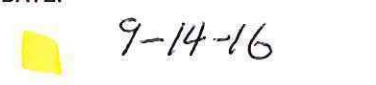
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SEESHELL PROPERTY LLC	PHONE (with Area Code) (608) 848-1768	AGENT NAME TURN TWO AUTO REPAIR LLC	PHONE (with Area Code) (608) 848-1768
BILLING ADDRESS (Number & Street) 106 GROVE ST		ADDRESS (Number & Street) 7984 COUNTY HIGHWAY PD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS SCOTT@TURNTWOAUTO.COM		E-MAIL ADDRESS SCOTT@TURNTWOAUTO.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	
7984 COUNTY HIGHWAY PD					
TOWNSHIP SPRINGDALE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-121-9350-7					

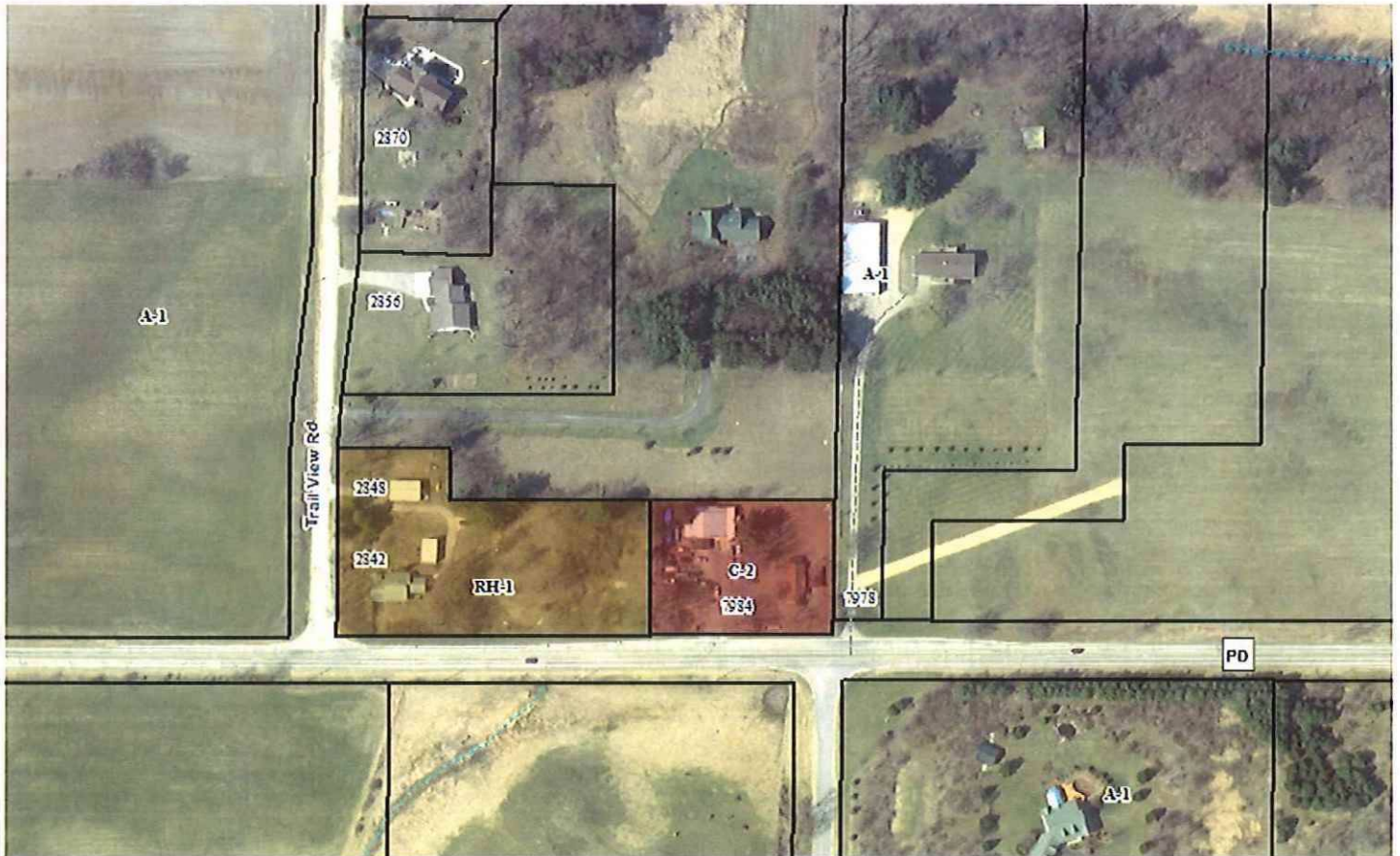
REASON FOR REZONE			CUP DESCRIPTION	
AMEND ZONING CONDITIONS FROM PETITION #4963, WITHIN C-2 DISTRICT.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-2 Commercial District	1		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: AMEND ZONING CONDITIONS FROM PETITION #4963, WITHIN C-2 DISTRICT.

PRINT NAME: 
DATE: 

Petition DCPREZ-2016-11056



DESCRIPTION: The applicant would like change the deed restrictions on the property as noted under the previous Zoning petition #4963. The deed restriction limits the land uses to: contractor office and auto repair shop. The storage of equipment and vehicles is limited. ROD Doc 2283302.

The applicant would like to amend the deed restriction by increasing the number or vehicles allowed to be stored on the property. See previous deed restriction.

HISTORY: The property appears to be a legally recorded 1-acre property at time of adoption of the land use plan. Commercial zoning was assigned in 1991. The property currently has a CUP for a residence for a watchman/caretaker of the business. Verification of the use of the residence is needed.

SURROUNDINGS: The property is in a rural residential area. There are six houses within 600 feet of the commercial property. The property fronts along County Highway PD.

SOILS: Approximately 50% of the southern portion of the property consists Class II soils; VwA

ENVIRONMENTAL: There is a large wetland area that is 500 feet south of the property.

TOWN PLAN: The property is designated for commercial purposes in the Town Comprehensive Plan.

STAFF: Hours of operation, screening, designated storage area, storm water management, occupant of house, lighting, and signage should be addressed as part of the petition.

TOWN:



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 Scott McEeffigan Agent's Name _____
 Address 7984 County Rd PD Verona 53593 Address _____
 Phone 608-848-1768 Phone _____
 Email Scott@turntwoauto.com Email _____

Town: Springdale Parcel numbers affected: 0607-121-9350-7

Section: 01 12 Property address or location: 7984 County Rd. PD Verona WI 53593

Zoning District change: (To / From / # of acres) C2/C2 with changing the amendment about vehicles to be kept on the property.

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
See attached

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 was hoping to change or decrease the amount of construction vehicles kept on the property, and increase the amount of vehicles allowed to be on the property for repair purposes.

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

Date: 9-14-16

Amending Section 10.03 relating to Zoning Districts in the Town of

SPRINGDALE

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Springdale be amended to include in the C-2 Commercial District the following described land:

Pet. #4963/901:

Part of the SW 1/4 NE 1/4 Section 12, Town of Springdale described as follows: Commencing at the East corner of said Section 12, thence West along the East-West quarter line of said Section 12, 1323.35 feet to point of beginning; thence continuing West 243.61 feet; thence North 211.87 feet; thence East 243.61 feet; thence South 211.87 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255 (3)(a) 2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County the owner or owners of the land shall record the following restrictions on said land. Said restrictions shall run in favor of Dane County and the pertinent Town Board as well as the owners of the land. Failure to record the restrictions will cause the rezone to be null and void.

- A. Commercial use of the property shall be limited to the following:
 - 1. A construction contractor business and,
 - 2. An automotive repair shop.

- B. Construction equipment shall be limited to:
 - 1. Small trucks, 2-ton and under.
 - 2. Utility type trailers, maximum 8000 lbs capacity.
 - 3. Light to medium construction equipment e.g., capability to handle 2 yards or less.

- C. Storage and parking of equipment and vehicles shall be limited as follows:
 - 1. Construction equipment shall be limited to a total of 20 pieces and shall include equipment stored both outside and inside of buildings.

 - 2. Automotive vehicles for repair shall be limited as follows:
 - a. a total of 5 vehicles which are parked outside.
 - b. additional vehicles may be kept inside the shop.

EFFECTIVE:

8/19/91

2283302

1. WHEREAS, Chris MacDonald and Audrey L. MacDonald is/are the owner or owners of the following described land in the Town of Springdale, Dane County, Wisconsin, to-wit:

VOL 16535 PAGE 39

Part of the SW 1/4 of the NE 1/4 of Section 12 T6N, R7E, Town of Springdale, described as follows: Lot 1 of certified survey map # 1171.

2. WHEREAS, the said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter;
3. NOW, THEREFORE, in consideration of the mutual benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed:
- A. Commercial use of the property shall be limited to the following:
 - 1. A construction contractor business and,
 - 2. An automotive repair shop.
 - B. Construction equipment shall be limited to:
 - 1. Small trucks, 2-ton and under.
 - 2. Utility type trailers, maximum 8000 lbs capacity.
 - 3. Light to medium construction equipment e.g., capability to handle 2 yards or less.
 - C. Storage and parking of equipment and vehicles shall be limited as follows:
 - 1. Construction equipment shall be limited to a total of 20 pieces and shall include equipment stored both outside and inside of buildings.
 - 2. Automotive vehicles for repair shall be limited as follows:
 - a. a total of 5 vehicles which are parked outside.
 - b. additional vehicles may be kept inside the shop.

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

4. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights: VOL 16535 PAGE 40

- (a) The County Government of Dane County, Wisconsin, provided that the lands are under the jurisdiction of a zoning ordinance of said County at the time the enforcement action is commenced; and
- (b) The Town Government of the Town of Springdale, Dane County, Wisconsin, provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.
- (c) The owner(s) of record of any land(s) which are located within the district subject to the regulations of this ordinance.

5. The restrictions set forth in paragraph 3. above may be amended in the following manner:

- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner(s) of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Agricultural Extension & Education, Zoning, Planning & Water Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled. Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner(s) shall draft the amendatory covenant instrument, have same executed by the owner(s) of the lands subject to the restrictions and record same.
- (b) Such amendment shall also require approval of the Town Board.

6. The restrictions set forth in paragraph 3. above may be terminated in the following manner:

- (a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in paragraph 5 (a) hereof, except that the petition shall call for termination rather than amendment of the restrictions and the instrument which is recorded shall be an instrument of termination. Such termination shall also require approval of the Town Board.

IN WITNESS WHEREOF, the said grantor(s) have hereunder set their hand(s) and seal(s) this 17th day of August 1991.

SIGNED AND SEALED, IN THE PRESENCE OF

VOL 16535 PAGE 41

Karl E. Hacker
Karl E. Hacker

Chris MacDonald (SEAL)
Chris MacDonald

Audrey L. MacDonald (SEAL)
Audrey L. MacDonald

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me, this 17th day of August 1991,
the above named Chris MacDonald and Audrey L. MacDonald to
me known to be the person(s) who executed the foregoing instrument and acknowledged
the same.

Ret.
Chris MacDonald
17984 Hwy Pk
Verona, Wis
53593

Karl E. Hacker
Karl E. Hacker

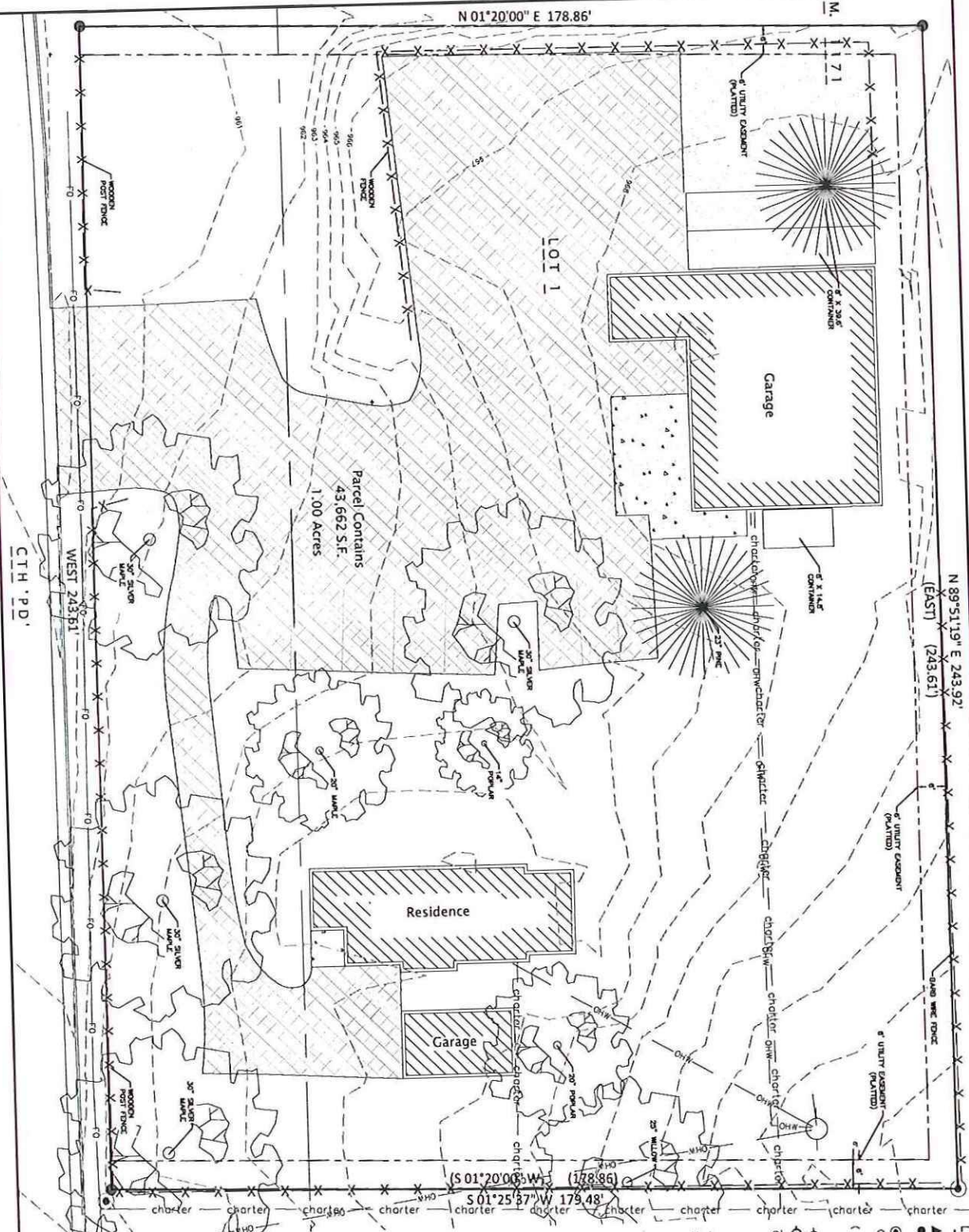
Notary Public Dane

County, Wisconsin.

My Commission Expires October 2nd, 1994

RECORDER'S OFFICE
REGISTERED INSTRUMENTS
DANE COUNTY, WIS.
REGISTERED OF DEEDS
RECORDED ON: 13
AUG 19 9 28 AM '91

N 01°20'00" E 178.86'



Parcel Contains
43,662 S.F.
1.00 Acres

Residence

Garage

Garage

CTH 'P.D.'



PAVEMENT KEY

[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING GRAVEL

LEGEND

[Symbol]	FOUND PK OR MARK NAIL
[Symbol]	5/8" IRON ROD FOUND (3/4" Dia. unless noted)
[Symbol]	IRON PIPE FOUND (" Dia. unless noted)
[Symbol]	3/4" IRON ROD FOUND (1" Dia. unless noted)
[Symbol]	1/2" IRON ROD FOUND (3/4" Dia. unless noted)
[Symbol]	INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE POINT
[Symbol]	INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE POINT
[Symbol]	TRANSMISSION POWER POLE
[Symbol]	INFEED
[Symbol]	LIGHT POLE OR STOP LIGHT POLE
[Symbol]	TELECOMMUNICATIONS ACCESS BOX
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	OLD UNDERGROUND
[Symbol]	STEEL SCREW
[Symbol]	OVERHEAD WIRE
[Symbol]	FIBER OPTIC CABLE
[Symbol]	SANITARY SINK
[Symbol]	WATER
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	UNKNOWN UNDERGROUND

C100

**TURN TWO AUTO REPAIR
EXISTING CONDITIONS**

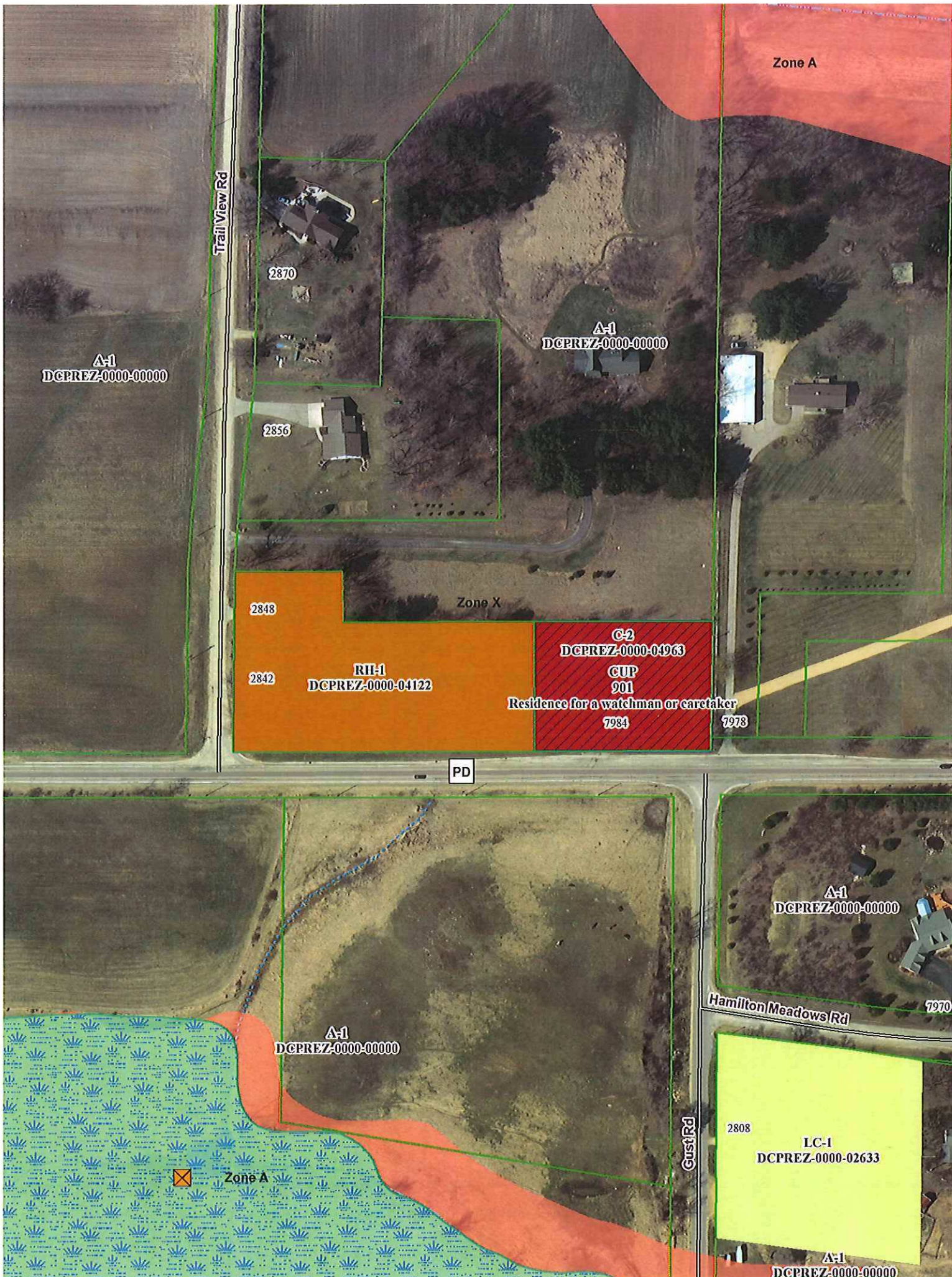
TOWN OF SPRINGDALE, WISCONSIN



818 N Meadowbrook Ln
Wauwatosa, WI 53597
phone (608) 849-9378
fax (608) 237-2129

ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	11/21/15

X:\664\AVENUE\1200-1300\1237 Turn Two Auto Repair\1237 Turn Two Survey.dwg | 01/14/2016 9:06:32 AM



Zone A

Trail View Rd

2870

A-1
DCPREZ-0000-00000

A-1
DCPREZ-0000-00000

2856

2848

Zone X

C-2
DCPREZ-0000-04963

RII-1
DCPREZ-0000-04122

CUP
901

Residence for a watchman or caretaker

7984

7978

PD

A-1
DCPREZ-0000-00000

Hamilton Meadows Rd

7970

A-1
DCPREZ-0000-00000

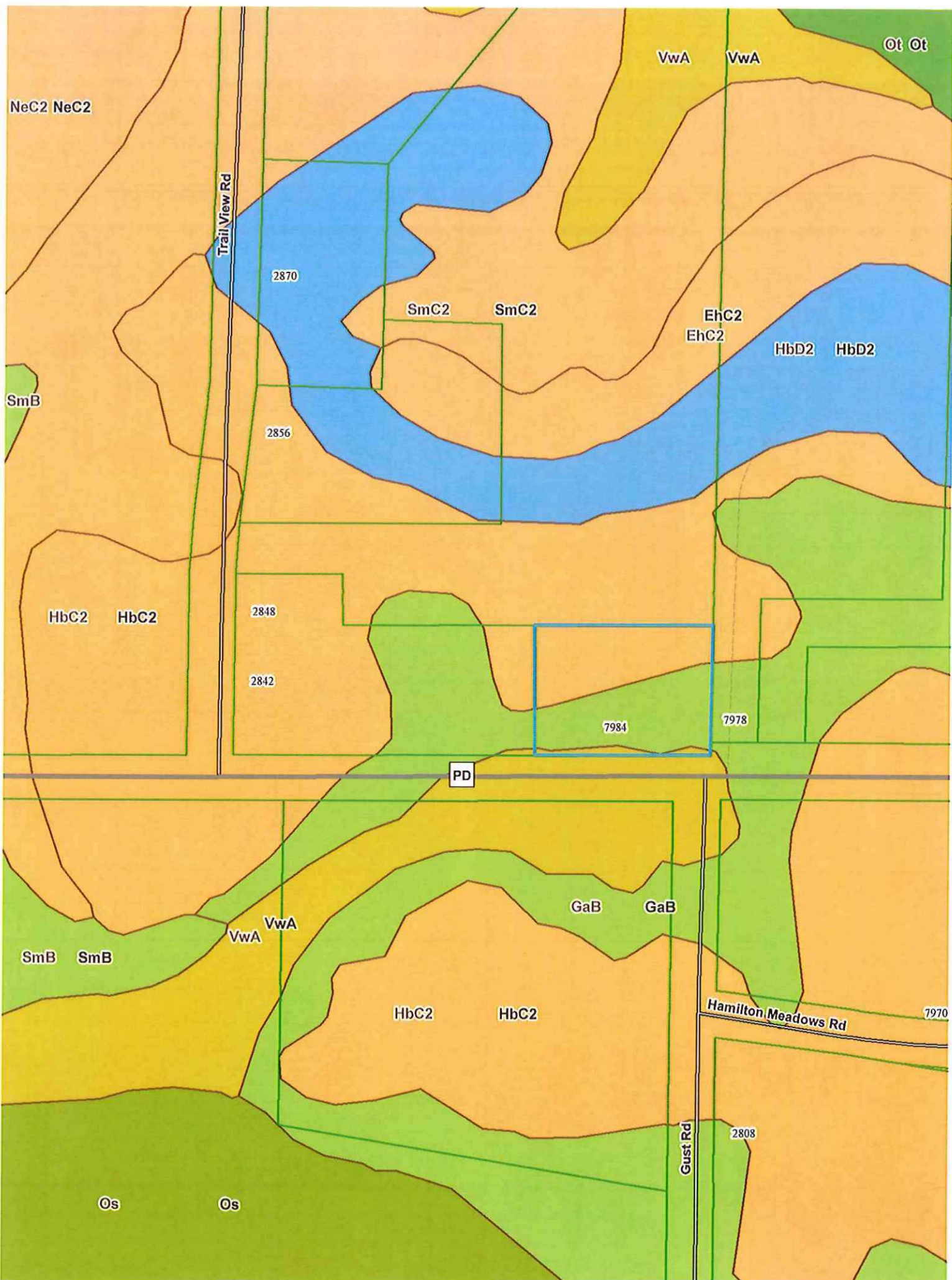
Zone A

Cust Rd

2808

LC-1
DCPREZ-0000-02633

A-1
DCPREZ-0000-00000



NeC2 NeC2

VwA

VwA

Ot Ot

Trail View Rd

2870

SmC2

SmC2

EhC2

EhC2

HbD2

HbD2

SmB

2856

HbC2

HbC2

2848

2842

7984

7978

PD

SmB

SmB

VwA

VwA

GaB

GaB

HbC2

HbC2

Hamilton Meadows Rd

7970

Os

Os

Gust Rd

2808



Trail View Rd

2870

2856

2848

2842

7984

7978

PD


Hamilton Meadows Rd

7970

Cust Rd

2808

Parcel Number - 054/0607-121-9350-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR07E	12	SW of the NE
Plat Name	CSM 01171	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 1171 CS5/57-6/11/73 DESCR AS SEC 12-6-7 PRT SW1/4NE1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	SEESHELL PROPERTY LLC	
Primary Address	7984 COUNTY HIGHWAY PD	
Billing Address	106 GROVE ST VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	1.369	
Land Value	\$85,000.00	
Improved Value	\$86,100.00	
Total Value	\$171,100.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~06/21/2016~~ - 04:00 PM

Ends: ~~06/21/2016~~ - 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/28/2016~~ - 05:00 PM

Ends: ~~06/28/2016~~ - 07:00 PM

Starts: ~~07/18/2016~~ - 05:00 PM

Ends: ~~07/18/2016~~ - 07:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

C-2 DCPREZ-0000-04963

[Zoning District Fact Sheets](#)

Parcel Maps



- DCiMap
- Google Map
- Bing Map

Tax Summary (2015) **More +**

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$85,000.00	\$60,600.00	\$145,600.00
Taxes:		\$2,378.91
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$77.95
Specials(+):		\$154.67
Amount:		\$2,455.63

District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/24/2015	5186125		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0607-121-9350-7

By Owner Name: SEESHELL PROPERTY LLC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



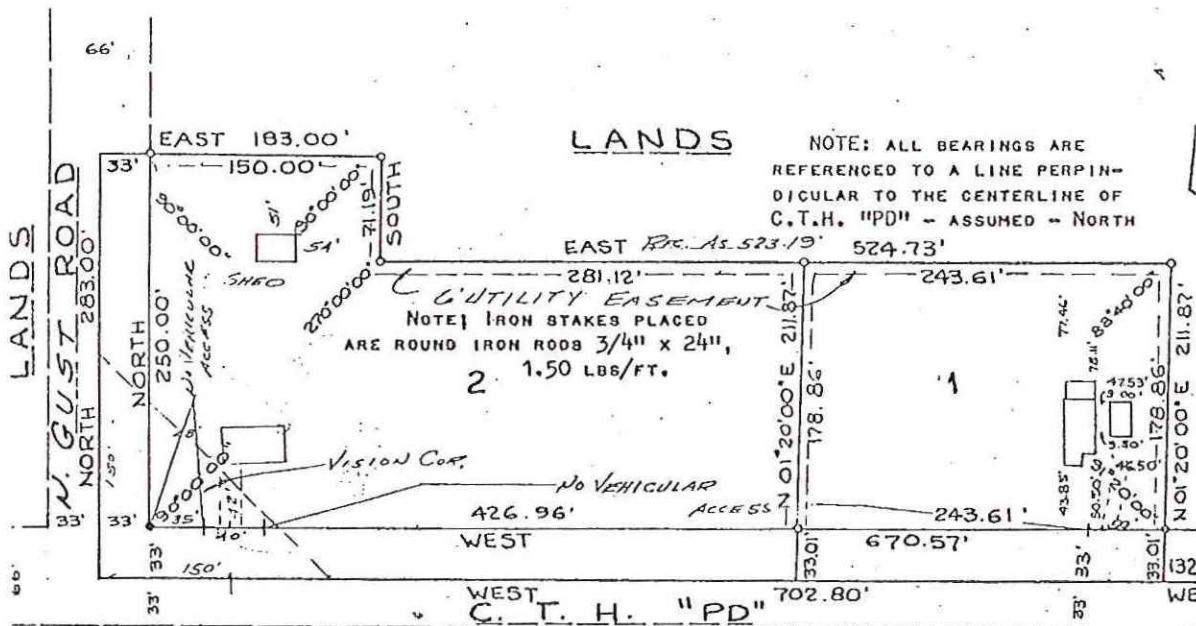
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Legal Description

PLAT OF SURVEY

Doc. No. 1067761

ANTHONY THOUSAND
LAND SURVEYOR



NOTE: ALL BEARINGS ARE REFERENCED TO A LINE PERPENDICULAR TO THE CENTERLINE OF C.T.H. "PD" - ASSUMED - NORTH

LANDS

SURVEYOR'S CERTIFICATE

I, ANTHONY THOUSAND, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH SECTION 236.34, WISCONSIN STATUTES, AND ACCORDING TO THE INSTRUCTIONS AND DESCRIPTIONS FURNISHED TO ME BY THE OWNER, I HAVE MADE A SURVEY AS HEREON DRAWN AND THAT SUCH MAP CORRECTLY REPRESENTS THAT SURVEY AND IS A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 12, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, TO-WIT:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12, 1323.35 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING WEST, 702.80 FEET; THENCE NORTH, 283.00 FEET; THENCE EAST, 183.00 FEET; THENCE SOUTH, 71.19 FEET; THENCE EAST, 524.73 FEET; THENCE S01°20'00"W, 211.87 FEET; TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.73 ACRES. SUBJECT TO AN EASEMENT FOR C.T.H. "PD" ACROSS THE SOUTHERLY 33.00 FEET THEREOF AND FOR GUST ROAD ACROSS THE WESTERLY 33.00 FEET THEREOF.

DATED THIS 26 DAY OF April, 1973.

Anthony Thousand
ANTHONY THOUSAND
REGISTERED LAND SURVEYOR No. S.

THIS INSTRUMENT WAS DRAFTED BY ANAND RANGARAJAN.

APPROVED BY THE TOWN BOARD OF THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN THIS DAY OF _____, 1973.

FREDERICK HEUSER, CLERK
TOWN OF SPRINGDALE

APPROVED BY THE DANE COUNTY AGRICULTURE, ZONING, PLANNING AND WATER RESOURCES COMMITTEE

DATE June 8, 1973

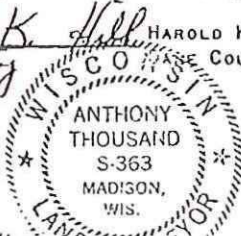
Charles Montemurro
AUTHORIZED REPRESENTATIVE

RECEIVED FOR RECORDING THIS 11 DAY OF June, 1973, AT 4:00 P.M., AND RECORDED IN VOLUME 5 OF CERTIFIED SURVEYS, PAGE 57.

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY ACCORDING TO THE DESCRIPTION FURNISHED TO ME AND THAT THE PLAT DRAWN ABOVE IS A TRUE REPRESENTATION OF THAT SURVEY.

ANTHONY THOUSAND

MADISON, WISCONSIN



HAROLD K. HILL, REGISTER OF DEED
DANE COUNTY, WISCONSIN
SCALE: 1" = 100'
DATE 4-25-1973
● IRON STAKE FOUND
○ IRON STAKE PLACED
NO. 4-5864