

# Dane County Rezone & Conditional Use Permit

11/25/2014

Application Date	Petition Number
09/19/2014	DCPREZ-2014-10775
Public Hearing Date	C.U.P. Number
12/23/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BMO HARRIS BANK NA	PHONE (with Area Code) (608) 258-2080	AGENT NAME CHRIS LAURENT	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 770 N WATER ST		ADDRESS (Number & Street) 5879 GEMINI DRIVE	
(City, State, Zip) MILWAUKEE, WI 53202		(City, State, Zip) Madison, WI 53718	
E-MAIL ADDRESS claurent@ewimci.com		E-MAIL ADDRESS cjlaurent@urbanapex.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	
824 Dane Street					
TOWNSHIP MADISON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-352-0641-8					

REASON FOR REZONE			CUP DESCRIPTION	
C-1 COMMERCIAL DISTRICT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-3 Residence District	C-1 Commercial District	0.1377		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>KL</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>KL</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>KL</i>	INSPECTOR'S INITIALS  RLB	SIGNATURE:(Owner or Agent) <i>Christopher Laurent</i>
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PRINT NAME:  
*Christopher Laurent*

DATE:  
*9/19/14*



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	<u>Park Street Associates</u>	Agent's Name	<u>Chris Laurent</u>
Address	<u>2040 S. Park Street, Madison, WI 53713</u>	Address	<u>5819 Gemini Drive Madison, WI 53718</u>
Phone	<u>608-258-2080</u>	Phone	<u>608-258-2080</u>
Email	<u>cjlaurent@wimci.com</u>	Email	<u>cjlaurent@urbanapex.com</u>

Town: Madison Parcel numbers affected: 032/0709-352-0641-8  
 Section: 01 Property address or location: 824 DANE ST., MADISON (TOWN OF MADISON)  
 Zoning District change: (To / From / # of acres) R3 TO C1 ; 0.138 ACRES

Soil classifications of area (percentages) Class I soils: \_\_\_ % Class II soils: 100 % 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:

PROPERTY IS CURRENTLY A SINGLE FAMILY HOUSE. WOULD LIKE TO RAZE AND CONSTRUCT PARKING LOT FOR ADJACENT BUSINESS. OPPOSITE PARKING IS AN ALLOWED USE IN 10-18(3)(c).

LEGAL DESCRIPTION IS OAK RIDGE SUBD, LOT 11 BLOCK 1.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Christopher Jurek

Date: 9/19/14



070935206418  
 821  
 070935206687  
 Lot 19  
 0.138 ac

50'  
 825  
 070935206650  
 Lot 18  
 0.138 ac

50'  
 829  
 070935206623  
 Lot 17  
 0.138 ac

50'  
 833  
 070935206598  
 Lot 16  
 0.138 ac

MdC2

120'

120'

120'

120'

830  
955206472

070935206445  
Lot 12  
0.138 ac 828

OAK RIDGE SUBDIVISION

Lot 11  
0.138 ac 824  
070935206418

2008 20+0 809

SCB

Flat Unknown - CITY OF MADISON  
070935209027

50'

50'

50'

50'

50'

50 ft

**Parcel Number - 032/0709-352-0641-8**

**Current**

Parcel Summary		More +
Municipality Name	TOWN OF MADISON	
Parcel Description	OAK RIDGE SUBD LOT 11 BLOCK 1	
Owner Name	BMO HARRIS BANK NA	
Primary Address	824 DANE ST	
Billing Address	770 N WATER ST MILWAUKEE WI 53202	

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1	
Assessment Acres	0.138	
Land Value	\$26,000.00	
Improved Value	\$81,300.00	
Total Value	\$107,300.00	

Show Valuation Breakout

**Zoning Information**

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

Zoning
R-3 DCPREZ-0000-01073

Zoning District Fact Sheets

**Parcel Maps**

[DCI Map](#)    [Google Map](#)    [Bing Map](#)

**Tax Summary (2013)** More +

[E-Statement](#)    [E-Bill](#)    [E-Receipt](#)

**Pay Taxes Online**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$26,000.00	\$81,300.00	\$107,300.00
<b>Taxes:</b>		\$2,527.03
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$75.93
<b>Specials(+):</b>		\$2,008.36
<b>Amount:</b>		\$4,459.46

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7190	OAKRIDGE SANITARY DIST

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	07/10/2014	5082748		

Show More v

**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: 0709-352-0641-8

By Owner Name: BMO HARRIS BANK NA

Document Types and their Abbreviations

Document Types and their Definitions

*Zoning department.*  
*Dane county zoning.*  
*R3.*  
*→ R1 zone. B1 → C1.*  
*10.18 3c*  
*5 criteria.*  
*land use plan.*  
*offsite parking.*  
*10-18(3(c))*



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210 Martin Luther King Jr. Blvd  
 City-County Bldg, Room 116  
 Madison, WI 53703



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*talk to Kulan. about process.*  
*close on 9/2/14.*



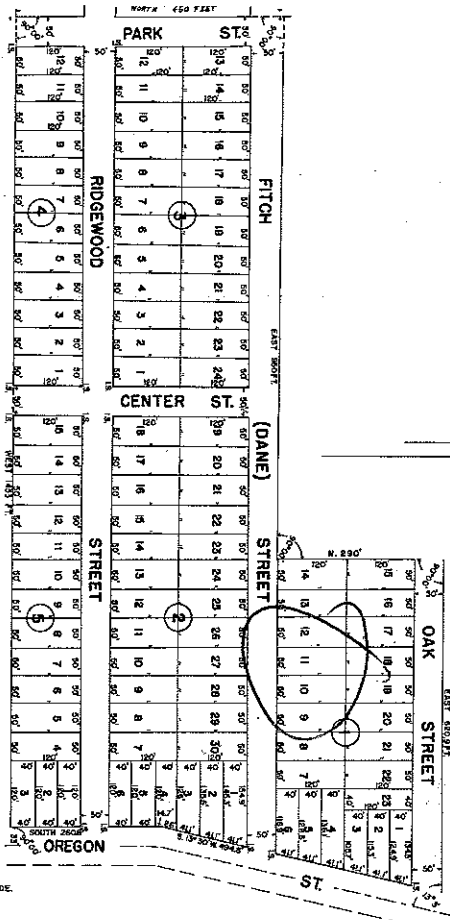
# OAK RIDGE SUBDIVISION

290503  
OF A PART OF SEC. 35, T. 7, R. 9 E, TOWN OF MADISON DANE CO. WIS.

SCALE 1"=100 FEET

RECORDED OCT. 20, 1928

LESMITH, C.E. CORNER 204



STATE OF WISCONSIN S.S.  
COUNTY OF DANE  
I HEREBY CERTIFY THAT BY THE DIRECTION OF ELIZABETH AND LEONARD SMITH, I HAVE MADE A SURVEY AND LAY OUT OF THE FOLLOWING DESCRIBED LAND SITUATED IN SECTION 35, T. 7 N. 9 E., DANE COUNTY, WISCONSIN, BEGINNING AT A POINT IN THE CENTER OF THE SECTION ROAD BEING NORTH 80 DEGREES EAST CORNER OF THE NORTH HALF OF NORTHWEST QUARTER OF SAID SECTION 35, THENCE WEST 50 FEET TO THE POINT OF BEGINNING, THENCE NORTH 80 DEGREES EAST CORNER OF SAID SECTION 35, THENCE WEST 50 FEET TO THE POINT OF BEGINNING, I ALSO CERTIFY THAT I HAVE FULLY COMPLIED WITH ALL LAWS, ORDINANCES AND REGULATIONS OF THE STATE OF WISCONSIN IN MAKING AND MAKING SAID LAY OUT AND SAID LOTS ARE 50 FEET BY 50 FEET. ALL BLOCK CORNERS ARE MARKED BY IRON STAKES.

Copied by [illegible]  
Ordered by [illegible]

LEONARD SMITH, C.E.

# BEYLER REPLAT

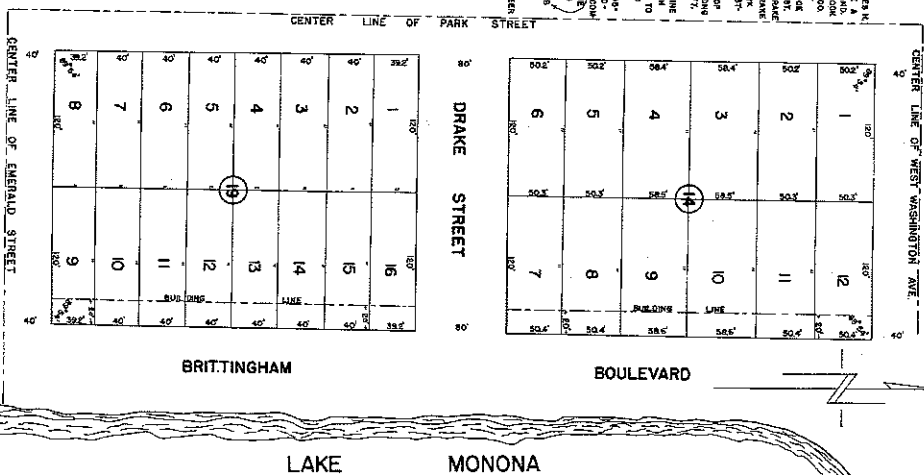
293207  
OF BLOCKS 14 AND 19 OF GREENBUSH ADDITION, CITY

SCALE 1"=50 FEET

RECORDED MARCH 15, 1929

OF MADISON

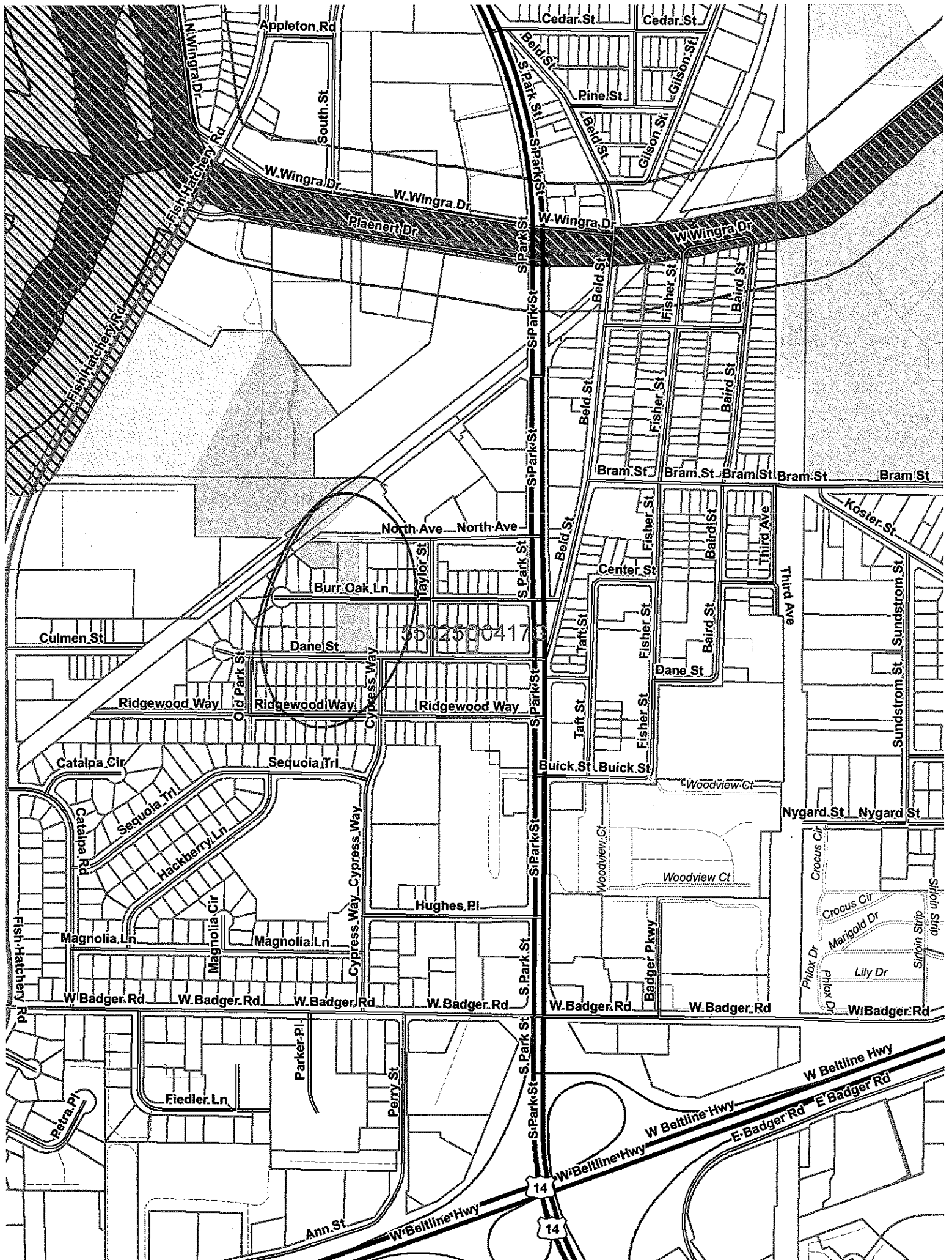
JOHN F. COCKE, C.E.  
FEB. 20, 1929



I HEREBY CERTIFY THAT BY DIRECTION OF JOHN F. COCKE, I HAVE MADE A SURVEY AND LAY OUT OF THE FOLLOWING DESCRIBED LAND SITUATED IN BLOCKS 14 AND 19 OF GREENBUSH ADDITION, CITY OF MADISON, WISCONSIN, BEGINNING AT A POINT IN THE CENTER OF THE SECTION ROAD BEING NORTH 80 DEGREES EAST CORNER OF THE NORTH HALF OF NORTHWEST QUARTER OF SAID SECTION 35, THENCE WEST 50 FEET TO THE POINT OF BEGINNING, I ALSO CERTIFY THAT I HAVE FULLY COMPLIED WITH ALL LAWS, ORDINANCES AND REGULATIONS OF THE STATE OF WISCONSIN IN MAKING AND MAKING SAID LAY OUT AND SAID LOTS ARE 50 FEET BY 50 FEET. ALL BLOCK CORNERS ARE MARKED BY IRON STAKES.

Copied by [illegible]  
Ordered by [illegible]

JOHN F. COCKE, C.E.





Fish Hatchery Rd

W Wingra Dr

South St

Plaenert Dr

W Wingra Dr

S Park St

Bald St

Gilson St

Bald St

W Wingra Dr

Bald St

Fisher St

W Wingra Dr

Bald St

Fisher St

Bald St

Kenward St

Bram St

Bram St

Bram St

Bram St

North Ave

North Ave

90905

DCPREZ-0000-01438

R-3

956 946 944 936 924 920 918 910 906 844 838 830 826 822 818 814 810 806 802 800 796 792 788 784 780 776 772 768 764 760 756 752 748 744 740 736 732 728 724 720 716 712 708 704 700 696 692 688 684 680 676 672 668 664 660 656 652 648 644 640 636 632 628 624 620 616 612 608 604 600 596 592 588 584 580 576 572 568 564 560 556 552 548 544 540 536 532 528 524 520 516 512 508 504 500 496 492 488 484 480 476 472 468 464 460 456 452 448 444 440 436 432 428 424 420 416 412 408 404 400 396 392 388 384 380 376 372 368 364 360 356 352 348 344 340 336 332 328 324 320 316 312 308 304 300 296 292 288 284 280 276 272 268 264 260 256 252 248 244 240 236 232 228 224 220 216 212 208 204 200 196 192 188 184 180 176 172 168 164 160 156 152 148 144 140 136 132 128 124 120 116 112 108 104 100 96 92 88 84 80 76 72 68 64 60 56 52 48 44 40 36 32 28 24 20 16 12 8 4

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Not Effective CUP 70

DCPREZ-0000-6837-01073

Not Effective CUP 191

DCPREZ-0000-7385-01073

Not Effective CUP 1481

DCPREZ-0000-7457

Not Effective CUP 1431

DCPREZ-0000-00902

Not Effective CUP 1892

DCPREZ-0000-00902

Not Effective CUP 174

DCPREZ-0000-00902

Not Effective CUP 1371

DCPREZ-0000-00902

Not Effective CUP 1315

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B-1  
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R-3  
DCPREZ-0000-01073

830

828

824

Dane St

Dane St

829

827

825

817

813

R-3  
DCPREZ-0000-01073

ZONING ORDINANCE AMENDMENT No. 1072

Amending Section 10 03 (4) Relating to Districts in the Town of Blooming Grove

The Dane County Board of Supervisors does ordain as follows:

That Section 10 03 (4)(d), R-4 Residence District, be amended by adding thereto a new subdivision to be numbered 4 and reading as follows

4 A part of the NE 1/4 NE 1/4, Section 14 described as follows: beginning at the intersection of the east section line and the center line of County Trunk AB (Buckeye Road) thence westerly along said center line 111 83 feet thence N 1° 30' E 229 9 feet. thence S 84° 46' E 112 02 feet to the east section line, thence south along said line 227 32 feet to the point of beginning.

Adopted AUG 4 1965 Effective SEP 9 1965

□□□□□□□□□□

ZONING ORDINANCE AMENDMENT No 1073

Amending Section 10 03 (16) Relating to Districts in the Town of Madison

The Dane County Board of Supervisors does ordain as follows:

A That subdivision 10 of Section 10 03 (16)(g), B 1 Local Business District, be amended to read as follows:

10 Lots 1 to 15, inclusive, Block 5 Oakridge; Lots 7 to 10 inclusive and Lots 19 to 23, inclusive and the west 40 feet of Lots 4, 5 and 6, Block 1, Oakridge Lots 7 and 8, Block 7, First Addition to Oakridge.

B That subdivision 2 Of Section 10 03 1(6)(c), R 3 Residence District, be amended to read as follows:

2 Second Addition to Oakridge Blocks 3 and 4, Oakridge Lots 11 to 18, inclusive, Block 1 Lots 7 to 30, inclusive, Block 2, Oakridge Blocks 6 and 8 and Lots 9 to 15, inclusive, Block 7, First Addition to Oakridge

Adopted AUG 5 1965 Effective AUG 27 1965

□□□□□□□□□□

ZONING ORDINANCE AMENDMENT No 1074

Amending Section 10 03 (1) Relating to Districts in the Town of Albion

The Dane County Board of Supervisors does ordain as follows:

That Section 10 03 (1)(f), RE-1 Recreational District, be amended by adding thereto a new subdivision, to be numbered 3 and reading as follows:

3 That part of Government Lot 3, Section 14 lying easterly of Hillside Road

Adopted AUG 4 1965 Effective SEP 15 1965