

Dane County Rezone Petition

Application Date	Petition Number
11/04/2020	DCPREZ-2020-11634
Public Hearing Date	
01/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT KRANTZ INVESTMENTS	PHONE (with Area Code) (608) 845-9156	AGENT NAME SCOTT KRANTZ	PHONE (with Area Code) (608) 845-9156
BILLING ADDRESS (Number & Street) 741 WESTWARD DRIVE		ADDRESS (Number & Street) 741 WESTWARD DRIVE	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS skrantz@krantzelectricinc.com		E-MAIL ADDRESS skrantz@krantzelectricinc.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2650 N Nine Mound Road					
TOWNSHIP VERONA	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-162-8416-0					

REASON FOR REZONE

CHANGING ZONING DISTRICT TO ALLOW FOR AN ADDITIONAL BUILDING TO BE CONSTRUCTED FOR AN EXISTING ELECTRICAL CONTRACTING BUSINESS

FROM DISTRICT:	TO DISTRICT:	ACRES
LC Limited Commercial District	GC General Commercial District	2.9

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



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
<ul style="list-style-type: none"> • 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:	Scott Krantz Investments, LLC	Agent Name:	Scott Krantz
Address (Number & Street):	741 Westward Dr	Address (Number & Street):	741 Westward Dr
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Verona, WI 53593
Email Address:	skrantz@krantzelectronic.com	Email Address:	skrantz@krantzelectronic.com
Phone#:	608-845-9150	Phone#:	608-845-9150

PROPERTY INFORMATION	
Township:	Town of Verona
Section:	Parcel Number(s):
Property Address or Location:	2650 N. Nine mound Rd

REZONE DESCRIPTION		
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>We would like to build an additional building. Our current LC zoning does not allow it. If we can get BC zoning, we can hopefully build another building so we will have all of our parts on property. Currently we have a remote warehouse.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
LC-1	BC	2.9

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
---	---	---	--	--

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 Scott Krantz

Date 11-3-2020

Krantz Electric Inc.
2650 N. Nine Mound Rd
Verona WI 53593
(608) 845-9156 Fax: 845-7584

DATE: November 30, 2020

TO: Dane County Zoning

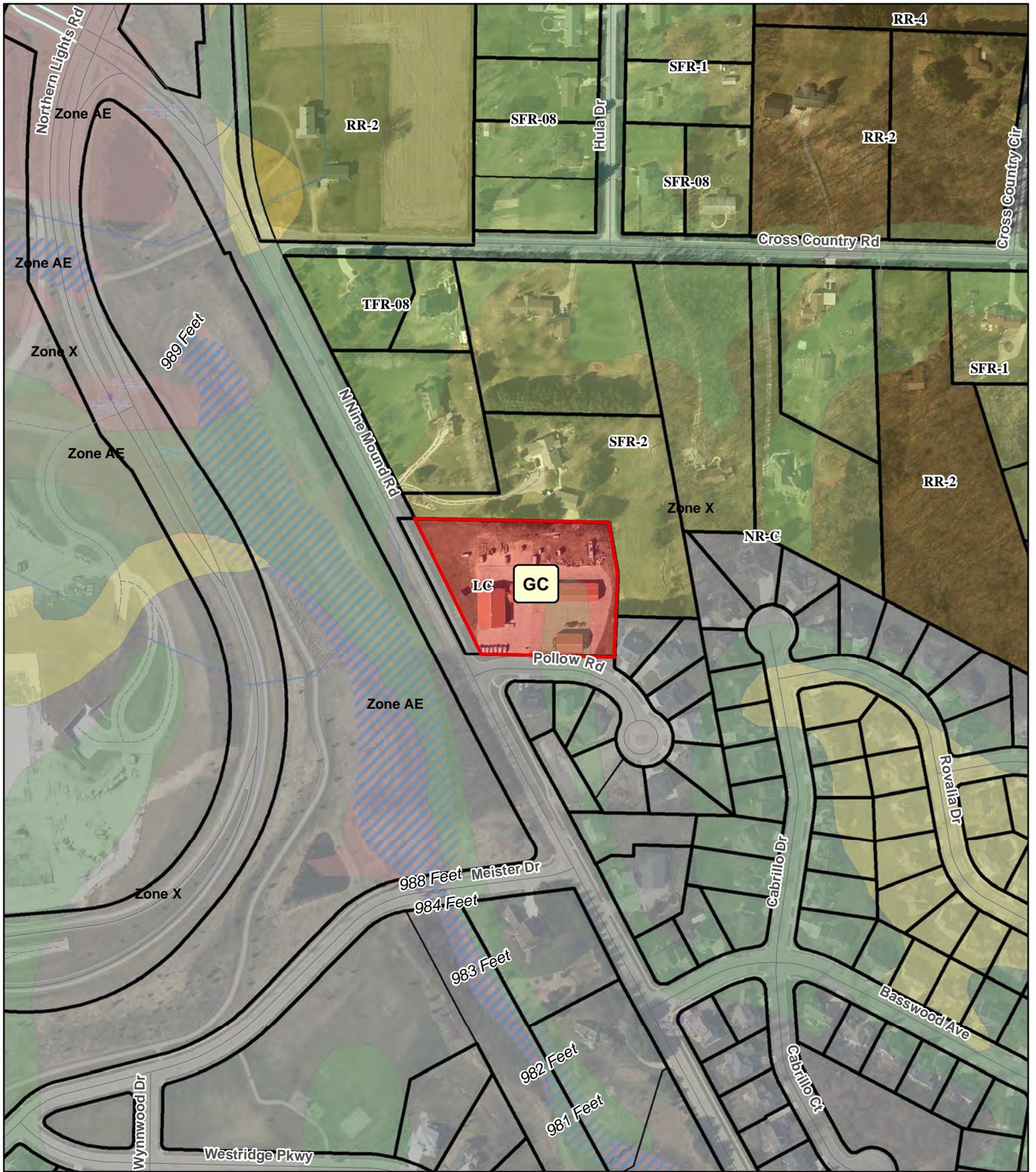
This letter is for the rezoning of the property located at 2650 North Nine Mound Road, located in the Town of Verona, WI 53593. Our company is Krantz Electric, Inc. We are an electrical contracting company. We currently employ 30 people. Our hours of operation are from 6:30 am to 4:00 pm, Monday thru Friday. We are closed on weekends and holidays, providing emergency service only. We are requesting the rezoning so we can add 1 additional building for our storage needs, as we currently are renting a warehouse in the city of Verona. For our needs and efficiency, it will make our daily operation much more efficient if we have all of our supplies on property. We also have rental warehouse space on the property, so there is some traffic with the renters in and out every day.

I want to thank you in advance for your consideration on this rezoning. Please feel free to reach out to me if you have any questions. My office line is 608-845-9156. My cell is 608-576-7724, and my email is skrantz@krantzelectricinc.com.

Thank you

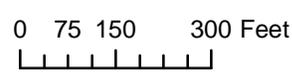
Scott Krantz

President



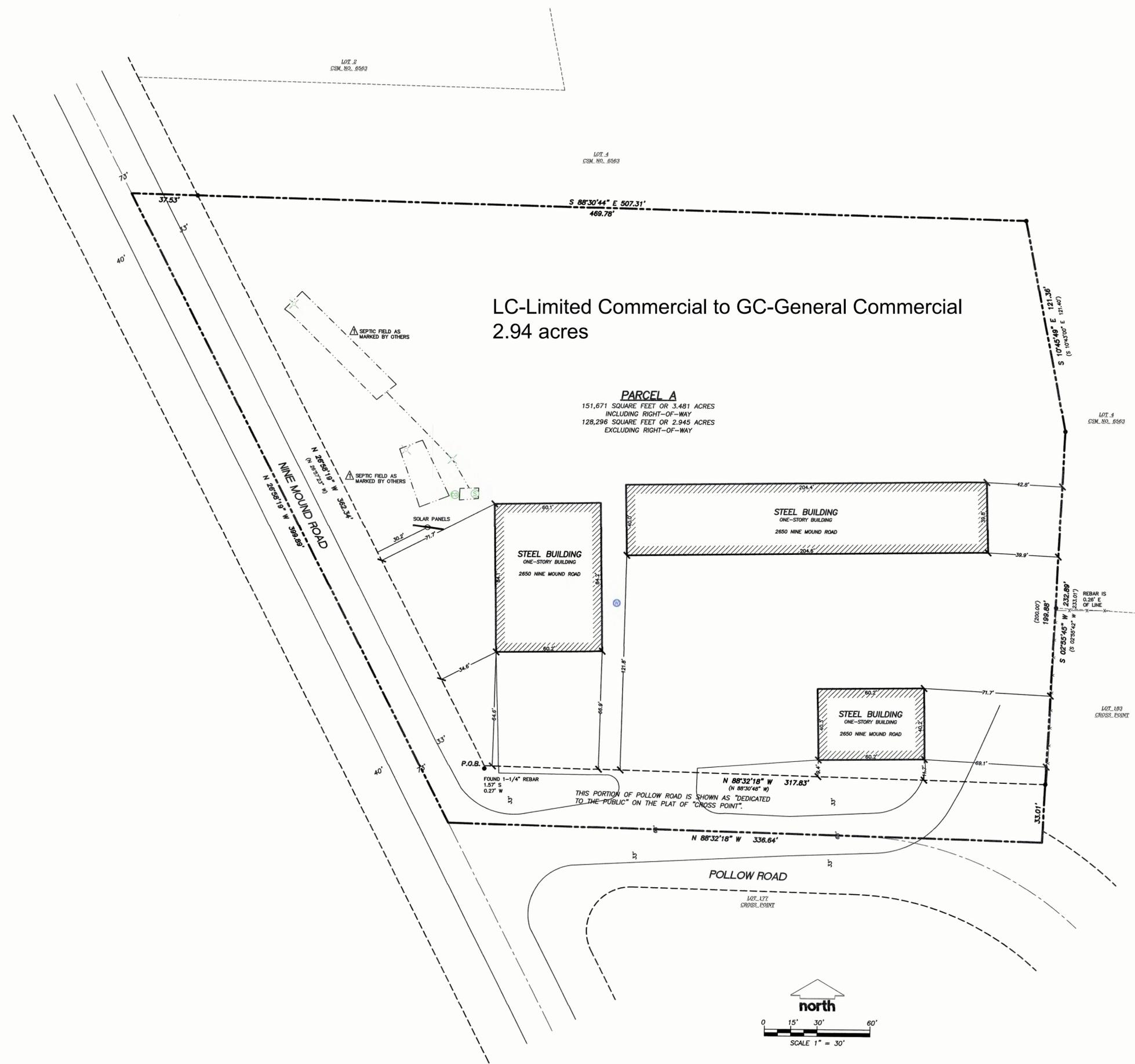
Legend

- | | | | | |
|--|------------|---|---|---------|
|  | Wetland | Significant Soils |  | Class 1 |
|  | Floodplain |  | Class 2 | |



Petition 11634
**KRANTZ REAL ESTATE
 LLC**

PLOT DATE: 10/9/2020 11:24:14 AM



- LEGEND**
- 3/4" REBAR FOUND
 - × VENT PIPE
 - ⊕ SANITARY MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ WELL
 - PARCEL BOUNDARY
 - - - PLATTED LOT LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - x-x- FENCE LINE

NOTES

1. FIELD WORK PERFORMED BY JENKINS SURVEY & DESIGN, INC. ON DECEMBER 19, 2007 AND OCTOBER 08, 2020.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE NORTH LINE OF THIS PARCEL, RECORDED AS S 88°30'44" E.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION (AS FURNISHED)

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2605 RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 208 AND 209, DOCUMENT NO. 1541596, IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, WHICH IS THE POINT OF BEGINNING; THENCE N26°57'23"W, 362.34 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE MOUND ROAD; THENCE S88°30'44"E, 469.78 FEET; THENCE S10°43'00"E, 121.40 FEET; THENCE S02°55'42"W, 200.00 FEET TO THE NORTH LINE OF FOLLOW ROAD; THENCE N88°30'48"W, 317.83 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING CONTAINING 2.95 ACRES. ALSO INCLUDED IN THIS PARCEL ARE THE EAST 1/2 OF THE ADJACENT NINE MOUND ROAD RIGHT-OF-WAY, AND THE NORTH 1/2 OF THE ADJACENT FOLLOW ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS S-1878 REGISTERED LAND SURVEYOR
 DATE 10/09/2020



PROJECT NO:	07-3051
FILE NO:	C-169
SURVEYED:	BG
F.B. NO/P.G:	217/44
SHEET NO:	1 OF 1

DRAWN BY	JK	DATE	12-19-2007
CHECKED BY	SO	DATE	12-20-2007
APPROVED BY	DMJ	DATE	12-20-2007
DWGNAME	1: 2007\073051.dwg 073051-POS.dwg		

LOCATED SEPTIC FIELD	JK	DATE	10/08/2020
DESCRIPTION		DATE	

PLAT OF SURVEY

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 2605 AS RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGES 208 AND 209, DOCUMENT NUMBER 1541596, IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN

JSD - Engineers & Surveyors
 Jenkins Survey & Design, Inc.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR
 KRANTZ ELECTRIC INC.
 2650 NINE MOUND ROAD
 VERONA, WI 53593

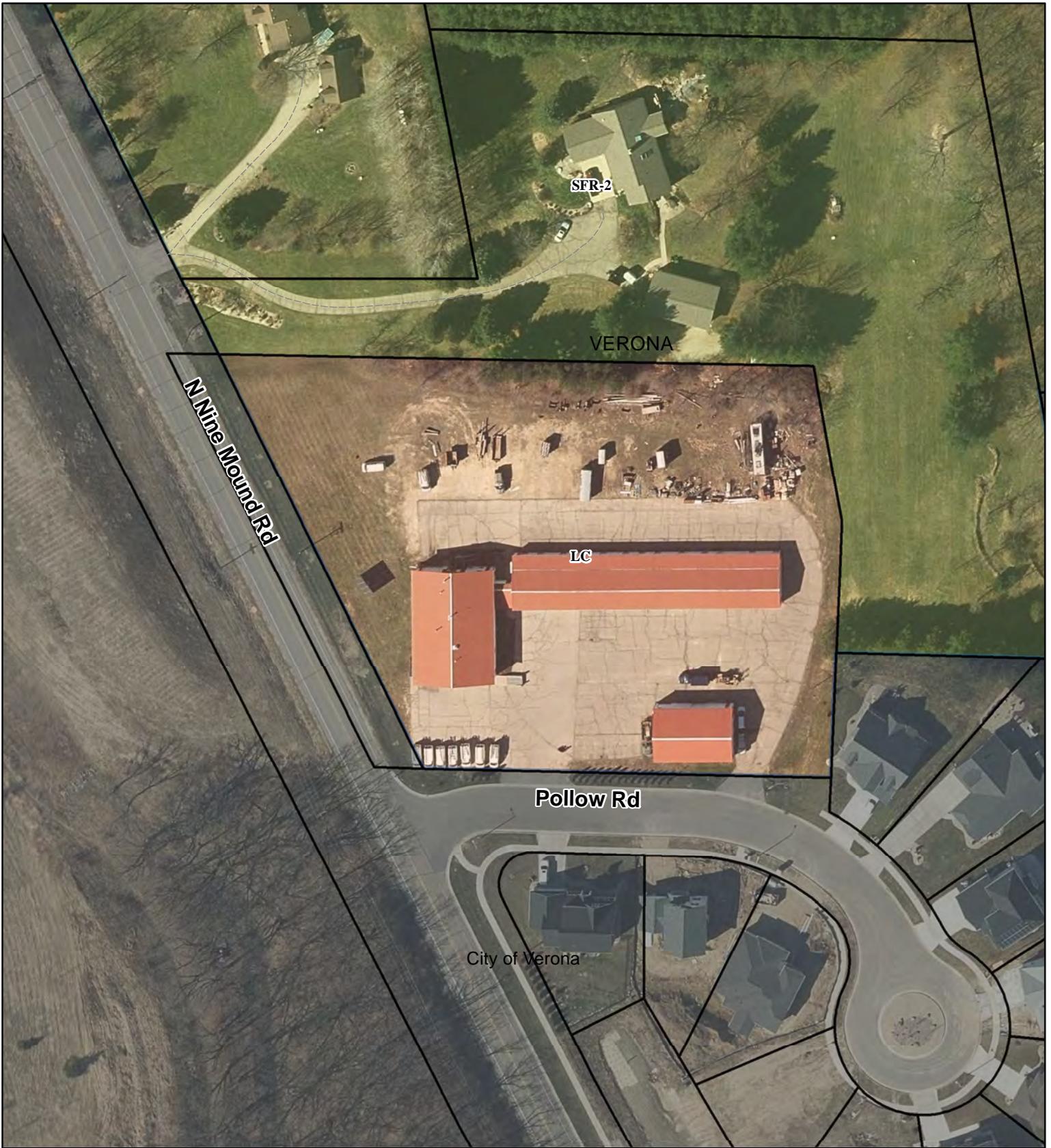
Legal Description

LC Limited Commercial to GC General Commercial

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2605 RECORDED IN VOLUME 10 OF CERTIFIED SURVEYS ON PAGES 208 AND 209, DOCUMENT NO. 1541596, IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, WHICH IS THE POINT OF BEGINNING; THENCE N26°57'23"W, 362.34 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF NINE MOUND ROAD; THENCE S88°30'44"E, 469.78 FEET; THENCE S10°43'00"E, 121.40 FEET; THENCE S02°55'42"W 200.00 FEET TO THE NORTH LINE OF POLLOW ROAD; THENCE N88°30' 48"W, 317.83 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING CONTAINING 2.95 ACRES. ALSO INCLUDED IN THIS PARCEL ARE THE EAST 1/2 OF THE ADJACENT NINE MOUND ROAD RIGHT-OF -WAY, AND THE NORTH 1 /2 OF THE ADJACENT POLLOW ROAD RIGHT-OF-WAY.

Existing vegetation on North property line





0 50 100 200 Feet