

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/03/2020	DCPREZ-2020-11592
Public Hearing Date	C.U.P. Number
10/27/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MADISON VERONA SELF STORAGE LLC	PHONE (with Area Code) (608) 695-2007	AGENT NAME JAMES LINDAU	PHONE (with Area Code) (608) 695-6082
BILLING ADDRESS (Number & Street) 2416 AMHERST RD		ADDRESS (Number & Street) 533 WOODWARD DRIVE	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS cameron.lindau@gmail.com		E-MAIL ADDRESS jlindau@trachte.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
Southeast of 4234 Maple Grove Road					
TOWNSHIP VERONA	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-132-8790-0					

REASON FOR REZONE	CUP DESCRIPTION
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DECLASSIFICATION OF WETLAND POCKETS ON A COMMERCIAL DEVELOPMENT SITE	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
Wetland Status	Non-Wetland Status	0.57		

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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:	Cameron Lindau	Agent Name:	James Lindau
Address (Number & Street):	2416 Amherst Drive	Address (Number & Street):	533 Woodward Drive
Address (City, State, Zip):	Middleton WI 53562	Address (City, State, Zip):	Madison WI 53704
Email Address:	cameron.lindau@gmail.com	Email Address:	jlindau@trachte.com
Phone#:	608-695-2007	Phone#:	608-695-6082

PROPERTY INFORMATION	
Township: Verona	Parcel Number(s): 0608-132-8790-0
Section: 13	Property Address or Location: 4225 Maple Grove Drive

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>

There are 4 small wetlands that were in the middle of the site. The wetlands were mitigated so they are no longer wetlands. We would request that these wetland areas be rezoned to non wetland district the HC Commercial zoning like the rest of the property. The property will have self storage units and outside parking stalls as per our deed restrictions.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Wetlands	Non wetlands HC Commercial	.57

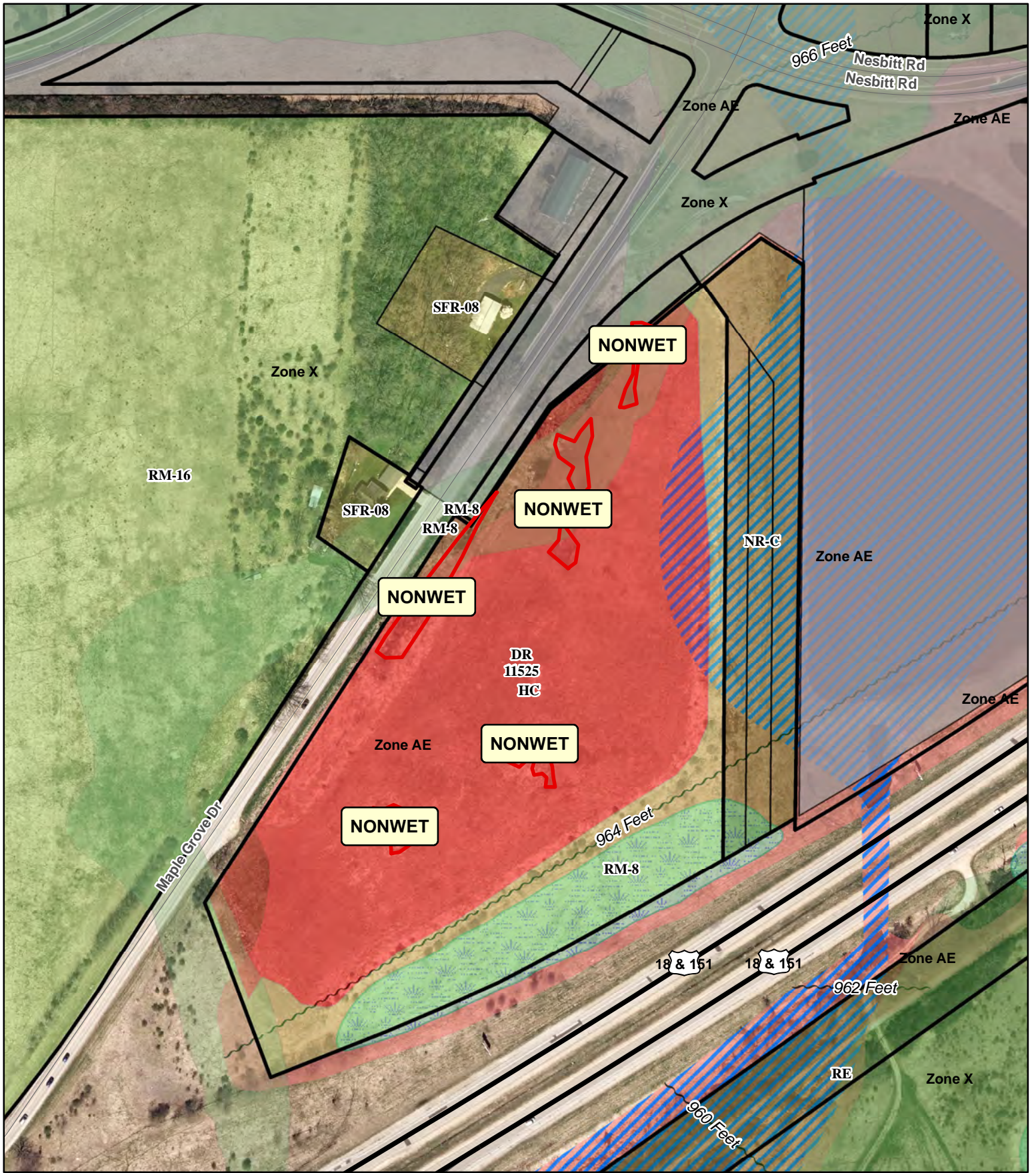
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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
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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.

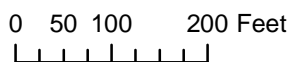
Owner/Agent Signature _____

Date 7/14/20



Legend

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



Petition 11592
**MADISON VERONA SELF
 STORAGE LLC**

Map For
Jamie Lindau

Map By
Royal Oak & Associates

Wetland to Non-Wetland Classifications

Section 13, T06N, R08E, Town of Verona
Dane County, Wisconsin

Maple Grove Road

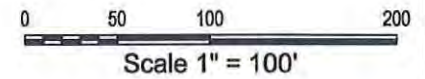
Wetland #5

Wetland #1

Wetland #4

Wetland #3

Wetland #2



Lands

WETLAND #1 Description

Wetlands lying in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 13, T06N, R08E, Town of Verona, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Section 13, thence S 00°46'56" W, 1334.36 feet along the West line of the Northwest 1/4; Thence N 89°38'34" E, 422.03 feet to the right of way of U.S.H "18 & 151"; thence N 57°54'28" E, 305.26 feet to the Point of beginning of this description; N 00°14'28" W, 26.04 feet; thence S 83°55'57" W, 24.17 feet; thence N 36°15'58" W, 16.05 feet; thence N 16°59'43" W, 11.60 feet; thence N 18°56'48" E, 25.72 feet; thence S 77°23'27" E, 15.65 feet; thence N 64°50'56" E, 18.67 feet; thence S 66°29'58" E, 26.97 feet; thence S 53°28'14" E, 12.97 feet to POINT A; thence S 28°43'03" W, 30.68 feet; thence S 45°48'03" E, 17.49 feet; thence, S 55°43'50" W, 28.94 feet; thence S 78°41'18" W, 12.78 feet; to the point of beginning of this description. Said wetland contains 3,558 square feet.

WETLAND #2 Description

Commencing at POINT A on Wetland #1; thence N 54°07'28" E, 155.00 feet to the point of beginning of this description; thence N 35°09'09" E, 20.51 feet; thence N 41°57'15" E, 26.66 feet; thence N 62°39'30" E, 18.68 feet; thence S 87°55'55" E, 22.15 feet to POINT B; thence S 18°20'21" E, 60.17 feet; thence S 05°27'40" E, 17.25 feet; thence S 10°46'13" E, 15.03 feet; thence S 89°55'23" W, 15.38 feet; thence N 07°31'53" E, 15.08 feet; thence N 48°12'44" W, 9.29 feet; thence S 80°40'02" W, 13.09 feet; thence N 15°13'48" W, 10.63 feet; thence N 17°47'14" E, 22.11 feet; thence N 58°06'22" W, 4.30 feet; thence S 47°09'02" W, 31.62 feet, thence N 65°04'26" W, 24.72 feet; thence N 76°31'12" W, 13.56 feet to the point of beginning of this description. Said wetland contains 3,764 sq ft.

WETLAND #4 Description

Commencing at POINT C on Wetland #3; thence N 68°03'30" E, 48.56 feet to the point of beginning of this description; thence N 17°24'57" E, 29.39 feet; thence N 27°08'06" E, 25.92 feet; thence N 04°12'00" E, 21.39 feet; thence N 72°02'56" W, 27.70 feet; thence N 07°36'10" E, 20.78 feet; thence N 67°54'09" E, 15.40 feet; thence N 24°21'15" E, 16.15 feet; thence N 03°18'06" W, 9.58 feet; thence N 88°12'44" E, 15.72 feet; thence S 68°26'03" E, 35.97 feet; thence S 06°34'58" E, 9.88 feet; thence S 42°25'09" W, 28.42 feet; thence S 62°31'27" W, 22.59 feet; thence S 08°05'21" W, 48.58 feet; thence S 08°07'21" E, 24.47 feet; thence S 71°59'58" W, 20.64 feet; thence N 81°50'06" W, 7.10 feet to the point of beginning of this description. Said wetland contains 3,583 square feet

WETLAND #5 Description

Commencing at POINT D on Wetland #3; thence N 70°05'58" W, 88.37 feet to the point of beginning of this description; thence S 30°02'49" W, 60.59 feet; thence S 25°53'30" W, 53.85 feet; thence S 29°08'51" W, 110.90 feet; thence S 33°22'57" W, 72.16 feet; thence S 88°11'34" W, 26.42 feet; thence N 52°14'14" W, 17.10 feet N 31°21'04" E, 25.69 feet; thence N 35°30'33" E, 98.50 feet; thence N 37°17'24" E, 92.12 feet; thence N 39°18'32" E, 43.03 feet; thence N 40°29'32" E, 52.15 feet; to the point of beginning of this description. Said wetland contains 7,788 square feet.

WETLAND #3 Description

Commencing at POINT B on Wetland #2; thence N 09°40'37" E, 256.70 feet to the point of beginning of this description; thence N 49°59'38" W, 39.13 feet; thence N 39°13'03", 24.22 feet; thence N 07°14'56" E, 28.19 feet; thence N 46°08'40" W, 23.92 feet to POINT D; thence N 29°53'07" E, 14.50 feet; thence S 82°41'47" E, 17.99 feet; thence N 38°46'32" E, 23.69 feet; thence N 25°15'43" W, 25.59 feet; thence N 25°05'14" E, 18.89 feet; thence N 54°09'59" W, 28.22 feet; thence N 16°41'19" W, 20.67 feet; thence N 14°10'37" E, 15.22 feet; thence S 68°13'21" E, 28.79 feet; thence N 30°32'55" E, 17.69 feet; thence N 38°52'09" E, 26.55 feet to POINT C; thence S 05°15'22" E, 27.73 feet; thence S 16°59'50" W, 33.65 feet; thence S 05°51'37" E, 47.82 feet; thence S 42°37'56" W, 32.39 feet; thence S 02°26'47" W, 23.25 feet; thence S 46°30'24" W, 20.87 feet; thence S 36°11'35" E, 35.56 feet; thence S 09°24'23" W, 27.95 feet; thence S 53°48'19" W, 14.74 feet to the point of beginning of this description. Said wetland contains 6,332 square feet.



Sun Prairie Self Storage, LLC
Maple Grove Drive Parcels
Town of Verona
Dane County, Wisconsin

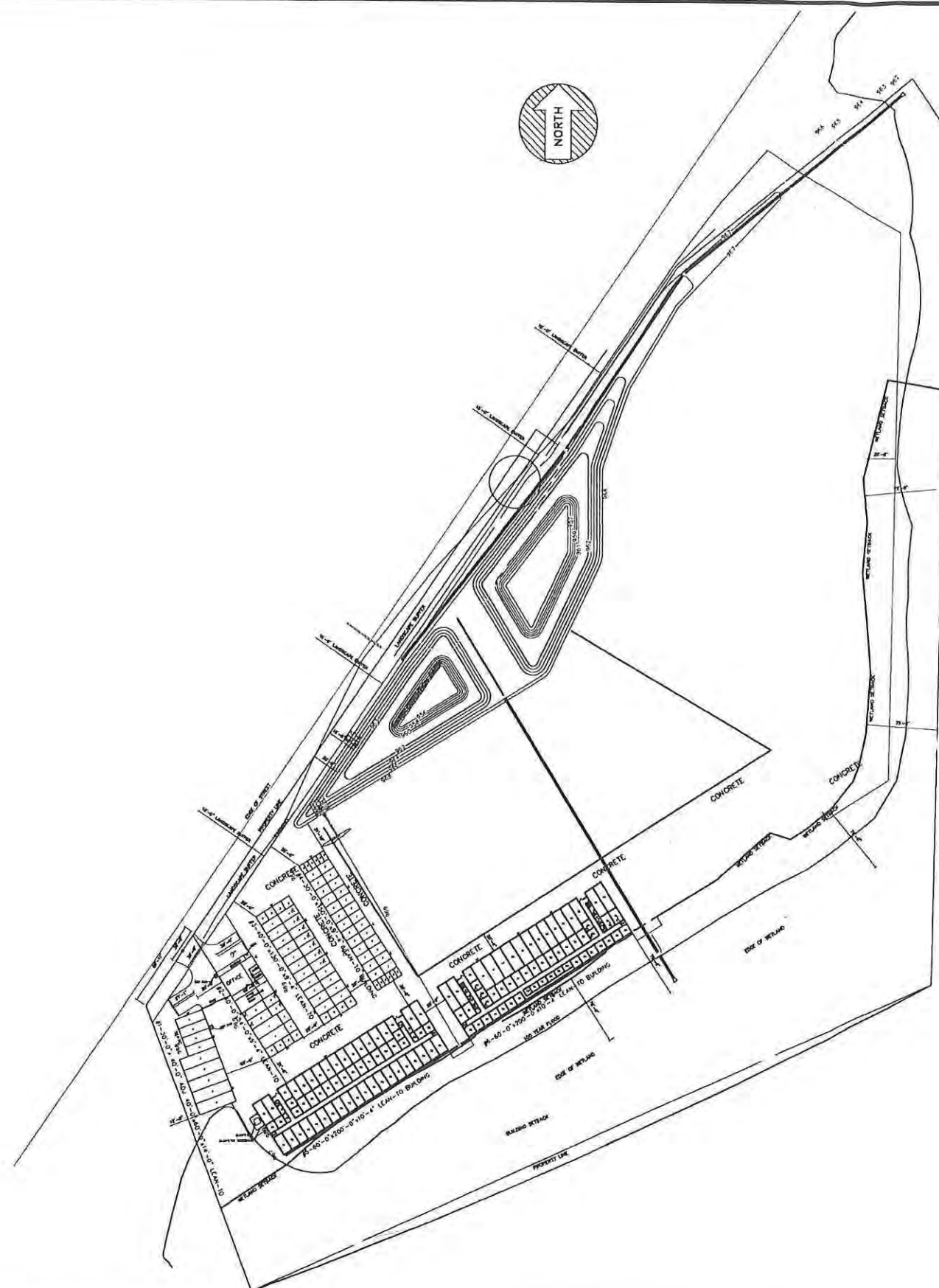
- Map Legend
- Off-site Wetland
 - Delineated Wetland (2.13 Acres)
 - Study Area (13.18 Acres)

Esri, HERE, Garmin, (c) OpenStreetMap contributors
NA

Figure 6E
2017 Aerial Photo



September 18, 2019 0 75 150
1190974 1 inch = 150 feet



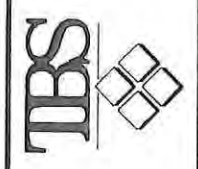
UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	8	3.6	200	Y
B	5 x 10	12	5.4	600	N
BC	5 x 10	4	1.8	200	Y
PC	7 x 7	1	0.5	49	N
IC	10 x 5	5	2.3	250	Y
D	10 x 10	12	5.4	1200	N
DC	10 x 10	27	12.2	2700	Y
F	10 x 15	28	12.6	4200	N
EC	10 x 15	31	14.0	4650	Y
F	10 x 20	22	9.9	4400	N
FC	10 x 20	32	14.4	6400	Y
G	10 x 25	2	0.9	500	N
GC	10 x 25	5	2.3	1250	Y
H	10 x 30	4	1.8	1200	N
HC	10 x 30	10	4.5	3000	Y
OC	10 x 7	5	2.3	350	N
V	12 x 10	2	0.9	240	N
L	12 x 30	2	0.9	720	Y
LC	12 x 30	5	2.3	1800	Y
P	12 x 40	5	2.3	2400	N
				\$Q.FT. NON-INSULATED	15859
				\$Q.FT. INSULATED	20450
TOTAL				222	100
					36309

BUILDINGS PHASE #1	36359
BUILDINGS ALL PHASES	70400
TOTAL BUILDINGS	106209
PARKING SPACES (60)	

REVISION	BY

TRACHTE BUILDING SYSTEMS, Inc.
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PROPOSED MINI-STORAGE SYSTEM for:
 CAMERON LINDAU
 TOWN OF VERONA, WI

Job Description: PROPOSED MINI-STORAGE SYSTEM for: CAMERON LINDAU TOWN OF VERONA, WI
 Date: 10/23/19
 Drawn by: KM
 Checked by:
 Scale: 1" = 140'-0"
 Plan No: P-52104B
 Sheet No:

SITE PLAN

SITE