

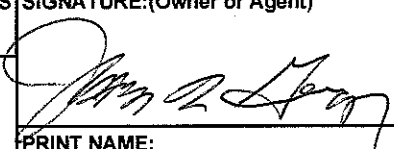
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/17/2014	DCPREZ-2014-10703
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/24/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES J SKALITZKY	PHONE (with Area Code) (715) 267-6680	AGENT NAME JASON GEIGER	PHONE (with Area Code) (608) 576-1068
BILLING ADDRESS (Number & Street) W6063 COUNTY HIGHWAY G		ADDRESS (Number & Street) 720 FOREST VIEW DRIVE	
(City, State, Zip) GREENWOOD, WI 54437		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS JGEIGER@GEIGERREALTORS.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	
JUST WEST OF STATE HIGHWAY 19 AND TOWN HALL ROAD					
TOWNSHIP SUN PRAIRIE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0811-033-9216-4					

REASON FOR REZONE			CUP DESCRIPTION	
REZONING FOR MINI-WAREHOUSES.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (1) Agriculture District	C-2 Commercial District	2.3		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b> 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b> Jason Geiger

COMMENTS: REZONING FOR MINI-WAREHOUSES.

<b>DATE:</b> 4-17-14
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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 James Skalitzky <sup>Buyer's</sup> Agent's Name JASON GERGER  
 Address W6063 County Highway G Address 770 Forest View Dr  
 Phone Greenwood, WI 54437 Phone Verona, WI 53593  
715-267-6680 608-576-1068  
 Email \_\_\_\_\_ Email Jgerger@gergerleafhops.com

Town: Sun Prairie Parcel numbers affected: 0811-033-9216-4

Section: X 3 Property address or location: Lot 2 Town Hall Rd (NE corner of Town Hall)

Zoning District change: (To / From / # of acres) C2 from A2L1 (2.365 acres) AND Hwy 19

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:  
Intent to build a self-storage business (Mini-warehouses)

Backroad and farmland to the North  
Farmstead to the East  
Mostly surrounded by farmland

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Jason R. Gerger Date: 4-17-14

# 536.

081104495102  
ANCHOR BANK FSB

081103391503  
KATHARINE  
E. KREBS

081104497752  
ANCHOR BANK FSB

CSM  
09189

081103392154  
JAMES J.  
SPALDECKY

08110339310  
PATRICK M. PETRIE  
KATHRYN G. PETRIE

2348

Town Hall Dr

E Main St

19

55-2000-2000

CSM  
10349

081110285400  
BLIME &  
SONS LLC

081110285450  
PRAIRIE  
SPRINGS CHURCH

081102189006  
STATZ  
BROS INC

LEGAL Description: Lot 2 CSMA No. 9189

001411

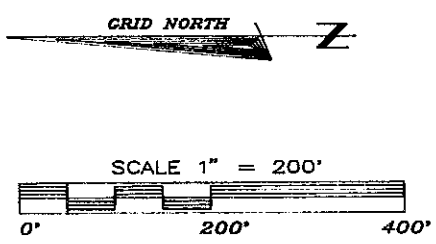
# CERTIFIED SURVEY MAP

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, T8N, R11E, TOWN OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.

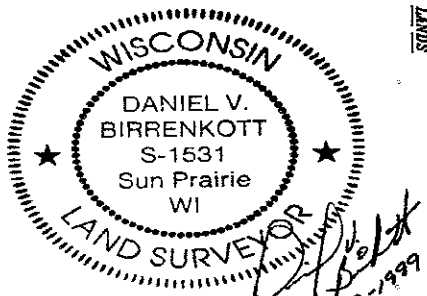
Town of Sun Prairie Approval Certificate

This Certified Survey Map, including the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Sun Prairie.

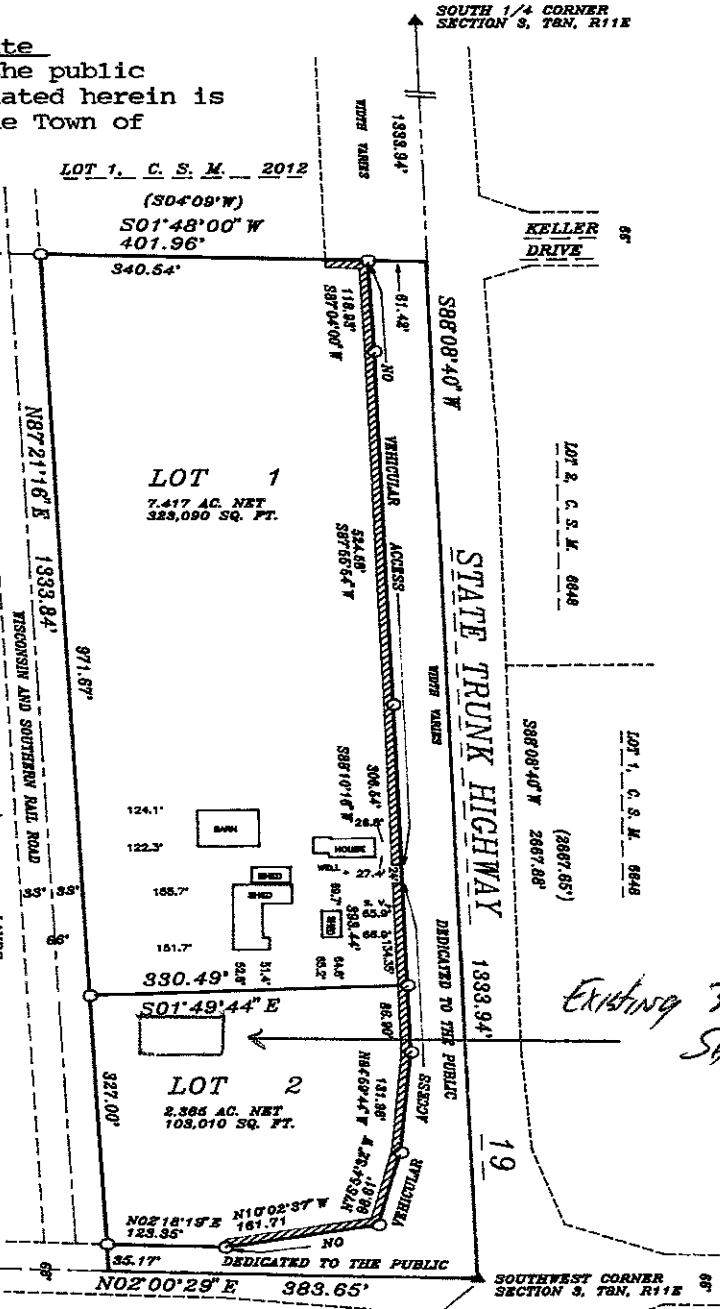
Dated 1/21/99  
*Claudia J. Quick*  
 Claudia J. Quick, Town Clerk



- LEGEND
- IRON STAKE FOUND
  - PLACED 1" X 2 1/2" IRON PIPE, 1.13 LBS./FT. MIN. WGHT.
  - ( ) PREVIOUSLY RECORDED DATA
  - ▲ P. K. NAIL FOUND



WEST 1/4 CORNER SECTION 3, T8N, R11E 2254.05'  
 NO2°00'29"E 2637.70' (2637.85')



TOWN HALL DRIVE

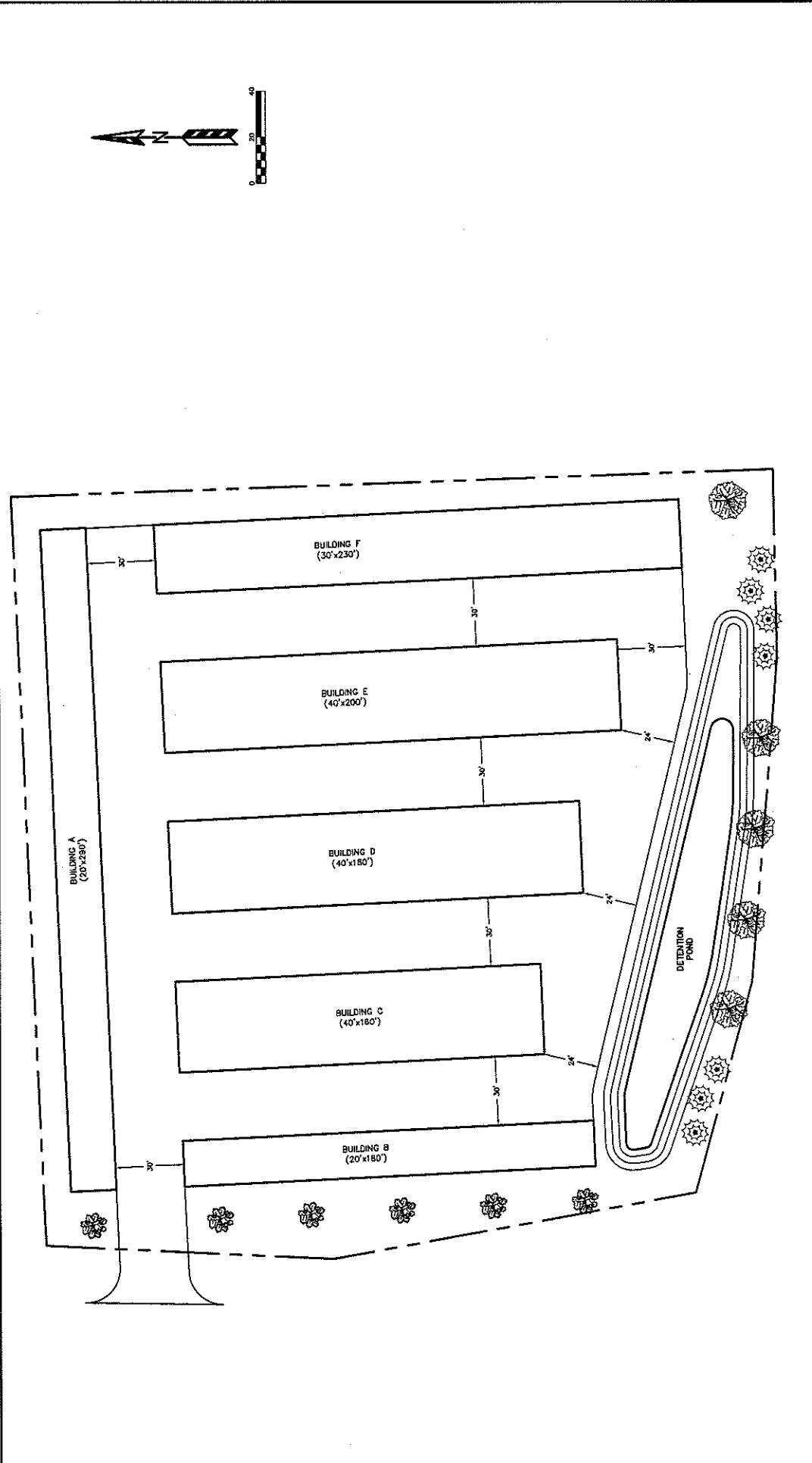
WIS. STATE PLANE COORD. SOUTH ZONE AS PUBLISHED BY WIS. D. O. T.:  
 N 431,822.32'  
 E 2,167,938.31'

CERTIFIED SURVEY MAP NO. 9189  
 VOLUME 52, PAGE 28  
 DOCUMENT NO. 3074757

PREPARED BY:  
 BIRRENKOTT SURVEYING, INC.  
 P O BOX 237  
 1677 N BRISTOL STREET  
 SUN PRAIRIE, WI 53590  
 608-837-7463

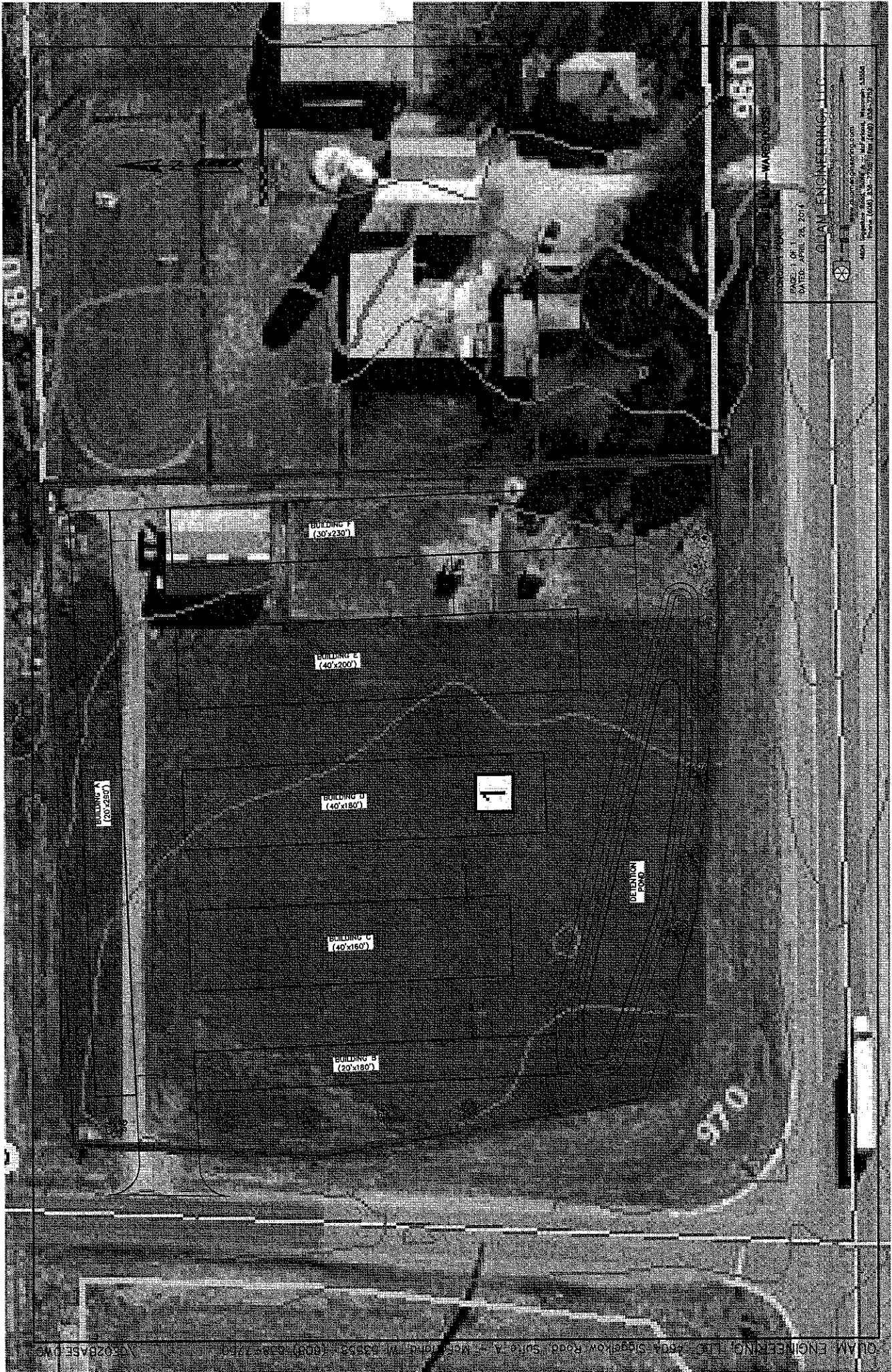
SHEET 1 OF 2 SHEETS  
 OFFICE MAP NO. 980787

9/12



**TOWN HALL ROAD MINI-WAREHOUSES**  
CONCEPT PLAN  
PAGE: 1 OF 1  
DATED: APRIL 28, 2014

**QUAM ENGINEERING, LLC**  
Essential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkow Road, Suite A, McFarland, Wisconsin 53558  
Phone: (608) 838-7750 Fax: (608) 838-7750



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DESIGNED BY: ALAN ENGINEERING, LLC  
PAGE: 1 OF 1  
DATE: APRIL 28, 2014

ALAN ENGINEERING, LLC

1004 Sigelkow Road, Suite A - Waukegan, IL 60087  
Phone: (815) 499-1700 Fax: (815) 499-1701



Professional Engineer