

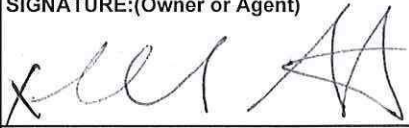
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/08/2019	DCPREZ-2019-11432
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/23/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHARLES L SIEWERT	PHONE (with Area Code) (608) 712-4142	AGENT NAME CHARLES SIEWERT	PHONE (with Area Code) (608) 712-4142
BILLING ADDRESS (Number & Street) 301 W BELTLINE HWY		ADDRESS (Number & Street) 301 W BELTLINE HWY	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) MADISON, WI 53713	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
301 West Beltline Highway					
TOWNSHIP MADISON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-354-8070-1					

REASON FOR REZONE			CUP DESCRIPTION	
REMOVE DEED RESTRICTIONS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
HC (Heavy Commercial District)	HC (Heavy Commercial District)	0.872		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE:(Owner or Agent)</b> 
				<b>PRINT NAME:</b> X CHARLES SIEWERT
				<b>DATE:</b> X 5-8-19



# 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>CHARLES SIWERT</u>	Agent's Name	_____
Address	<u>301 WEST BELTLINE HWY</u>	Address	_____
Phone	<u>MADISON WI</u> <u>608-712-4142</u>	Phone	_____
Email	<u>CHUCK@REGALBUILDERSLLC.COM</u>	Email	_____

Town: MADISON Parcel numbers affected: 0709-354-8070-1

Section: 35 Property address or location: 301 WEST BELTLINE HWY

Zoning District change: (To / From / # of acres) HC / C2 / 1.2 A

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

Narrative: (reason for change, intended land use, size of farm, time schedule)

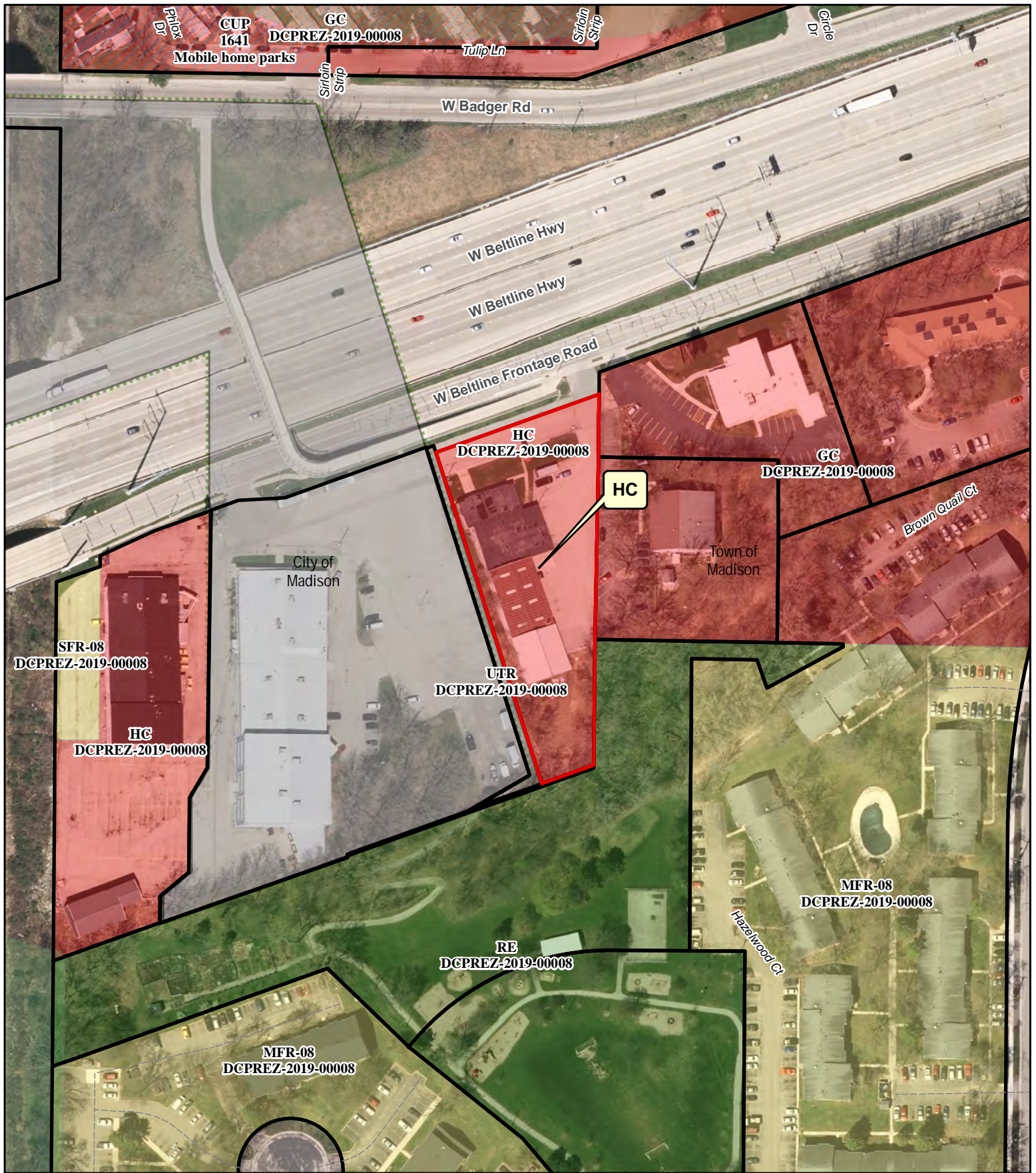
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

OWNER REQUESTS TO REMOVE THE EXISTING LIMITED USE RESTRICTIONS

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





Submitted By: [Signature]

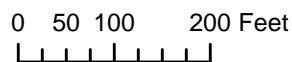
Date: 5-8-19



**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Class 1
-  Floodplain
-  Class 2



Petition 11432  
**CHARLES L SIEWERT**

1. WHEREAS, Happy Sleeper Madison, a Wisconsin General Partnership is/are the owner or owners of the following described land in the Town of Madison, Dane County, Wisconsin, to-wit:

VOL 14464 PAGE 44

Part of the NE 1/4 SE 1/4 of Section 35, Town of Madison described as follows: Lot #2, CSM 860 found in Volume 4, Page 84 of Certified Survey Maps Dane County Register of Deeds Office.

OT 2813

- 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 mutal 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. Use of the property shall be limited as follows:

- 1. Use shall be limited to the restoration, manufacture, sales and service of antique, classic, collectible and special interest vehicles.
- 2. Outdoor display may not exceed more than 12 vehicles.
- 3. Outdoor display lighting shall not be incandescent light bulbs strung from pole to pole.

JUL 18 1 13 PM '90  
RECORDER'S OFFICE  
DANE COUNTY, WI.  
JANE LIGHT  
REGISTER OF DEEDS  
RECORDED ON

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.

12

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:

- (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 Madison, 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 July 1990.

SIGNED AND SEALED IN THE PRESENCE OF

VOL 14464 PAGE 46

Virginia Cerrillo  
Virginia Cerrillo, Partner

(SEAL)

(SEAL)

COLORADO  
STATE OF WISCONSIN  
JEFFERSON SS.  
COUNTY OF BANE )

Personally came before me, this 17th day of July 1990,  
the above named VIRGINIA CERRILLO to  
me known to be the person(s) who executed the foregoing instrument and acknowledged  
the same.

Maurette E. Zuck  
3779 S. Hwy 74 - EVERGREEN, CO 80439  
Notary Public X  
County, Wisconsin. COLORADO  
My Commission Expires 4-2-94

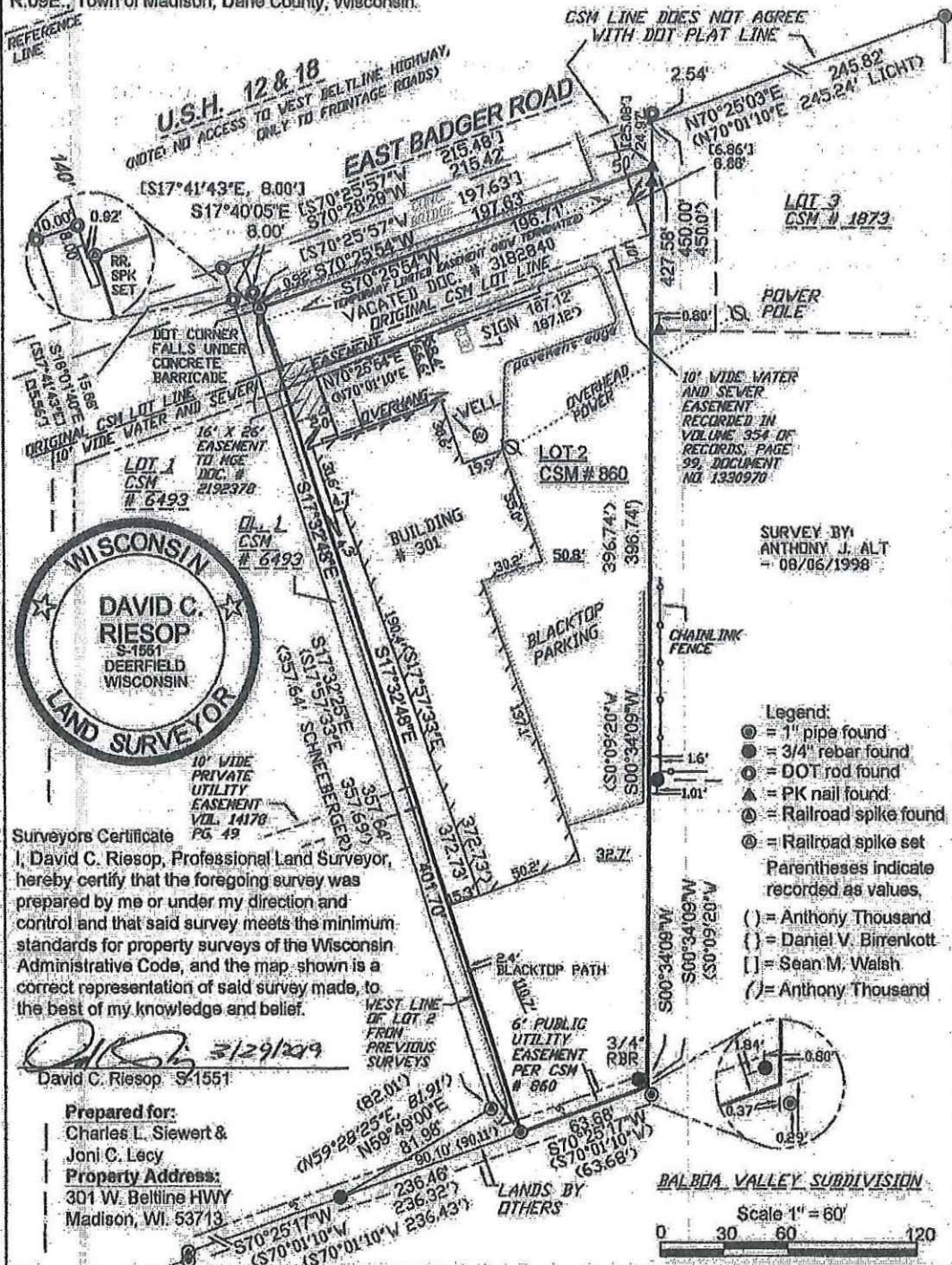
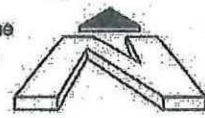
Returns:  
SANDRIDGE Investment Real Estate  
1310 Meadate St  
MADISON WI  
63714

ZONING DISTRICT: H-C

# Plat of Survey

Lot 2, Dane County Certified Survey Map Number 860, together with part of vacated frontage road, EXCEPT Lot 2, TPP # 1206-00-23-4.01, being part of the Northeast 1/4 of the Southeast 1/4 of Section 35, T07N., R.09E., Town of Madison, Dane County, Wisconsin.

Referred to the Dane County Coordinate System.

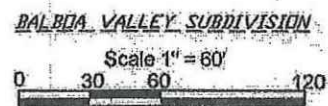


**Surveyors Certificate**  
 I, David C. Riesop, Professional Land Surveyor, hereby certify that the foregoing survey was prepared by me or under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code, and the map shown is a correct representation of said survey made, to the best of my knowledge and belief.

*David C. Riesop* 3/29/2019  
 David C. Riesop S-1551

**Prepared for:**  
 Charles L. Stewert &  
 Joni C. Lecy  
**Property Address:**  
 301 W. Beltline HWY  
 Madison, WI. 53713

- Legend:**
- = 1" pipe found
  - = 3/4" rebar found
  - = DOT rod found
  - ▲ = PK nail found
  - ⊙ = Railroad spike found
  - ⊙ = Railroad spike set
- Parentheses indicate recorded as values,  
 ( ) = Anthony Thousand  
 ( ) = Daniel V. Birrenkott  
 [ ] = Sean M. Walsh  
 ( ) = Anthony Thousand



**Wisconsin Mapping, LLC**  
*surveying and mapping services*  
 308 West Quary Street, Deerfield, Wisconsin 53531

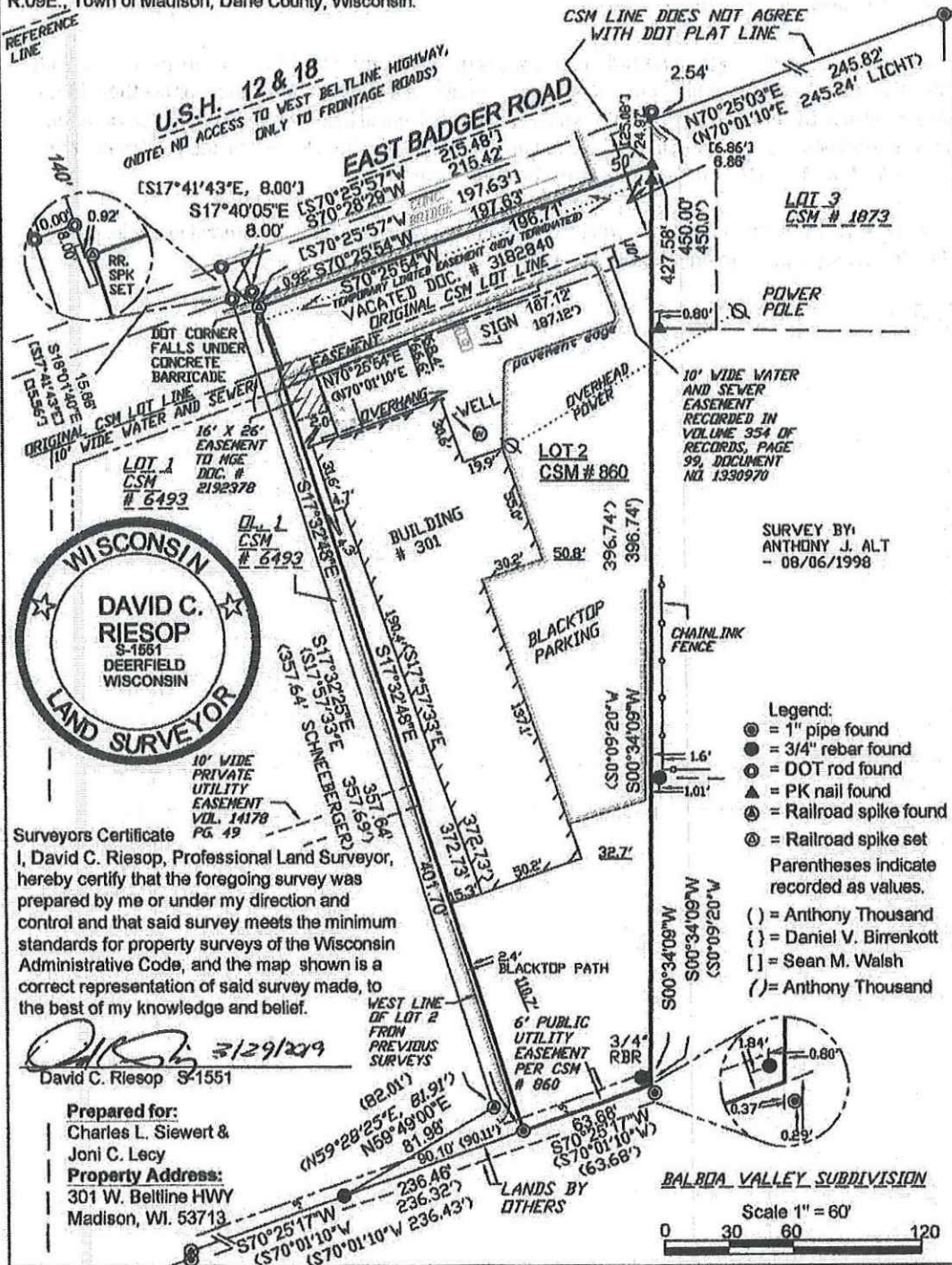
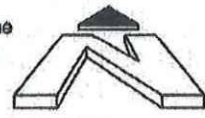
Dwg. No. 5339-19 Date 03/29/2019  
 Sheet 1 of 1

ZONING DISTRICT: H-C

# Plat of Survey

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**Wisconsin Mapping, LLC**  
 surveying and mapping services  
 308 West Quarry Street, Deerfield, Wisconsin 53531

Dwg. No. 5339-19 Date 03/29/2019  
 Sheet 1 of 1



WH MISTWOOD LLC  
STE 300 1525 KAUTZ RD  
WEST CHICAGO, IL 60185

WH MISTWOOD LLC  
STE 109 324 W STATE ST  
GENEVA, IL 60134

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

BELLEBROOKE PROPERTIES II LLC  
PO BOX 347  
BELLEVILLE, WI 53508

WH MISTWOOD LLC  
STE 109 324 W STATE ST  
GENEVA, IL 60134

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

CHARLES L SIEWERT  
301 W BELTLINE HWY  
MADISON, WI 53713

WH MISTWOOD LLC  
STE 109 324 W STATE ST  
GENEVA, IL 60134

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

TOWN OF MADISON  
2120 FISH HATCHERY RD  
MADISON, WI 53713

MAINBELT LLC  
221 W BELTLINE HWY  
MADISON, WI 53713

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

COOPER HOLDINGS LLC  
221 W BELTLINE HWY  
MADISON, WI 53713

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

MADISON, TOWN OF SOUTHDALE PARK  
2120 FISH HATCHERY RD  
MADISON, WI 53713

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

MADISON, TOWN OF  
2120 FISH HATCHERY RD  
MADISON, WI 53713

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

PATRICK HENRY IV LLC  
912 ERIN ST  
MADISON, WI 53715

MADISON, TOWN OF  
2120 FISH HATCHERY RD  
MADISON, WI 53713

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

WH MISTWOOD LLC  
STE 109 324 W STATE ST  
GENEVA, IL 60134

PATRICK HENRY II LLC  
912 ERIN ST  
MADISON , WI 53715

W/Badger Rd

W Beltline Hwy

W Beltline Hwy

W/Beltline Frontage Road

*Not Effective*  
C-2 DCPREZ-0000-8571

*Not Effective*  
HC CUP-1800-2019-00008

*Not Effective*  
CUP-1730

*Not Effective*  
ETZ DCPREZ-0000-00000

MFR-08  
DC-2611Z-2019-00008

RE  
DCPREZ-2019-00008

MFR-08  
DCPREZ-2019-00008 2609  
2605

GC  
DCPREZ-2019-00008

301  
HC  
DCPREZ-2019-00008

UTR  
DCPREZ-2019-00008

221

229

Brown Quail Ct

35

106

108

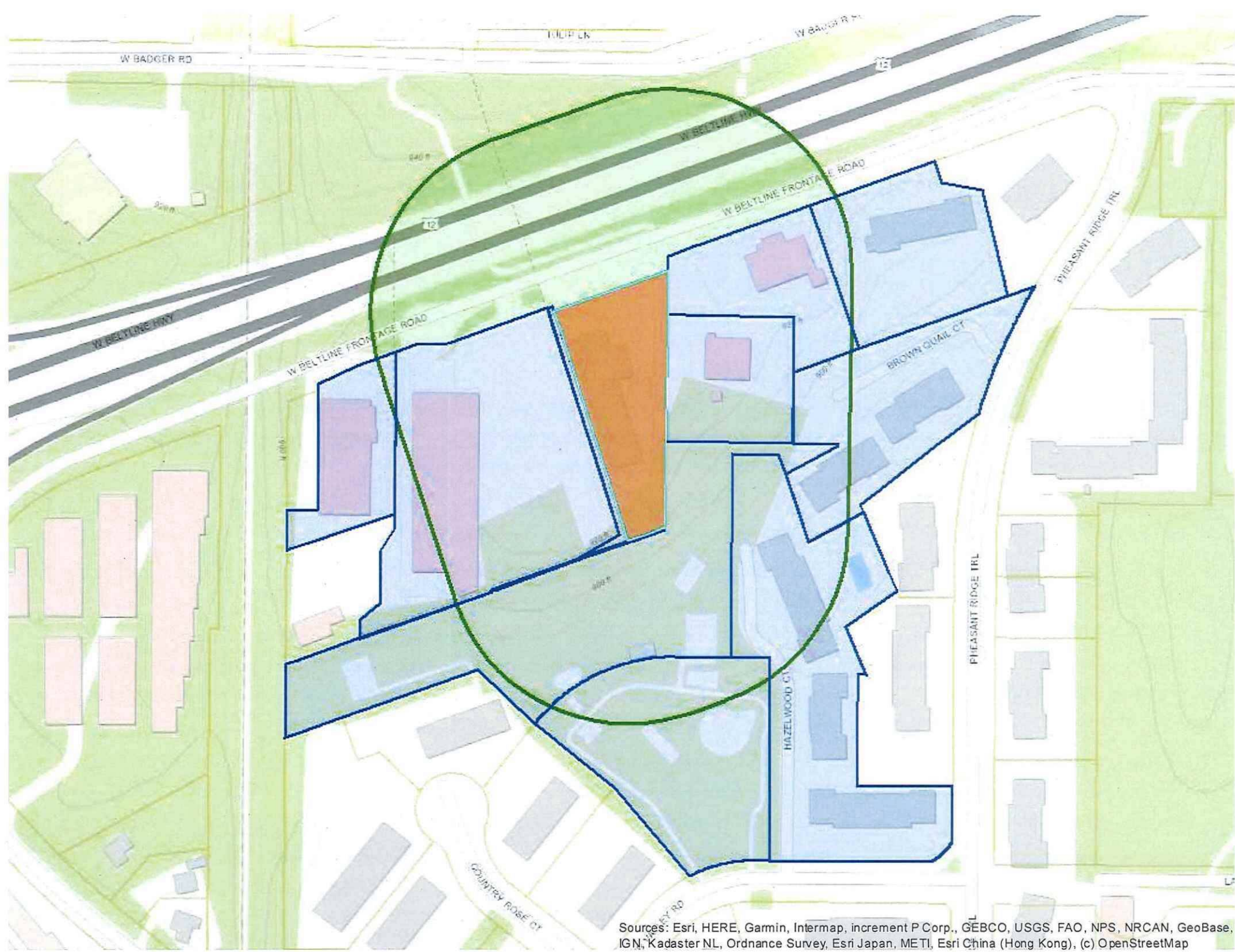
2609

2613

2615

2617

Hazelwood Ct



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap