

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
10/18/2016	DCPCUP-2016-02363
Public Hearing Date	
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MADISON SPEEDWAY INC.	Phone with Area Code (608) 835-9700	AGENT NAME GREGG MCKARNS	Phone with Area Code (815) 703-0285
BILLING ADDRESS (Number, Street) 1122 SUNRISE ROAD		ADDRESS (Number, Street) 1750 BEACH ROAD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS GM@MISRACING.COM		E-MAIL ADDRESS GM@MISRACING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1122 SUNRISE ROAD				1122 SUNRISE ROAD	
TOWNSHIP RUTLAND	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP RUTLAND	SECTION 9
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-093-8730-9		---		0510-093-9000-0	

CUP DESCRIPTION
RACETRACK FACILITY INCLUDING EMERGENCY VEHICLE TRAINING

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.14(2)(d)	49

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:

COMMENTS: AMENDMENT TO CUP DUE TO CHANGE OF OWNERSHIP.

Dane County Conditional Use Permit Application

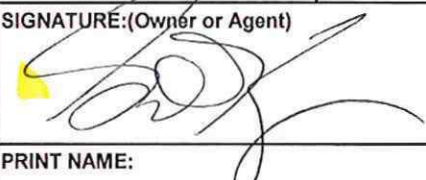
Application Date	C.U.P Number
09/27/2016	DCPCUP-2016-02363
Public Hearing Date	
12/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MADISON SPEEDWAY INC.	Phone with Area Code (608) 835-9700	AGENT NAME GREGG MCKARNS ✓	Phone with Area Code (815) 703-0285
BILLING ADDRESS (Number, Street) 1122 SUNRISE ROAD		ADDRESS (Number, Street) 1750 BEACH ROAD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) VERONA, WI 53593	
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ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1122 SUNRISE ROAD				1122 SUNRISE ROAD	
TOWNSHIP RUTLAND	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP RUTLAND	SECTION 9
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-093-8730-9		---		0510-093-9000-0	

CUP DESCRIPTION
RACETRACK FACILITY INCLUDING EMERGENCY VEHICLE TRAINING

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.14(2)(d)	49

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE: (Owner or Agent) 
		PRINT NAME: Gregg McKarns
		DATE: 9/27/16

COMMENTS: AMENDMENT TO CUP DUE TO CHANGE OF OWNERSHIP.

Received to
 Dec. 13, 2016



DANE COUNTY
PLANNING & DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>MADISON SPEEDWAY, Inc</u>	Agent	<u>GREGG MCKEANS</u>
Address	<u>1122 SUNRISE RD</u>	Address	<u>1750 BEACH RD</u>
Phone	<u>OREGON, WI 53575</u>	Phone	<u>VERONA, WI 53593</u>
	<u>608-835-9700</u>		<u>815-703-0285</u>
Email	<u>gm@misracing.com</u>	Email	<u>gm@misracing.com</u>

Parcel numbers affected: 0510-093-8730-7 Town: Rutland Section: 9
0510-093-9000-0
0510-093-9210-6 Property Address: 1122 Sunrise Rd
0510-093-9610-2

Existing/ Proposed Zoning District : C-2 -> C-2
Extending use due to new ownership.

- o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.
Race track facility including Emergency Vehicle Training
- o Hours of Operation 5-10pm, one time per month, every Fri mid-mid-Sept
- o Number of employees 40
- o Anticipated customers 1000-1500
- o Outside storage VARIOUS EQUIPMENT
- o Outdoor activities AUTO RACING
- o Outdoor lighting FIXED, ONLY USED ON EVENT NIGHTS
- o Outside loudspeakers FIXED, ONLY USED DURING EVENTS
- o Proposed signs NO NEW PROPOSED SIGNS, EXISTING 138/SUNRISE
- o Trash removal MONTHLY
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 9/27/16

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

FACILITY HAS BEEN IN OPERATION SINCE 1969

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

REVIEWED PERMIT FROM TOWN OF ROTUND

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

REVIEWED PERMIT FROM TOWN OF ROTUND

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

FACILITY HAS BEEN IN OPERATION SINCE 1969, PROVIDE NECESSARY UTILITIES, ROADS, DRAINAGE IN PLACE AND OPERATIONAL.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

MULTIPLE ENTRANCES UTILIZED, BOTH ON SWIRKLE RD AND FINEY RD.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

MONTHLY MEETINGS WITH TOWN BOARD OF ROTUND



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2196

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2196 for a Racetrack Facility including Emergency Vehicle Training pursuant to Dane County Code of Ordinance Sections 10.14(2), and subject to any conditions contained herein.

NOTE: This Conditional Use Permit supersedes CUP #1595 as approved on 9/28/99 in conjunction with deed restriction document #3160011, Dane County Register of Deeds, dated 9/30/99.

EFFECTIVE DATE OF PERMIT: MAY 8, 2012

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **1122 Sunrise Road, Town of Rutland, Dane County, Wisconsin.**

Property Description:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 9; also the South 198 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 9; also the West 200 feet of the North 874.5 feet of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 9, T5N, R10E, Town of Rutland, Dane County, Wisconsin.

CONDITIONS:

1. This Conditional Use Permit shall expire on sale of property or the business to an unrelated third party.
2. The conditions of approval are set forth under the "Amended Restrictions Agreement" found attached. The agreement shall be recorded with the Dane County Register of Deeds. Violation of any conditions found under this agreement shall be deemed sufficient grounds for revocation of this Conditional Use Permit.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.

2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

Amending Section 10.03 relating to Zoning Districts in the Town of

Rutland

The Dane County Board of Supervisors does ordain as follows:

That the Zoning District Maps of the Town of Rutland be amended to include in the C-2 Commercial district the following described land:

Part of the SW 1/4 of Section 9, Town of Rutland described as follows: The SW 1/4 SW 1/4 of said Section 9 also the South 198 feet of the NW 1/4 SW 1/4 of said Section 9 also the West 200 feet of the North 874.5 feet of the SE 1/4 SW 1/4 of said Section 9.

This amendment will be effective, if within 60 days of its adoption by the County Board of Supervisors, the owner or owners of the land shall record the following restrictions running in favor of Dane County as well as the owners of the land:

- 1). Use of the property shall be limited to an automobile race facility and related accessory uses, (e.g. spectator parking, concession sales, ticket sales, etc.).

EFFECTIVE: SEP 12 1984

EXHIBIT A

LEGAL DESCRIPTION

Parcel A:

The West 200.00 feet of the North 874.5 feet of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 5 North, Range 10 East, in the Town of Rutland, Dane County, Wisconsin.

The North 874.5 feet of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 5 North, Range 10 East, in the Town of Rutland, Dane County, Wisconsin.

The South 198.0 feet of the Northwest 1/4 of Southwest 1/4 of Section 9, Township 5 North, Range 10 East, in the Town of Rutland, Dane County, Wisconsin.

Parcel B:

The Southwest 1/4 of the Southwest 1/4 of Section 9, Township 5 North, Range 10 East, Township of Rutland, Dane County, Wisconsin, Excepting therefrom the following:

- a. The North 25 acres thereof.
- b. The South 49.5 feet of the North 874.5 feet of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 5 North, Range 10 East, Township of Rutland, Dane County, Wisconsin.

PIN(s): 052-0510-093-(9610-2), (9000-0), (8730-9) & (9210-6)

1" = 200'

55025C0612H
eff. 9/17/2014

1122

Zone X

Sunrise Rd



55025C0614H
eff. 9/17/2014

Oak Hill Rd

RH-4
DCPREZ-0000-09210

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

55025C0612H
eff. 9/17/2014

Not Effective
CUP 165

Not Effective
CUP 146

Not Effective
CUP 376

1122 *Not Effective*
CUP 1595

Zone X

Not Effective *Not Effective*
CUP 680 CUP 933

CUP
2196

C-2
DCPREZ-0000-03216

Racetrack Facility including Emergency Vehicle Training

Not Effective *Not Effective*
CUP 1506 CUP 681

Sunrise Rd

RI-4
DCPREZ-0000-05182

55025C0614H
eff. 9/17/2014

RH-4
DCPREZ-0000-06396

Oak Hill Rd

A-1(EX)
DCPREZ-0000-00000


RH-3
DCPREZ-0000-09235

Parcel Number - 052/0510-093-8730-9

Current

[← Parcel Parents](#)

Summary Report

Parcel Detail			Less -
Municipality Name	TOWN OF RUTLAND		
State Municipality Code	052		
Township & Range	Section	Quarter/Quarter & Quarter	
T05NR10E	09	NW of the SW	
Plat Name	METES AND BOUNDS		
Block/Building			
Lot/Unit			
Parcel Description	SEC 9-5-10 PRT NW1/4 SW1/4 S 198 FT THF This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	MCKARNS HOLDINGS INC 		
Primary Address	1122 SUNRISE RD		
Billing Address	125 LAWN PL ROCKFORD IL 61103		

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G2	
Assessment Acres	5.900	
Land Value	\$70,800.00	
Improved Value	\$0.00	
Total Value	\$70,800.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/25/2016~~ ~~05:00 PM~~

Ends: ~~05/25/2016~~ ~~07:00 PM~~

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Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/01/2016~~ ~~06:00 PM~~

Ends: ~~06/01/2016~~ ~~08:00 PM~~

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Zoning Information

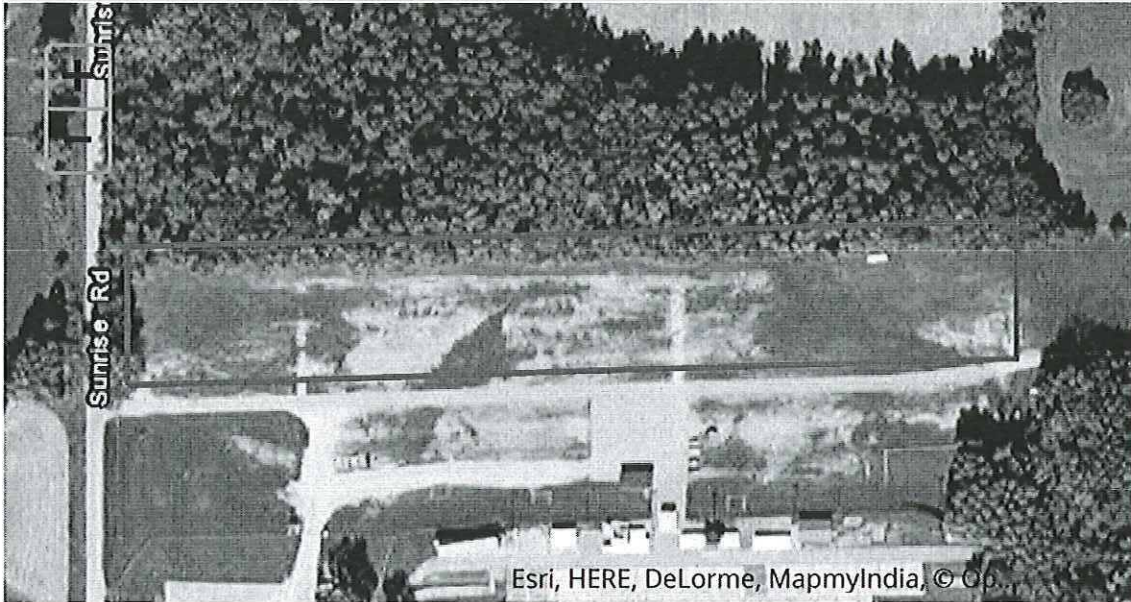
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

C-2 DCPREZ-0000-03216

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2015) **More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$70,800.00	\$0.00	\$70,800.00
Taxes:		\$1,232.17
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1,232.17

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
CORR	01/27/2016	5211507		

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By Parcel Number: 0510-093-8730-9

By Owner Name: MCKARNS HOLDINGS INC

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Parcel Number - 052/0510-093-9000-0

Current

[← Parcel Parents](#)

Summary Report

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	09	SW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 9-5-10 PRT SW1/4 SW1/4 N 874.5 FT THF This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MCKARNS HOLDINGS INC	
Primary Address	1122 SUNRISE RD	
Billing Address	125 LAWN PL ROCKFORD IL 61103	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G2 G6	
Assessment Acres	26.200	
Land Value	\$370,900.00	
Improved Value	\$312,200.00	
Total Value	\$683,100.00	

Show Valuation Breakout

Open Book

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Zoning Information

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

Zoning

C-2 DCPREZ-0000-03216

[Zoning District Fact Sheets](#)

Parcel Maps



- [DCiMap](#)
[Google Map](#)
[Bing Map](#)

Tax Summary (2015) **More +**

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

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$370,900.00	\$312,200.00	\$683,100.00
Taxes:		\$11,888.29
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$74.88
Specials(+):		\$26.01
Amount:		\$11,839.42

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
CORR	01/27/2016	5211507		

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By Parcel Number: 0510-093-9000-0

By Owner Name: MCKARNS HOLDINGS INC

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Parcel Number - 052/0510-093-9210-6**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	09	SW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 9-5-10 SW1/4 SW1/4 EXC N 874.5 FT THF This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MCKARNS HOLDINGS INC	
Primary Address	1122 SUNRISE RD	
Billing Address	125 LAWN PL ROCKFORD IL 61103	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G5	
Assessment Acres	13.500	
Land Value	\$4,800.00	
Improved Value	\$0.00	
Total Value	\$4,800.00	

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Open Book

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Zoning Information

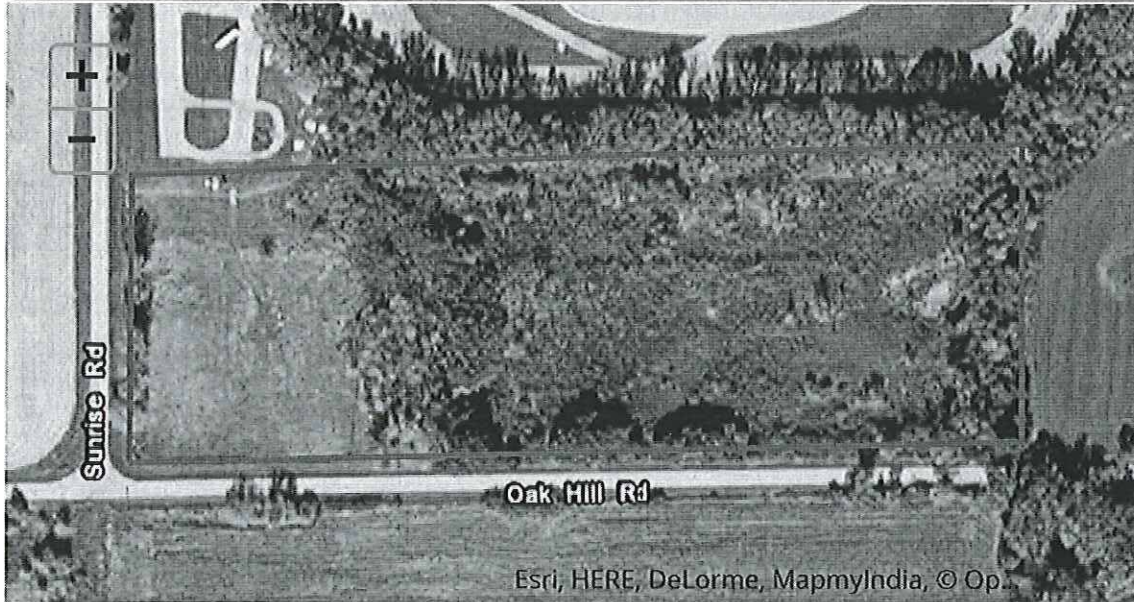
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Zoning

C-2 DCPREZ-0000-03216

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Parcel Maps



[DCiMap](#)

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Tax Summary (2015) More +

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[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$4,800.00	\$0.00	\$4,800.00
Taxes:		\$83.55
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$83.55

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

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By Parcel Number: 0510-093-9210-6

By Owner Name: MCKARNS HOLDINGS INC

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Parcel Number - 052/0510-093-9610-2**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	09	SE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 9-5-10 PRT SE1/4 SW1/4 W 200 FT OF N 874.5 FT THF This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MCKARNS HOLDINGS INC	
Primary Address	1122 SUNRISE RD	
Billing Address	125 LAWN PL ROCKFORD IL 61103	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G2 G6	
Assessment Acres	4.000	
Land Value	\$23,700.00	
Improved Value	\$0.00	
Total Value	\$23,700.00	

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Board Of Review

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Ends: ~~06/01/2016~~ - 08:00 PM

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Zoning Information

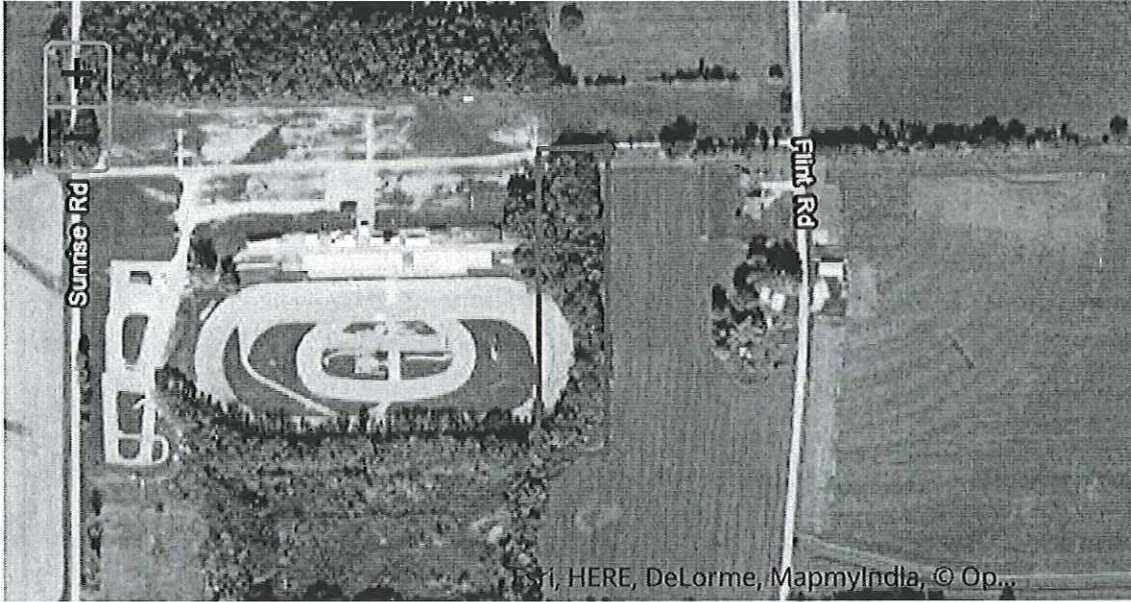
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Zoning

C-2 DCPREZ-0000-03216

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2015) **More +**

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

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$23,700.00	\$0.00	\$23,700.00
Taxes:		\$412.46
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$412.46

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

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By Parcel Number: 0510-093-9610-2

By Owner Name: MCKARNS HOLDINGS INC

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