

Dane County Rezone Petition

Application Date	Petition Number
12/22/2023	DCPREZ-2023-12016
Public Hearing Date	
02/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALBERT G HAWLEY & KAREN ZETHMAYR	PHONE (with Area Code) (608) 712-6100	AGENT NAME FIRST WEBER (MARK NORTMAN)	PHONE (with Area Code) (608) 575-3393
BILLING ADDRESS (Number & Street) 53 WAUNONA WOODS CT		ADDRESS (Number & Street) □	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip)	
E-MAIL ADDRESS hawleyauctions@gmail.com		E-MAIL ADDRESS nortmanm@firstweber.com	

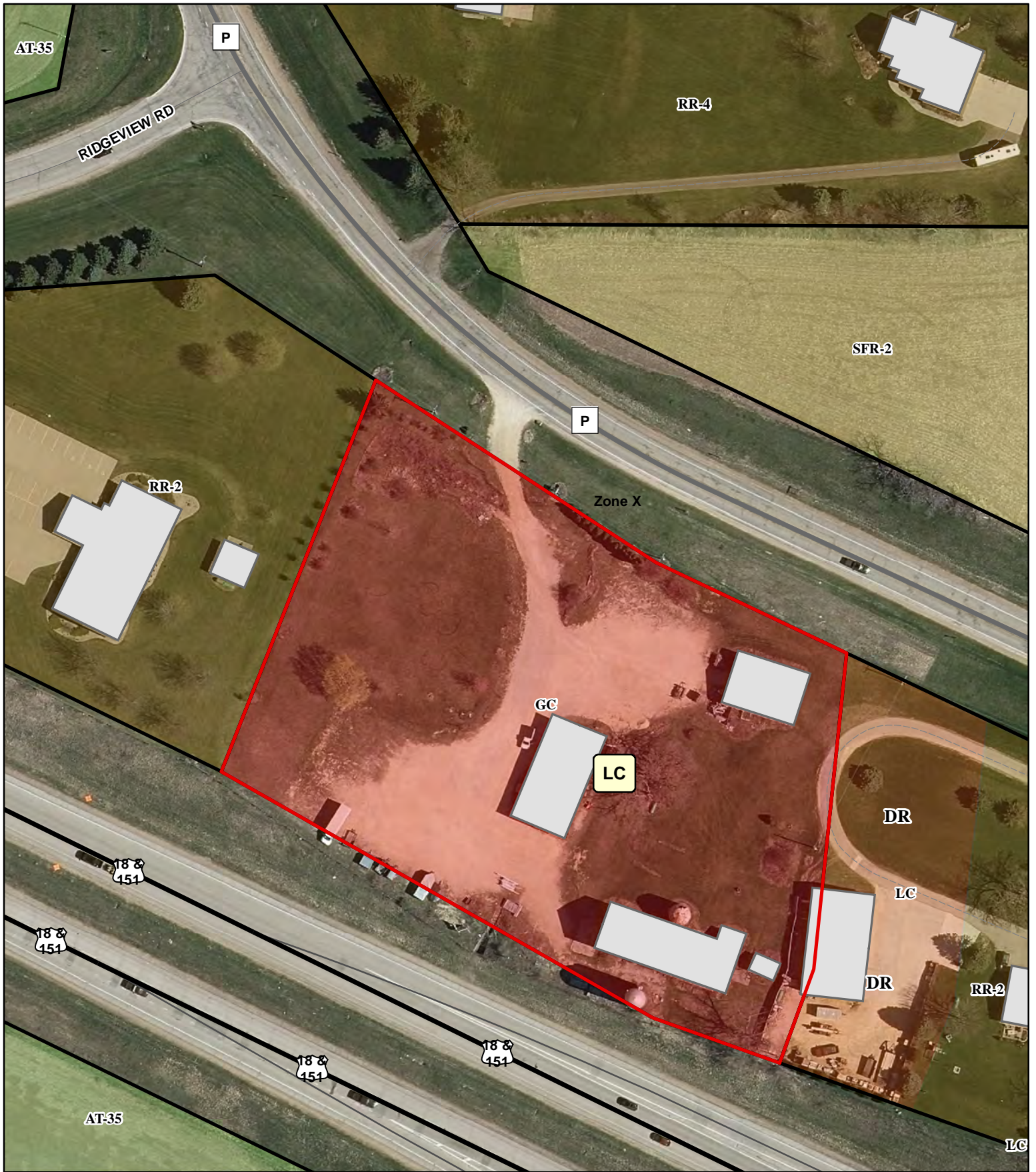
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2669 CTH P					
TOWNSHIP SPRINGDALE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-161-8685-7					

REASON FOR REZONE



ZONING TO ALLOW FOR LIMITED CONTRACTOR BUSINESS USE

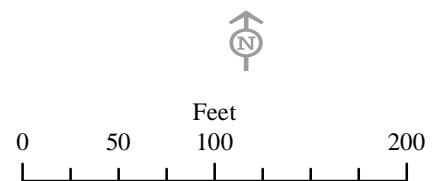
FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	LC Limited Commercial District	3.35

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12016

-  Floodway Areas in Zone AE
-  Floodplain





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: AG Hawley & Karen Zethmayr	Agent Name:
Address (Number & Street): 2669 Cty. P	Address (Number & Street):
Address (City, State, Zip): Mount Horeb, WI 53572	Address (City, State, Zip):
Email Address: hawleyauctions@gmail.com	Email Address:
Phone#: 608-712-6100	Phone#:

PROPERTY INFORMATION

Township: Springdale Parcel Number(s): 0607-161-8685-7

Section: 16 Property Address or Location: 2669 Cty P Mount Horeb, WI 53572

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

The property is being sold and will no longer be an auction facility. Buyer anticipates renting existing facilities to local contractors, landscaping or building trades operations. The 40x80 auction facility may be split in half to accommodate separate renters. Springdale Township wishes to eliminate the present zoning and rezone the property to LC Limited Commercial. There is also an existing deed restriction that needs to be terminated.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
General Commercial	LC Limited Commercial	3.35

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 AG Hawley / Karen Zethmayr Date 12/15/2023

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

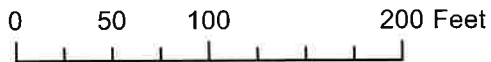
- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



2669 County Hwy P
 Operations Plan
 12-19-23



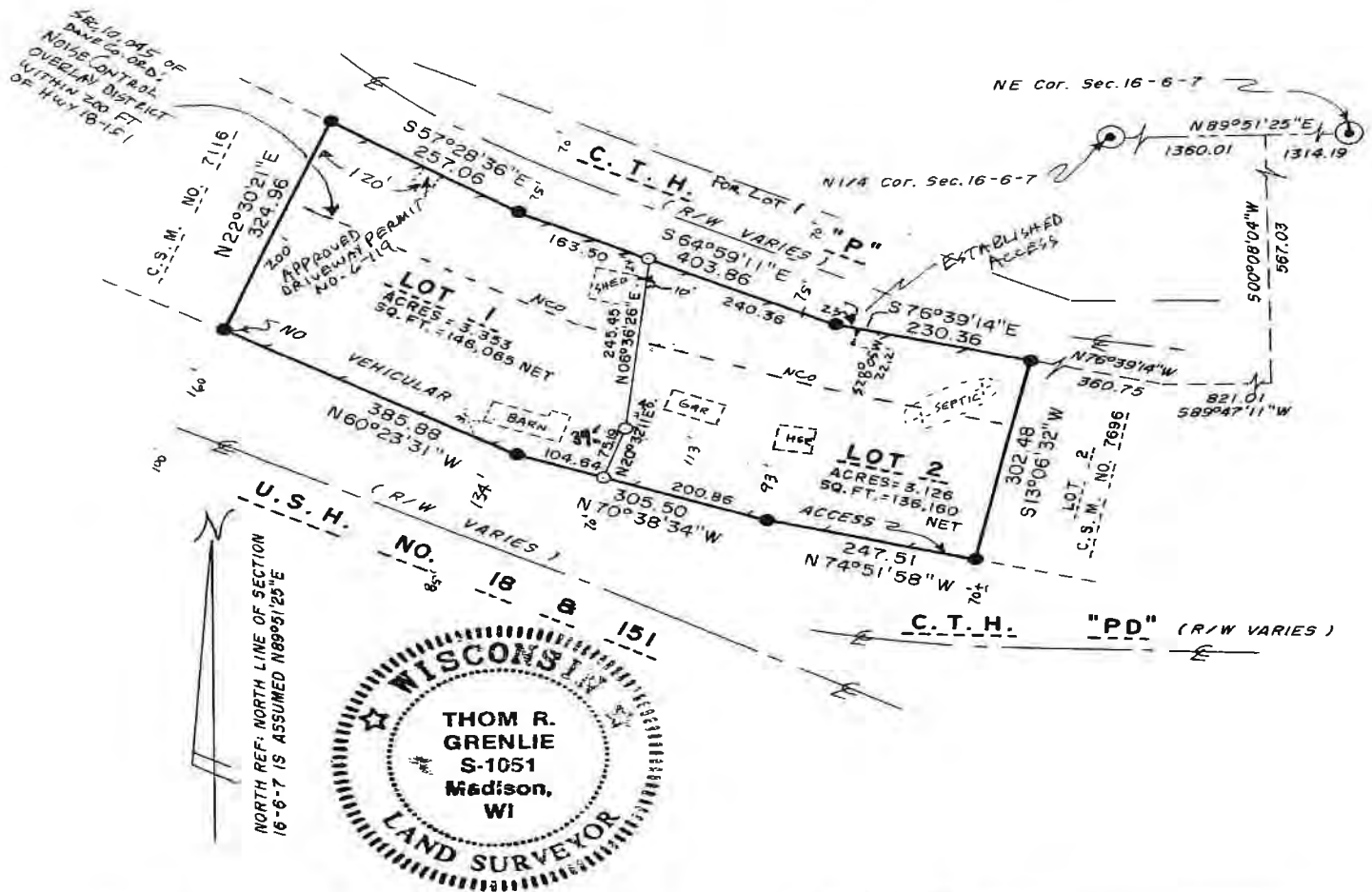
THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

SURVEYOR'S CERTIFICATE
 State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 5-9-97
 Thom R. Grenlie, Registered Land Surveyor



LEGEND
 Scale: 1 inch = 200 ft.
 ● iron stake found
 ○ 1"x24" iron pipe set
 min.wt.=1.13#/ln ft.

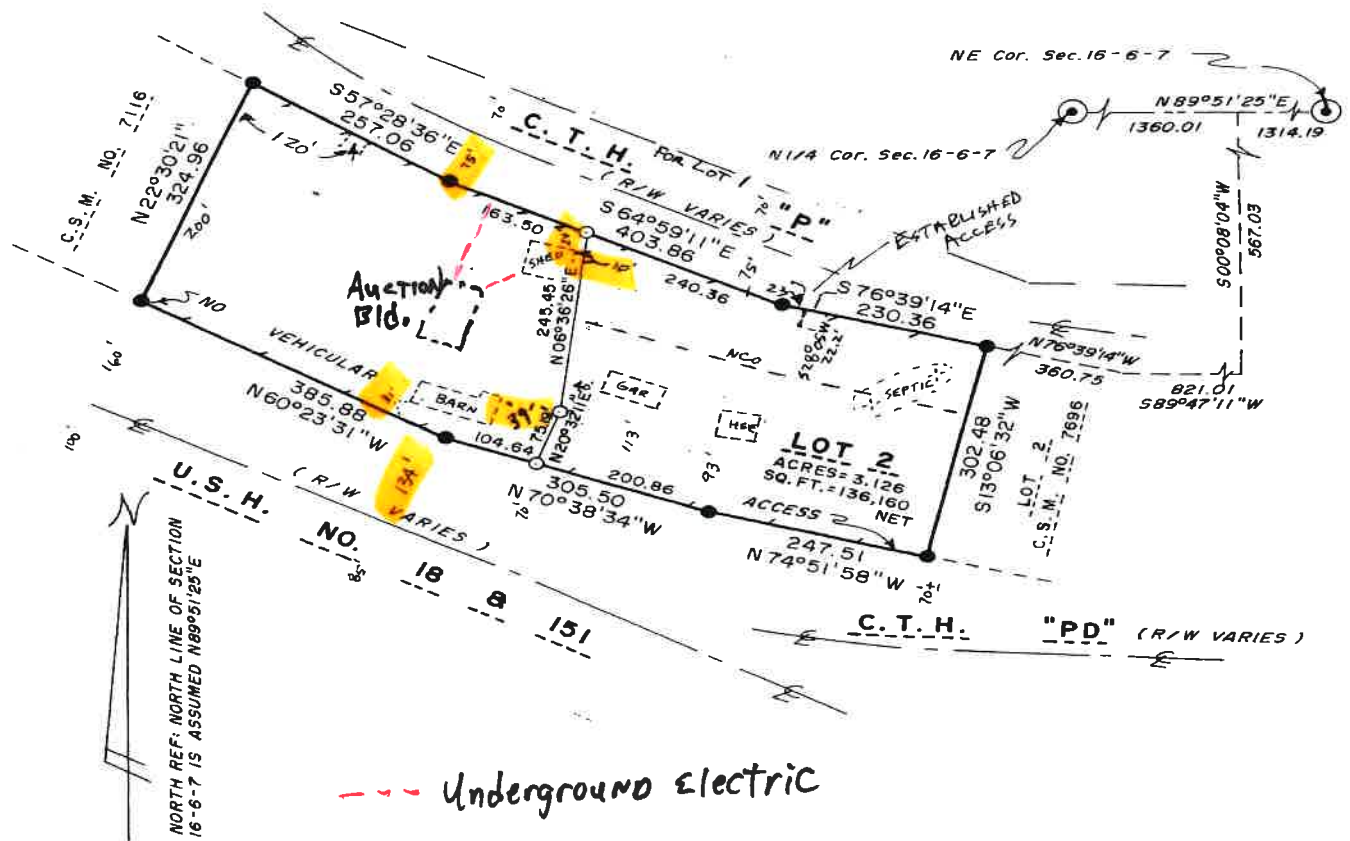
SURVEYED MK-TB
 DRAWN LC
 APPROVED TG
 FIELD BOOK 125-77
 DATE 5-9-97
 TAPE/FILE 20-27

PAGE 1 OF 2 PAGES
 OFFICE MAP NO. 2274-A

SURVEYED FOR: MIKE MACKLER 845-5371
 103 HOLIDAY COURT, VERONA, WI 53593
 DESCRIPTION-LOCATION: LOT 1, C.S.M. NO.7696,
 AS LOCATED IN THE NE1/4 OF THE NW1/4, AND IN THE NW1/4
 OF THE NE1/4, ALL IN SEC. 16-6-7 TOWN OF SPRINGDALE
 APPROVED FOR RECORDING PER DANE COUNTY ZONING
 & NAT. RES COMM. action of October 16 19 97
 REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT
 Received for recording this 6th day of
 October , 19 97 at 12:50 clock P.m.
 and recorded in Volume 48 of Certified
 Survey Maps of Dane County on Pages 118+119
 Janet M. Byrnes Register of Deeds
 DOCUMENT # 2895103
 CERTIFIED SURVEY MAP # 8719 Vol. 48 Page 118

2/10

Setbacks and Utilities



Narrative

Purpose: Describe the current use(s) of the property on which the rezone is proposed and describe the surrounding properties in the neighborhood

Property: 2669 County Road P Mount Horeb, WI tax parcel 0607-161-8685-7

Neighborhood characteristics: Currently the property is used as an auction facility and inside storage. The auction business has changed to an online platform and the facility is no longer viable for this type of business. The surrounding neighborhood consists of a church and day care facility to the west and a masonry business to the east. There are some homes north of the property and 18-151 is adjacent to the property on its south side.

Additional Site Plan Information:

Building 1 is 40x54 2,160 square feet, Building 2 is 40x80 3,200 square feet, Building 3 is 35x100 3,500 square feet for a total of 8,860 square feet. Front setbacks for the existing buildings is 100/42 feet minimum and 75/42 feet minimum from county highway. All buildings are outside of this setback. Side yard setbacks are 10' and all buildings fit within the setback. Rear yard setbacks are 10' and all buildings fit within the setback. CSM 8719 shows the setbacks.

The existing parking lot layout will not change and is compliance with 10.102(8). There is plenty of off-street gravel lot parking that won't cause any congestion or parking issues. Loading and unloading areas would be around the existing buildings.

There are no relevant natural features, including navigable and non-navigable waters, floodplains, wetlands, natural drainage patterns, archeological features, or any slopes in excess of a 12% grade.

Operations:

Hours of operation would be 6 AM-8PM Monday-Sunday

10 or less employees are expected on the premises

Minimal noise from vehicle traffic, no toxic fumes or pollution, no dust, soot, or runoff substances will be affecting neighboring properties.

No anticipated materials to be stored outside of buildings

All stormwater and erosion controls are already in place with the existing buildings

The site presently has an approved septic tank and well

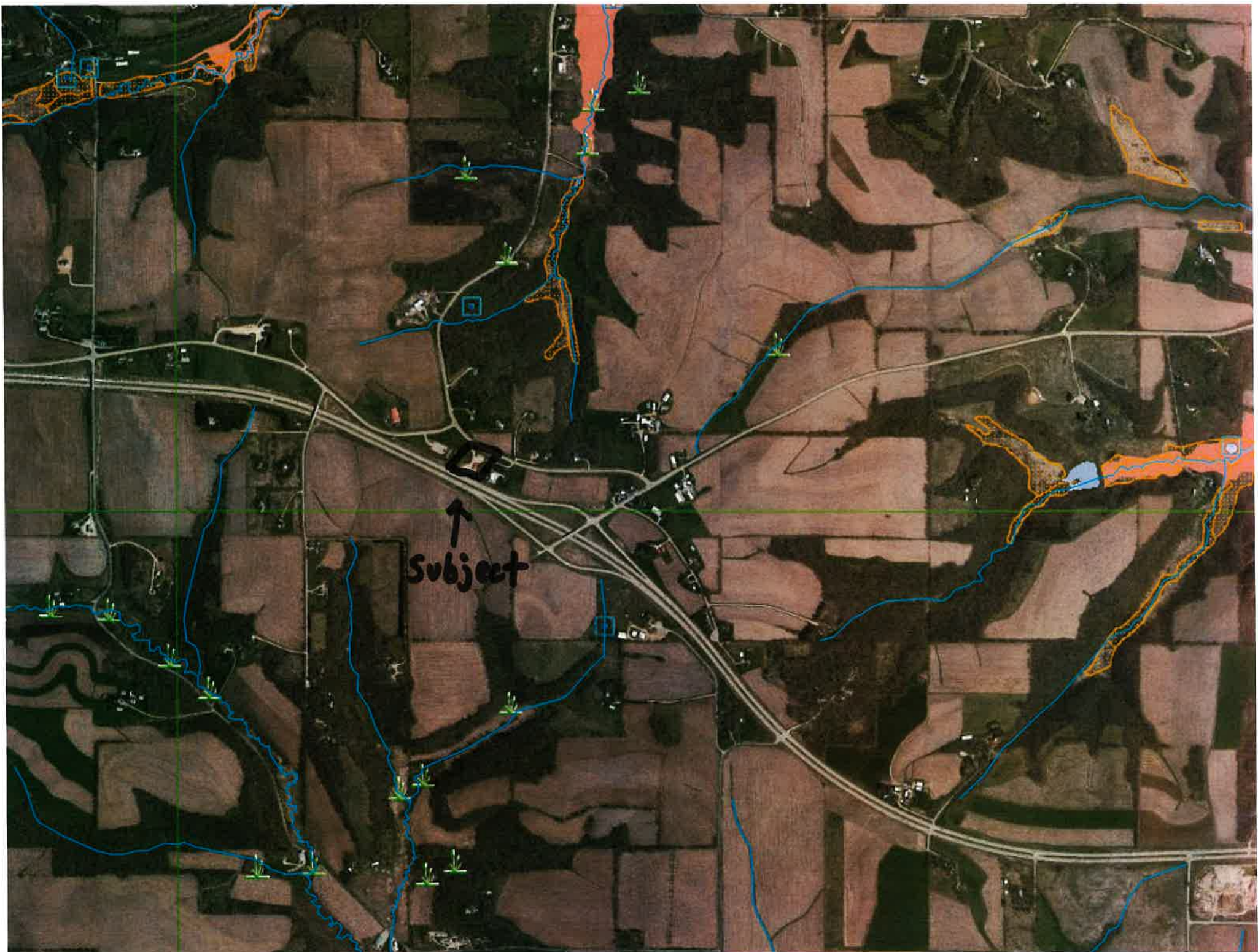
It is anticipated that 2-3 refuse containers will be onsite near the buildings to remove trash and recyclables, trash to be removed as needed with private disposal services

Minimal daily traffic with light weight trucks and vehicles, occasional delivery trucks

No hazardous, toxic, or explosive material to be stored on site

Any lighting will satisfy the local dark sky lighting ordinance, no impact to surrounding neighbors

Some signage may be necessary, size to be determined by permitting



Subject

GC to LC

Lot 1 of Certified Survey Map No. 8719, recorded in Vol. 48 of Certified Survey Maps of Dane County on pages 118-119, Document No. 2895103, located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T6N, R7E, Town of Springdale, Dane County, Wisconsin.