

# Dane County Rezone Petition

Application Date	Petition Number
04/15/2022	DCPREZ-2022-11842
Public Hearing Date	
06/28/2022	

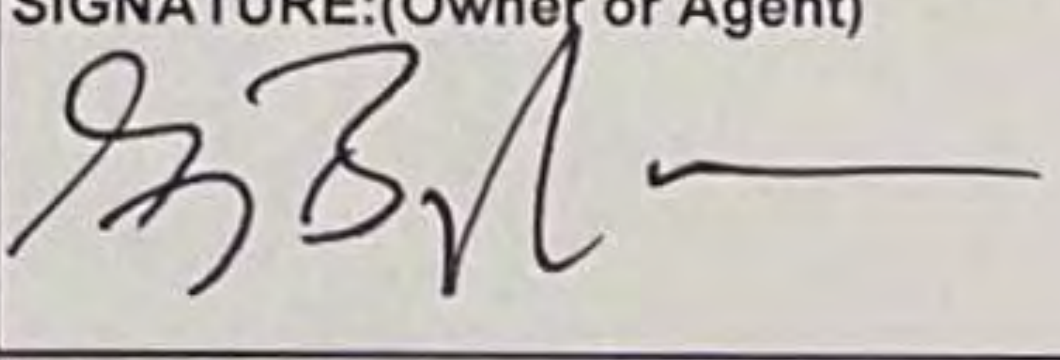
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANE COUNTY	PHONE (with Area Code) (608) 266-4519	AGENT NAME Robert J Kasieta BPNN Board President	PHONE (with Area Code) (608)848-2499
BILLING ADDRESS (Number & Street) 210 MARTIN LUTHER KING JR BLVD RM 425		ADDRESS (Number & Street) 1200 E Verona Ave	
(City, State, Zip) MADISON, WI 53703-3342		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS brockmeyer@countyofdane.com		E-MAIL ADDRESS rjkasieta@kasieta.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	
1200 E. Verona Avenue					
TOWNSHIP VERONA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-142-9502-0					

## REASON FOR REZONE

UPDATE ZONING TO ACCOMMODATE EXISTING LAND USE (BADGER PRAIRIE NEEDS NETWORK)

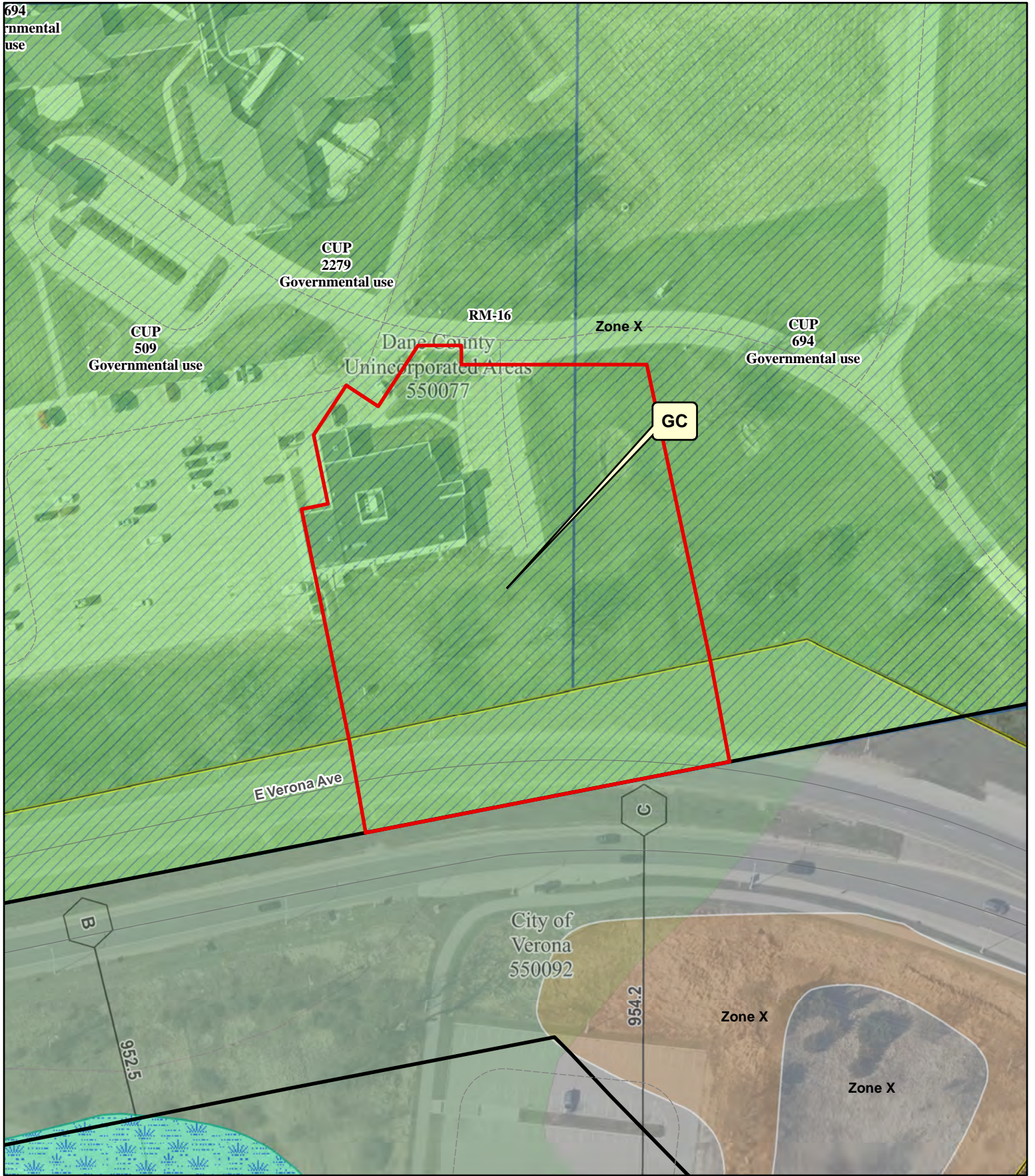
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	GC General Commercial District	1.7

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: Greg Brockmeyer
				DATE: 4.20.22





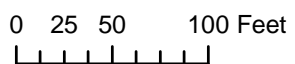
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Environmental  
use



### Legend

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



# Petition 11842

# DANE COUNTY





**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
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Dane County	Agent Name:	Robert J Kasieta BPNN Board President
Address (Number & Street):	210 MLK, JR. BLVD., RM. 425	Address (Number & Street):	1200 E Verona Ave
Address (City, State, Zip):	MADISON, WI 53703-3342	Address (City, State, Zip):	Verona, WI 53593
Email Address:	brockmeyer@countyofdane.com	Email Address:	rjkasieta@kasieta.com
Phone#:	(608)266-4519	Phone#:	(608)848-2499

PROPERTY INFORMATION			
Township:	Verona	Parcel Number(s):	060814295020
Section:	14	Property Address or Location:	1200 E. Verona Ave., Verona WI 53593

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

The rezoning request is to rezone a lease parcel area from Rural Mixed Use (RM-16) to General Commercial (GC) in effort to continue to support the operation of Badger Prairie Needs Network (BPNN) facilities located at 1200 E. Verona Ave., Verona, WI. The zoning change will allow BPNN to install a pylon sign with messaging to inform and communicate with the community which it serves. The current zoning does not permit any monument/pylon messaging signs. The rezone will be tied to the legal description of the Lease Parcel, as attached. The rezone is consistent with current and proposed land uses with BPNN operating a Non-Profit Community use. The rezone request will also be consistent with the surrounding uses on the County property with governmental/institutional type of use with Badger Praire Health Care Center & Dane County Consolidated Food Service. The parcel are outside the lease parcel will maintain the same RM-16 zoning.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	GC	1.709 acres

**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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" 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 ( <b>non-refundable</b> ), 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 4.20.22



## Supplemental Information for Commercial Development

### NEIGHBORHOOD CHARACTERISTICS

#### 1. Current Use of the Property at 1200 E Verona Ave.

This location houses the Badger Prairie Needs Network (BPNN), an all-volunteer 501.c.3 nonprofit organization dedicated to fighting hunger and ending poverty locally. BPNN operates one of Dane County's busiest food pantries, a food recovery program with Epic, a commercial kitchen that hosts nutrition classes for senior citizens and children, a free weekend community meal, and provides free legal advocacy for individuals with limited financial resources. BPNN also provides office space for a Dane County Joining Forces for Families social worker. A new 4800 Sq Ft addition to the facility and expanded parking will be used to provide job training for low-income Dane County residents in partnership with the Latino Academy of Workforce Development and the Work Force Development Board of South-Central Wisconsin. The goal is to position program graduates to successfully obtain family-sustaining better-than-living-wage jobs that alter the trajectory of low/no income Dane County households.

#### 2. Current Uses of Surrounding Properties.

The BPNN facility is located next to Dane County's Badger Prairie Health Center and Consolidated Foods facility. Across Verona Avenue to the south is a Park and Ride lot. To the north, beyond the Health Care Facility, is the Badger Prairie County Park.

### OPERATIONAL NARRATIVE

#### 3. Hours of Operation

Programming at the facility occurs between 8am and 10pm with most traffic present during food pantry shopping hours (Tuesdays and Fridays 10am-12pm; Thursdays 11am – 6:30pm; and Saturdays 10am-12:30pm). The community meal operates on Saturdays from 10am – 2pm. Job training will primarily occur in the evenings and on weekends.

#### 4. Employees

BPNN volunteers are onsite most weekdays between 8am and 5pm. During non-pandemic times, about 15 volunteers help at the pantry. On weekends when the community meal is served, as many as 40 volunteers will be onsite. We do not yet have numbers for the class sizes for job training, but the expanded parking lot should accommodate the increased traffic.

#### 5. Anticipated Noise, odors, soot, runoff and mitigation measures

A new bioretention pond to accommodate run-off from the addition has been installed and will be planted as soon as weather permits. Significant site planning during this construction phase has corrected previous runoff issues that existed on the site before BPNN occupied the facility.

#### 6. Description of any materials stored outside and activities or operations outside the building

BPNN has two dumpsters that are enclosed in a fenced area on the health center side next to the loading dock. Another small, fenced area in that same vicinity is used to store containers for Second Harvest Food Bank between deliveries.

The training center addition has an outdoor patio on the Verona Ave side. This area is being furnished with pedestal mounted permanently installed tables like the one shown.



During the pandemic, demand for food assistance at BPNN increased by 76% and for safety reasons, our distribution method has been limited to drive-up service. This has created extra traffic on the frontage road leading to the health center facility. As the pandemic subsides and we reopen the pantry for in-person shopping, congestion and any resulting vehicle noise on the frontage road should ease considerably.

#### 7. Compliance with County stormwater and erosion control standards.

The addition project has been permitted by both Dane County and the DNR for stormwater and erosion control. Work on the bioretention area should be completed by the end of May 2022.

#### 8. Sanitary Facilities

The BPNN facility is owned by Dane County and leased to the nonprofit organization. We use City of Verona sewer and water along with the rest of the campus residents.

#### 9. Managing and Removing Trash

BPNN contracts with Pellitteri Waste Systems for trash and recycling pickup. The dumpsters are in the fenced in area next to the loading dock.

#### 10. Anticipated daily traffic, types and weights of vehicle.

BPNN volunteers and guests that use our services generally operate passenger vehicles or light weight trucks. We take delivery from food bank partners that operate anywhere from a 25' box truck to a full length semi-tractor/trailer. These deliveries occur no more than 2 days a week for no more than 60-minute periods.

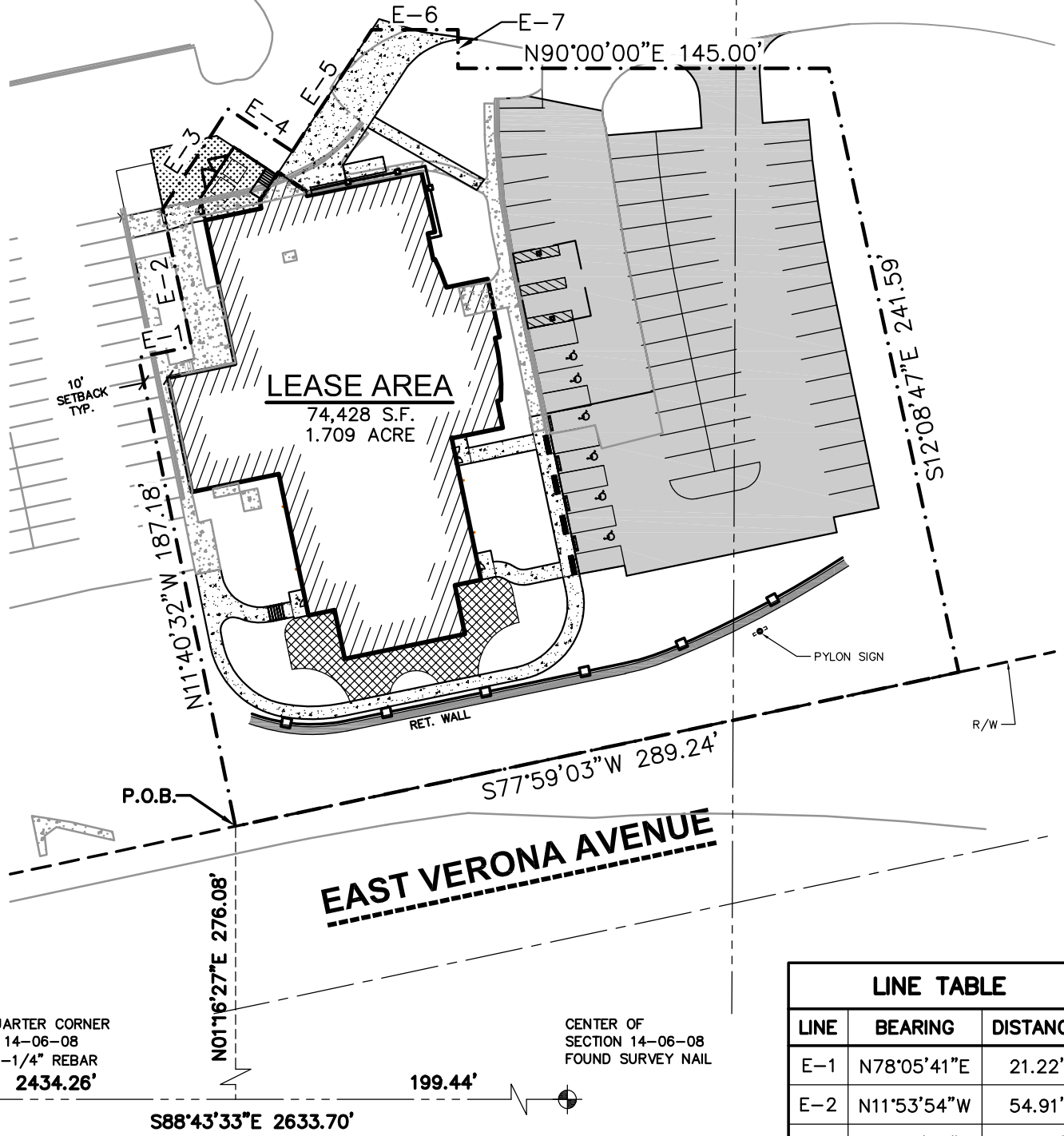
#### 11. Hazardous, toxic. Or explosive materials on site: None

12. & 13. Outdoor lighting and measures taken to mitigate light pollution impacts to neighboring properties AND Signage

The primary purpose for this rezoning application is to permit BPNN to install a pylon type sign with an electronic message board on two sides. The electronic message panel meets Dane County and Town of Verona standards for limited no greater than 5,000 Nits. Message changing will be no faster than every 6 seconds to avoid strobing effects and the onboard software allows us to schedule auto dim from dusk to dawn or turn it completely off on schedule as needed. The sign and base are being engineered to withstand 110 MPH winds.

Other signage at the site includes traffic management signs at the entrance and exit of the expanded parking lot as well as non-illuminated signs to direct vehicles to the facility.

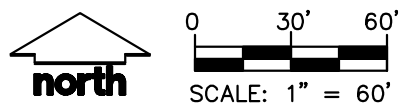




LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N78°05'41"E	21.22'
E-2	N11°53'54"W	54.91'
E-3	N33°16'40"E	46.60'
E-4	S56°43'20"E	30.00'
E-5	N33°16'40"E	56.81'
E-6	N90°00'00"E	33.68'
E-7	S00°00'00"E	15.00'

- LEGEND**
- GOVERNMENT CORNER
  - LEASE LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - BUILDING
  - BITUMINOUS PAVEMENT

- NOTES**
1. FIELD WORK PERFORMED ON MARCH 24, 2022.
  2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 03-06-08, RECORDED AS S88°43'33"E.



PROJECT:  
**BADGER PRAIRIE  
NEEDS NETWORK**  
1200 E VERONA ROAD  
VERONA, WI 53593

SHEET TITLE:  
**LEASE BOUNDARY**

PROJECT NUMBER:  
20-9512  
DRAWN BY: JK CHECKED BY: TJB  
DATE:  
APRIL 08, 2022

SHEET NUMBER:  
1



**LEASE AREA**  
**Legal Description**

Part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 14, Township 06 North, Range 08 East, City of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter corner of Section 14 aforesaid; thence South 88 degrees 43 minutes 33 seconds East along the South line of the Northwest Quarter of Section 14, aforesaid, 2434.26 feet; thence North 01 degrees 16 minutes 27 seconds East, 276.08 feet to the North right-of-way line of East Verona Avenue, also being the Point of Beginning; thence North 11 degrees 40 minutes 32 seconds West, 187.18 feet; thence North 78 degrees 05 minutes 41 seconds East, 21.22 feet; thence North 11 degrees 53 minutes 54 seconds West, 54.91 feet; thence North 33 degrees 16 minutes 40 seconds East, 46.60 feet; thence South 56 degrees 43 minutes 20 seconds East, 30.00 feet; thence North 33 degrees 16 minutes 40 seconds East, 56.81 feet; thence North 90 degrees 00 minutes 00 seconds East, 33.68 feet; thence South 00 degrees 00 minutes 00 seconds East, 15.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 145.00 feet; thence South 12 degrees 08 minutes 47 seconds East, 241.59 feet to the North right-of-way line of East Verona Avenue; thence South 77 degrees 59 minutes 03 seconds West along said North right-of-way line, 289.24 feet to the Point of Beginning.

Said lease area contains 74,428 square feet or 1.709 acres.