

Dane County Rezone & Conditional Use Permit

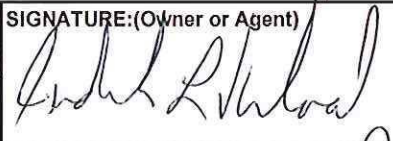
Application Date	Petition Number
07/17/2017	DCPREZ-2017-11188
Public Hearing Date	C.U.P. Number
09/26/2017	DCPCUP-2017-02387

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME REGAS COMPANY LLC	PHONE (with Area Code) (608) 273-4771	AGENT NAME Lori Prechel	PHONE (with Area Code) 608-553-1874
BILLING ADDRESS (Number & Street) 2787 LEDGEMONT ST		ADDRESS (Number & Street) 1125 Burtman Rd	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Madison WI 53704	
E-MAIL ADDRESS JMUDE.01@GMAIL.COM		E-MAIL ADDRESS loriprechel@gmail.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	
202-206 REGAS RD					
TOWNSHIP BLOOMING GROVE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-042-9524-4					

REASON FOR REZONE	CUP DESCRIPTION
ZONING TO ALLOW CUP FOR KENNEL	KENNEL

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
M-1 Industrial District	C-2 Commercial District	3	10.14(2)(k)	3

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
Applicant Initials <u>JV</u>	Applicant Initials <u>JV</u>	Applicant Initials <u>JV</u>		PRINT NAME: Judy Underwood

COMMENTS: OWNER ACTING AS AGENT FOR REZONE.

DATE:
7/17/17

OK

Dane County Rezone & Conditional Use Permit

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OWNER NAME REGAS COMPANY LLC	PHONE (with Area Code) (608) 273-4771	AGENT NAME Lori Prechel	PHONE (with Area Code) 408-553-1874
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(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Madison WI 53704	
E-MAIL ADDRESS JMUDE.01@GMAIL.COM		E-MAIL ADDRESS loriprechel@gmail.com	

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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
202-206 REGAS RD					
TOWNSHIP BLOOMING GROVE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
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C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JP</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JP</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JP</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>Prechel</i>
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COMMENTS: OWNER ACTING AS AGENT FOR REZONE.

PRINT NAME: Lori Prechel
DATE: 7/17/17



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:

- o **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.
- o **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>Regas Company, LLC</u>	Agent's Name	<u>Judy Underwood</u>
Address	<u>2787 Ledgemont St. Madison, WI</u>	Address	<u>same</u>
Phone	<u>6082734771</u>	Phone	<u> </u>
Email	<u>jmunde.01@gmail.com</u>	Email	<u> </u>

Town: Blooming Grove Parcel numbers affected: 008/0710-042-95244

Section: 01 Property address or location: 202-206 Regas

Zoning District change: (To / From / # of acres) C2 from M1 ~~1.736~~ acres 3

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:

Properties are rented and don't foresee ever renting to M1 Industrial use. We have a potential renter who wants to open a Dog Care/Training facility at one of the addresses and need zoning changed to C2.

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

Submitted By: Judy L Underwood

Date: 7/17/2017

DESCRIPTION OF ALL REGAS ROAD PROPERTY
EXCEPT POST OFFICE

Parcel Nos. 04-0710-042-9520-8 (part)
04-0710-042-9522-6
60-0710-042-0086-3
60-0710-042-0091-2

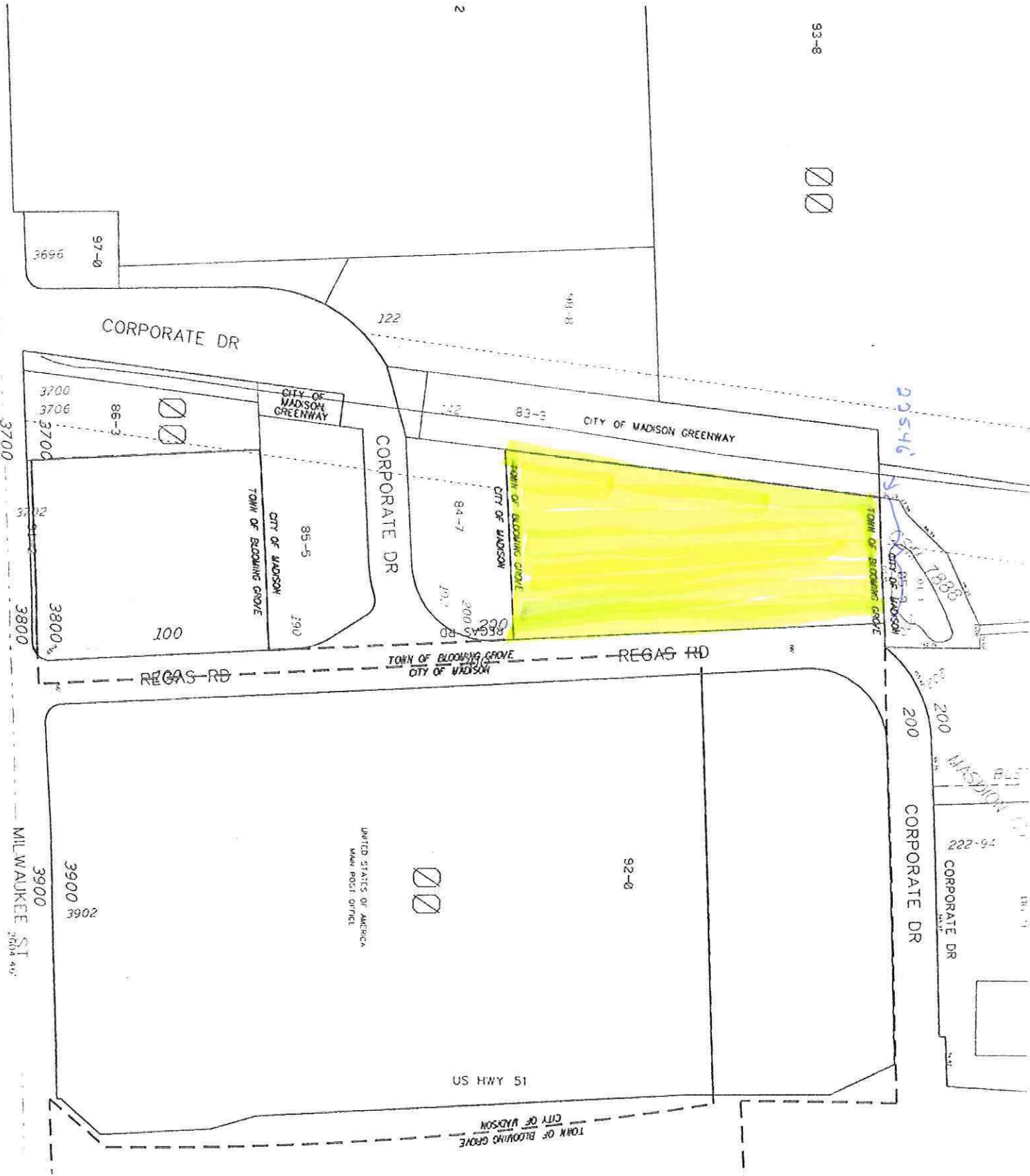
That part of the South 1/2 of the Northwest 1/4 of Section 4, Township 7 North, Range 10 East, in the Town of Blooming Grove and in the City of Madison, Dane County, Wisconsin, lying East of Starkweather Drainage Ditch and West of Beltline Highway except for the following described 10 parcels of land:

1. A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 7 North, Range 10 East, in the Town of Blooming Grove, described as follows: Commencing at the West 1/4 corner of said Section 4; thence Easterly along the centerline of County Trunk Highway "T" 1722 feet; thence Northerly at right angles to the centerline of County Trunk Highway "T" 400 feet to the point of beginning of this exception; thence continue Northerly at right angles to the centerline of County Trunk Highway "T" a distance of 220 feet; thence Easterly and parallel to the centerline of County Trunk Highway "T" 66 feet; thence Northerly at right angles to centerline of said County Trunk Highway "T" 150 feet; thence Westerly and parallel to the centerline of County Trunk Highway "T" 401 feet to the centerline of drainage ditch; thence Southwesterly 376 feet to a point 400 feet Westerly from the point of beginning and 400 feet Northerly from the centerline of County Trunk Highway "T"; thence Easterly and parallel to the centerline of County Trunk Highway "T" 400 feet to the point of beginning.
2. That part conveyed by Warranty Deed, recorded in Volume 842 of Deeds, page 267, as Document No. 1197527.
3. That part taken by Declaration of Taking, recorded in Volume 502 of Records, page 29, as Document No. 1391866.
4. That part taken by Declaration of Taking, recorded in Volume 502 of Records, page 34, as Document No. 1391867.
5. That part conveyed by Warranty Deed, recorded in Volume 626 of Records, page 91, as Document No. 1447925.
6. That part conveyed by Quit Claim Deed, recorded in Volume 677 of Records, page 474, as Document No. 1468243.

7. That part awarded by Award of Damages, recorded in Volume 720 of Records, page 47, as Document No. 1485009. V 31435 P 74
8. That part conveyed by Warranty Deed, recorded in Volume 2150 of Records, page 60, as Document No. 1676246. 3
9. That part conveyed by Quit Claim Deed, recorded in Volume 3798 of Records, page 74, as Document No. 1749789. 4
10. Part of the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 7 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin, described as follows: Commencing at the North quarter corner of said Section 4; thence South 0 degrees 33 minutes 33 seconds West, along the East line of said quarter section, 1620.31 feet; thence South 87 degrees 48 minutes 58 seconds West, along the North line of said Southeast 1/4 of the Northwest 1/4, 249.58 feet, to the point of beginning of this description; thence continue South 87 degrees 48 minutes 58 seconds West, along the North line of said Southeast 1/4 of the Northwest 1/4, 657.98 feet; thence South 2 degrees 51 minutes 19 seconds East, along the East right-of-way of Regas Road, 276.22 feet; thence North 87 degrees 49 minutes 41 seconds East, along the North line of the United States Postal lands (as set forth in Declaration of Taking recorded on March 20, 1974, in Volume 502 of Records, page 34, as Document No. 1391867), 640.79 feet; thence along United States Highway "51" West right-of-way curve to the right with a radius of 5840.00 feet, and a long chord bearing North 0 degrees 36 minutes 20 seconds East, 22.74 feet; thence North 0 degrees 43 minutes 02 seconds East, along United States Highway "51" West right-of-way 253.94 feet, to the point of beginning.

This description includes the following parcel:

Commencing at the West 1/4 corner of said Section 4, thence N 87°-49'-41" E, along the South line of said NW 1/4, 1,267.45 feet; thence N 7°-27'-06" E, 30.63 feet to the point of beginning; thence continuing N 7°-27'-06" E, 359.87 feet; thence N 87°-15'-47" E, 372.73 feet to the west right-of-way line of Regas Road; thence S 2°-51'-19" E, along said west right-of-way, 328.64 feet; thence along the arc of a curve to the right whose radius is 25.00 feet and whose long chord bears S 42°-10'-06" W, 35.37 feet to the north right-of-way line of Milwaukee Street; thence S 87°-11'-30" W, along said north right-of-way, 412.10 feet to the point of beginning.



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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

Conditional Use Application

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

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>Regas Company LLC</u>	Agent	<u>Lori Prechel</u>
Address	<u>2787 Lodgement St</u>	Address	<u>1125 Bultman Rd</u>
Phone	<u>Madison WI 53711</u>	Phone	<u>Madison WI 53704</u>
Email	<u>608-273-4771</u>	Email	<u>608-553-1874</u>

Parcel numbers affected: 0710-042-9524-4 Town: Blooming Grove Section: _____
 Property Address: 202 Regas Rd

Existing/ Proposed Zoning District : m-1 / C-2

- o Type of Activity proposed:
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- 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: *Lori Prechel*

Date: 7/17/17

Application for Conditional Use Permit

North Paw, LLC would like to file an application for a Conditional Use Permit for the property located at 202 Regas Road, Madison WI 53714.

Business Operations:

North Paw, LLC would be a Dog Daycare and Boarding Center, operating during the hours of 6:30am-6:30pm, Monday-Friday and 9:00am-4pm, Saturday-Sunday. During the first year of operation, it is expected that North Paw will employ 4-5 people. Our anticipated number of daily customers aims to be between 15-30. Peak business times will be Monday-Friday, 6:30am-8:30 am, 11:30am-1:30pm and 4:30pm-6:30pm. These are the proposed scheduled drop off and pick up times for our customers.

Outside Activities:

We don't plan on adding or utilizing any outdoor storage buildings at this time. We anticipate to have adequate storage within the building. The only outdoor modifications we plan to make would be adding a 6-foot fence around the perimeter of the rear parking lot, turning this area into an outdoor play area for the dogs. Although this space would only be utilized during the day, we would like to add some motion lights around the fence for security during the evening hours.

Proposed Signs:

The only signage currently displayed on this property is on the front and side of the building. We plan to follow suit, changing the signs to our business name but not adding any additional outdoor signage.

Trash Removal:

We have already spoken with Pellitteri Waste Systems regarding waste removal for the property. We decided that a once weekly waste removal and bimonthly recycling removal would more than likely suit our needs. We plan to have 2- 2 yd dumpsters to serve this purpose.

Six Standards of CUP:

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.

By having hours of operation that coincide with normal business hours, and having no immediate residential neighbors to have concern with, our dog daycare should be of little bother to the surrounding public. There will be no excessive noise after hours, as daycare dogs will have already gone home for the day and boarding dogs will be resting. We plan to keep the outside areas as clean as possible, picking up and disposing of dog waste frequently throughout the day. All dogs will be securely contained within our planned fenced-in area, within the building itself, or leashed if outside on a walk.

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.

There will be no negative impact to the uses and enjoyment of other properties in the neighborhood, as the bordering facilities are all commercial properties. There are no residential neighbors in the direct vicinity of the property. The building on the right side of the property is only being used for storage, and the business to the left is only visited periodically by employees.

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.

I have already spoken with the Town of Blooming Grove, and they have given approval of our idea to open a dog daycare. As far as they are concerned, it fits in with the masterplan of the town, and is well-suited for our proposed location.

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

Due to the fact that this property has housed previous businesses for many years, there is already adequate utilities, access roads and drainage present. There are no foreseeable site improvements that will need to be made.

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.

As stated above, the history of this property has already provided us with proper ingress and egress. We don't anticipate having a substantial increase in traffic over what the previous tenants of this building have had.

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

At one point in time, this parcel was originally zoned as a commercial district. It was rezoned to M-1 in recent years. The current rezone will bring the property back to its original designation, and the CUP being applied for fits under allowed C-2 conditional uses.

Scaled Map of Neighborhood



Imagery ©2017 Google, Map data ©2017 Google United States 100 ft

Legal Description

See attached

DESCRIPTION OF ALL REGAS ROAD PROPERTY
EXCEPT POST OFFICE

Parcel Nos. 04-0710-042-9520-8 (part)
04-0710-042-9522-6
60-0710-042-0086-3
60-0710-042-0091-2

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Parcel Detail		Less —
Municipality Name	TOWN OF BLOOMING GROVE	
State Municipality Code	008	
Township & Range	Section	Quarter/Quarter & Quarter
T07NR10E	04	SE of the NW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 4-7-10 PRT S1/2 NW1/4 LYG E OF STARKWEATHER DD & W OF BELTLINE HWY EXC EXC TO MAD GAS & ELECT CO, MAD METRO SEWER DIST, STATE, CITY MADISON, U S GOVT, REGAS ROAD R/W, STATE HWY DESCR IN R2150/60-8/22/80 & R3798/74 EXC THAT PRT ANNEXED TO CITY OF MADISON & EXC TO WI DOT IN R28632/28 & R30346/51, D842/267, R502/29&34, R626/91, R677/474, R720/47, R31594/13 & R32285/25 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner		
Primary Address	204 REGAS RD	
Additional Address	202 REGAS RD 206 REGAS RD	
Billing Address	2787 LEDGEMONT ST MADISON WI 53711	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G2	
Assessment Acres	1.736	
Land Value	\$218,000.00	
Improved Value	\$1,778,300.00	
Total Value	\$1,996,300.00	

[Show Valuation Breakout](#)

Open Book
Open Book dates have passed for the year
Starts: 05/25/2017 12:00 PM
Ends: 05/25/2017 02:00 PM
About Open Book

Board Of Review
Starts: 06/15/2017 - 05:30 PM
Ends: To Adjourn
About Board Of Review

[Show Assessment Contact Information ▼](#)

Zoning Information

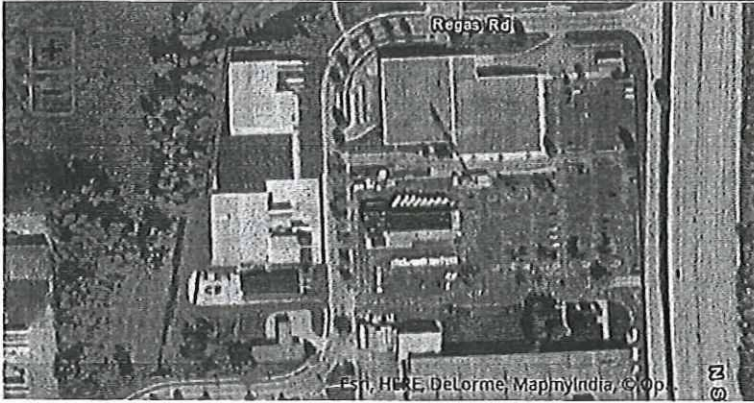
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

M-1 DCPREZ-0000-00467

Zoning District Fact Sheets

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2016)

[More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$218,000.00	\$1,778,300.00	\$1,996,300.00
Taxes:		\$34,483.08
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$79.86
Specials(+):		\$0.00
Amount:		\$34,403.22

District Information

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	MADE	CITY OF MADISON EMS
DRAINAGE DISTRICT	DD27	DRAINAGE DISTRICT 27
OTHER DISTRICT	MADF	CITY OF MADISON FIRE DIST

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	03/29/1996		32251	39

[Show More](#) ▼

DocLink

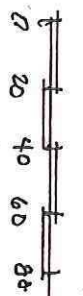
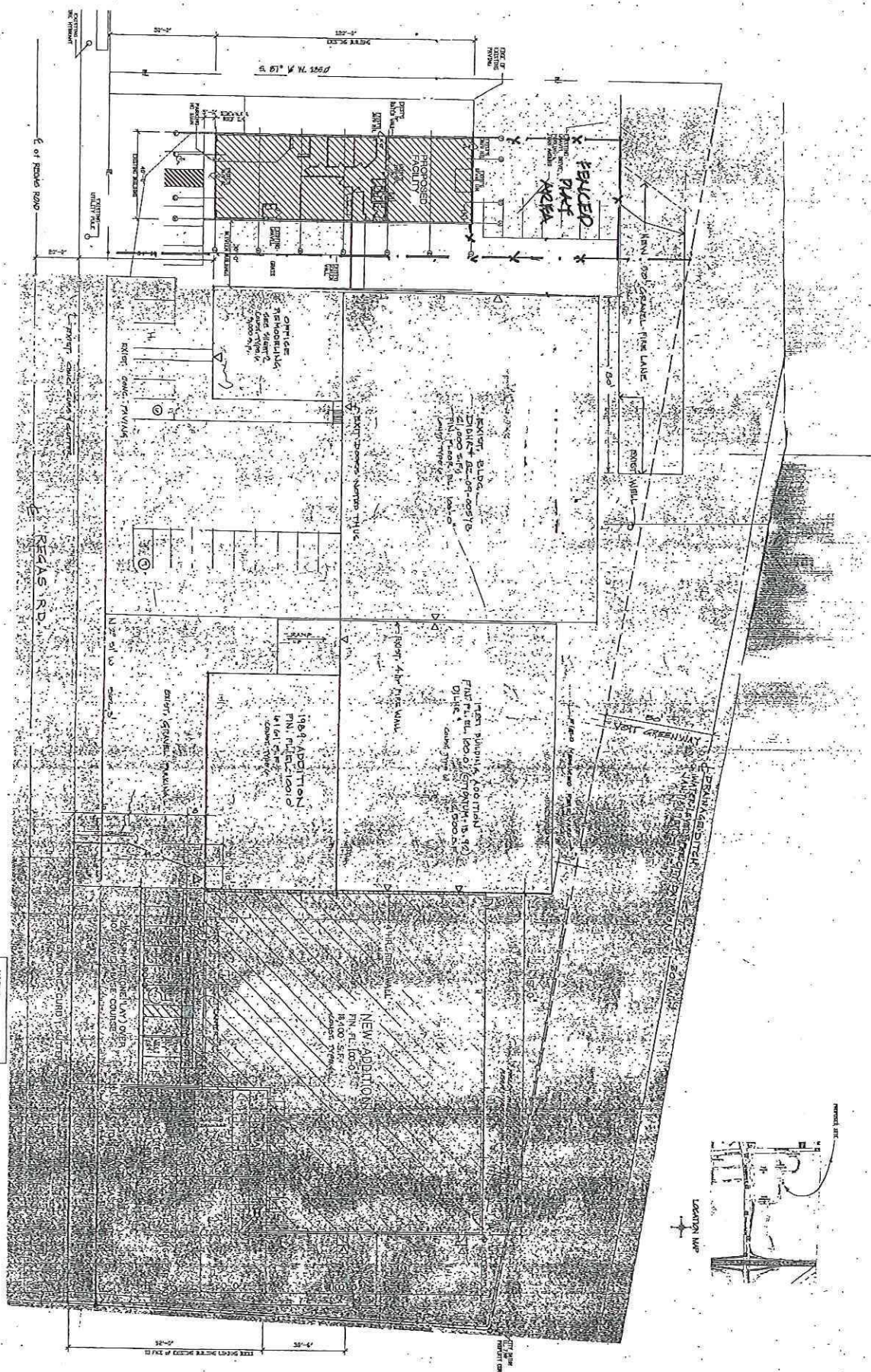
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By Parcel Number: 0710-042-9524-4

[Document Types and their Abbreviations](#) /

[Document Types and their Definitions](#)

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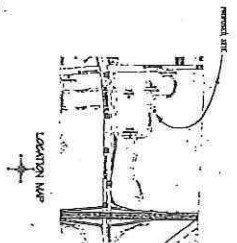
EXISTING SITE PLAN

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



RET. DRIVE/RENEWEL

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



6/29/17

SHEET
SP-1
 PROJ. # 110-002

DRAWING NO.
 SITE PLAN
 DRAWN BY: *ECU*
 DATE: 6/29/17



Dutch's Auto Service
 202 REGAS ROAD
 MADISON, WI 53714

REVISIONS