

# Dane County Rezone & Conditional Use Permit

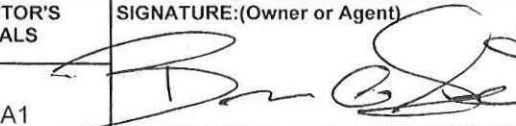
<b>Application Date</b>	<b>Petition Number</b>
03/19/2018	DCPREZ-2018-11285
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/22/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES R ALME	PHONE (with Area Code) (608) 513-9044	AGENT NAME BRIAN SPANOS	PHONE (with Area Code) (608) 219-5247
BILLING ADDRESS (Number & Street) 2061 SPRING ROAD		ADDRESS (Number & Street) 5910 MAIN STREET #1	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS almeland67@gmail.com		E-MAIL ADDRESS brian@thespanoscompany.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	
2917 County Highway MN		East of 2917 CTH MN		East of 2917 CTH MN	
TOWNSHIP PLEASANT SPRINGS	SECTION 6	TOWNSHIP PLEASANT SPRINGS	SECTION 5	TOWNSHIP PLEASANT SPRINGS	SECTION 6
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-064-8010-0		0611-053-8630-0		0611-064-8030-0	

REASON FOR REZONE	CUP DESCRIPTION
REZONE FROM C-1 TO C-2 TO ALLOW 150-170 MINI-WAREHOUSE STORAGE UNITS.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-1 Commercial District	C-2 Commercial District	4.03		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JA</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JA</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JA</i>	<b>INSPECTOR'S INITIALS</b>  AMA1	<b>SIGNATURE: (Owner or Agent)</b> 
<b>COMMENTS:</b> 3 EXISTING C-1 ZONED CSM LOTS WILL BE CONSOLIDATED INTO ONE NEW LOT FOR THE DEVELOPMENT.				<b>PRINT NAME:</b> BRIAN SPANOS
				<b>DATE:</b> 3/19/18

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(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS almeland67@gmail.com		E-MAIL ADDRESS brian@thespanoscompany.com	

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C-1 Commercial District	C-2 Commercial District	4.03		

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<b>COMMENTS: 3 EXISTING C-1 ZONED CSM LOTS WILL BE CONSOLIDATED INTO ONE NEW LOT FOR THE DEVELOPMENT.</b>				<b>PRINT NAME:</b> <i>Alyssa Wetzel</i>
				<b>DATE:</b> <i>3-19-2018</i>



# 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>Jim Alme</u>	Agent's Name	<u>Brian Spanos Lakestone Properties</u>
Address	<u>2061 Sprint Rd</u>	Address	<u>5910 Main St #1</u>
Phone	<u>Stoughton WI 53589</u>	Phone	<u>McFarland, WI 53558</u>
	<u>608-513-9044</u>		<u>608-219-5247</u>
Email	<u>Almeland67@gmail.com</u>	Email	<u>brian@thespanoscompany.com</u>

Town: Pleasant Springs Parcel numbers affected: 0611-053-8630-0 & 0611-064-8010-0 & 0611-064-8030-0

Section: 01 Property address or location: 2917 County Highway MN Stoughton WI

Zoning District change: (To / From / # of acres) Currently C1 zoning to C2 zoning- 4.03 acres (total for all three parcels)

Soil classifications of area (percentages) Class I soils:      % Class II soils: 50 % Other: 50 %

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:  
Request zoning change from C1 to C2 zoning for the use of mini-storage warehouses.

The development would include 7 – 8 buildings with approximately 150-170 storage units.

The project would have higher-end finishes for a storage facility with all paved surfaces, brick or stone accents on Hwy MN, fences, and security cameras. In addition, it would be nicely landscaped site good lighting with attractive view from Hwy MN. It would have standard drive up storage units and many will have extra debt for large boat or RV storage. No climate controlled units at this time.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature]

Date: 3/16/18

# Parcel Number - 046/0611-064-8010-0

Current

## Parcel Summary

Municipality Name	TOWN OF PLEASANT SPRINGS
Parcel Description	LOT 1 CSM 13658 CS89/293-296 02/18/2014 ...
Owner Names	JAMES R ALME LORI A ALME
Primary Address	2917 COUNTY HIGHWAY MN
Billing Address	2061 SPRING ROAD STOUGHTON WI 53589

## Current Year Assessment

Assessment Year	2018
Valuation Classification	G1
Assessment Acres	1.646
Land Value	\$69,600.00
Improved Value	\$24,200.00
Total Value	\$93,800.00

## Zoning Information

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

<b>Zoning</b>
C-1 DCPREZ-2013-10532

Zoning District Fact Sheets

## Parcel Map

Maps are unavailable for this parcel.

## Current Year Taxes (2017)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$69,600.00	\$22,800.00	\$92,400.00
<b>Taxes:</b>		\$1,468.70
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$77.81
<b>Specials(+):</b>		\$154.71
<b>Amount:</b>		\$1,545.60

## Districts

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	09/28/2011	4795321		
TDI	07/10/1996	2778038		
TJT	02/27/1992	2327831	18024	1
QCD	02/11/1976	1458236	652	209

# Parcel Number - 046/0611-053-8630-0

Current

## Parcel Summary

Municipality Name	TOWN OF PLEASANT SPRINGS
Parcel Description	LOT3 CSM 13658 CS89/293-296 02/18/2014 F...
Owner Name	JAMES ALME
Primary Address	<b>No parcel address available.</b>
Billing Address	2061 SPRING RD STOUGHTON WI 53589

## Current Year Assessment

Assessment Year	2018
Valuation Classification	G2
Assessment Acres	0.589
Land Value	\$28,300.00
Improved Value	\$0.00
Total Value	\$28,300.00

## Assessment Contacts

<b>Assessment Contact Information</b>	
For questions or to schedule an appointment contact:	
<b>Assessor</b>	ACCURATE APPRAISAL LLC
<b>Phone</b>	920-749-8098
<b>Email</b>	INFO@ACCURATEASSESSOR.COM
<b>Clerk</b>	MARIA HOUGAN
<b>Phone</b>	608-873-3063
<b>Email</b>	CLERKTREASURER@PLEASANTSPRINGS.ORG

## Open Book/Board Of Review Dates

<b>Open Book</b> Starts: 03/26/2018 - 12:00 PM Ends: 03/26/2018 - 07:00 PM	<b>Board Of Review</b> Starts: 05/24/2018 - 05:30 PM Ends: 05/24/2018 - 07:30 PM
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## Zoning Information

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

<b>Zoning</b>
C-1 DCPREZ-2013-10532

Zoning District Fact Sheets

## Parcel Map

Maps are unavailable for this parcel.

## Current Year Taxes (2017)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$28,300.00	\$0.00	\$28,300.00
<b>Taxes:</b>		\$459.20
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$459.20

## Districts

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
AGR	10/16/2013	5031890		
WD	12/23/1986	1986238	9277	90

# Parcel Number - 046/0611-064-8030-0

Current

## Parcel Summary

Municipality Name	TOWN OF PLEASANT SPRINGS
Parcel Description	LOT 2 CSM 13658 C589/293-296 02/18/2014 ...
Owner Names	JAMES R ALME LORI A ALME
Primary Address	<b>No parcel address available.</b>
Billing Address	2061 SPRING ROAD STOUGHTON WI 53589

## Current Year Assessment

Assessment Year	2018
Valuation Classification	G2
Assessment Acres	1.786
Land Value	\$40,000.00
Improved Value	\$0.00
Total Value	\$40,000.00

## Assessment Contacts

### Assessment Contact Information

For questions or to schedule an appointment contact:

**Assessor** ACCURATE APPRAISAL LLC  
**Phone** 920-749-8098  
**Email** INFO@ACCURATEASSESSOR.COM

**Clerk** MARIA HOUGAN  
**Phone** 608-873-3063  
**Email** CLERKTREASURER@PLEASANTSPRINGS.ORG

## Open Book/Board Of Review Dates

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### Zoning

C-1 DCPREZ-2013-10532

Zoning District Fact Sheets

## Parcel Map

Maps are unavailable for this parcel.

## Current Year Taxes (2017)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$40,000.00	\$0.00	\$40,000.00
<b>Taxes:</b>		\$635.80
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$635.80

## Districts

Type	State Code	Description
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TJT	02/27/1992	2327831	18024	1
QCD	02/11/1976	1458236	652	209

Petition # 11285

Public Hearing Date 5/22/18

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map no
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use?  Yes /  No
- 2. Zoning District fit the proposed and remaining lots (s)?  Yes /  No
- 3. Proposed lot meet the minimum width and area requirements?  Yes /  No
- 4. Do the existing structures meet the setbacks for the District? Yes /  No
- 5. Do the existing structures meet the height limitations?  Yes /  No
- 6. Do the existing (proposed) structures meet the lot coverage?  Yes /  No
- 7. Do the Accessory structures meet the principal structure ratio?  Yes /  No
- 8. Existing building heights conform to district?  Yes /  No
- 9. Shoreland, Wetland, Flood plain issues? Yes /  No
- 10. Steep slope issues? Yes /  No
- 11. Commercial parking standards met? Yes /  No
- 12. Screening requirements met? Yes /  No
- 13. Outside lighting requirements? Yes /  No

Comments: Garage & House 30.9' to CTHMN R.O.W.  
within 'NO Noise control overlay District

**Planning Review**

- 1. Density Study Needed? Yes /  No Splits \_\_\_\_\_
- 2. Determination of Legal Status Yes /  No
- 3. In compliance with Town plan? Yes /  No?
- 4. Land Division Compliance?  Yes /  No

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Contacts / Correspondence: (date: issue)

JOSEPH DECKER  
2856 COUNTY HIGHWAY MN  
STOUGHTON WI 53589

JAMES R ALME  
LORI A ALME  
2061 SPRING ROAD  
STOUGHTON WI 53589

PHANTOM RANCH LLC  
2887 COUNTY HIGHWAY MN  
STOUGHTON WI 53589

PHANTOM RANCH LLC  
2887 COUNTY HIGHWAY MN  
STOUGHTON WI 53589

JAMES ALME  
2061 SPRING RD  
STOUGHTON WI 53589

JAMES ALME  
2061 SPRING RD  
STOUGHTON WI 53589

STONEGROVE HOLDINGS LLC  
2928 COUNTY HIGHWAY MN  
STOUGHTON WI 53589

BRYAN R SPANGLER  
JILL M SPANGLER  
3067 VILAS RD  
COTTAGE GROVE WI 53527

CHRISTINE MODE  
2934 COUNTY HIGHWAY MN  
STOUGHTON WI 53589

SKAAR REV TR T WESLEY & LOIS M  
2506 COUNTY HIGHWAY MN  
COTTAGE GROVE WI 53527

JAMES R ALME  
LORI A ALME  
2061 SPRING ROAD  
STOUGHTON WI 53589



EFFECTIVE: FEB. 12, 2014

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 10532**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

**Town Map:** Town of Pleasant Springs      **Location:** Section 5

**Zoning District Boundary Changes**

**LC-1 to C-1**

Lot 2, Dane County Certified Survey Map number 5112, containing 2 acres more or less, being in the NW ¼ of the SW ¼ of Section 5, T.6N., R.11 E., Town of Pleasant Springs, Dane County, Wisconsin.

**A-1EX to C-1**

Part of the NE ¼ of the SE ¼ of Section 6, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the E ¼ corner of Section 6; thence S03°09'W, 33.05 feet to the South line of County Highway "MN" and the point of beginning; thence continue S03°09'W, 452 feet to the North line of Interstate Highways 90/39; thence N64°51'W along said line, 291 feet; thence N53°51'W along said line, 160.9 feet; thence N50°51'W along said line, 309.3 feet to its intersection with the South line of County Trunk Highway "MN"; thence S89°51'E along said line, 410 feet; thence N81°09'E along said line, 251 feet to the point of beginning. Containing 3.5 acres more or less.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

**DEED RESTRICTION REQUIRED**

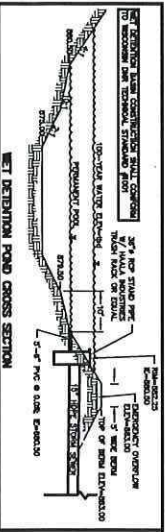
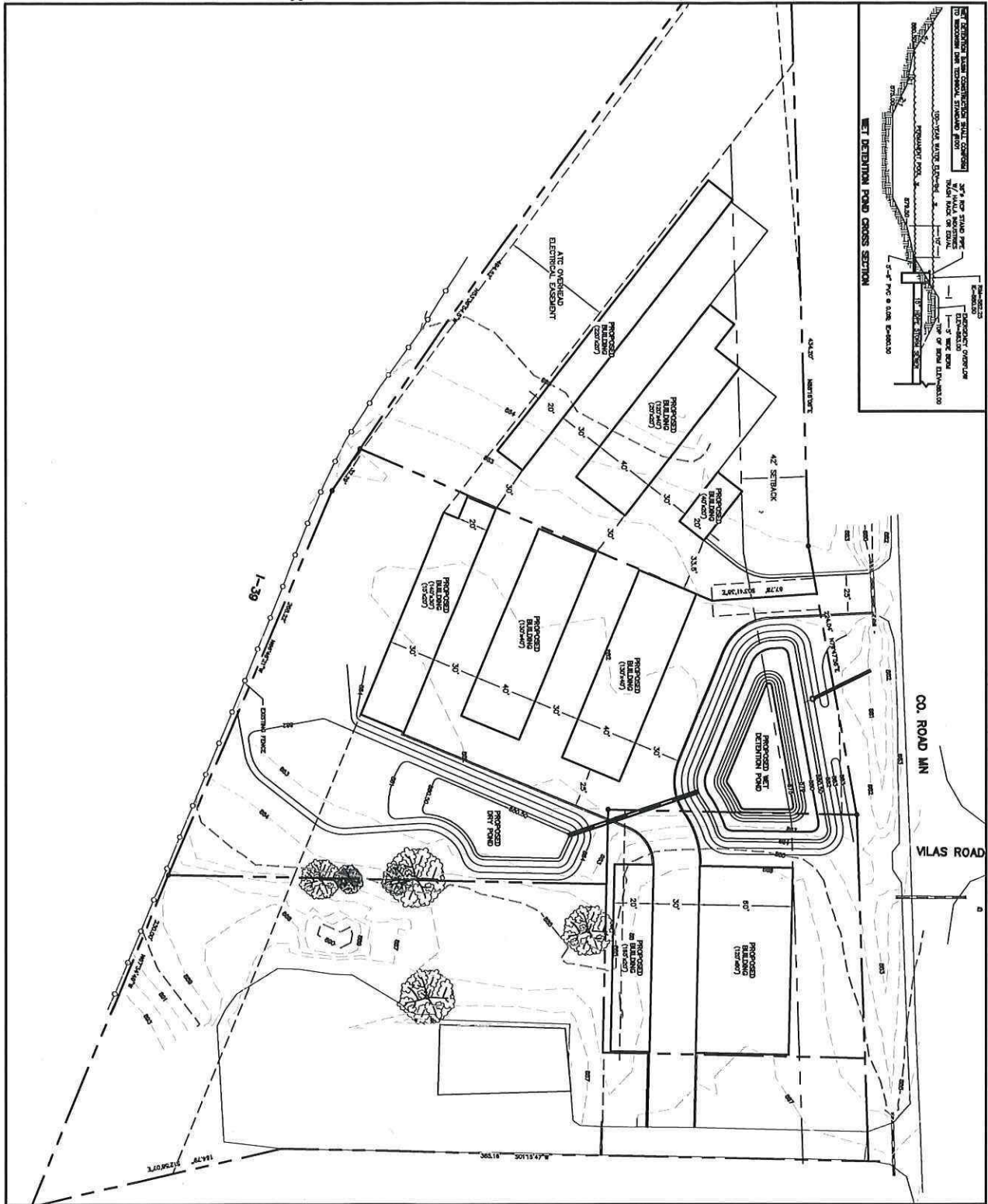
This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. A deed restriction shall be placed on the C-1 Commercial properties to prohibit the installation of off-premise advertising signs (billboards).

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.

**CERTIFIED SURVEY REQUIRED**

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**



**2917 CH MN - TOWN OF PLEASANT SPRINGS**  
 CONCEPT PLAN  
 PAGE: 1 OF 1  
 DATE: FEBRUARY 16, 2017  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750, Fax (608) 838-7752

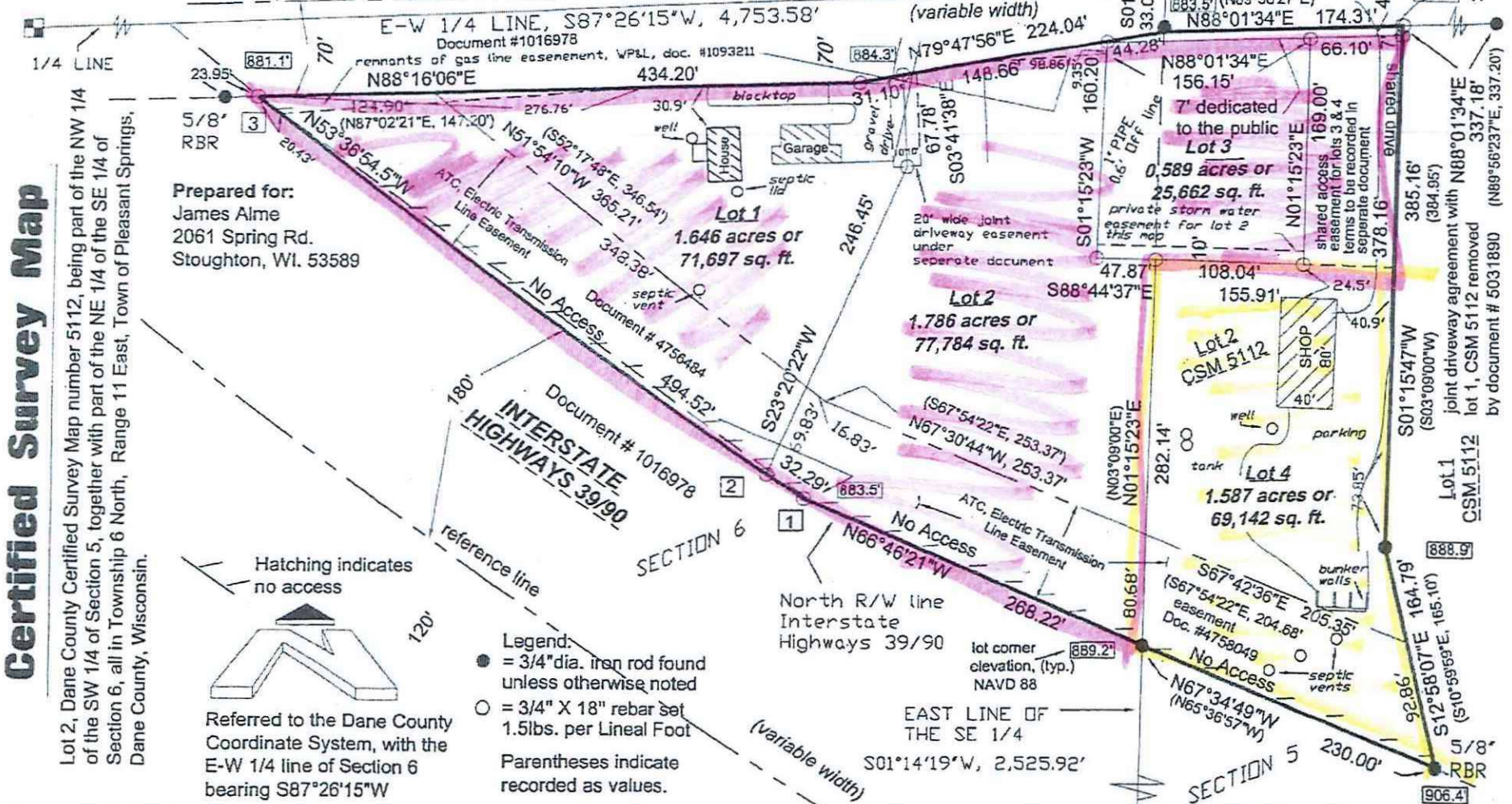
## **Operation Plan 2917 Hwy MN Pleasant Spring**

- A)** Storage will be accessible 24 hours a day 7 day a week with key pad access.
- B)** The site will be managed by Lakestone Properties located 3 miles away in McFarland and will have no full-time employees working on site.
- C)** All driveways will be asphalt and there should be limited noise, odors and dust after construction is complete. There is no anticipated soot, runoff or pollution for this development.
- D)** Our policy will not allow any materials or personal property stored outside the storage units. The only activity that will take place outside the units is the loading and unloading of personal property in the storage units.
- E)** Quam Engineering has been hired to verify all county stormwater and erosion control standards are met.
- F)** There will be no office, water or bathroom located on site at this facility.
- G)** There will be two 32-gallon garbage cans located at each end of the site. These cans will be emptied 3 time per week. There will be no dumpster on site and tenants are not allowed to use these garbage cans for disposal of items from their storage units. This is written in the lease agreement.
- H)** The storage will be used for personal property, boats, watercraft and RV's. We anticipate 3% of our tenants will access their units per day. (5-10 cars per day)
- I)** None of these materials are allow on site per the lease agreement.
- J)** Led lights are going to be mounted on the storage buildings every 35-40 feet. These lights are directed down to the ground to minimize any light-pollution to the neighbors.
- K)** There will be sign with the business name Lakestone Storage. It will include the phone number, and webstie for our company. The estimated size is only estimated at this time at 10 X40 feet

3 Parcels = 4.03 Acres

WEST 1/4 CORNER SECTION 6, T.06N., R.11E. CONCRETE MONUMENT FOUND

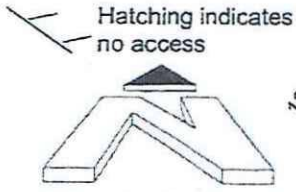
EAST 1/4 CORNER SECTION 6, T.06N., R.11E. ALUMINUM MONUMENT FOUND



**Certified Survey Map**

Lot 2, Dane County Certified Survey Map number 5112, being part of the NW 1/4 of the SW 1/4 of Section 5, together with part of the NE 1/4 of the SE 1/4 of Section 6, all in Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin.

Prepared for:  
James Alme  
2061 Spring Rd.  
Stoughton, WI. 53589



Referred to the Dane County Coordinate System, with the E-W 1/4 line of Section 6 bearing S87°26'15"W

- Legend:
- = 3/4" dia. iron rod found unless otherwise noted
  - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.

Curve	Delta Angle	Radius	Arc	Long Chord	Tangent Bearings
1-2	00°20'01"	5549.60'	32.29'	N56°00'06.5"W, 32.29'	N56°10'07"W, N55°50'06"W
2-3	04°46'25"	5549.60'	462.39'	N53°26'53.5"W, 462.25'	N55°50'06"W, N51°03'41"W
1-3	05°06'26"	5549.60'	494.68'	N53°36'54"W, 494.52'	N56°10'07"W, N51°03'41"W

SOUTHEAST CORNER SECTION 6, T.06N., R.11E. CONCRETE MONUMENT FOUND

