

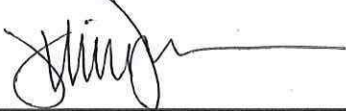
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/15/2019	DCPREZ-2019-11420
Public Hearing Date	C.U.P. Number
05/28/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WTS HOLDINGS LLC	PHONE (with Area Code) (608) 255-9675	AGENT NAME NATIONAL CONSTRUCTION	PHONE (with Area Code) (608) 257-0500
BILLING ADDRESS (Number & Street) 99 W BELTLINE HWY		ADDRESS (Number & Street) 701 E WASHINGTON ST	
(City, State, Zip) MADISON, WI 53713		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS AL@WORKTRUCKSTUFF.COM		E-MAIL ADDRESS JUSTIN@NATIONAL CONSTRUCTIONINC.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	
99 W BELTLINE HWY					
TOWNSHIP MADISON	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-361-9095-1					

REASON FOR REZONE			CUP DESCRIPTION	
MATCH ZONING OF ADJACENT HC PROPERTY TO ALLOW FOR FUTURE ADDITION TO EXISTING BUILDING				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
MFR-08 (Multi-Family Residential) District	HC (Heavy Commercial District)	0.056		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 SLJ3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: JUSTIN TEMPLE
				DATE: 3/15/19

W Beltline Hwy

W Beltline Hwy

W Beltline Frontage Road

Not Effective
CUP 97

Not Effective
CUP 269

75

77

HC

DCPREZ-2019-00008

GC

DCPREZ-2019-00008

99

Boundary agreement, this area goes to
City of Madison

MFR-08

DCPREZ-2019-00008

CUP

2177³⁴⁰
RELIGIOUS USES

300

320

350

Coyier Ln

Badger Ln

2301

321

325

HC

DCPREZ-2019-00008

329

343

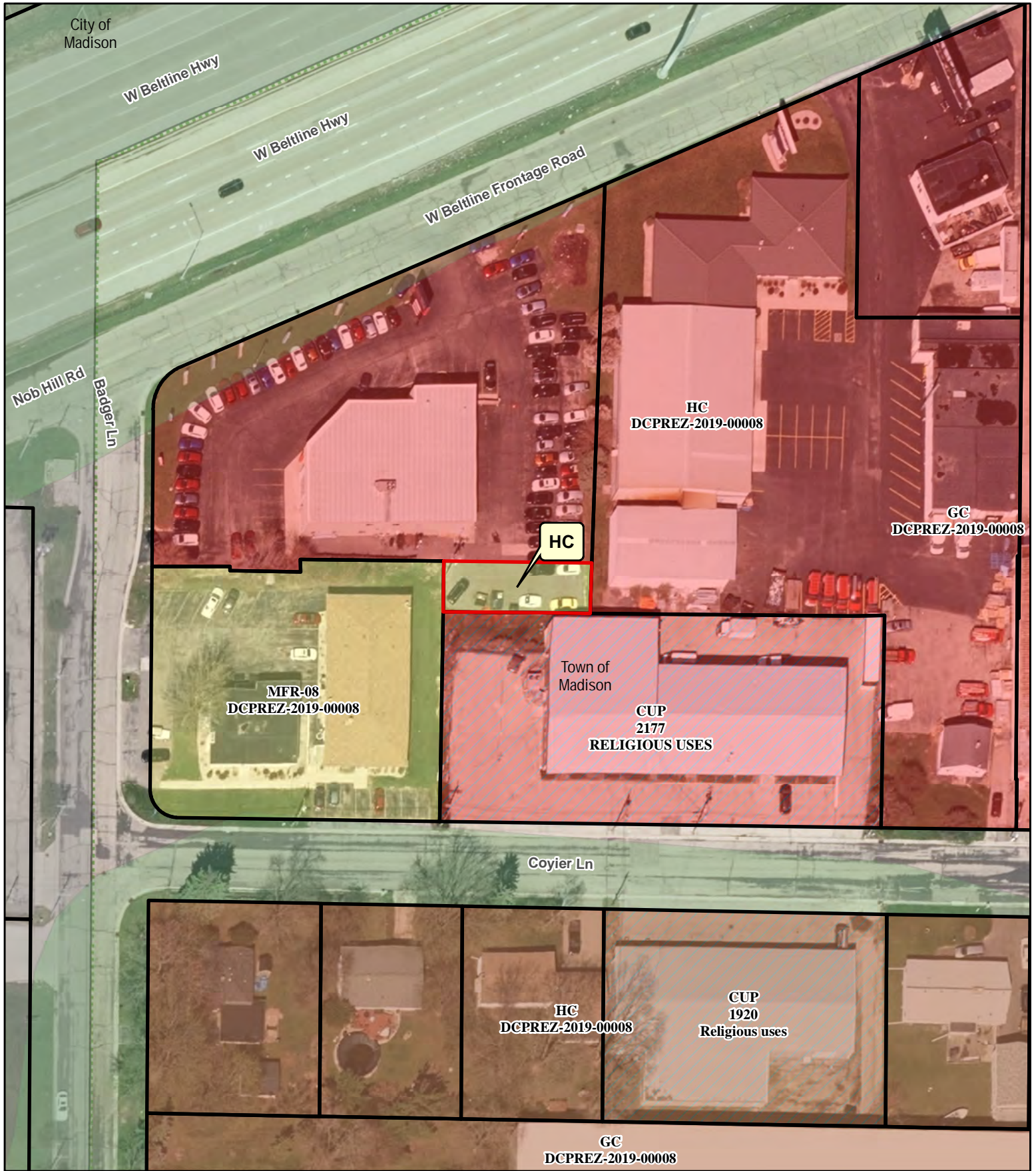
Not Effective
C-2 DCPREZ-0000-00000

CUP

1920
Religious uses





GC

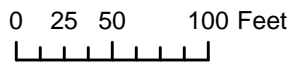
DCPREZ-2019-00008



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Class 1
-  Floodplain
-  Class 2



**Petition 11420
WTS HOLDINGS LLC**



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 Al Strauss Agent's Name National Construction
 Address 99 W. Beltline Hwy Address 701 E. Washington
 Phone Madison, WI 53713 Phone Madison, WI 53703
608-255-9675 608-257-0500
 Email al@worktruckstuff.com Email justin@NationalConstructionInc.com

Town: Madison Parcel numbers affected 032/0909-361-9090-6 + 032/0909-361-9095-1
 Section: 01 Property address or location: 99 W. Beltline Hwy, Madison, WI 53713
 Zoning District change: (To / From / # of acres) C-2 to R-4, .056 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

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:

Change zoning of 1 parcel to match adjacent parcel to allow for the construction of a new addition to the existing building. Current parcel with building on it is zoned C-2, parcel we want to rezone is currently zoned R-4.

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

Submitted By: [Signature]

Date: 3/12/19



BEARINGS ARE REFERENCED TO LOT 3, CSM #2064, THE EAST LINE OF LOT 3 RECORDED AS BEARING S01°08'40"W

WEST BELILINE HIGHWAY
USH 12 & 18

N65°54'12"E 264.32'

L=28.73', R=25.00'
Δ=065°51'00"
Cd=N32°58'42"E 27.18'

CSM #2064
LOT 3

211.02'
S01°08'40"W 239.05'

CSM #2064
PRI LOT 4

N00°03'12"E 81.31'

POB SW COR. OF LOT 3

BADGER LANE

N88°47'00"W 45.39'
N01°13'00"E 3.36'

N88°47'00"W 35.83'

N88°47'00"W 84.29'
S01°13'00"W 9.75'

CSM #2064
PRI LOT 2

N01°08'40"E 28.88'

N88°47'00"W 86.35'
28.03'

PRI LOT 2

N89°20'48"W 86.35'

CSM #2064
LOT 1

LANDS

0 50 100



SCALE: ONE INCH = FIFTY FEET

11 Mar 2019 - 3:28p M:\National Construction\190078_VTS Site Improvements\CADD\190078_Zoning Exhibit.dwg by: mmca

vierbicher
planners | engineers | advisors



FN: 190078
DATE: 03/11/2019
REV:
Drafted By: MMAR
Checked By: PKNU

EXHIBIT MAP

SHEET
1 OF 1

Phone: (800) 261-3898


HC and MFR-08
to
HC

DESCRIPTION

Being part of Lot 2 and all of Lot 3 of Certified Survey Map Number 2064, as recorded in Volume 8 of Certified Survey Maps, on Pages 248-249, as Document Number 1474617, Dane County Registry, located in the SW ¼ - NE ¼ of Section 36, Township 07 North, Range 09 East, Town of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Lot 3; thence along the boundary of said Lot 3 for the next four (4) courses; 1-thence N00°03'12"E, 81.31 feet to a point of curvature; 2-thence 28.73 feet along the arc of a curve to the right, through a central angle of 65°51'00", a radius of 25.00 feet, and a chord bearing N32°58'42"E, 27.18 feet; 3-thence N65°54'12"E, 264.32 feet to the Northeast corner of said Lot 3; 4-thence S01°08'40"W, 239.05 feet to an easterly corner of said Lot 2; thence N89°20'48"W along a southerly line of said Lot 2, 86.35 feet; thence N01°08'40"E, 28.88 feet to a southerly line of said Lot 3; thence along the southerly lines of said Lot 3 for the next five (5) courses; 1-thence N88°47'00"W, 84.29 feet; 2-thence S01°13'00"W, 9.75 feet; 3-thence N88°47'00"W, 35.83 feet; 4-thence N01°13'00"E, 3.36 feet; 5-thence N88°47'00"W, 45.39 feet to the point of beginning. Said description contains 41,300 square feet or 0.948 acres, more or less.

Parcel Number - 032/0709-361-9095-1**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MADISON	
State Municipality Code	032	
PLSS (T,R,S,QQ,Q)	07N 09E 36 SW NE (Click link above to access images for Qtr-Qtr)	
Section	07N 09E 36 (Click link above to access images for Section)	
Plat Name	CSM 02064 (Click link above to access images for Plat) CSM 02064 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	2 (Click link above to see images for this Lot)	
Parcel Description	PRT LOT 2 CSM 2064 CS8/248&249-6/22/76 DESCR AS ELY 86.35 FT SD LOT LOC IN SEC 36-7-9 PRT W1/2 NE1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	WTS HOLDINGS LLC	
Primary Address	99 W BELTLINE HWY	
Billing Address	99 W BELTLINE HWY MADISON WI 53713	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G2	
Assessment Acres	0.056	
Land Value	\$22,200.00	
Improved Value	\$0.00	
Total Value	\$22,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
R-4 DCPREZ-0000-05067

Zoning District Fact Sheets

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$22,200.00	\$0.00	\$22,200.00
Taxes:		\$468.78
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$468.78

District Information

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DDNS	NINE SPRINGS DRAINAGE DIS
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7190	OAKRIDGE SANITARY DIST

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	08/09/2018	5432682		

[Show More](#) ▼**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0709-361-9095-1

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

NOB HILL INVESTMENTS LLC
STE 300 10 E DOTY
MADISON, WI 53703

JAMES BAUMGARTNER
5801 COTTAGE GROVE RD
MADISON, WI 53718

NOB HILL INVESTMENTS LLC
STE 300 10 E DOTY
MADISON, WI 53703

DONALD D KRAUSE
343 COYIER LN
MADISON, WI 53713

Current Owner
2314 BADGER LN
MADISON, WI 53713

NOB HILL INVESTMENTS LLC
STE 300 10 E DOTY
MADISON, WI 53703

7787 WESTBELT LLC
W10816 COUNTY HIGHWAY V
POYNETTE, WI 53955

WISCONSIN, STATE OF
PO BOX 7869
MADISON, WI 53703

NOB HILL INVESTMENTS LLC
STE 300 10 E DOTY
MADISON, WI 53703

LORAIN ASSOCIATES
NOT PROVIDED
NOT PROVIDED, WI 99999

CITY OF MADISON ENGINEER STORMWATER UTILITY 533
210 MLK JR BLVD RM 115
MADISON, WI 53703

7787 WESTBELT LLC
W10816 COUNTY HIGHWAY V
POYNETTE, WI 53955

ASSEMBLY OF PENTECOSTAL CHURCH OF JESUS CHRIST MADISON INC
340 COYIER LN
MADISON, WI 53713

CITY OF MADISON ENGINEER STORMWATER UTILITY 533
210 MLK JR BLVD RM 115
MADISON, WI 53703

WTS HOLDINGS LLC
99 W BELTLINE HWY
MADISON, WI 53713

7787 WESTBELT LLC
W10816 COUNTY HIGHWAY V
POYNETTE, WI 53955

NOB HILL REAL ESTATE LLC
101 NOB HILL RD RM 200
MADISON , WI 53713

DTW INVESTMENTS LLC
7745 STONECROP WAY
DEFOREST, WI 53532

HOPKE LIVING TR, DONALD E & DONNA J
321 COYIER LN
MADISON, WI 53713

NOB HILL REAL ESTATE LLC
101 NOB HILL RD RM 200
MADISON , WI 53713

DEBRA B HOPKE
2301 BADGER LN
MADISON, WI 53713

NICHOLAS M DERR
833 S SHORE DR
MADISON, WI 53715

BADGER LANE PROPERTY LLC
317 E WILSON ST
MADISON, WI 53703

WTS HOLDINGS LLC
99 W BELTLINE HWY
MADISON, WI 53713

MICHAEL J DUFFY
75 W BELTLINE HWY
MADISON, WI 53713

113 NOB HILL RD LLC
317 E WILSON ST
MADISON, WI 53703

DTW INVESTMENTS LLC
7745 STONECROP WAY
DEFOREST, WI 53532

HY CITE/WELTON LLC
PO BOX 44580
MADISON, WI 53744

MADISON RIMROCK LODGING INVESTORS I LLC
PO BOX 620994
MIDDLETON , WI 53562

DTW INVESTMENTS LLC
7745 STONECROP WAY
DEFOREST, WI 53532

HY CITE/WELTON LLC
PO BOX 44580
MADISON, WI 53744

NOB HILL REAL ESTATE LLC
101 NOB HILL RD RM 200
MADISON , WI 53713

NOB HILL REAL ESTATE LLC
101 NOB HILL RD RM 200
MADISON , WI 53713

113 NOB HILL RD LLC
317 E WILSON ST
MADISON, WI 53703

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MADISON, WI 53703

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MADISON, WI 53703

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MIDDLETON , WI 53562

