

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/12/2018	DCPREZ-2018-11279
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/22/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JOSEPH E RANE	PHONE (with Area Code) (608) 222-1687	AGENT NAME DAN PAULSON	PHONE (with Area Code) 846-2523
BILLING ADDRESS (Number & Street) 4439 LIBBY RD		ADDRESS (Number & Street) 136 W HOLUM ST	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4439 LIBBY RD		EAST OF 4439 LIBBY RD (4425 Libby Rd)			
TOWNSHIP BLOOMING GROVE	SECTION 32	TOWNSHIP BLOOMING GROVE	SECTION 32	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-323-8540-6		0710-323-8502-2			

REASON FOR REZONE	CUP DESCRIPTION
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LOT LINE ADJUSTMENT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	A-2 (2) Agriculture District	0.46		
A-2 (4) Agriculture District	A-2 (2) Agriculture District	5.42		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JR</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JR</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JR</i>	INSPECTOR'S INITIALS  SLJ3	SIGNATURE (Owner or Agent) <i>Joseph E. Rane</i> PRINT NAME: Joseph Edward Rane DATE: 3-12-2018
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# Dane County Conditional Use Permit Application

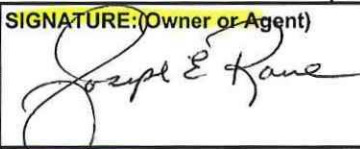
<b>Application Date</b>	<b>C.U.P Number</b>
03/12/2018	DCPCUP-2018-02418
<b>Public Hearing Date</b>	
05/22/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOSEPH E RANE	Phone with Area Code (608) 222-1687	AGENT NAME DAN PAULSON	Phone with Area Code 846-2523
BILLING ADDRESS (Number, Street) 4439 LIBBY RD		ADDRESS (Number, Street) 136 W HOLUM ST	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4425 LIBBY RD					
TOWNSHIP BLOOMING GROVE	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-323-8502-2		---		---	

CUP DESCRIPTION
EXPAND BOUNDARIES OF EXISTING CUP

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(R)	3.17

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
		<b>PRINT NAME:</b> JOSEPH EDWARD RANE
		<b>DATE:</b> 3-12-2018



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>Joseph E. RANE</u>	Agent's Name	<u>RULSON &amp; ASSOC LLC</u>
Address	<u>4439 Libby Rd.</u>	Address	<u>DEFOREST, WI. 136 W. Holm St</u>
Phone	<u>608-222-1687 (Home) 225-4174</u>	Phone	<u>608-846-2523 535 32</u>
Email	<u>[Signature]</u>	Email	_____

Town: Bloomington Grove Parcel numbers affected: 071032385022/071032385406

Section: 01 Property address or location: 4439 Libby Rd

Zoning District change: (To / From / # of acres) R-1 to A-2(2) 0.46 acres  
A-2(4) to A-2(2) 5.42 acres

Soil classifications of area (percentages) Class I soils:     % Class II soils: 80 % Other: 20 %

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:

lot line adjustment

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

Submitted By: [Signature]

Date: 3-12-2018



DANE COUNTY  
**PLANNING DEVELOPMENT**

**Conditional Use Application**

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

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

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>Joseph E. RANE</u>	Agent	<u>PAULSON &amp; ASSOC, LLC</u>
Address	<u>4439 Libby Rd.</u> <small>(Helm)</small> <small>HOME</small>	Address	<u>De Forest, WI.</u>
Phone	<u>608-225-1124</u> <u>608-222-1687</u>	Phone	<u>608-846-2523</u>
Email	_____	Email	_____

Parcel numbers affected: 071032385022 Town: Bloomington Section: 32  
 Property Address: ~~80439 DeForest Rd~~  
84425 Libby Rd

Existing/ Proposed Zoning District : A2(2)

- o Type of Activity proposed: expand boundaries of existing CUP  
*Separate checklist for mineral extraction uses must be completed.* 3.17 acres
- o Hours of Operation 24-HOUR ACCESS w SECURITY GATE
- o Number of employees 1 OWNER
- o Anticipated customers 3 TO 5 PER DAY MAXIMUM IN SUMMER
- o Outside storage - YES NONE IN WINTER
- o Outdoor activities - STORAGE
- o Outdoor lighting - 5 LIGHTS ON POLES
- o Outside loudspeakers - NO
- o Proposed signs - EXISTING SIGN OF GATE ENTRANCE
- o Trash removal - NO TRASH, JUST STORAGE
- 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: Joseph E. Rane Date: 3-12-18

LIMITED FAMILY BUSINESS  
Conditional Use Permit Description  
For  
Joseph Rane

Being a part of Lot 1, C.S.M. No. 8018, recorded in Vol. 42, Pages 297 & 298, of Certified Survey Maps, Document No. 2718831; located in the NE ¼ of the SW ¼ and the NW ¼ of the SW ¼ of Section 32, Town 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin,

**Lot 1, Proposed CSM**, described as follows.

**BEGINNING** at the northeast corner of Lot 1, CSM No. 8018;  
thence S01°15'22"W, 379.81 feet (recorded as S00°50'44"W, 379.99 feet) along the east line of Lot 1, CSM No. 8018 to the southeast corner of said Lot 1;  
thence S89°57'07"W (recorded as S89°34'15"W), 364.00 feet along the south line of Lot 1, CSM No. 8018;  
thence N01°15'23"E, 379.86 feet to the north line of Lot 1, CSM No. 8018;  
thence N89°57'31"E (recorded as N89°34'15"E), 364.00 feet along the north line of Lot 1, CSM No.8018 to the **POINT OF BEGINNING**.

Containing 138,230 square feet, 3.17 acres.

Subject to all other recorded and unrecorded easements.

This description Prepared by  
Paulson & Associates, LLC  
Daniel A. Paulson  
Professional Land Surveyor

February 26, 2018

e

**Zoning Change Description  
For  
Joseph Rane**

R-1 to A-2(2)

**LOT 4, C.S.M. NO. 636**, as recorded in Vol. 3, Pages 151 & 152, of Certified Survey Maps, Document No. 1302675, located in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 32, Town 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.

Containing 20,000 square feet, 0.46 acres.

and

A-2(4) to A-2(2)

**LOT 1, C.S.M. NO. 8018**, recorded in Vol. 42, Pages 297 & 298, of Certified Survey Maps, Document No. 2718831; located in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 32, Town 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.

Containing 236,080 square feet, 5.42 acres.

Subject to all other recorded and unrecorded easements.

This description Prepared by  
Paulson & Associates, LLC  
Daniel A. Paulson  
Professional land Surveyor

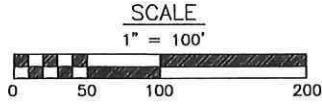
February 26, 2018

# ZONING CHANGE MAP

BEING LOT 4, C.S.M. NO. 636, AS RECORDED IN VOL. 3, PAGES 151 & 152, OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 1302675 & LOT 1, C.S.M. NO. 8018 AS RECORDED IN VOL. 42, PAGES 297 & 298, OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 2718831; LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 32, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN

C 1/4 COR  
SECTION 32  
(ALUM MDW)

TOTAL AREA = 256,080 SQ. FT (5.88 AC)

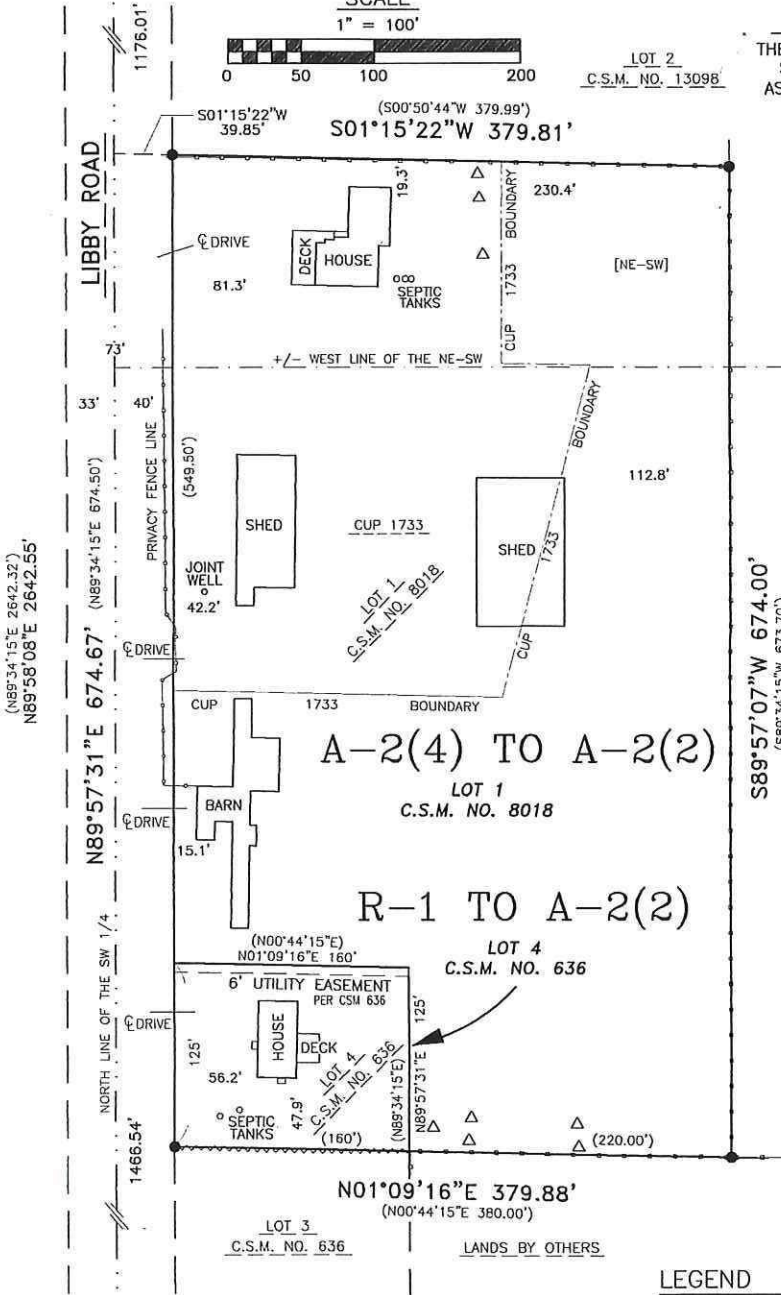


BASIS OF BEARINGS  
THE NORTH LINE OF THE SW 1/4  
SECTION 32, T07N, R10E, IS  
ASSUMED TO BEAR N89°58'08"E.

PAULSON & ASSOCIATES, LLC  
LAND SURVEYING  
DEFOREST, WI  
608-846-2523

SURVEYOR  
PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
136 W. HOLM STREET  
DEFOREST, WI 53532

OWNER'S  
JOSEPH E. RANE  
LEONA L. RANE  
JAMES L. RANE  
4439 LIBBY ROAD  
MADISON, WI 53711



## LEGEND

- 1-1/4" IRON PIPE (FOUND)
- ⊕ DANE COUNTY SECTION CORNER (AS NOTED)  
(4-TIES FOUND)
- ( ) "RECORDED AS" INFORMATION
- BOUNDARY FENCE LINE
- ~~~~ OCCUPATION (WOOD EDGING/MOWNING)
- △ SANITARY PLUG/VENT

W 1/4 COR  
SECTION 32  
(BRASS CAP)

**Conditional Use Permit Description  
For  
Joseph Rane**

Being a part of Lot 1, C.S.M. No. 8018, recorded in Vol. 42, Pages 297 & 298, of Certified Survey Maps, Document No. 2718831; located in the NE ¼ of the SW ¼ and the NW ¼ of the SW ¼ of Section 32, Town 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin,

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thence S89°57'07"W (recorded as S89°34'15"W), 364.00 feet along the south line of Lot 1, CSM No. 8018;  
thence N01°15'23"E, 379.86 feet to the north line of Lot 1, CSM No. 8018;  
thence N89°57'31"E (recorded as N89°34'15"E), 364.00 feet along the north line of Lot 1, CSM No.8018 to the **POINT OF BEGINNING**.

Containing 138,230 square feet, 3.17 acres.

Subject to all other recorded and unrecorded easements.

This description Prepared by  
Paulson & Associates, LLC  
Daniel A. Paulson  
Professional land Surveyor

February 26, 2018

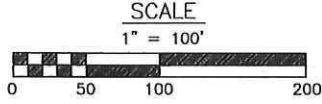


# CONDITIONAL USE PERMIT (CUP) MAP

LOT 1, C.S.M. NO. 8018 AS RECORDED IN VOL. 42, PAGES 297 & 298, OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 2718831; LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 32, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN

C 1/4 COR SECTION 32 (ALUM MON)

TOTAL AREA = 138,230 SQ. FT (7.17 AC)



LOT 2  
C.S.M. NO. 13098

BASIS OF BEARINGS  
THE NORTH LINE OF THE SW 1/4 SECTION 32, T07N, R10E, IS ASSUMED TO BEAR N89°58'08"E.

**PAULSON & ASSOCIATES, LLC**  
LAND SURVEYING  
DEFOREST, WI  
608-846-2523

SURVEYOR  
PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
136 W. HOLM STREET  
DEFOREST, WI 53532

OWNER'S  
JOSEPH E. RANE  
LEONA L. RANE  
JAMES L. RANE  
4439 LIBBY ROAD  
MADISON, WI 53711

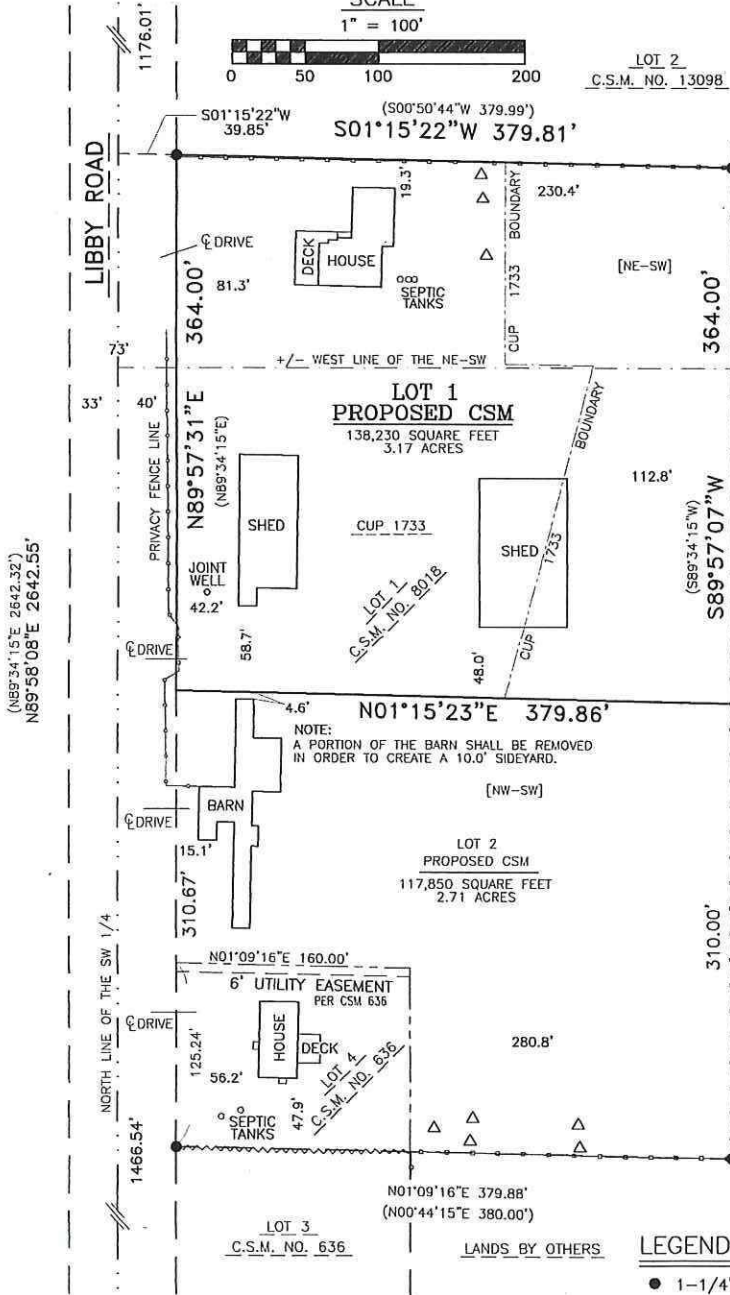
LOT 2  
C.S.M. NO. 13098



## LEGEND

- 1-1/4" IRON PIPE (FOUND)
- ⊕ DANE COUNTY SECTION CORNER (AS NOTED) (4-TIES FOUND)
- ( ) "RECORDED AS" INFORMATION
- BOUNDARY FENCE LINE
- ~~~~ OCCUPATION (WOOD EDGING/MOWNING)
- △ SANITARY PLUG/VENT

NOTES:  
1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

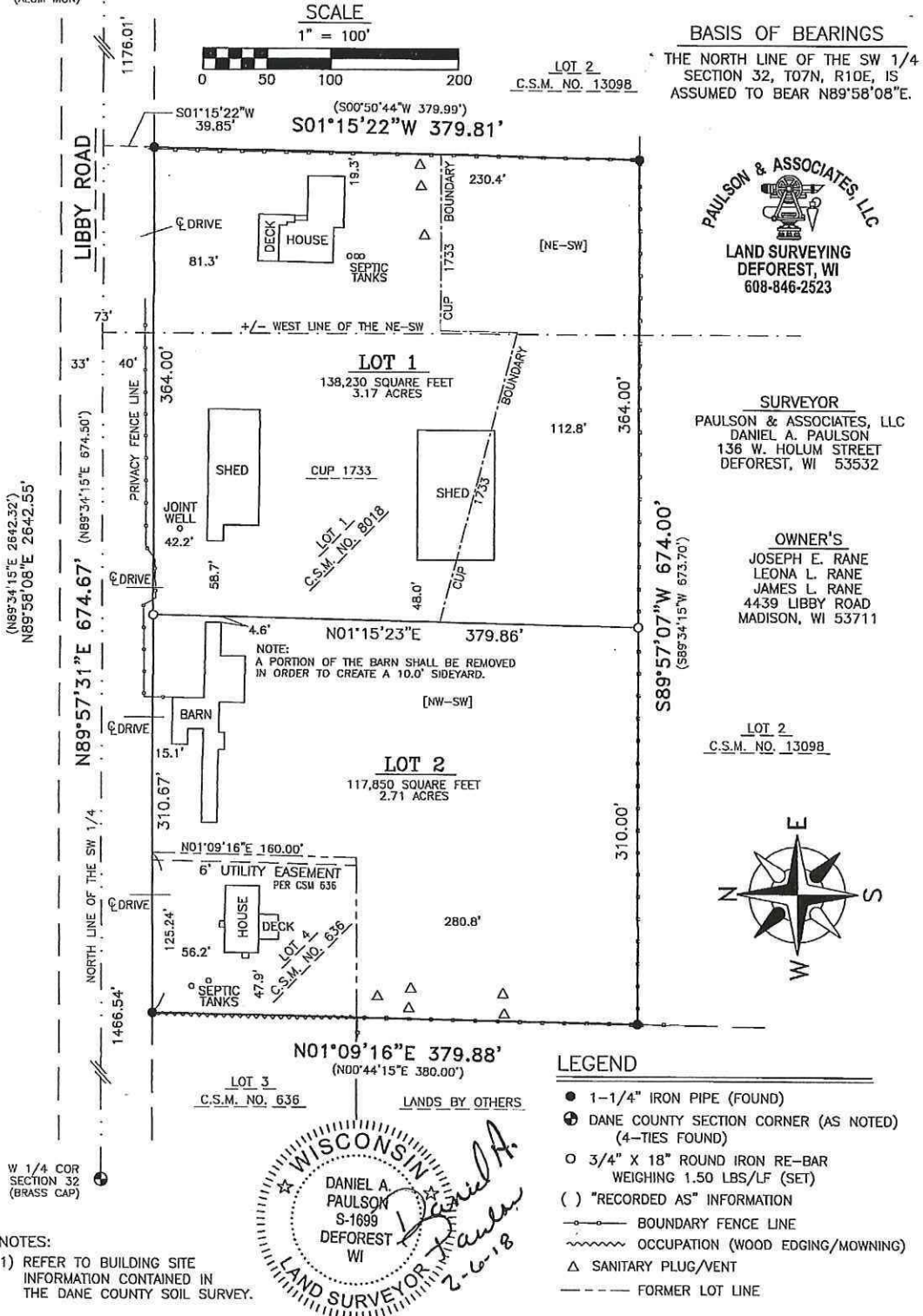


# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING LOT 4, C.S.M. NO. 636, AS RECORDED IN VOL. 3, PAGES 151 & 152, OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 1302675 & LOT 1, C.S.M. NO. 8018 AS RECORDED IN VOL. 42, PAGES 297 & 298, OF CERTIFIED SURVEY MAPS, DOCUMENT NO. 2718831; LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 32, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN

C 1/4 COR SECTION 32 (ALUM MON)

TOTAL AREA = 256,080 SQ. FT (5.88 AC) DOCUMENT NUMBER \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**

I, Daniel A Paulson, Professional Land Surveyor **DO HERBY CERTIFY** that by the direction of Joseph E. Rane, I have surveyed, divided, monumented, and mapped Lot 4, C.S.M. No. 636, as recorded in Vol. 3, Pages 151 & 152, of Certified Survey Maps, Document No. 1302675 & Lot 1 C.S.M. No. 8018, recorded in Vol. 42, Pages 297 & 298, of Certified Survey Maps, Document No. 2718831; located in the NE ¼ of the SW ¼ and the NW ¼ of the SW ¼ of Section 32, Town 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin.

Containing 256,080 square feet, 5.88 acres.

Subject to all other recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance in surveying and mapping the same.

Daniel A. Paulson  
Daniel A. Paulson PLS-1699  
2-6-18  
Date:



**DANE COUNTY APPROVAL CERTIFICATE**

Approved for recording by the Dane County Zoning and Land Regulation Committee.

\_\_\_\_\_  
Date: Daniel Everson  
Authorized Representative

**TOWN OF BLOOMING GROVE APPROVAL CERTIFICATE**

Approved for recording by the Blooming Grove Town Board this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Authorized Representative

**CITY OF MADISON CERTIFICATE**

Pursuant to a certain cooperative plan between the City of Madison and the Town of Blooming Grove dated April 20, 2006, the City of Madison does hereby waive its extraterritorial land division approval jurisdiction for this Certified Survey Map to allow the creation of not more than two residential lots as provided for in Sec.11B.(3) of said cooperative plan. Further additional subdivision, rezoning or development of the resulting lots may be subject to the review and approval of the City of Madison as provided for in the cooperative plan.

\_\_\_\_\_  
Natalie Erdman Date: \_\_\_\_\_

**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages \_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_  
Dane County Register of Deeds-Kristi Chlebowski

**OWNER'S CERTIFICATE**

We, Joseph E. Rane, Leona L. Rane & James L. Rane, hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Joseph E. Rane  
Joseph E. Rane

3/9/18  
Date

Leona L. Rane  
Leona L. Rane

3/9/18  
Date

James L. Rane  
James L. Rane

3/9/18  
Date

STATE OF WISCONSIN)  
Dane COUNTY) SS

Personally came before me this 9th day of March, 2018, the above Joseph E. Rane, Leona L. Rane & James L. Rane to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Michael C. Petersen  
Notary Public Dane, Wisconsin  
My commission expires: 11-1-2019



I, Michael C. Petersen, as authorized representative of Monara Bank as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this map.

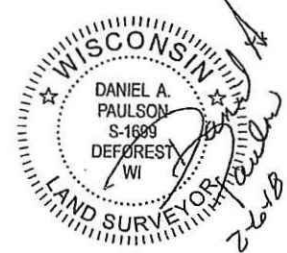
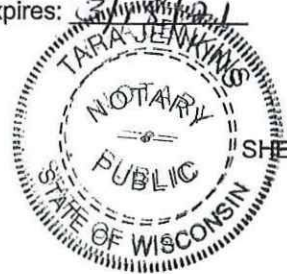
Dated this 9th day of March, 2018.

Michael C. Petersen  
Michael C. Petersen, Sr. J.P.

STATE OF WISCONSIN)  
Dane COUNTY) SS

Personally came before me this 9th day of March, 2018, the above Michael Petersen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public Dane, Wisconsin  
My commission expires: 3/1/2019



DANE COUNTY  
CONDITIONAL USE PERMIT #1733

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

**GRANT:** Conditional Use Permit subject to conditions.

**FOR:** RV Storage and Limited Family Business (storage related).

**EFFECTIVE DATE OF PERMIT 10/09/2001 EXPIRATION DATE: (See Below)**

**THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:**

Part of the N 1/2 SW 1/4 Section 32, Town of Blooming Grove described as follows: Part of Lot #1, CSM #8018, recorded in Volume 42 of Certified Surveys on page 297, as located in Section 32, Town of Blooming Grove described as follows: Beginning at the Northeast corner of the said Lot #1; thence S00°50'44" West 225.00 feet; thence S89°34'15" West 137.00 feet; thence S00°50'44" West 60.00 feet; thence S75°33' West 233.50 feet; thence N00°50'44" East 225.00 feet; thence N89°34'15" East 364.00 feet to the point of beginning.

CONDITIONS:

These conditions are specifically made applicable to this permit, any violation of such conditions shall be sufficient grounds for revocation of this permit.

- 1). Seasonal storage of recreational equipment and motor vehicles, outside and inside.
- 2). Screening shall be implemented and maintained per Dane County Code of Ordinances Section 10.16(7) as approved by the Zoning Administrator.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

The Conditional Use Permit shall automatically expire on sale of the property or the business to an unrelated third party.

**NOTE**

Recipients of this permit should recognize that rezoning or relocation of the business may be necessary if expansion of the business is desired.

# COMPOSITE REPORT

## Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 09/25/01 ITEM#: 10.

ZONING PETITION #: None CUP #: 1733

TOWN / SECTION: Town of Blooming Grove 32

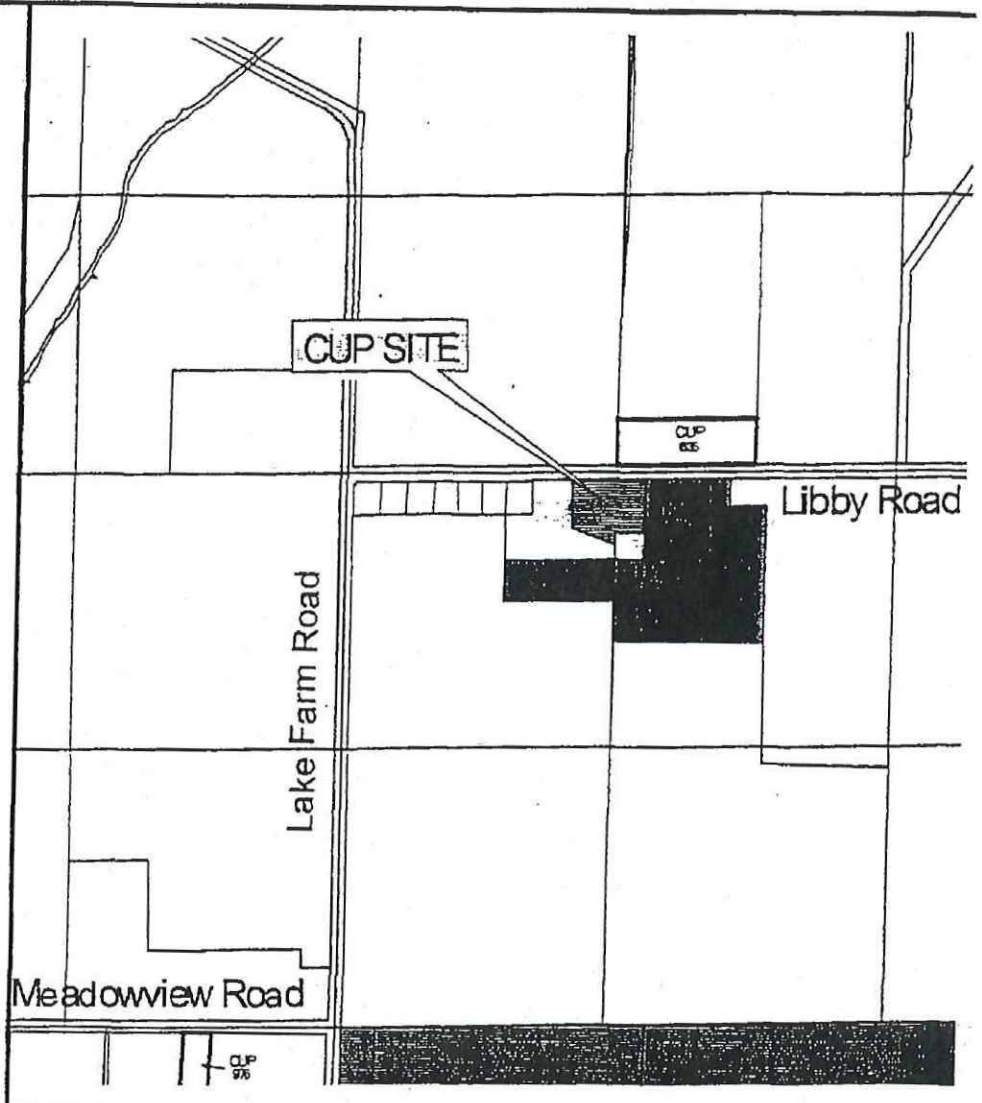
APPLICANT: JOSEPH RANE ET AL.

LOCATION: at 4425 Libby Road

AREA: 1.63 A acres DELAYED EFFECTIVE DATE: None

CHANGE: From the A-2(4) Agricultural to the A-2(4) Agricultural

PROPOSED USE: allow seasonal storage of recreational and other vehicles in existing farm build



**TOWN ACTION RECOMMENDATION:**

Approved

DENY

**SUBJECT TO:**

Conditions  Amended

**IF CUP:**

Conditions  None

**ZNR COMMITTEE ACTION - REZONING**

Postponed  
 Approve  Cond/Amend Town  Cond/Amend. Comm.  
 As Condition

Amended  Changed Zone Dist.  
 Changed Boundary Description

DENY  Vote  
 Action Date \_\_\_\_\_

**ZNR CUP APPROVAL**

Approved  As Specified by Town  
 Con by ZNR  DENY  
 Date Oct 9 2001

**COUNTY BOARD ACTION REZONING**

Referred  Date \_\_\_\_\_  
 Approved  Amended on Floor  
 DENY  COUNTY BOARD AGENDA ITEM # \_\_\_\_\_

## COMPOSITE REPORT 1733

## ITEM #10

CUP for seasonal storage of recreational vehicles in existing farm buildings in the A-2 zoning district  
Joseph Rane, et.al., owners;  
Blooming Grove 32

### Background

Joseph Rane, James Rane and Leona Rane own a 5.42 acre parcel that was rezoned to A-2(4) under petition 6320, effective 11/15/1995 (former game farm use). The property has (2) existing horse barns and a 40' x 90' existing agricultural building with wellhouse. (The Rane residence is located on an adjacent CSM lot at the northwest corner of the property.) The Ranes wish to define a 2.04 acre area (not a separate parcel) at the northwest corner of the 5.42 acre parcel as the site for a Conditional Use Permit for:

*"seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those resident on the premises, this storage to be in existing accessory farm buildings. The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use..." as per Zoning Ordinance Section 10.126(3)(r).*

The CUP area would include the 40'x90' ag building and adjacent outdoor grass-surfaced parking on the south (rear) and east sides of the ag building. These areas are screened from Libby Road by woods and an existing tree line along Libby Road.

The Ranes wish to use the existing ag building for indoor storage of boats and campers. Hours of operation would be by appointment only. As demand increases for expanded services (shuttling services, shrink-wrapping, etc.) additional hours of operation would be introduced... [The] plan is to be operational in the fall of 2001."

The Ranes mention "plans for adding additional storage as the need arises." This CUP allows such storage in "existing accessory farm buildings," so no new storage buildings may be built without rezoning to a commercial status.

Also note that the CUP language does not specifically mention outdoor parking or storage of recreational vehicles; it may be within the purview of the ZNR Committee to add such a Condition to a request for recreational vehicle storage in the A-2(4) district. Otherwise, a Conditional Use Permit for Limited Family Business or rezoning to C-2 Commercial would permit outdoor parking.

### Dane County Agency / Town Comments

The agencies and/or local government bodies listed below have submitted the following comments regarding this petition.

#### Dane County Highway and Transportation Department

No significant increase of traffic expected due to rezone. (For more information about these comments, please contact Highway Department staff at 266-4261.)

#### Town of Blooming Grove Board

The Town Plan Commission and Board voted unanimously to approve the petition.



STATE PARK LAND

STATE PARK LAND

STATE PARK LAND

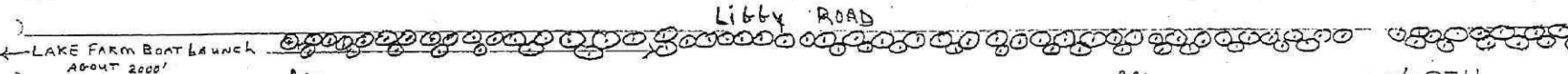
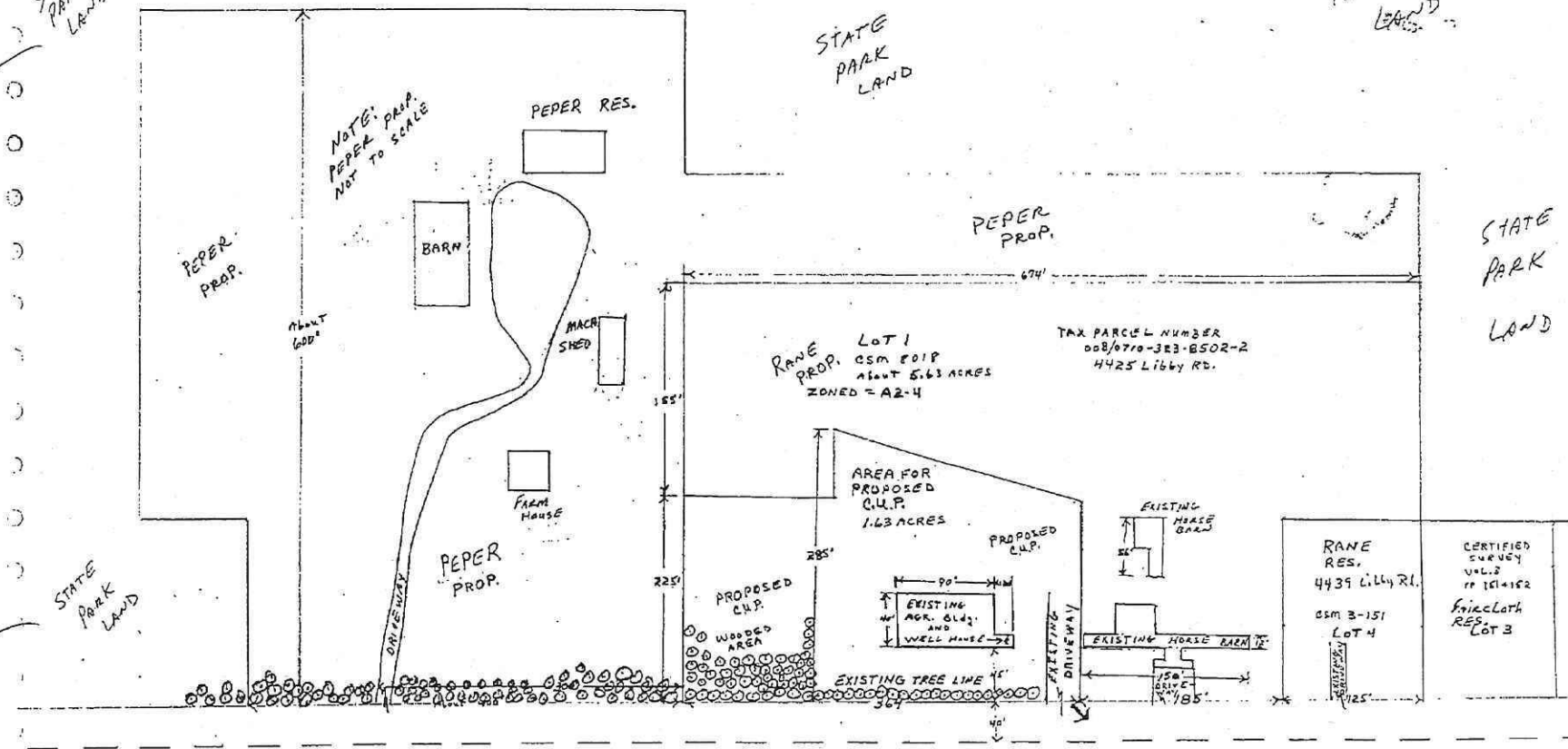
STATE PARK LAND

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DANE CO. PARK LAND

DANE CO. PARK LAND

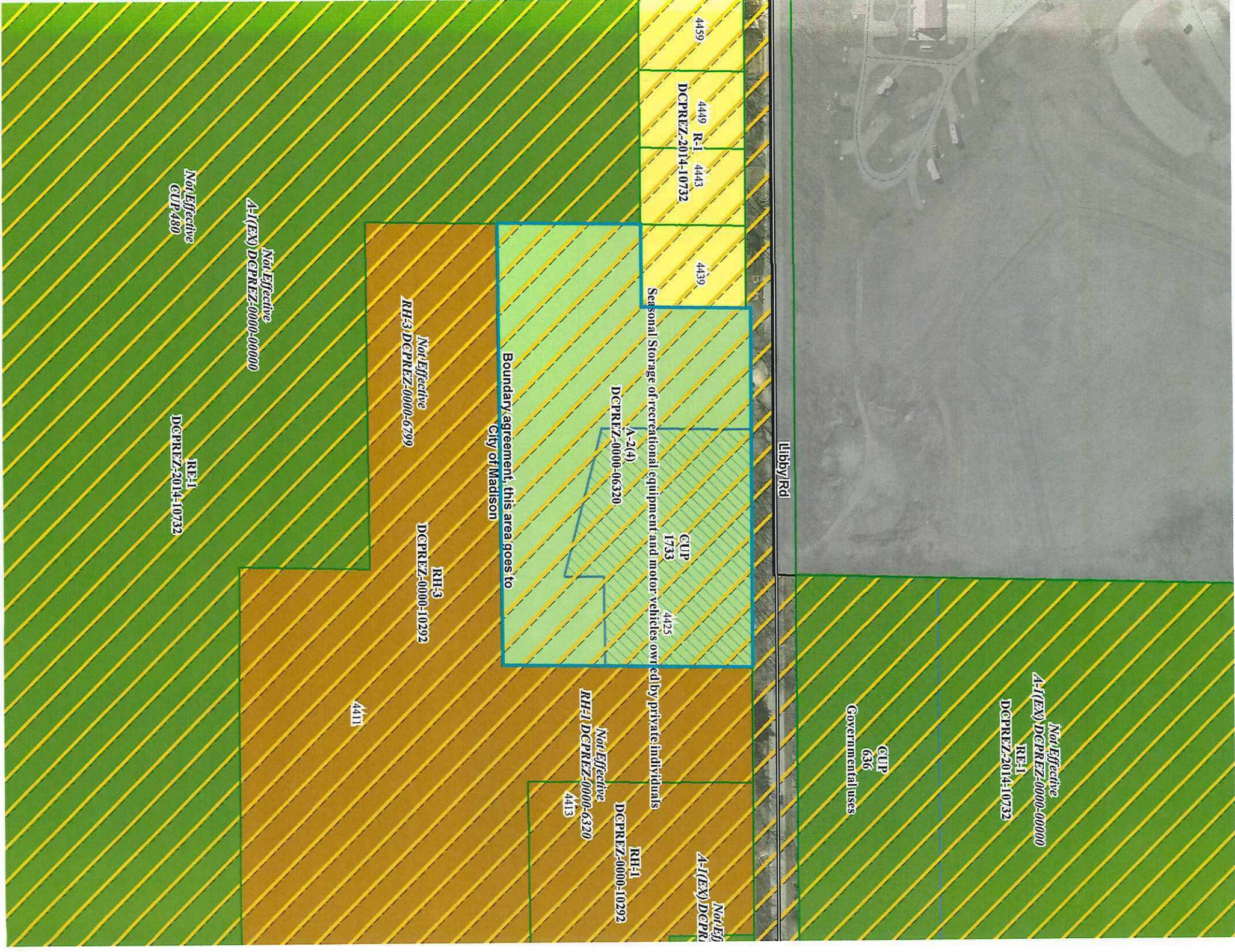


LAKE FARM BOAT LAUNCH ABOUT 2000'

NORTH

COPY

SCALE: 1"=100'  
EXISTING TREES + SCUMBS = ○



4459  
4449 R-1 4443  
DCPREZ-2014-10732

4439

Seasonal Storage of recreational equipment and motor vehicles owned by private individuals

DCPREZ-0000-06320  
A-2(4)

CUP  
1733  
4425

RH4 Not Effective  
DCPREZ-0000-6320  
4413

Not Effective  
A-1(EX) DCPREZ-0000-10292  
RH-1

Boundary agreement, this area goes to  
City of Madison

Not Effective  
RH-3 DCPREZ-0000-6799

RH-3  
DCPREZ-0000-10292

4411

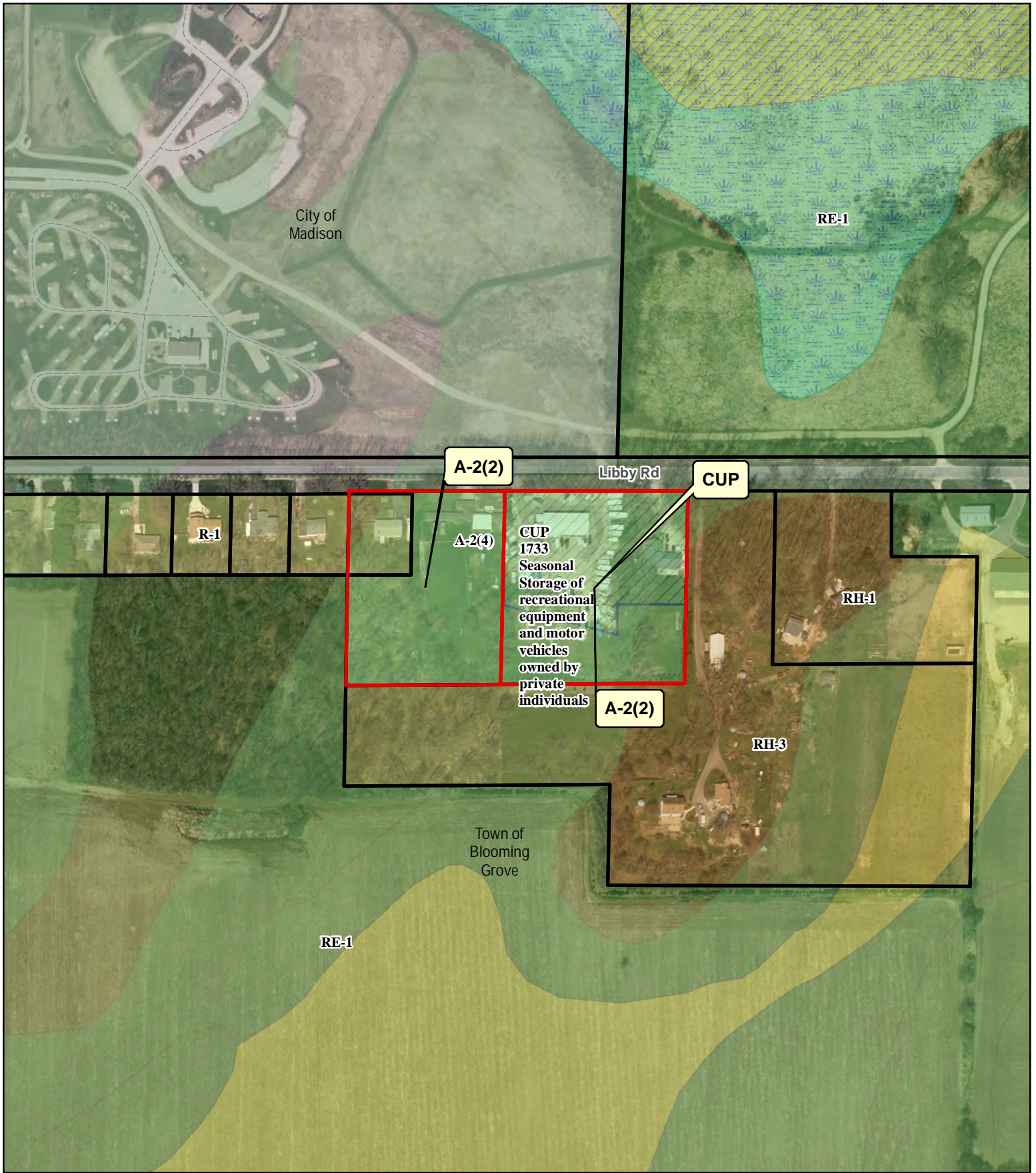
Not Effective  
A-1(EX) DCPREZ-0000-00000

Not Effective  
CUP 480





RH-1  
DCPREZ-2014-10732

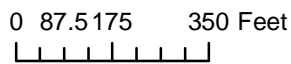
Governmental uses  
CUP  
636

Not Effective  
A-1(EX) DCPREZ-0000-00000  
RH-1  
DCPREZ-2014-10732



**Legend**

-  Wetland
-  Floodplain
- Significant Soils Class**
-  Class 1
-  Class 2



Petition 11279 /CUP 2418  
 JOSEPH E RANE