

Dane County Rezone & Conditional Use Permit

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 02/14/2019 | DCPREZ-2019-11412 |
| Public Hearing Date | C.U.P. Number |
| 04/30/2019 | DCPCUP-2019-02465 |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

| | | | |
|---|------------------------|--|--|
| OWNER NAME COACHMAN'S INN ENTERPRISES INC | PHONE (with Area Code) | AGENT NAME D'ONOFRIO KOTTKE | PHONE (with Area Code) (608) 833-7530 |
| BILLING ADDRESS (Number & Street) 984 COUNTY HIGHWAY A | | ADDRESS (Number & Street) 7530 WESTWARD WAY | |
| (City, State, Zip) EDGERTON, WI 53534 | | (City, State, Zip) MADISON, WI 53717 | |
| E-MAIL ADDRESS markeldont@gmail.com | | E-MAIL ADDRESS RLAAS@DONOFRIO.CC | |


| 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 | |
|-----------------------------------|--------------|-----------------------------------|--------------|-----------------------------------|--------------|
| 986 County Highway A | | 986 County Highway A | | 986 County Highway A | |
| TOWNSHIP ALBION | SECTION 8 | TOWNSHIP | SECTION 8 | TOWNSHIP | SECTION 8 |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0512-081-8330-3 | | 0512-081-9540-7 | | 0512-081-8041-3 | |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

| | |
|---|--------------------|
| 26 UNIT CONDO PLAT | 26 UNIT CONDO PLAT |
| SEE REVISED APPLICATION WITH NEW ZONING CODES | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|----------------------------|-------------------------|-------|---------------------------------------|-------|
| RE-1 Recreational District | C-1 Commercial District | 1.84 | 10.13(a)(2)(a) | 8.72 |

| | | | | |
|--|---|---|----------------------------------|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS SSA1 | SIGNATURE:(Owner or Agent)  |
|--|---|---|----------------------------------|---|

PRINT NAME:
RONALD R. KLAAS

DATE:
2-14-19



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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 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 COACHMAN'S INN Agent's Name RON KLAAS
D'ONOFRIO KOTKE
 Address 984 COUNTY HIGHWAY A Address 7530 WESTWARD WAY
EDGERTON 53534 MADISON, WI 53717
 Phone (608) 239-0511 Phone (608) 833-7536
 Email MARK.ELDONI@GMAIL.COM Email RKLAAS@DONOFRIO.CC

Town: ALBION Parcel numbers affected: 081-8330-3, 081-9540-7, 081-8041-3
 Section: 8 Property address or location: 986 CTH A

Zoning District change: (To / From / # of acres)
G.C. / RE-1 - 1.84 AC

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

COACHMAN'S IS PROPOSING A 26 UNIT CONDO PROJECT ADJACENT TO THE GOLF COURSE

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

Submitted By: [Signature]

Date: 2-6-19



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

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>COACHMAN'S INN</u> | Agent | <u>RON KLAAS D'ONOFRIO KOTKE</u> |
| Address | <u>984 CTH A</u> | Address | <u>7530 WESTWARD WAY</u> |
| Phone | <u>EDGERTON 53534</u> <u>(608) 239-0511</u> | Phone | <u>(608) 833-7530</u> |
| Email | <u>MARK.EUDONT@GMAIL.COM</u> | Email | <u>RKLAAS@DONOFRIO.CC</u> |

Parcel numbers affected: 081-8330-3 Town: ALBION Section: 8
081-9546-7 Property Address: 984 CTH A
081-8041-3

Existing/ Proposed Zoning District : GC & RE-1 → ALL GC w/CUP

Type of Activity proposed: 26 UNIT CONDO PLAT
Separate checklist for communication towers and mineral extraction uses must be completed.

- 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: Date: 2-14-19

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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.

THE CONDO PROJECT WILL BENEFIT THE EXISTING COMMERCIAL BUSINESSES IN THE AREA, AND WILL NOT CAUSE ANY UNIQUE STRESS TO TOWN SERVICES.

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.

THE COACHMAN'S RESORT GOLF COURSE, & RELATED COMMERCIAL BUILDINGS, WILL BE USED BY RESIDENTS OF THE CONDO PLAT. THE 2 EXISTING BUSINESSES ACROSS CTH A WILL NOT BE IMPACTED BY THIS PROJECT.

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.

THE PROJECT FITS INTO THE TOWN COMP PLAN.

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

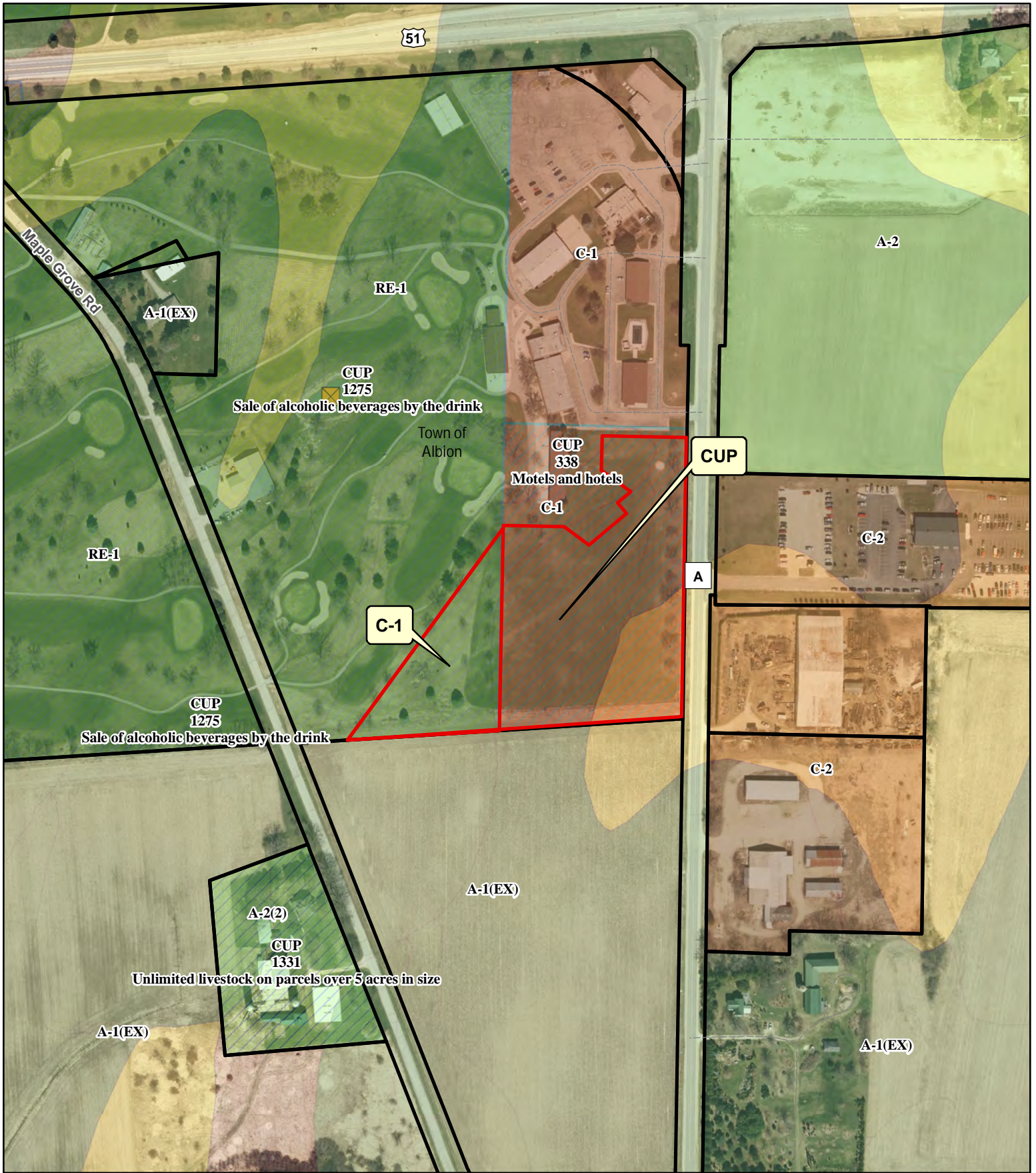
THE EXISTING ACCESS FROM CTH A INTO THE MOTEL BLDGS WILL BE USED FOR THE CONDO SITE. SEPTIC & WELLS WILL BE INSTALLED TO SERVE THE UNITS.

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.

ACCESS WILL BE ONTO CTH A, WHICH HAS ADEQUATE CAPACITY FOR THIS PROJECT.

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

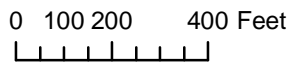
ALL RULES, LAWS, & REGULATIONS WILL BE ADHERED TO, AND PERMITS OBTAINED



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



REZONE 11412-CUP 02465
COACHMAN'S INN
ENTERPRISES INC

DCPCup-2019-02465 / DCPREZ-2019-11412



PRELIMINARY DESIGN CONCEPTS FOR

COACHMAN'S INN
986 COUNTY HIGHWAY A
TOWN OF ALBION, WISCONSIN



SITE PLAN | CONCEPT 1

SCALE: 1" = 30'-0"

1

| AREA CALCULATIONS | |
|-------------------------|-------------------------|
| LOT SIZE INCLUDING R/W: | 633,273.57 (7.44 ACRES) |
| TYPICAL UNIT FOOTPRINT: | 1,070.57 |
| UNITS PER ACRE: | 0.37 |
| TOTAL UNITS: | 28 |



LEGAL DESCRIPTION – AREA TO BE REZONED GENERAL COMMERCIAL (GC)

A parcel of land located in the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 8, T5N. R12E, Town of Ablion, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 8; thence $N00^{\circ}44'31''E$, 110.92 feet along the East line of said NE1/4 to the Southeast corner of Lot 1, Certified Survey Map No. 4239; thence $S85^{\circ}22'11''W$, 418.89 feet along the South line of and to the Southwest corner of said Lot 1, also being the point of beginning; thence continuing $S85^{\circ}22'11''W$, 348.93 feet; thence $N35^{\circ}53'00''E$, 605.59 feet to a point on the West line of said Lot 1; thence $S00^{\circ}53'16''W$, 462.54 feet along said West line to the point of beginning. Containing 80,323 square feet (1.844 acres).

LEGAL DESCRIPTION – CONDITIONAL USE PERMIT AREA

Part of Lot 1, Certified Survey Map No. 4239 and lands located in the NE1/4 of the NE1/4 and in the SE1/4 of the NE1/4 of Section 8, T5N, R12E, Town of Albion, Dane County, Wisconsin to-wit:
Commencing at the Northeast corner of said Section 8; thence S00°44'31"W, 939.53 feet along the East line of said Section 8; thence N89°06'44"W, 40.00 feet to the point of beginning; thence S00°44'31"W, 637.11 feet; thence S85°22'11"W, 767.82 feet; thence N35°53'00"E, 605.59 feet; thence N00°53'16"E, 5.85 feet; thence S89°06'44"E, 139.00 feet; thence S53°51'26"E, 71.00 feet; thence N49°34'52"E, 112.27 feet; thence N40°25'08"W, 32.00 feet; thence N49°34'52"E, 39.65 feet; thence N54°07'00"W, 82.98 feet; thence N00°53'16"E, 78.07 feet; thence S89°06'44"E, 193.33 feet to the point of beginning.
Containing 299,787 square feet (6.882 acres).

GRANT RENTALS LLC
999 COUNTY HIGHWAY A
EDGERTON, WI 53534

PETER H BURNO
1734 N RED OAK DR
STOUGHTON, WI 53589

WI DOT
2101 WRIGHT ST
MADISON, WI 53704

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

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984 COUNTY HIGHWAY A
EDGERTON, WI 53534

JOHAN STOKSTAD
1111 MAPLE GROVE RD
STOUGHTON, WI 53589

RICHARD W VEDVIG
2035 WASHINGTON RD
STOUGHTON, WI 53589

JOHAN STOCKSTAD
1111 MAPLE GROVE RD
STOUGHTON, WI 53589

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

GRANT RENTALS LLC
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EDGERTON, WI 53534

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STOUGHTON, WI 53589

PETER H BURNO
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STOUGHTON, WI 53589

WI DOT
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MADISON, WI 53704

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EDGERTON, WI 53534

JOHAN STOKSTAD
1111 MAPLE GROVE RD
STOUGHTON, WI 53589

BLATTERMAN BUILT HOMES LLC
3472 OLD MEIER RD
MADISON, WI 53718

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

JOHAN STOCKSTAD
1111 MAPLE GROVE RD
STOUGHTON, WI 53589

RONALD R LARSEN
1197 ELDON WAY
EDGERTON, WI 53534

JOHAN STOKSTAD
1111 MAPLE GROVE RD
STOUGHTON, WI 53589

GRANT RENTALS LLC
999 COUNTY HIGHWAY A
EDGERTON, WI 53534

Current Owner
1057 ELDON WAY
EDGERTON, WI 53534

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

PETER H BURNO
1734 N RED OAK DR
STOUGHTON, WI 53589

COACHMAN'S INN ENTERPRISES INC
980 COUNTY HIGHWAY A
EDGERTON, WI 53534

JOHAN STOKSTAD
1111 MAPLE GROVE RD
STOUGHTON, WI 53589

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

RICHARD W VEDVIG
2035 WASHINGTON RD
STOUGHTON, WI 53589

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

DAVID R STAVER
1205 ELDON WAY
EDGERTON, WI 53534

COACHMAN'S INN COUNTRY CLUB INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

SCOTT WEDIGE
1213 ELDON WAY
EDGERTON, WI 53534

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

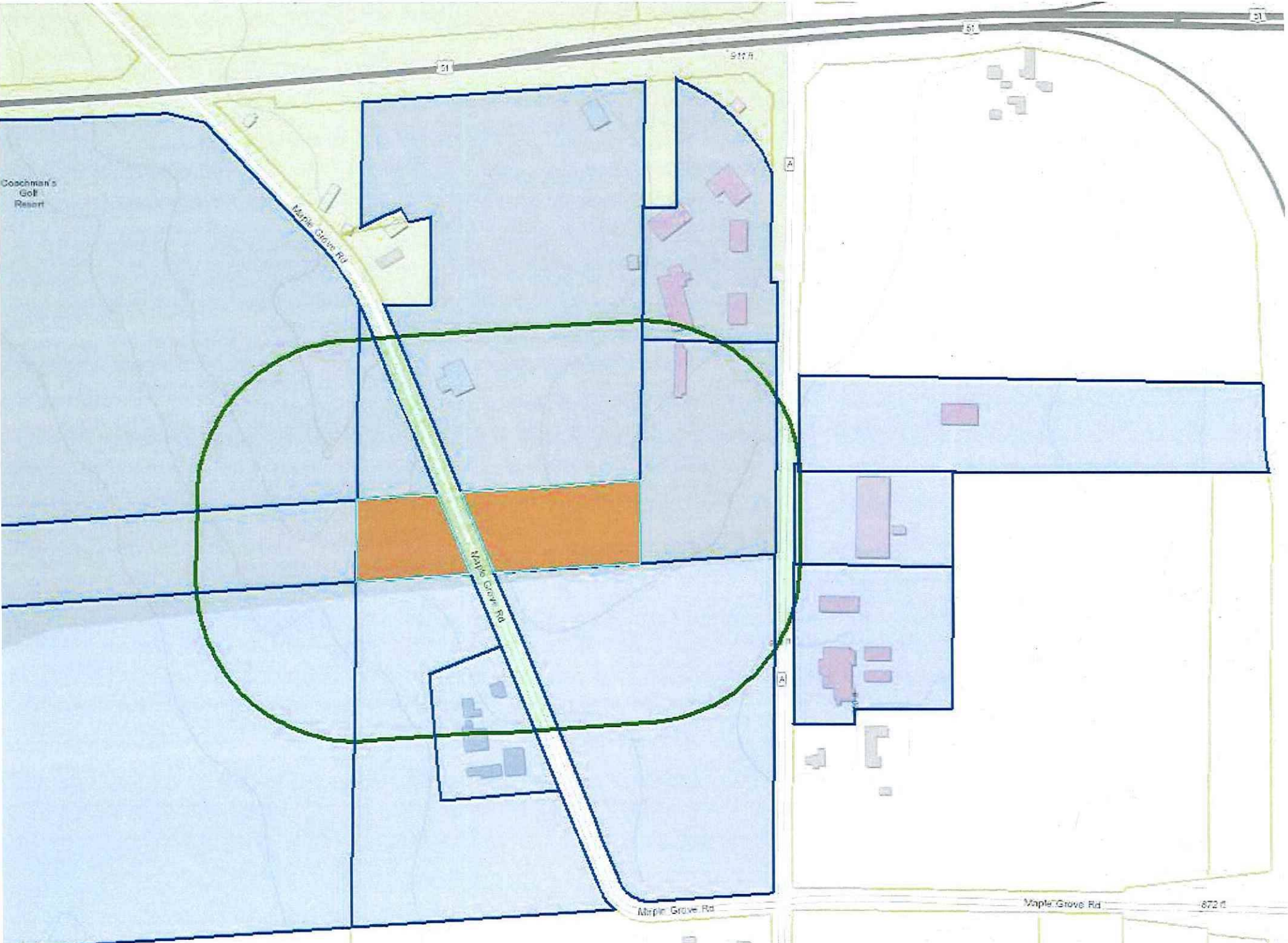
BLUE MEADOWS PROPERTIES LLC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

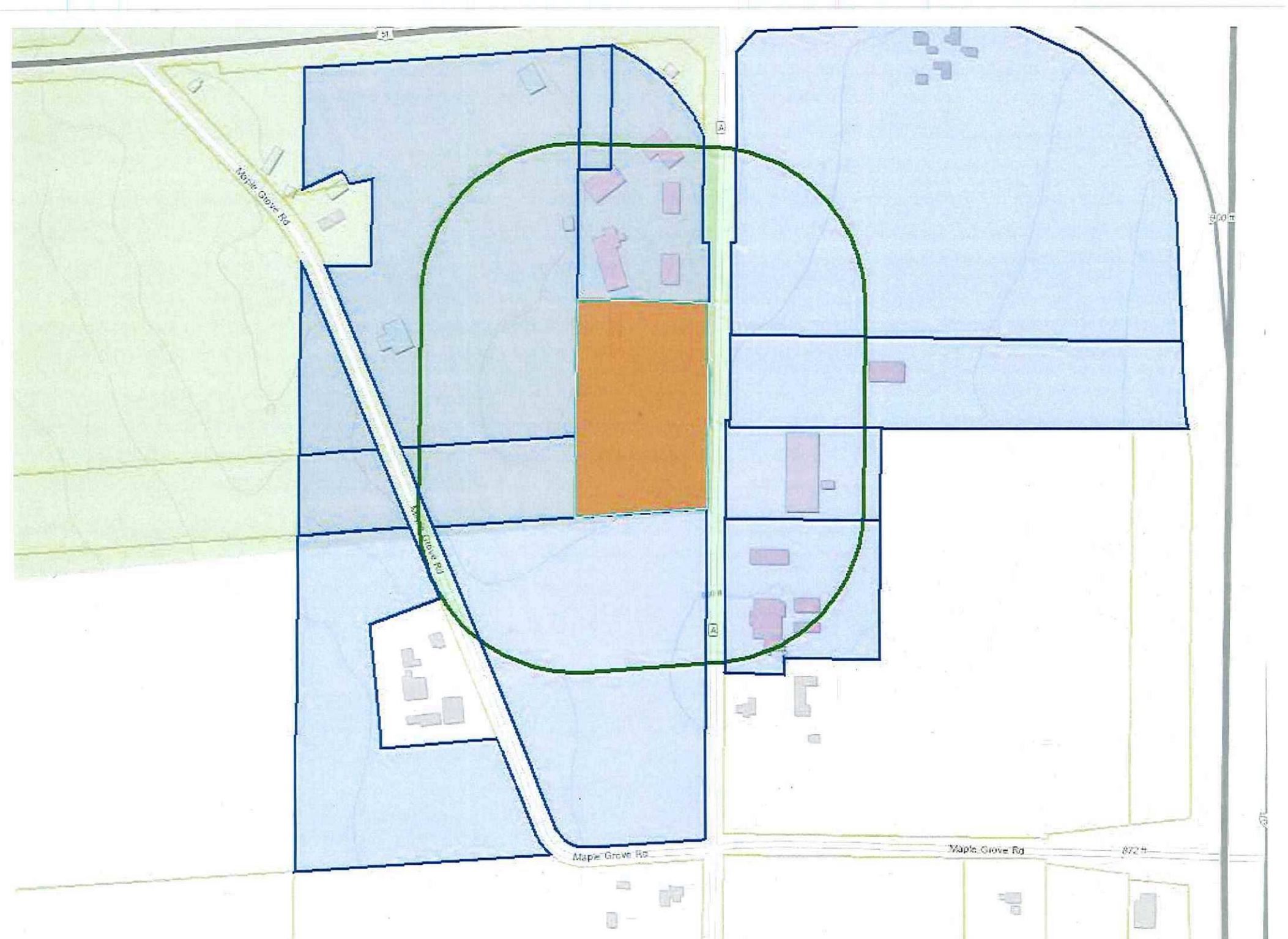
STOKSTAD LIVING TR, ERIC
305 US HIGHWAY 51
STOUGHTON, WI 53589

COACHMAN'S INN ENTERPRISES INC
984 COUNTY HIGHWAY A
EDGERTON, WI 53534

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984 COUNTY HIGHWAY A
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM.



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