

Dane County Rezone Petition

Application Date	Petition Number
11/09/2021	DCPREZ-2021-11791
Public Hearing Date	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SIMPLY HOMES PROPERTY MANAGEMENT LLC	PHONE (with Area Code) (608) 446-2224	AGENT NAME JAMES MCFADDEN	PHONE (with Area Code) (608) 251-1350
BILLING ADDRESS (Number & Street) 5117 BUTTERFIELD DR		ADDRESS (Number & Street) 380 WEST WASHINGTON AVE.	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS simplyhomesproperties@gmail.com		E-MAIL ADDRESS james@mcfadden.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
533 Waterloo Road					
TOWNSHIP MEDINA	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-151-8421-2					

REASON FOR REZONE

CHANGE ZONING TO ALLOW FOR VEHICLE SALES AND REPAIR

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	HC Heavy Commercial District	0.62





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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:

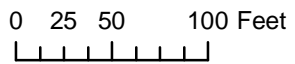
CONCERNS:
 1- NO PROVISIONS FOR STORM WATER MANAGEMENT.
 2- HOLDING TANK MAY NOT BE AN ACCEPTABLE ON-SITE SEPTIC SYSTEM
 3- ACCESS AND PARKING ON ADJACENT LOT. PROVIDE EASEMENT AGREEMENT.
 4- PROVIDE DETAILS ON PARKING, SCREENING, AND SIGNS.

DATE:



Legend

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



Petition 11791
**SIMPLY HOMES
 PROPERTY
 MANAGEMENT LLC**

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

Letter of Intent

From: McFadden & Company
380 West Washington Avenue
Madison, Wisconsin 53703
608.251.1350 – james@mcfadden.com



To: Dane County
Department of Planning & Development
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Date: October 26, 2021

Project: 533 Waterloo Road

Reason for Request:

533 Waterloo (currently SFR-08) and 531 (HC) are functionally interdependent. They share a single private drive and both have structures that constructed for commercial purposes.

The intent is to rezone 533 from SFR-8 to HC to bring it in line with 531 to make the improvements to the site and structure necessary to support a small 34 vehicle used car dealership.

Neighborhood Characteristics:

There are six properties located between Waterloo Road to the north and Karem Road to the south sharing a private drive. They collectively supported a now shuttered rendering operation.

533 Waterloo, the subject parcel, is 0.623 acre in area and currently has a 2,535 SF open sided pole barn built as an equipment shed.

531 Waterloo has six commercial buildings showing varying degrees of neglect on 2.2 acres.

529 Waterloo has a single-family home currently being added to and remodeled by the applicant on a 0.6-acre property

527 Waterloo is 1.1-acre property with an existing duplex.

Immediately to the south on 534 Karem Drive. is single family residence on a 1.9-acre property.

To the immediate east is a 6.2-acre property owned by St Mary's Cemetery.

Operational Narrative:

The business will be conducted between the hours of 9:00 AM and 5:00 PM Monday through Saturday. It is anticipated that there will be three or four customer visits per day and two full time employees on site at one time in addition to the owner.

Approximately (?) vehicles will be delivered to the site by truck weekly. These will be temporarily stored prior to servicing inside the shop in a secured lot to the rear of the building.

More than 4,000 SF of land will be disturbed and erosion control storm water management plans will be prepared and appropriate measures implemented

A new well will be drilled on the 529 Waterloo property to serve the single-family residence at 529, the duplexes 525 & 527 as well as the subject property 533. A new holding tank will be installed to the rear of the 533 shop.

A new driveway entry off of Waterloo serving the dealership is proposed.

Three parking lots are proposed. There will be a sales lot between Waterloo and the shop sized for 34 vehicles, there will second secured lot behind the shed for staff parking and the storage of vehicles awaiting servicing and customer parking in front of the shop.

Vehicles will typically be delivered via truck and into the lot to the rear of the shop where they will temporarily be stored prior to servicing.

Refuse dumpsters will be enclosed. The sale lot will be lighted with four pole mounted pole mounted fixtures, the storage lot and customer parking will have two building mounted fixtures, all will be sharp cutoff LED's.

The business will deal exclusively with late model intact vehicles. Other than a small number batteries which will be stored inside and recycled will be no hazardous materials on site.

There will be a 32 SF double sided sign in compliance with 10.800 adjacent to the new driveway off of Waterloo.

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Waterloo Road

McFadden & Company
380 West Washington Ave.
Madison, Wisconsin 53703
(608)251-1350
james@mcfadden.com

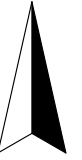


533

531

529

N



Merrick Road (Private Drive)

Legal Description:

LOT 2 CSM 8483 CS46/170&171-2/12/97
F/K/A LOTS 1 & 2 CSM 8374
CS45/217&218-10/15/96 F/K/A LOTS 2
& 3 CSM 6939 CS34/310&311-11/20/92
F/K/A LOTS 1, 2 & 4 & PRT OF LOT 3
CSM 6584 CS32/184&185-11/7/91 &
LOTS 1 & 3 CSM 6757
CS33/302&303-6/9/92 F/K/A LOTS 1, 2,
3 & 4 CSM 4605 CS20/136&137-3/21/85
DESCR AS SEC 15-8-12 PRT
NE1/4NE1/4 (0.623 ACRES INCL R/W)

47'-11"

10'-6"

84'-6 1/2"

30'

10'-3"

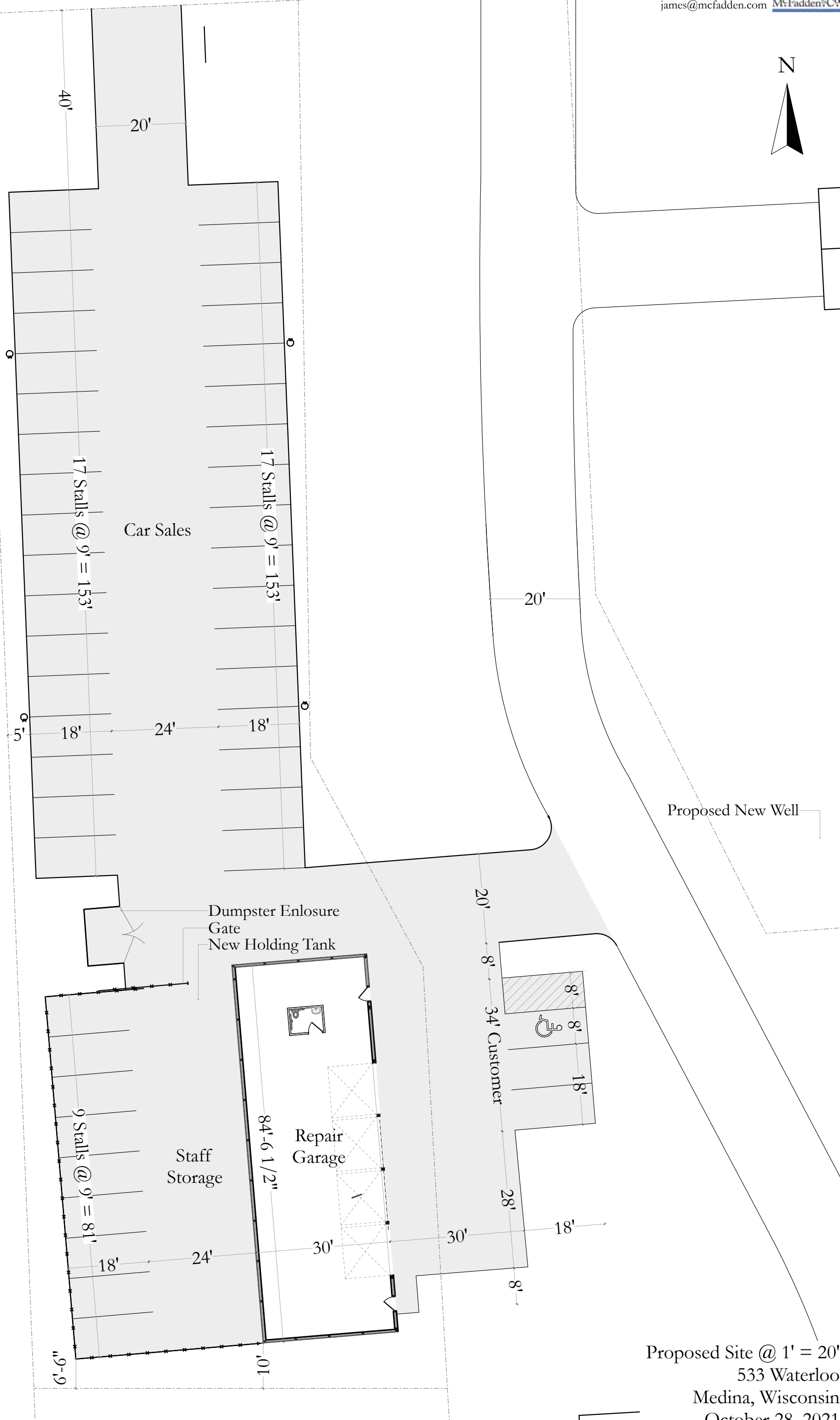
10'

Gravel Pavement

Existing Site @ 1' = 20'
533 Waterloo
Medina, Wisconsin
October 28, 2021

Waterloo Road

McFadden & Company
380 West Washington Ave.
Madison, Wisconsin 53703
(608)251-1350
james@mcfadden.com



Proposed Site @ 1' = 20'
533 Waterloo
Medina, Wisconsin
October 28, 2021



View From Waterloo to the Southeast



View From Waterloo to the South



View Of Existing Equipment Shed



View Down Private Drive to the South

