

Dane County Rezone Petition

Application Date	Petition Number
08/02/2023	DCPREZ-2022-11923
Public Hearing Date	
02/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ADAM AND ANNE STEELE	PHONE (with Area Code) (608) 239-1609	AGENT NAME CLEARY BUILDING CORP.	PHONE (with Area Code) (608) 379-0132
BILLING ADDRESS (Number & Street) 717 WOODLAWN DR		ADDRESS (Number & Street) 190 PAOLI ST	
(City, State, Zip) MADISON, WI 53716		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS tleeser@clearybuilding.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	
788 Holy Cross Way					
TOWNSHIP BURKE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-344-9870-8					

REASON FOR REZONE

ZONING FOR RESIDENTIAL USE

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	SFR-1 Single Family Residential District	.25
HC Heavy Commercial District	SFR-1 Single Family Residential District	.75

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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 RUH1	SIGNATURE:(Owner or Agent) <i>Travis Leeser</i>
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COMMENTS: PETITION AMENDED 08/02/2023

PRINT NAME: Travis Leeser
DATE: 08/3/23

Dane County Rezone Petition

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12/08/2022	DCPREZ-2022-11923
Public Hearing Date	
02/28/2023	

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788 Holy Cross Way					
TOWNSHIP BURKE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-344-9870-8					

REASON FOR REZONE

ZONING TO ALLOW FOR A PERSONAL STORAGE FACILITY

SEE AMENDED PETITION

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	HC Heavy Commercial District	1.3

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: HOLY CROSS WAY IS WITHIN CITY OF MADISON JURISDICTION, DRIVEWAY PERMIT MAY BE NEEDED FROM THE CITY.



Legend

-  Wetland
-  Floodplain



0 75 150 300 Feet



Petition 11923
 ADAM AND ANNE STEELE



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Adam and Anne Steele	Agent Name:	Travis Leesor
Address (Number & Street):	717 Woodlawn Dr	Address (Number & Street):	190 Paoli St
Address (City, State, Zip):	Madison, WI 53716	Address (City, State, Zip):	Verona, WI
Email Address:		Email Address:	tleesor@clearybuilding.com
Phone#:	608 239 1609	Phone#:	608 379 0132

PROPERTY INFORMATION	
Township: Burke	Parcel Number(s): 014/0810-344-9870-8
Section: 34	Property Address or Location: 788 Holy Cross Way

REZONE DESCRIPTION	
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Rezone HC and SFR-08 for a total of 1.3 acres to SFR-1 as advised by the county officials and city of madison

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
HC/SFR-08	SFR-1	1.3

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Travis Leesor

Date 8/3/23



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	<u>\$545</u>
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Adam and Anne Steele	Agent Name:	Travis Leeser
Address (Number & Street):	717 WOODLAWN DR	Address (Number & Street):	190 paoli St
Address (City, State, Zip):	MADISON WI 53716	Address (City, State, Zip):	Verona WI
Email Address:		Email Address:	tleeser@clearybuilding.com
Phone#:	608 2391609	Phone#:	608 379 0132

PROPERTY INFORMATION	
Township:	Burke
Parcel Number(s):	014/0810-344-9870-8
Section:	34
Property Address or Location:	788 HOLY CROSS WAY

REZONE DESCRIPTION	
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Rezone all property to HC for unoccupied heated storage and personal use. Current zoning is sfr-08 and HC

SEE AMENDED PETITION

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08/HC	HC	1.3

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature 
 Adam Steele

Date 11/16/2022

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.

SEE AMENDED PETITION

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



Steele Rental Properties

Property:

3700 County Road T

Madison, WI 53704

Parcel #: 014/0810-344-9870-8

SEE AMENDED PETITION

NEIGHBORHOOD CHARACTERISTICS

The current use of the property, 3700 County Road T, is for rental purposes. The property is set on a 1.3 acres. It has a small three bedroom, one bath, rental house and garage.

The property is across the street from a bar and grill and is adjacent to Holy Cross Lutheran Church and School on the north and County Highway T on the south. The Christine day school is 50 yards north of the property. Eagle Crest Bar is located across the street of the property which is zoned heavy commercial. Part of the property is .77 acres of heavy commercial and .53 acres are single family residential.

OPERATIONAL NARRATIVE

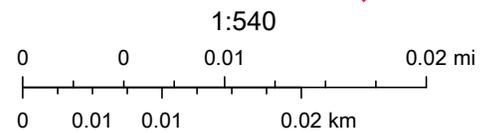
There will be no set hours of operation since the building will be used for rental storage and renters will have individual key access. We anticipate having a maximum of three to four rental units. There will be no employees. The maximum number of personnel on the premise at any time will be the two owners, not including renters. We do not anticipate odors, dusts, soot, etc. so no mitigation should be needed. There should be no operations taking place outside an enclosed building except for loading and unloading. Compliance with county stormwater and erosion control standards are not applicable to this building. There will be no sanitary facilities constructed or needed for this building. Any trash generated should be minimal and should be accommodated by one standard trash bin and one standard recycle bin. With only 3-4 units daily traffic should be minimal and no special measures should be needed. There will no toxic materials or hazardous waste stored on the property. This limitation will be specified in the leases. We plan to install dusk to dawn down lights over the doors for security and safety purposes. No signage is planned.

ArcGIS WebMap



December 8, 2022

 Parcels



County of Dane, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS, Parcels



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

11/28/2022
STEELE, ADAM
Doc ID: 5129820221128150133

Elevations & Floor Plan

Customer Information

Building Specification For:

STEELE, ADAM
3700 CTY HWY T
SUN PRAIRIE, WISCONSIN 53590
Cell Phone: (608) 379- 013
Email: tleeser@clearybuilding.com

Building Site Location:

Location: N/A
Tenant: N/A
3700 CTY HWY T
SUN PRAIRIE, WISCONSIN 53590
County: DANE

SEE AMENDED PETITION

Elevations for Building 1



East End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



West End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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Elevations & Floor Plan



SEE AMENDED PETITION

South Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



North Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



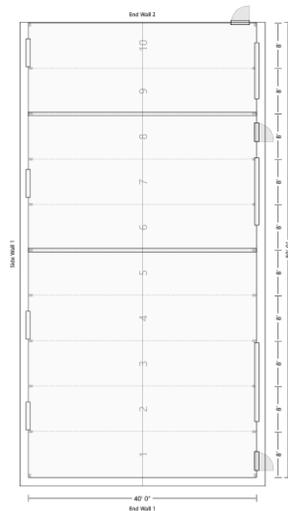
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Verona, WI 53593-0220
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11/28/2022
STEELE, ADAM
Doc ID: 5129820221128150133

Elevations & Floor Plan

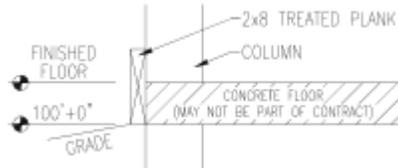
Floor Plan

SEE AMENDED PETITION



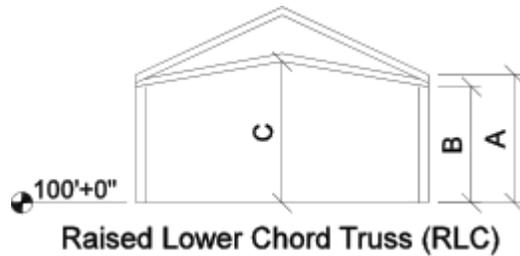
Elevations & Floor Plan

Truss Type



SEE AMENDED PETITION

Note: Clearance may be reduced by finished floor height.



Roof Pitch:	4/12
Roof Peak Height:	20' 4"
"A" = Actual Eave Height:	13' 8"
"B" = Truss clearance at heel: (Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)	12' 0"
"C" = Truss clearance at center: (Truss clearance at the center of the building with an RLC truss will be greater than the clearance at the heel.) See page PL-6 in the price book for clearances.	14' 1"

SEE AMENDED PETITION

DESCRIPTION: PER WARRENT DEED DOCUMENT NO. 5548712

Part of the SE 1/4 of the SE 1/4 of Section 34, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, which is more fully described as follows:

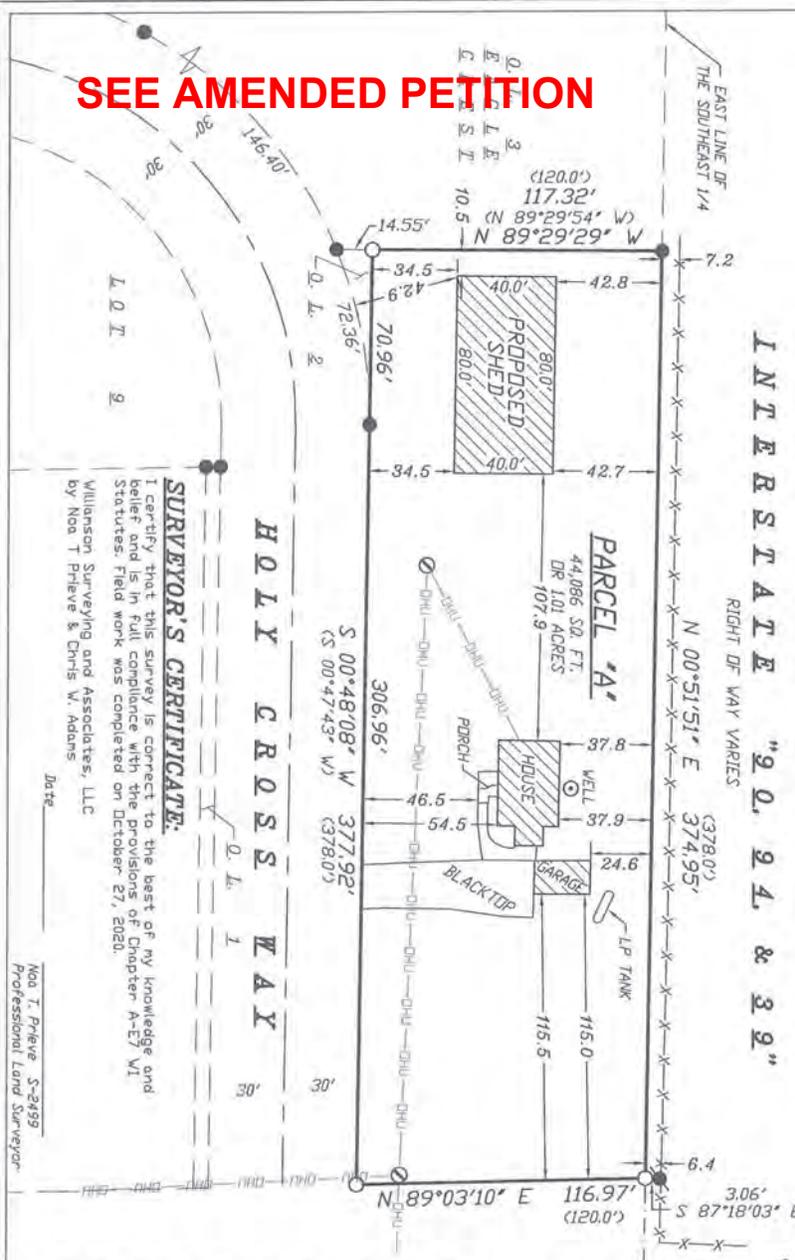
Commencing at the SE corner of said Section 34; thence North along the East line of said Section for a distance of 61.3 feet to the North right of way line of State Highway No. 30 (now known as County Trunk Highway "T"); and the point of beginning of this description thence West along said North right of way line of Highway, 120.0 feet; thence North, parallel to the East line of Section 34 a distance of 378.0 feet; thence East at right angles to last described line, 120.0 feet to the East line of said Section; thence South along said East line of Section 34, a distance of 374.95 feet to the point of beginning; EXCEPT part conveyed to State of Wisconsin, by Warranty Deed recorded on July 1, 1969 in Volume 711 of Deeds, page 368 as Document No. 1005276. Together with an easement for Ingress and Egress set out in an instrument recorded in Volume 7209 of Records, page 7 as Document No. 1897297.

NOTES:

- 1) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

INTERSTATE "90, 94, & 92"

RIGHT OF WAY VARIES



LEGEND

- = SET 3/4"x24" REBAR WT 15 LB PER LIN FT
- = FOUND 1 1/4" REBAR (UNLESS NOTED)
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS
- ⊖ = POWERPOLE

HOLY CROSS WAY

SURVEYOR'S CERTIFICATE:
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E, WI Statutes. Field work was completed on October 27, 2020.
Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date: _____
Noa T. Prieve S-2499
Professional Land Surveyor

COUNTY HIGHWAY "T"
RIGHT OF WAY VARIES

PREPARED FOR:
ADAM STEELE
3700 COUNTY HIGHWAY "T"
MADISON, WI 53704

PLAT OF SURVEY

A parcel of land located in part of the Southeast 1/4 of the Southeast 1/4 of Section 34, T8N, R10E, Town of Burke, Dane County, Wisconsin.

DATE	OCTOBER 27, 2020	REVISION DATE		CHECK BY	N.T.P.
SCALE:	1" = 50'			DRAWING NO.	20W-350
DRAWN BY	NEIL BORTZ			SHEET	1 OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SEE AMENDED PETITION

SFR-08 and HC to HC

Part of the SE 1/4 of the SE 1/4 of Section 34, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, which is more fully described as follows:
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SFR-08 and HC to SFR-1

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