

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/22/2022	DCPREZ-2022-11887
<b>Public Hearing Date</b>	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT H JOHNSON	PHONE (with Area Code) (608) 334-5376	AGENT NAME BRIAN SPANOS	PHONE (with Area Code) (608) 219-5247
BILLING ADDRESS (Number & Street) 275 US HIGHWAY 12 & 18		ADDRESS (Number & Street) 5910 MAIN STREET #1	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS jimsrealfarm@yahoo.com		E-MAIL ADDRESS brian@lakestoneproperties.com	

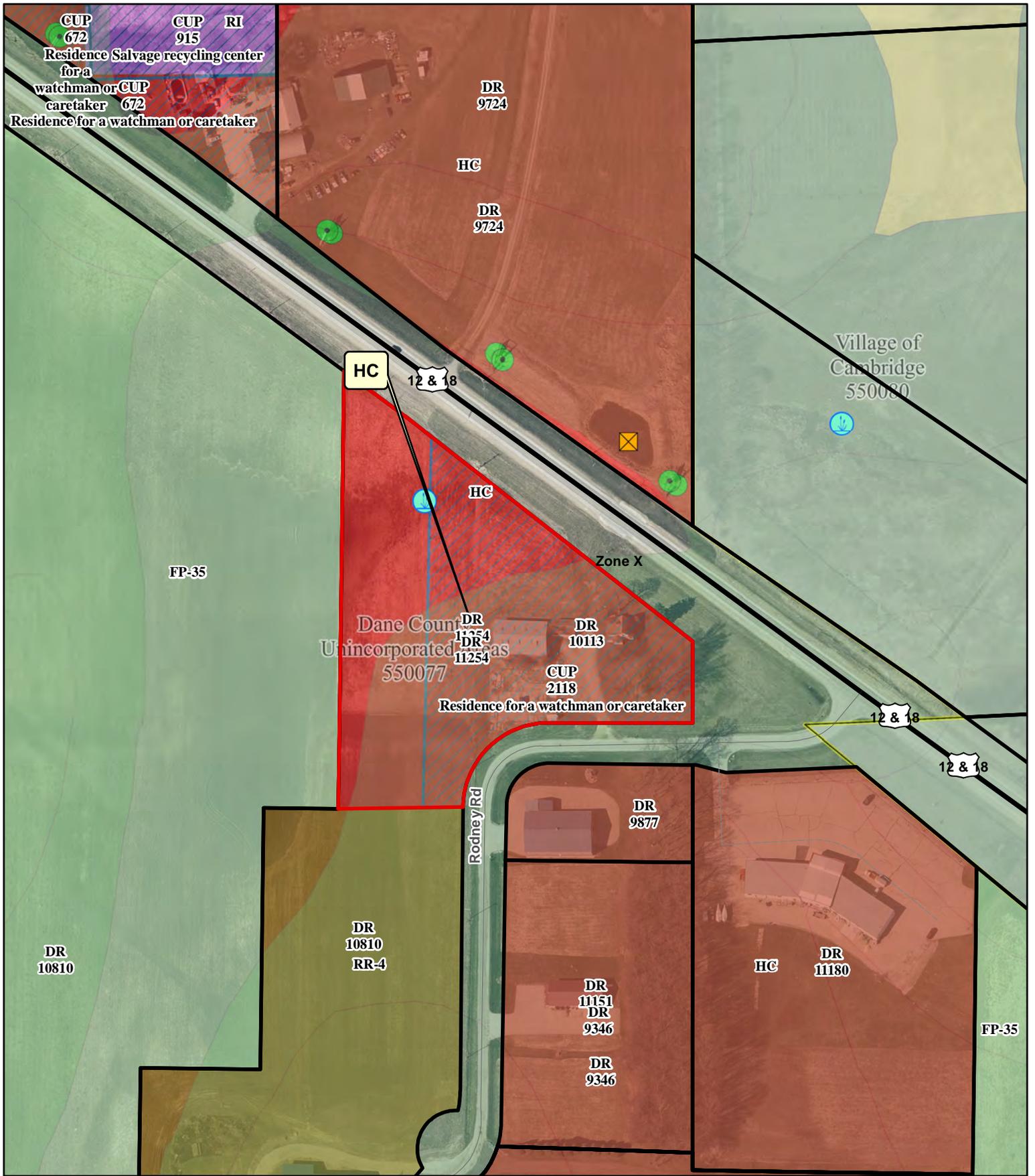
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
275 Hwy 12 & 18					
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-024-8075-0					

## REASON FOR REZONE

CHANGE OF USE TO MODIFY PRIOR ZONING/DEED RESTRICTION TO ALLOW A PERSONAL STORAGE FACILITY - MINIWAREHOUSES

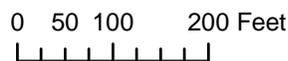
FROM DISTRICT:	TO DISTRICT:	ACRES
HC Heavy Commercial District	HC Heavy Commercial District	5.12

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
---	--	--	---	---



**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11887  
**ROBERT H JOHNSON**



## 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.**

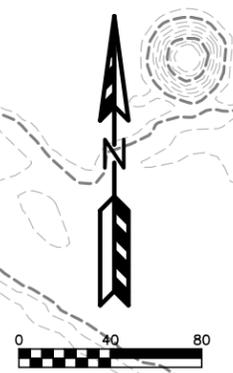
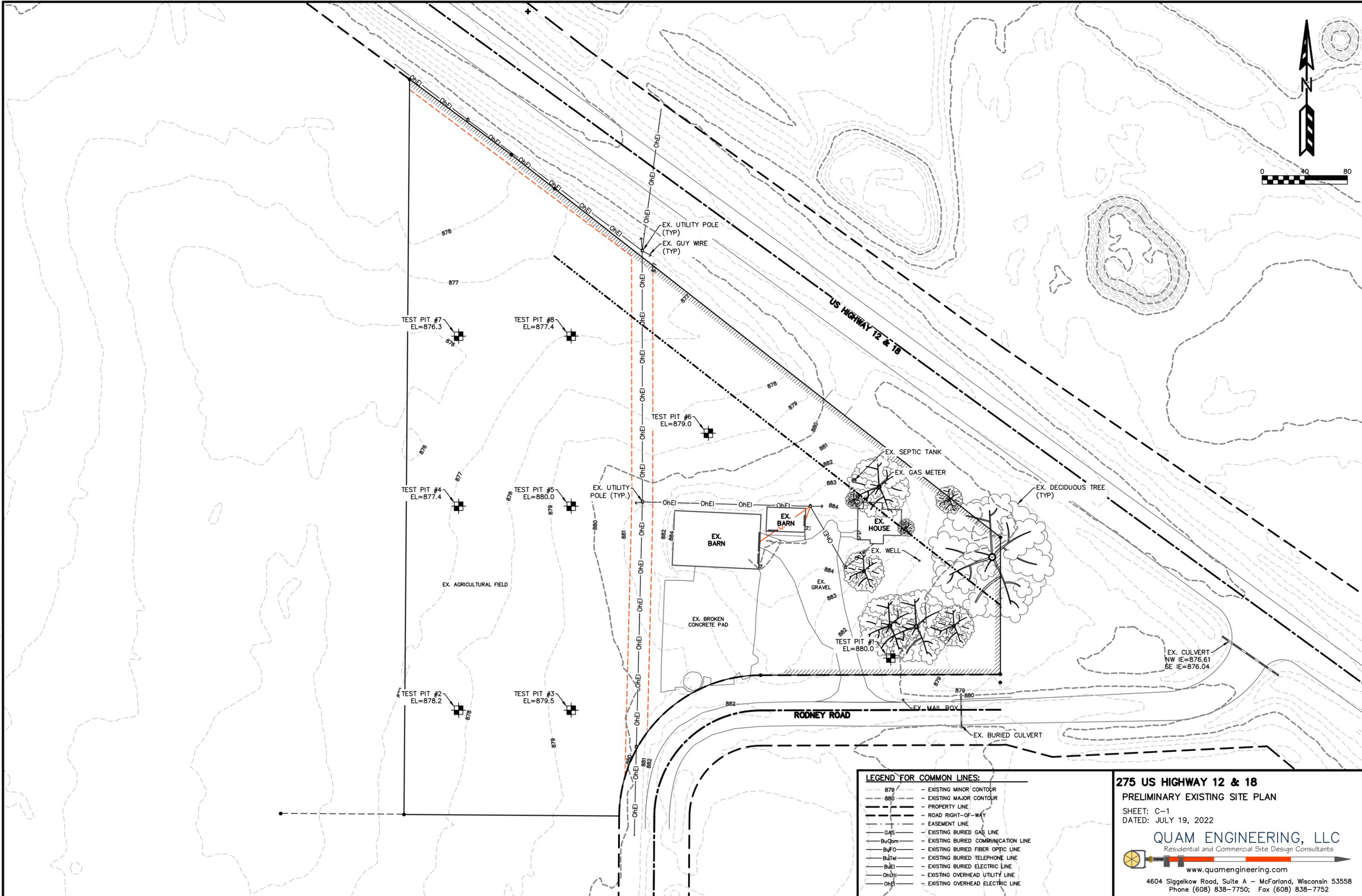
- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**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.**

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

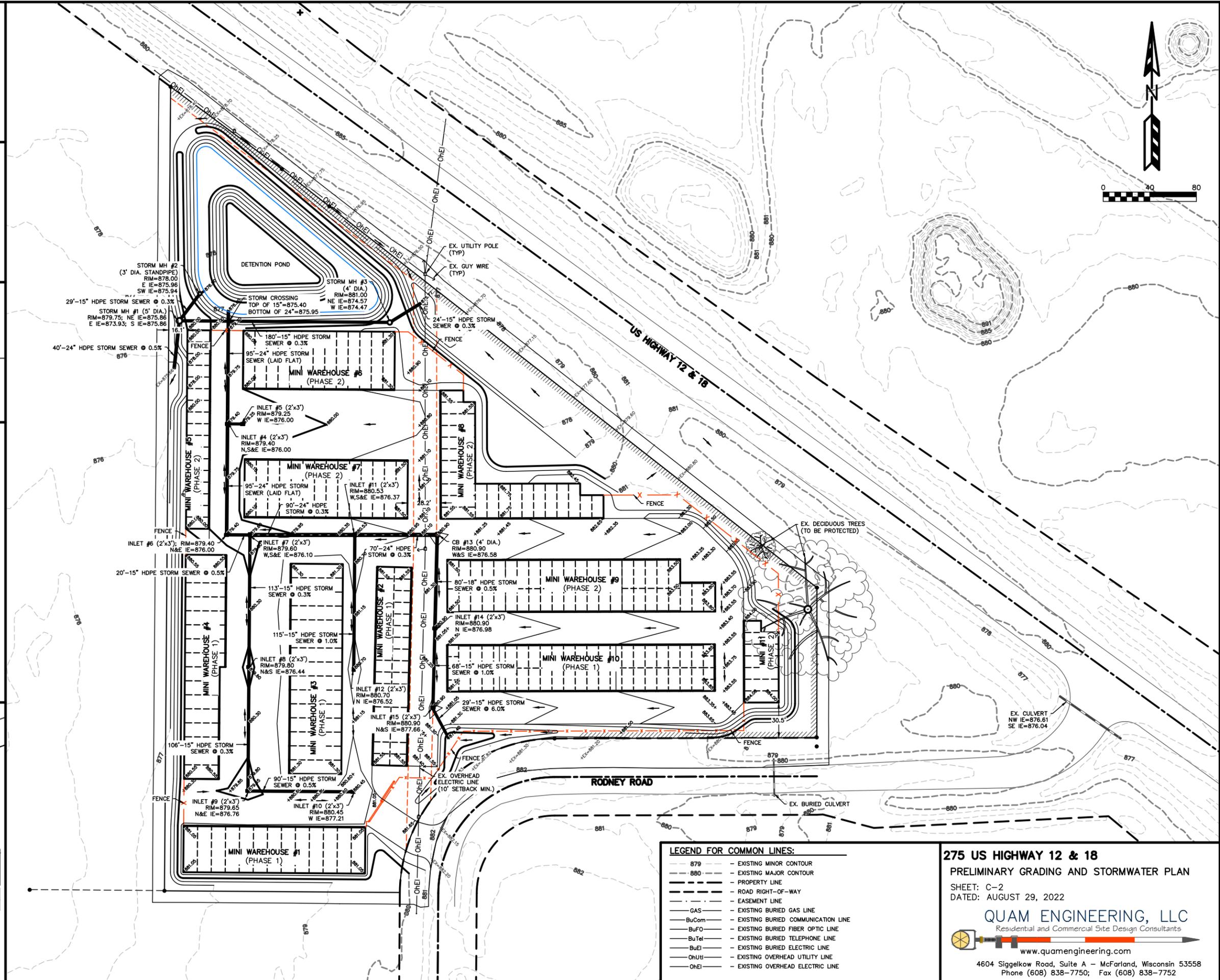
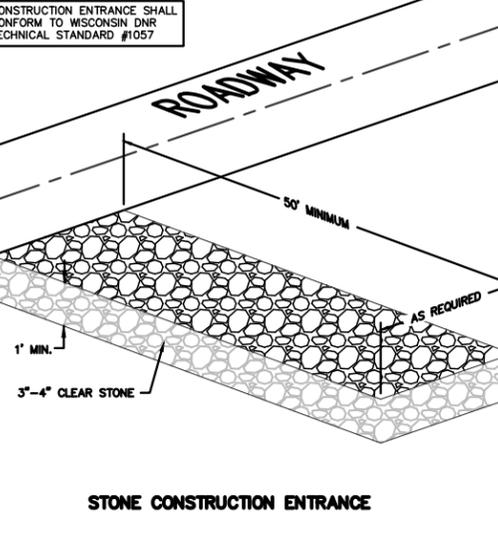
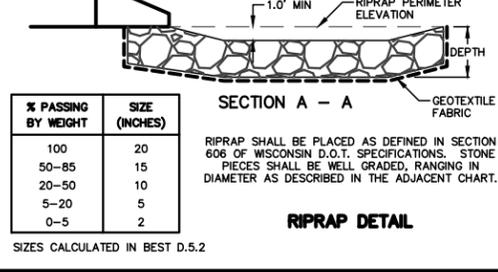
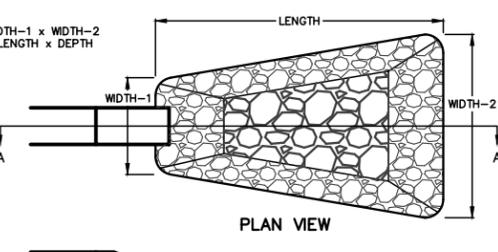
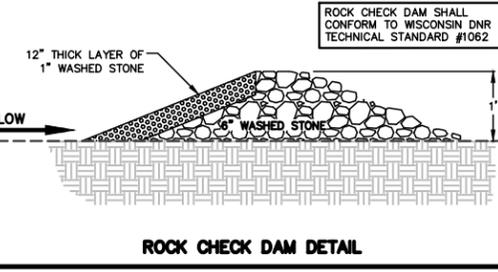
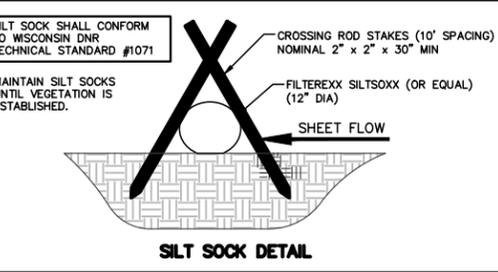
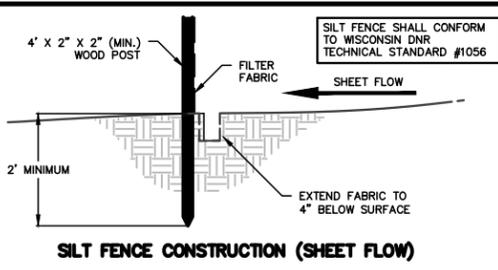


**LEGEND FOR COMMON LINES:**

879	- EXISTING MINOR CONTOUR
880	- EXISTING MAJOR CONTOUR
- - - -	- PROPERTY LINE
- - - -	- ROAD RIGHT-OF-WAY
- - - -	- EASEMENT LINE
Gas	- EXISTING BURIED GAS LINE
BuCom	- EXISTING BURIED COMMUNICATION LINE
BuFO	- EXISTING BURIED FIBER OPTIC LINE
BuTel	- EXISTING BURIED TELEPHONE LINE
BuEl	- EXISTING BURIED ELECTRIC LINE
OhEl	- EXISTING OVERHEAD UTILITY LINE
OhEl	- EXISTING OVERHEAD ELECTRIC LINE

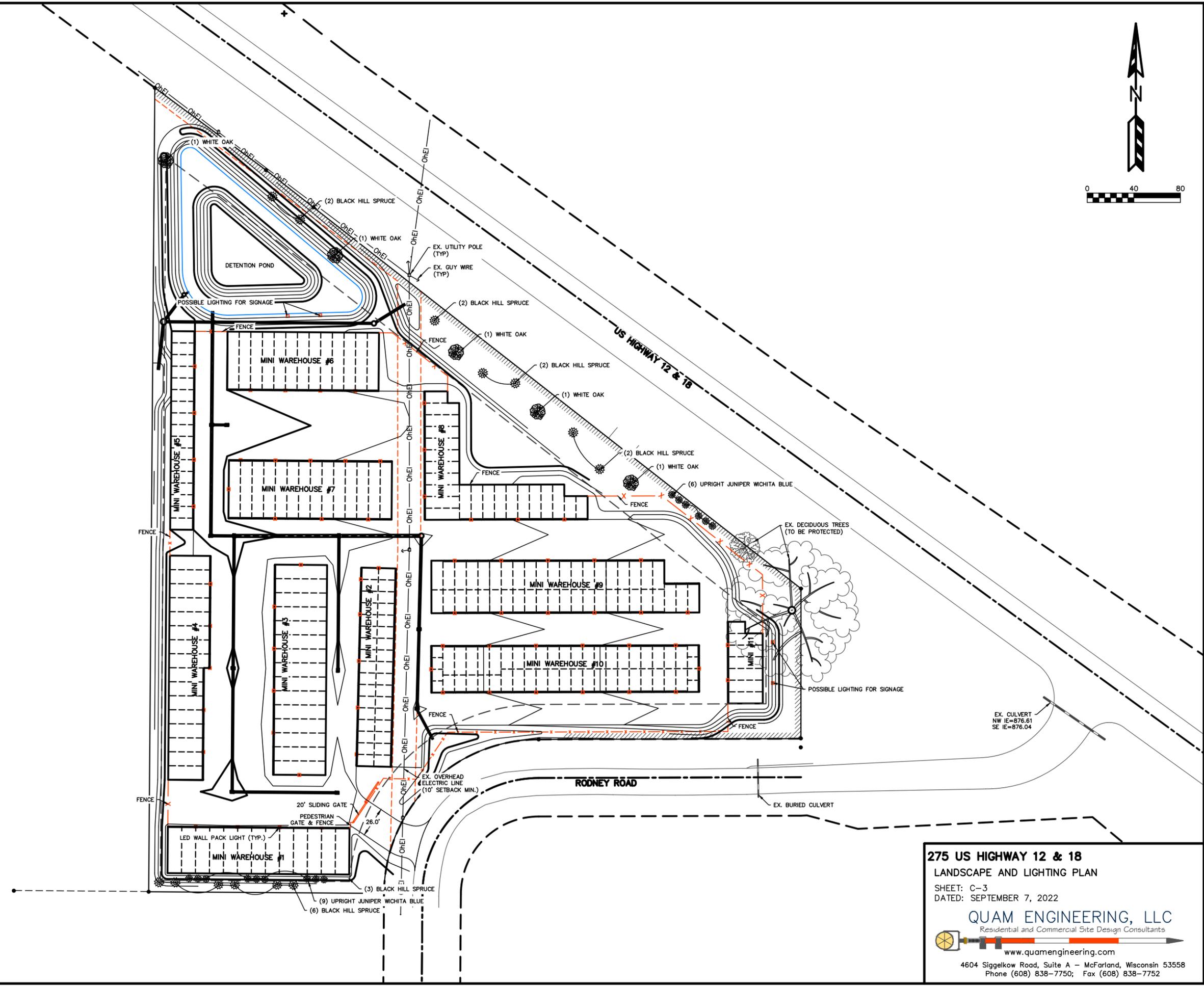
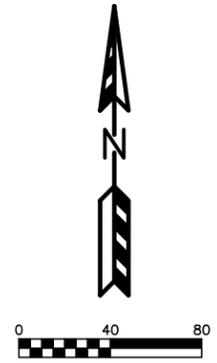
**275 US HIGHWAY 12 & 18**  
**PRELIMINARY EXISTING SITE PLAN**  
 SHEET: C-1  
 DATED: JULY 19, 2022

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**275 US HIGHWAY 12 & 18**  
 PRELIMINARY GRADING AND STORMWATER PLAN  
 SHEET: C-2  
 DATED: AUGUST 29, 2022

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggekkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**275 US HIGHWAY 12 & 18**  
**LANDSCAPE AND LIGHTING PLAN**  
 SHEET: C-3  
 DATED: SEPTEMBER 7, 2022

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

July 19, 2022

### Intent

- Develop a mini-warehouse facility at 275 Hwy 12/18 Cambridge WI

### Existing conditions

- Vacant land – residence and storage units demolished
- Parcel # 0612-021-9836-0
- 5.118 acres
- Zoned HC

### Adjacent Zoning District(s):

- FP-35 General Farmland Preservation
- RR-4 Rural Residential
- HC – Heavy Commercial



### Proposed Development

- Phase I – 4 buildings – 24,900 square feet
  - Building 1
    - Non-Climate Controlled – 5,760 square feet
  - Building 2
    - Non-Climate Controlled – 5,280 square feet
  - Building 3
    - Non-Climate Controlled – 8,100 square feet
  - Building 4
    - Non-Climate Controlled – 5,760 square feet

- Phase II – 7 buildings – 45,000+/- square feet
  - Timing, unit mix, and climate control versus non-climate control is subject to market demand.

### **Project Schedule**

- Phase I
  - Approvals – Current
  - Site Work – September - October
  - Foundation Construction – October to November
  - Building Construction – Spring 2023

### **Project Detail / Amenities**

- Fenced with gate and key card access
- Multiple security cameras
- Range of small units up to large units for boats / RV's

## **Operation Plan 275 Hwy 12**

- A)** Storage will be accessible 24 hours a day 7 day a week with key pad access.
- B)** The site will be managed by Lakestone Properties located 15 miles away in McFarland and will have no full-time employees working on site.
- C)** All driveways will be asphalt and there should be limited noise, odors and dust after construction is complete. There is no anticipated soot, runoff or pollution for this development.
- D)** Our policy will not allow any materials or personal property stored outside the storage units. The only activity that will take place outside the units is the loading and unloading of personal property in the storage units.
- E)** Quam Engineering has been hired to verify all county stormwater and erosion control standards are met.
- F)** There will be no office, water or bathroom located on site at this facility.
- G)** There will be two 32-gallon garbage cans located at each end of the site. These cans will be emptied 3 time per week. There will be no dumpster on site and tenants are not allowed to use these garbage cans for disposal of items from their storage units. This is written in the lease agreement.
- H)** The storage will be used for personal property, boats, watercraft and RV's. We anticipate 3% of our tenants will access their units per day. (5-10 cars per day)
- I)** No hazardous, toxic or explosive materials are allowed on site per the lease agreement.
- J)** Led lights are going to be mounted on the storage buildings every 35-40 feet. These lights are directed down to the ground to minimize any light-pollution to the neighbors.
- K)** There will be sign with the business name Lakestone Storage. It will include the phone number, and website for our company. The estimated size is only estimated at this time at 10 X40 feet

# **Exhibit A**

## **Rezoning Legal Description**

Lot 1 of Certified Survey Map No. 14963, recorded in Vol. 105 of Certified Survey Maps, on Page 193, as Document No. 5450837, in the Town of Christiana, Dane County, Wisconsin.

Said Lot 1 contains 222,903 square feet or 5.117 acres, more or less, and is subject to all matters of record and/or fact.

The above-described Lot 1 is shown on the map attached hereto as Exhibit B and by this reference made a part hereof.



June 13, 2022

Mr. Brian Spanos  
The Spanos Company  
PO Box 11  
McFarland, WI, 52558

**RE: Wetland Determination Summary – 275 HWY 12-18 Property, Town of Christina, Dane County, Wisconsin**

Dear Mr. Spanos:

Heartland Ecological Group, Inc. (“Heartland”) completed an assured wetland determination at the 275 HWY 12-18 Property Project Site on April 26, 2022 at the request of The Spanos Company. Fieldwork was completed by Scott Fuchs, Environmental Scientist, an assured delineator qualified via the Wisconsin Department of Natural Resources (WDNR) Wetland Delineation Assurance Program (Attachment 5, Delineator Qualifications). The 4.99-acre site (the “Study Area”) lies approximately ½-mile northwest of the intersection of State Trunk Highway (STH) 12-18 and STH 134, in the eastern half of Section 2, T6N, R12E, Town of Christina, Dane County, Wisconsin (Attachment 1, Figure 1). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area. There were no wetlands identified within the Study Area (Attachment 1, Figure 6).

## Methods

Wetland determinations were based upon the criteria and methods described in the USACE Wetlands Delineation Manual, T.R. Y-87-1 (“1987 Corps Manual”) and the applicable Regional Supplement to the Corps of Engineers Wetland Delineation Manual. In addition, the Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey’s (USGS) *WI 7.5 Minute Series (Topographic) Map* (Attachment 1, Figure 2), the Natural Resource Conservation Service’s (NRCS) Soil Survey Geographic Database (SSURGO), U.S. Department of Agriculture’s (USDA) *Web Soil Survey* (Attachment 1, Figure 3), the Wisconsin Department of Natural Resources’ *Surface Water Data Viewer’s* wetland indicator data layer (Attachment 1, Figure 4), the WDNR’s *Wisconsin Wetland Inventory* data layer (Attachment 1, Figure 5), and aerial imagery available through the USDA Farm Service Agency’s (FSA) National Agriculture Imagery Program (NAIP). The USGS *National Hydrography Dataset* is included on Attachment 1, Figures 2 and 5.

Wetland determinations were completed on-site at sample points, often along transects if wetlands were determined to be present, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.



Atypical conditions were encountered within the Study Area due to the presence of agricultural fields including row-cropping. Therefore, procedures for managed plant communities in the *Problematic hydrophytic vegetation* section described in Chapter 5 of the Regional Supplement were used. Although the Study Area contains fields formerly utilized for agriculture, the fields have not been planted/harvested in several years, and “normal circumstances” were interpreted to be present. Despite this, FSA and NAIP imagery were still reviewed for evidence of crop stress, saturation, or inundation signatures while the Study Area was under agricultural row crop production. Results of the aerial imagery review are included as Attachment 6, Off-Site Analysis and the results discussed below. Sample point placements for the wetland determinations were partially determined based on such signatures.

Fieldwork was completed in the spring when conditions are typically wet in most types of wetlands in southern Wisconsin. Typically, primary indicators such as High-Water Table (A2) and Saturation (A3) are expected to be present in seasonal wetlands at this time of year. Sample point placement(s) for the wetland determination(s) were based on topography and the presence of potentially hydric soils as indicated by NRCS-mapped soil units and the WDNR’s SWDV.

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators, and an assessment of recent precipitation patterns can assist in determining if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of the antecedent precipitation in the 90 days leading up to the field investigation was completed. Using an Antecedent Precipitation Tool (APT) analysis developed by the USACE, the amount of precipitation over the preceding 90 days was compared to averages and standard deviation thresholds over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the days prior to the investigation were also considered while interpreting wetland hydrology indicators. In addition, the Palmer Drought Severity Index was checked for long-term drought or moist conditions (NOAA, 2018).

The sample point locations were recorded with a Global Positioning System (GPS) capable of sub-meter accuracy. Flagging was not used. The GPS data was used to map the sample points using ESRI ArcGIS Pro™ 2.9.2 Geographical Information System (GIS) software.

## Results

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be wetter than normal for the time of year (Attachment 2, APT Analysis). Site conditions observed during the field investigation appeared to be normal or dry, based on the lack of saturation or a water table within the uppermost 24 inches of the soil profile.

The topography within the Study Area was lightly rolling, with a subtle swale located in the northwestern portion. A topographic high of approximately 885 feet above mean sea level (msl) is present near a farmhouse and barn on the southeast side, and a topographic low of approximately 876 feet msl is present along the western boundary (Attachment 1, Figures 2 and 6). Land uses within the Study Area consisted of fallow agricultural fields dominated by weedy grasses and a residential home and barn surrounded by turf vegetation. Surrounding areas are primarily agricultural row cropping with some residential and commercial properties also present.



Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1 and illustrated on Figure 3, Attachment 1. Those areas of the Study Area with hydric or potentially hydric soils mapped by the NRCS were the primary focus of the field wetland determination. The Wisconsin Wetland Inventory (WWI) mapping (Attachment 1, Figure 5) identifies one wetland point symbol within the northwestern portion of the Study Area.

Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
EgA: Elburn silt loam, gravelly substratum, 0 to 3 percent slopes	Elburn-Gravelly substratum	85-95	Till plains	No
	Drummer	2-5	Drainageways	Yes
	Sable	2-5	Drainageways	Yes
	Mahalasville	1-5	Drainageways	Yes
Wa: Wacousta silty clay loam, 0 to 2 percent slopes	Wacousta	80-90	Interdrumlins	Yes
	Sable	5-10	Interdrumlins	Yes
	Sebewa	5-10	Interdrumlins	Yes

Wetland determination data sheets (Attachment 3) were completed at two (2) sample points where potential wetlands may be present based on the desktop review and field reconnaissance. Attachment 4 provides photographs, typically at the sample point locations. The sample point locations are shown on Figure 6.

Vegetation at the sample point locations consisted of fallow agricultural fields dominated by weedy grasses including reed canary grass (*Phalaris arundinacea*, FACW) and Kentucky blue grass (*Poa pratensis*, FACU). Therefore, the hydrophytic vegetation criteria was satisfied at one of the two sample points. No indicators of hydric soils were observed at the sample points. Wetland hydrology was noted at one of the two sample points due to the observations of the Stunted or Stressed Plants (D1) and Geomorphic Position (D2) secondary wetland hydrology indicators; however, no primary wetland hydrology indicators were observed during the field investigation.

One location within the Study Area was observed to feature wetland signatures in 44% of the normal precipitation years reviewed during the Offsite Analysis. However, no hydric soil indicators or primary wetland hydrology indicators were observed at the sample points completed within the signature location. Thus, the signature area was determined to be upland.

Based on the results of the wetland determination, no wetlands are present within the limits of the Study Area.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area. Heartland can assist with evaluating



The Spanos Company  
275 HWY 12-18 Property  
Project #: 20220659  
June 13, 2022

the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland determination.

Experienced and qualified professionals completed the wetland determination using standard practices and professional judgment. Wetland determinations may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland determination was completed and the time of the review. Factors that may influence the findings may include but not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.

Please feel free to contact me if you have any questions regarding this wetland determination.

Regards,

Scott Fuchs, Environmental Scientist  
Heartland Ecological Group, Inc.  
[scott@heartlandecological.com](mailto:scott@heartlandecological.com)  
262-903-1156

Attachments:

- 1 – Figures 1-6
- 2 – APT Analysis
- 3 – Wetland Determination Data Sheets
- 4 – Site Photographs
- 5 – Delineator Qualifications
- 6 – Off-Site Analysis



Study Area (4.99 ac)

### NRCS Soil Survey Data

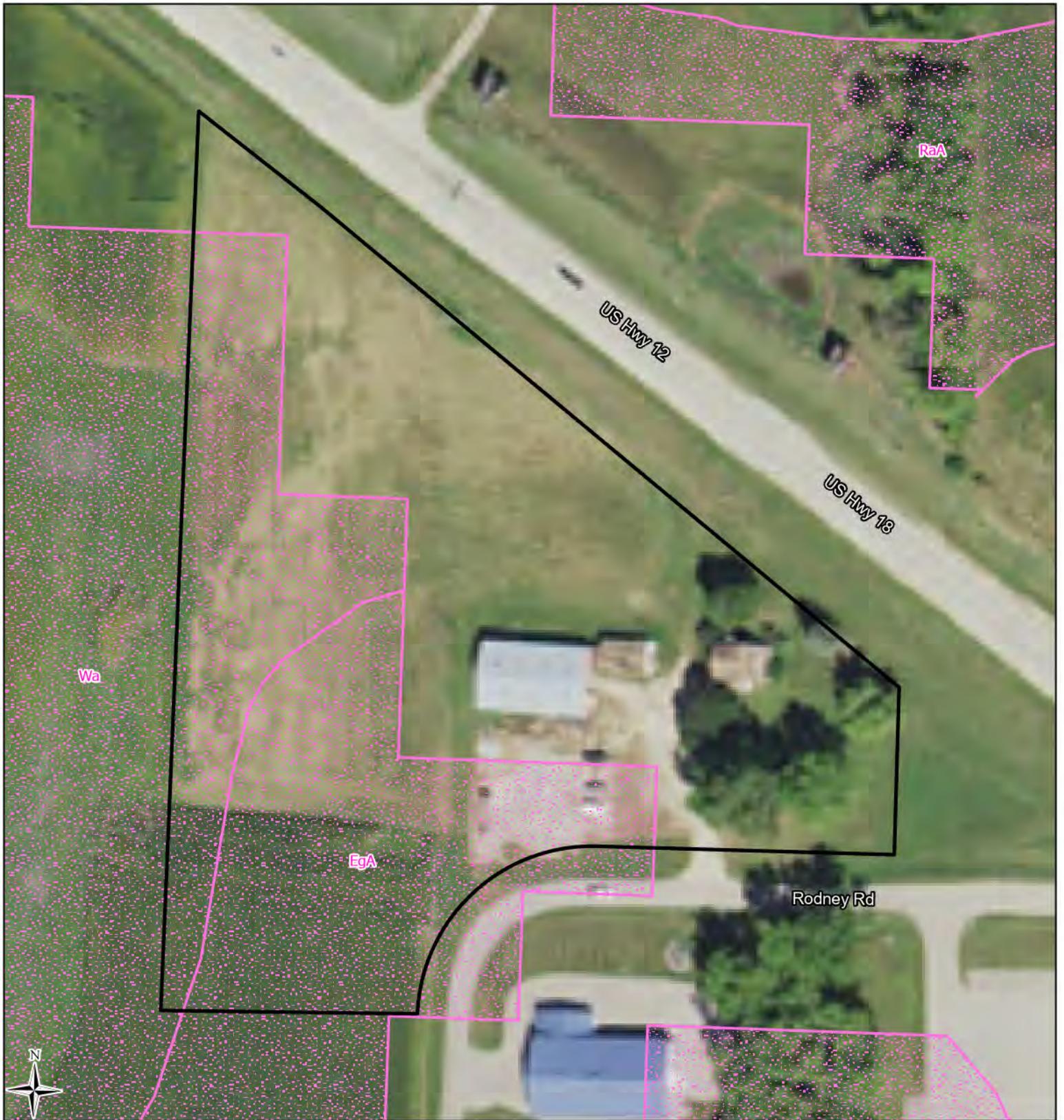
- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)



**Heartland**  
ECOLOGICAL GROUP INC

Figure 3. NRCS  
Hydric Soils  
275 HWY 12-18  
Project #20220659  
T6N, R12E, S02  
T Christiana, Dane Co  
2020 Dane Co Imagery  
NRCS





 Study Area (4.99 ac)  
 SWDV Wetland Indicators



**Heartland**  
ECOLOGICAL GROUP INC

Figure 4. SWDV  
 Wetland Indicators  
 275 HWY 12-18  
 Project #20220659  
 T6N, R12E, S02  
 T Christiana, Dane Co

2020 Dane Co Imagery  
 WDNR





-  Study Area (4.99 ac)
-  WWI Wetland Polygons (No Features in Map Extent)
-  WWI Wetland Points
-  NHD Waterway (No Features in Map Extent)



**Heartland**  
 ECOLOGICAL GROUP INC

Figure 5. Wisconsin Wetland Inventory  
 275 HWY 12-18  
 Project #20220659  
 T6N, R12E, S02  
 T Christiana, Dane Co

---

2020 Dane Co Imagery  
 WDNR, USGS



-  Study Area (4.99 ac)
-  Dane Co 1' Contours
-  Field Delineated Wetlands (No Wetlands Identified)

### Sample Points

-  Upland



**Heartland**  
ECOLOGICAL GROUP INC

### Figure 6. Field Delineated Wetlands

275 HWY 12-18  
Project #20220659  
T6N, R12E, S02  
T Christiana, Dane Co

2020 Dane Co Imagery  
Dane Co, HEG



April 1, 2022

Scott Fuchs  
Heartland Ecological Group, Inc.  
506 Springdale Street  
Mt. Horeb, WI 53572

Subject: 2022 Assured Wetland Delineator Confirmation

Dear Mr. Fuchs:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2022 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at [calvin.lawrence@wisconsin.gov](mailto:calvin.lawrence@wisconsin.gov)).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at [kara.brooks@wisconsin.gov](mailto:kara.brooks@wisconsin.gov) or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks  
Wetland Identification Coordinator  
Bureau of Watershed Management