

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
09/15/2022	DCPREZ-2022-11908
<b>Public Hearing Date</b>	
11/15/2022	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
--------------------------	--------------------------

OWNER NAME D SOMMERFELD PROPERTY LLC	PHONE (with Area Code) (608) 845-8110	AGENT NAME DOUG SOMMERFELD	PHONE (with Area Code) (608) 845-8110
BILLING ADDRESS (Number & Street) 335 N NINE MOUND RD		ADDRESS (Number & Street) 335 N NINE MOUND RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS dougshandymanseviceinc@gmail.com		E-MAIL ADDRESS douglassommerfeld1@gmail.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
---------------------------	---------------------------	---------------------------

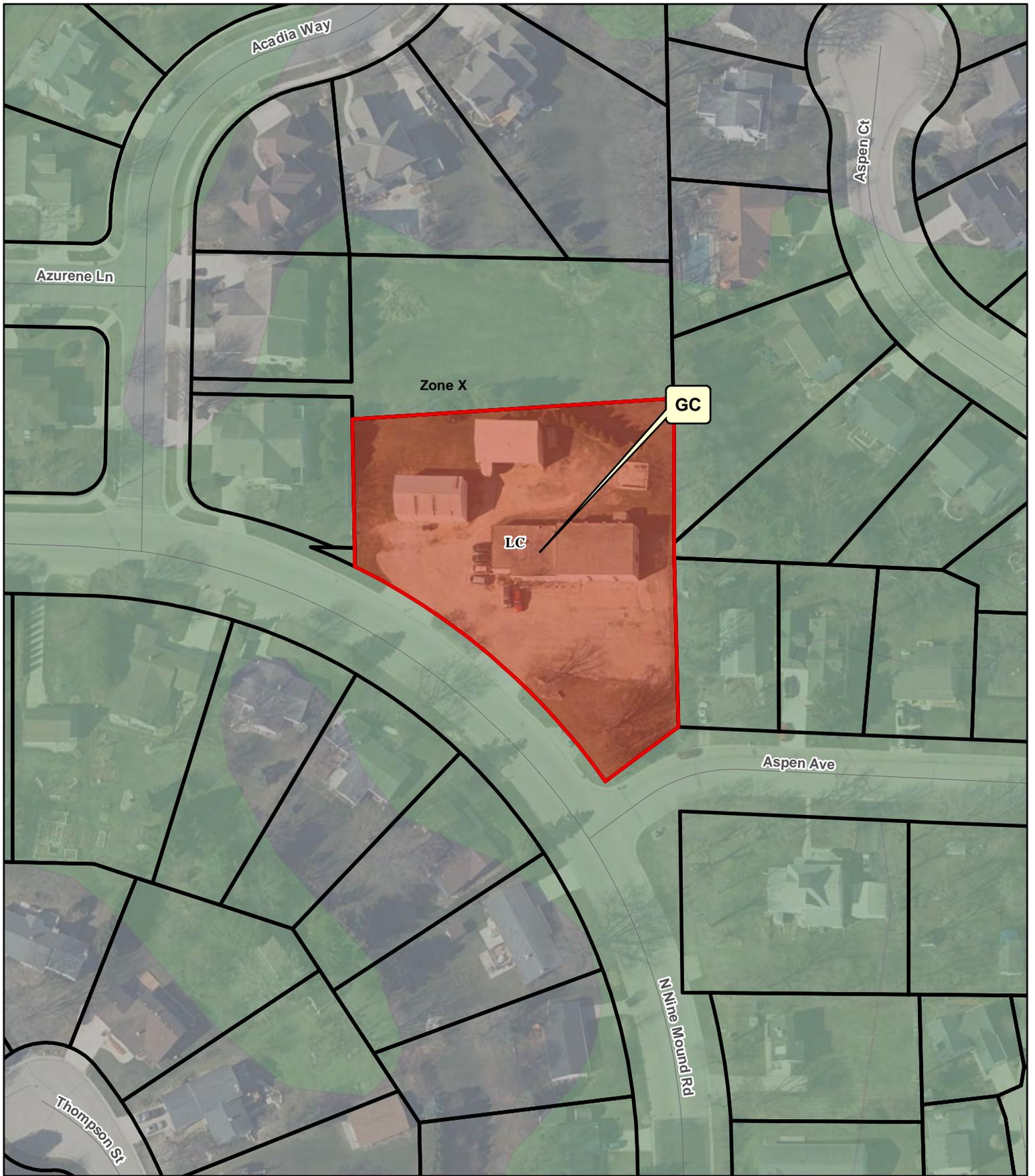
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
331-335 N. Nine Mound Rd					
TOWNSHIP VERONA	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-161-9351-0					

<b>REASON FOR REZONE</b>
--------------------------

REZONE TO GC TO ALLOW A HAIR SALON BUSINESS TENANT

FROM DISTRICT:	TO DISTRICT:	ACRES
LC Limited Commercial District	GC General Commercial District	

<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 11908  
 D SOMMERFELD  
 PROPERTY LLC



**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 Area:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name: <i>D Sommerfeld properties</i>	Agent Name: <i>Douglas Sommerfeld</i>
Mailing Address: <i>335 N. Nine mound Road Verona WI 53593</i>	Mailing Address: <i>SAME</i>
Email Address: <i>Douglas Sommerfeld@egmail.com</i>	Email Address: <i>SAME</i>
Phone#: <i>608-845-8110</i>	Phone#:

### PROPERTY INFORMATION

Township: <i>Verona</i>	Parcel Number(s): <i>060816193510</i>
Section: <i>16</i>	Property Address or Location: <i>335 N. Nine mound Road Verona WI 53593</i>

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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><i>to change from LC to GC for new tenants of Hair Salon</i></p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
---	--

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<i>LC</i>	<i>GC</i>	<i>1.1</i>

**Applications will not be accepted until the applicant has met with department staff to review the application and 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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
--	--	---	---

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: *Douglas Sommerfeld*

Date: *8.24.22*

**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.**

Property owner name(s):	Phone #:
Mailing address:	
Email address:	

Salon Space (Name TBD)  
331 N. North Nine Mound Rd.  
Verona, WI 53574

---

Jessica Ann Mimetz - N9670 Argue Rd. New Glarus, WI 53574 – (608)212-6695 – mimetz@tds.net

### **Summary**

The prospective hair salon business will be dedicated to providing customer satisfaction by rendering excellent service and quality hair care products in a relaxing atmosphere at a reasonable price.

### **Mission**

To supply services and products in an inviting and family friendly setting, with strong beliefs in support and betterment of the community.

I (Jessica A. Mimetz) believe the time is perfect for starting this new venture. I have held my Wisconsin Cosmetology license for just over 20 years (in good standing). I have worked in the salon industry that entire time with a strong client base of approximately 700+ returning clients from Verona and the surrounding communities. Many of my clients live, work and attend school within close proximity to this desired location.

To achieve this mission with great success, I have secured the funds (investments and savings) to finance the business start-up, and well in to the future.

Competitive advantage lies in its:

- Location: Easily accessible, near schools, businesses and neighborhoods.
- Ambience: The salon location provides a neighborhood feel and sense of community.
- Convenience: One-stop shop for hair care for the entire family.
- Reputation: The owner already has a great reputation for providing superior service.

### **Company Profile**

The salon will, upon commencement of operations provide quality hair (cut, color, style), facial waxing (Brows, lip, chin), hair care products (shampoo, conditioner, etc). What will set us apart from our competitors is the commitment to providing all of these services in a convenient location at a reasonable price. The location's strategic location is on a highly visible road and again buffered by many large businesses, schools and residential areas.

The salon will have a reception area to check in/check out clients. ADA access throughout (Including automatic door openers.), office space (accounting, day to day operations), two ADA compliant restrooms and a small break room. The main salon space will have one chair for active services (Hair cuts, etc), There will be a second chair to stage any clients that are processing (hair color). One sink/hair wash station and a small seating area (2-3 chairs) as a waiting area. (Continued on next page)

(Continued from page 1)

We do not foresee ever having more than three to four vehicles present at one time, my personal vehicle, a current client, and a client that will be arriving for the next appointment.

**Employees (1 – Self)**

I (Jessica Mimetz) will be the sole cosmetologist providing services.

This will be a family business with my daughter helping with appointment setting and receptionist duties on occasion (possibly after school, summer, weekends). My husband will help as needed with janitorial duties as well as the accounting/financial responsibilities from time to time.

Hours will be by appointment. Typical hours will be:

M-F 8-6

Saturday 8-6

Sunday (typically closed) There may be certain times 1-2 hours for emergency hair appointments

Thank you for your consideration!

With great hope,

Jessica A. Mimetz

**Doug's Handyman Service Inc**

**335 North Nine Mound Road**

**Verona, WI 53593**

**(608) 845-8110**

**Detail of business**

Handyman business that does home repair for customers at their homes. Some of the jobs that we do are screen door install and repair, light plumbing such as faucet replacement, toilet replacement and repair, install wall and floor tiles and bathroom remodeling. Electrical repairs such as ceiling fan replacement, light switch and outlet replacement. Clean gutters and install a gutter cover system to keep them clean and working well. Many more jobs that the customers can't do for themselves.

**Business hour of service**

Monday thru Thursday 8:00 a.m. to 4:00 p.m.

Friday 8:00 a.m. to 12:00 p.m.

Saturday and Sunday Closed

**Company profile**

This a father and son company, just the 2 of us that service the Dane County area. I have been in business since May 1999. The shop area is for storage of equipment and materials for the handyman business. Work that is done for the business is done inside of the building and that wouldn't cause any extra noise or odor problems outside. The traffic will be the company vehicles during business hours. No hazardous or toxic materials are stored or used on property.

**Signage**

I have a sign 48" by 48" front of lot by drive way that has been there since 2018.

Thank you for your consideration for rezoning this property.

Douglas Sommerfeld

000348

# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, T 6 N, R 8 E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

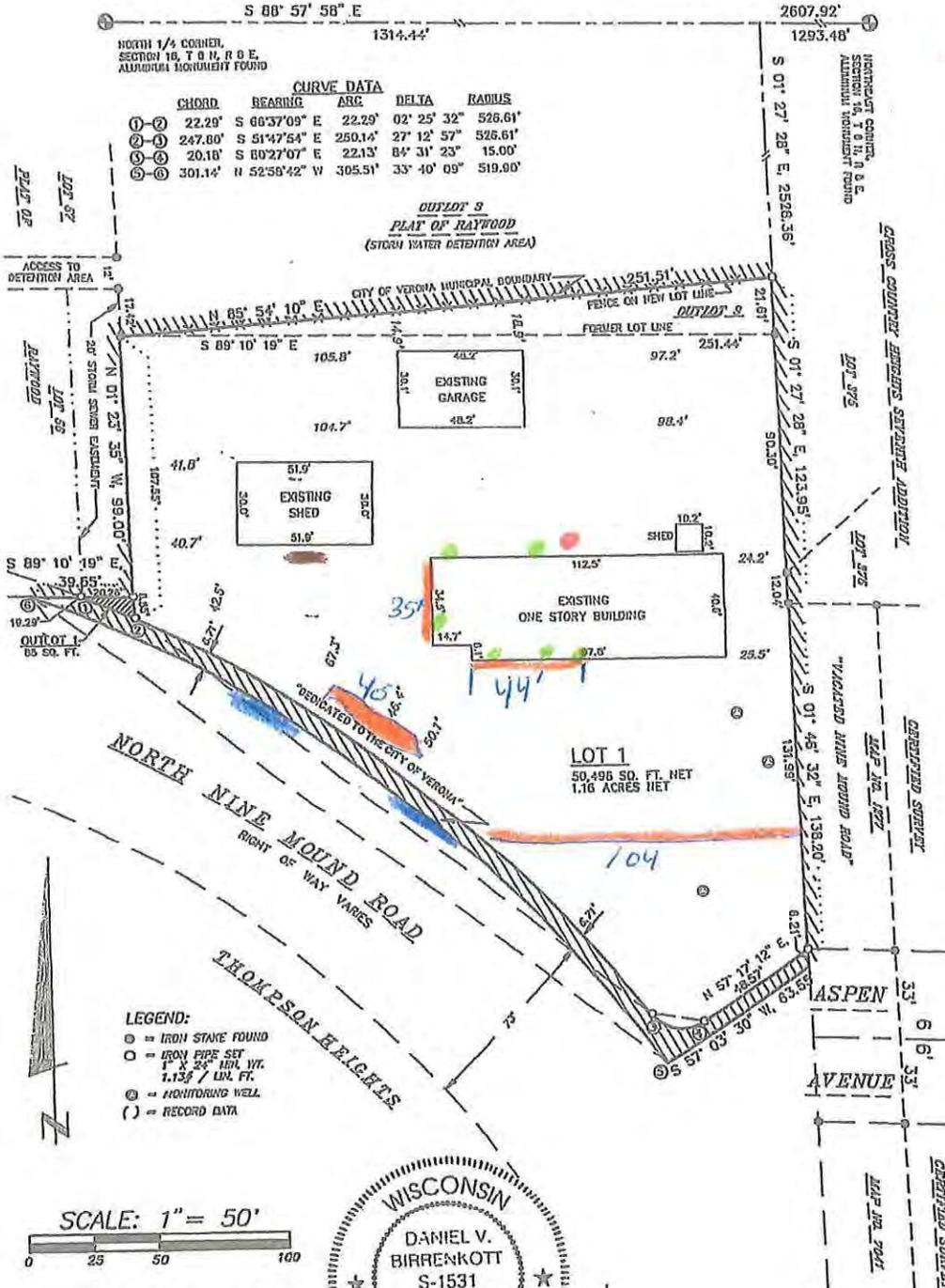
parking 223'

lighting  
Dusk to Dawn

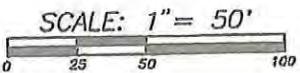
Dumpster

well

Drive way  
total 88'



**LEGEND:**  
 ○ = IRON STAKE FOUND  
 □ = IRON PIPE SET  
 1" x 2" HDL. VTK. 1.13' / HDL. FT.  
 ⊙ = MONITORING WELL  
 ( ) = RECORD DATA



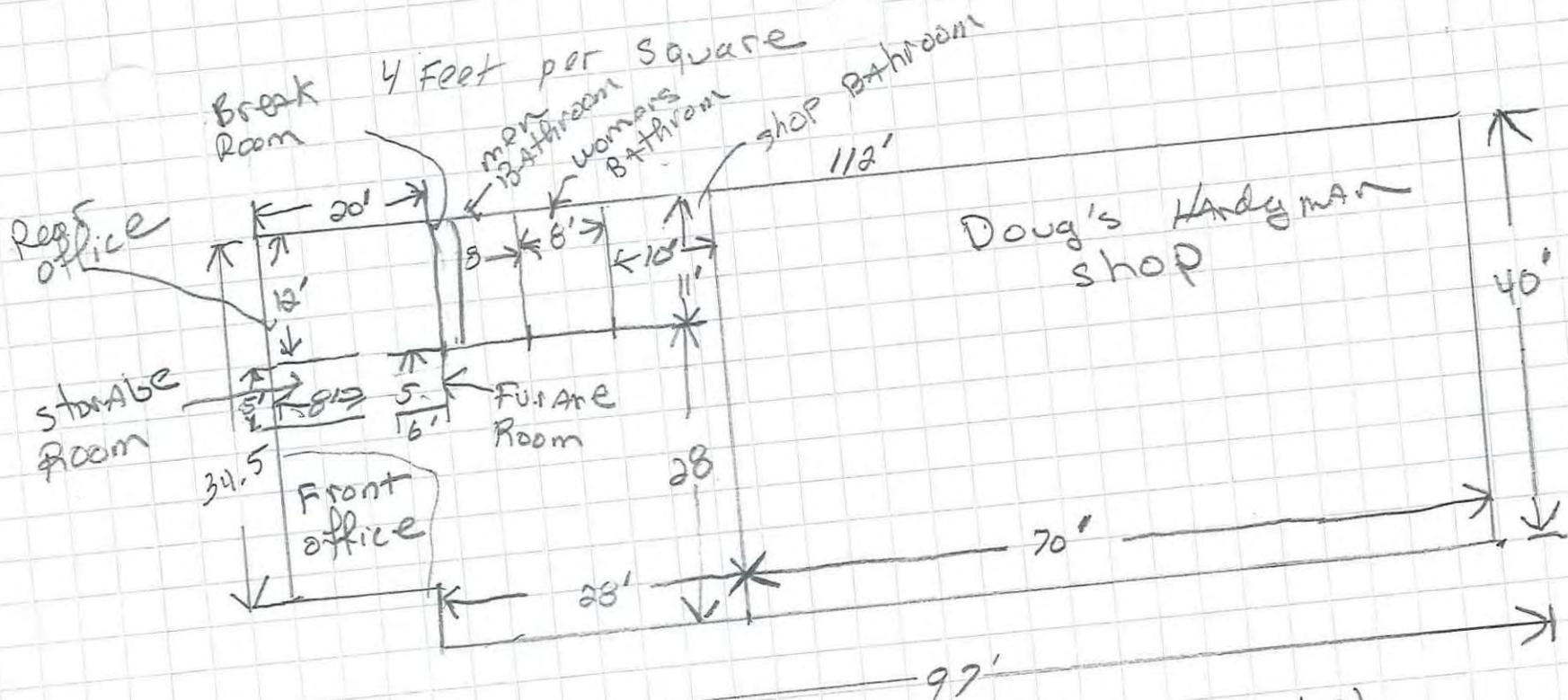
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, T 6 N, R 8 E, ASSUMED TO BEAR S 88° 57' 58" E.

SHEET 1 OF 2  
OFFICE MAP NO. 990857

WISCONSIN  
 DANIEL V. BIRRENKOTT  
 S-1531  
 Sun Prairie WI  
 LAND SURVEYOR  
 1/12/2000

DOCUMENT NO. 3187723  
 CERTIFIED SURVEY MAP NO. 9587  
 VOLUME 55 PAGE 12

2/12



Rental unit  
 Approximately  
 1500 square feet

Approximately  
 3000 square feet

9/15/22



4'x4' sign  
(right half of existing sign board)



Property overview (Access Dane)

Front view of building



Salon space overview



BLACKTOP AREA



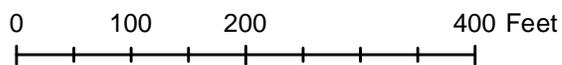
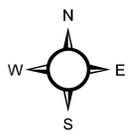
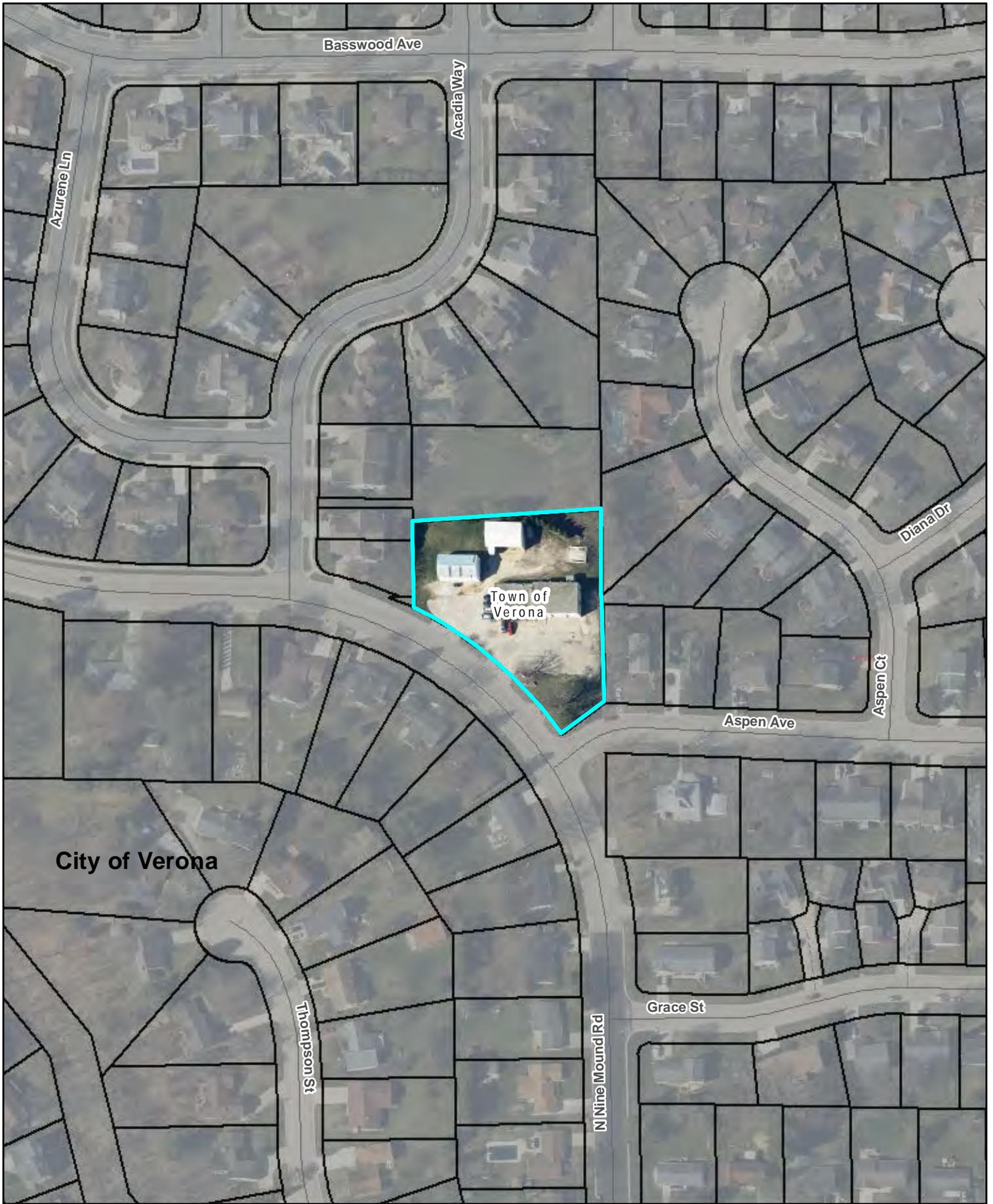
↑  
N

9/15/22









Rezone Context:  
335 N. Nine Mound Road  
Town of Verona

# Zoning Map - July 2022



Maxar | Esri Community Maps Contributors, County of Dane, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

**LC to GC**

Lot 1 of CSM 9587