

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/27/2017	DCPREZ-2017-11125
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME PETTIT PROPERTIES LLC		PHONE (with Area Code) (608) 884-4455		AGENT NAME GINGER HAGEMANN		PHONE (with Area Code) (608) 884-4455	
BILLING ADDRESS (Number & Street) 360 HAUGEN RD				ADDRESS (Number & Street) 360 HAUGEN RD			
(City, State, Zip) EDGERTON, WI 53534				(City, State, Zip) EDGERTON, WI 53534			
E-MAIL ADDRESS gingers191@gmail.com				E-MAIL ADDRESS gingers191@gmail.com			
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			
318 Goede Rd							
TOWNSHIP ALBION	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0512-263-8780-0							
REASON FOR REZONE				CUP DESCRIPTION			
ZONING CHANGE TO ALLOW STORAGE OF VEHICLES AND CONSTRUCTION EQUIPMENT							
FROM DISTRICT:		TO DISTRICT:		ACRES		DANE COUNTY CODE OF ORDINANCE SECTION	
LC-1 Limited Commercial Dist		C-2 Commercial District		15.277			
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?		INSPECTOR'S INITIALS		SIGNATURE:(Owner or Agent)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		SSA1			
Applicant Initials_____		Applicant Initials_____		Applicant Initials_____		PRINT NAME:	
						DATE:	



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 Pettit Properties LLC

Agent's Name Ginger Hagemann

Address 360 Haugen Rd
Edgerton, WI 53534

Address 360 Haugen Rd
Edgerton, WI 53534

Phone (608) 884-4455

Phone (608) 884-4455

Email gingers191@gmail.com

Email gingers191@gmail.com

Town: Albion ☒ Parcel numbers affected: 002/0512-263-8780-0

Section: ☒ Property address or location: 318 Goede RD Edgerton, WI 53534

Zoning District change: (To / From / # of acres) Change to C-2 from LC-1 15.277 Acres

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

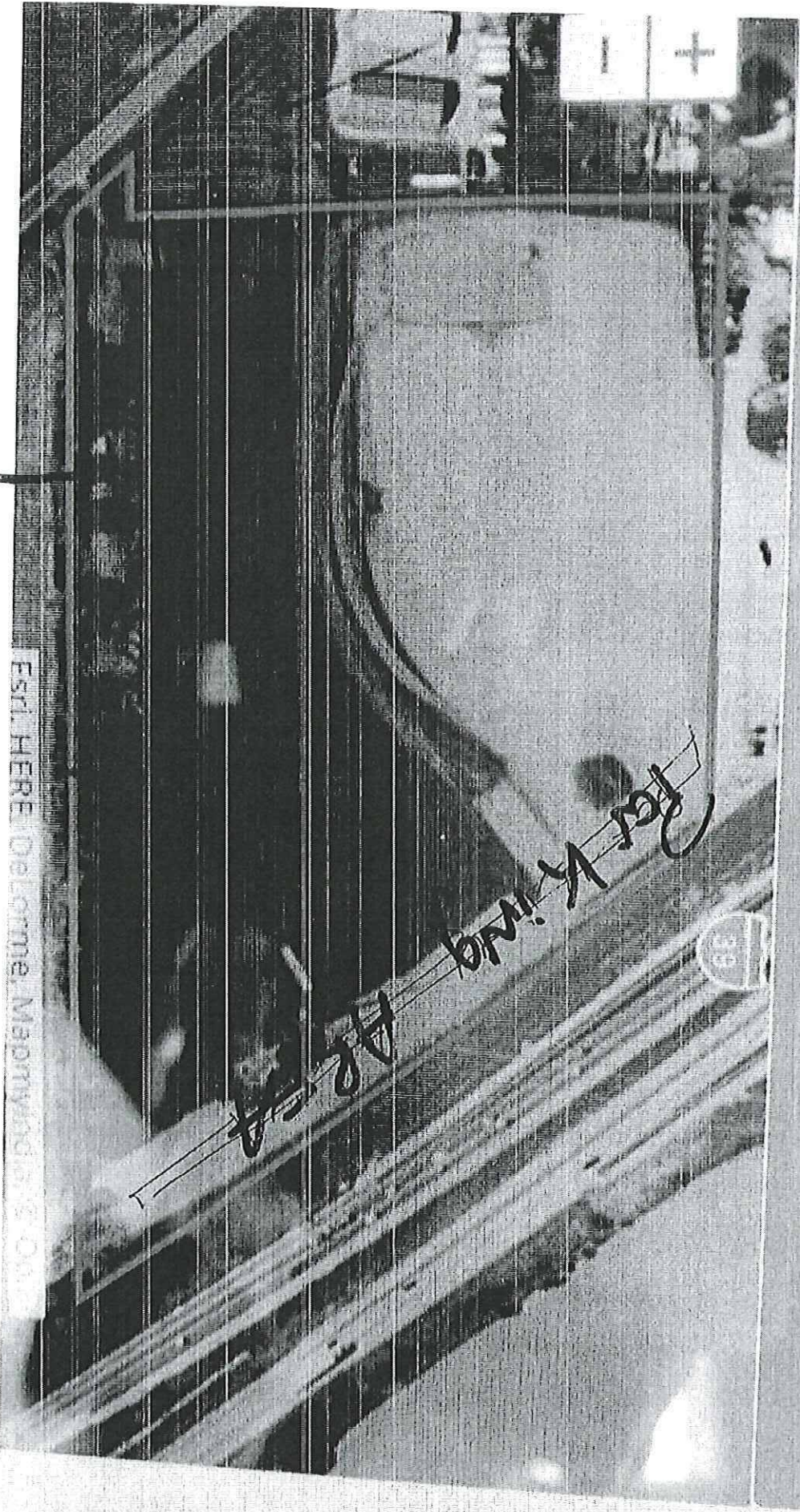
The Zoning needs to be changed to accommodate the parking of vehicles and equipment for sale and storage.

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

Date: 02/16/2017

↑ N

Parcel Maps



For King Area

Storage Building

EST. HERE DeLorme Mapping Co.

Schroeckenthaler, Scott

From: JHanewall <JHanewall@townofalbion.net>
Sent: Tuesday, January 24, 2017 8:47 AM
To: Schroeckenthaler, Scott
Subject: FW: Parcel 002/0512-263-8675-7
Attachments: Pettit picture.jpg

Scott,

Could you please look into this, apparently they are not following the zoning.

Here is a picture of the equipment.

Julie Hanewall
Town of Albion
608-884-8974

From: Abigail Staff [abigail4albion@gmail.com]
Sent: Monday, January 23, 2017 3:08 PM
To: Albion Garage
Cc: JHanewall
Subject: Re: Parcel 002/0512-263-8675-7

I will drive down Pierce Road and see if I can count the equipment from across the interstate sometime tonight. I'll let you know what I come up with. This is not a huge deal, just something we should probably get into compliance if need be.

On Mon, Jan 23, 2017 at 2:44 PM, Albion Garage <albiongarage@yahoo.com> wrote:
I'm pretty sure that they don't, I'll follow-up with Julie tomorrow.

Andy Decker
Town of Albion

On Monday, January 23, 2017 2:29 PM, Abigail Staff <abigail4albion@gmail.com> wrote:

Hi Julie/Andy,

Does the Southern parcel #002/0512-263-8675-7 at 318 Goede Rd (Pettit) that is zoned LC-1 have a conditional use permit? I'll have to drive by and look closer but I think they may have more than 12 pieces of equipment on that parcel. If that is the case then they would need a permit to continue to store more than 12 pieces of equipment/vehicles. They are allowed more than that on the Northerly parcel they have their shop on because that is zoned C2. I've been watching this line of equipment grow and grow and feel we should probably get them into compliance if they aren't already.

Thanks,



Pierce Rd

410

410

400

Haugen Rd

360

C-2

39

354

353


342

Goede Rd

318

LC-1

Parcel Number - 002/0512-263-8780-0**Current**[< Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF ALBION	
Parcel Description	LOT 2 CSM 7490 CS38/314-316R27740/45&47 ...	
Owner Name	PETTIT PROPERTIES LLC	
Primary Address	318 GOEDE RD	
Billing Address	360 HAUGEN RD EDGERTON WI 53534	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G2	
Assessment Acres	15.277	
Land Value	\$237,600.00	
Improved Value	\$0.00	
Total Value	\$237,600.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

LC-1 DCPREZ-0000-05862

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$237,600.00	\$0.00	\$237,600.00
Taxes:		\$4,355.41
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$4,355.41

District Information		
Type	State Code	Description
REGULAR SCHOOL	1568	EDGERTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	01EF	EDGERTON FIRE
OTHER DISTRICT	01EE	EDGERTON EMS
SANITARY	7380	ALBION SANITARY DIST 4
OTHER DISTRICT	01	ASD#4-BOND

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	12/12/2012	4941700		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0512-263-8780-0

Document Types and their Abbreviations

Document Types and their Definitions



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



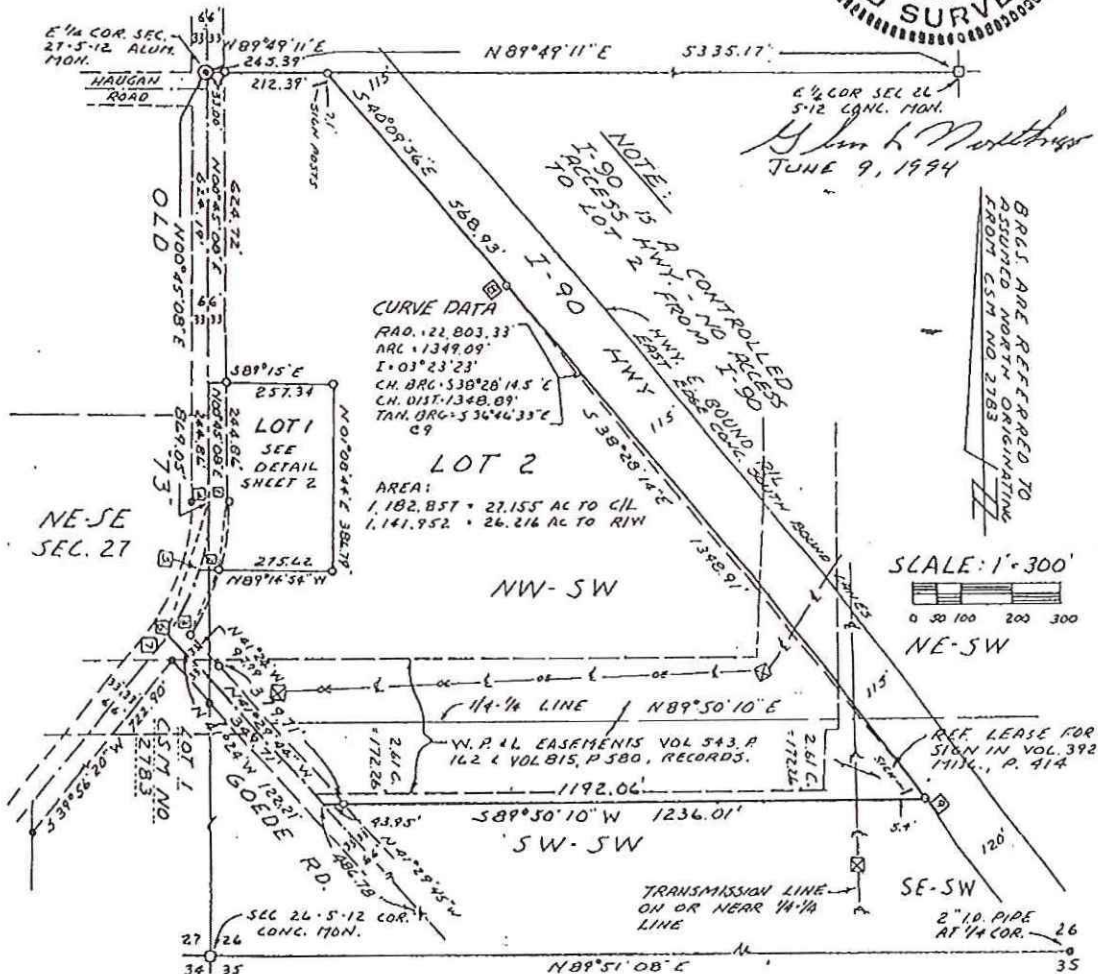
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CERTIFIED SURVEY MAP LOCATED IN THE SW 1/4 OF SECTION 26 AND IN THE NE 1/4 OF SECTION 27, T 5 N, R 12 E, TOWN OF ALBION, DANE COUNTY, WISCONSIN

LOCATED IN THE SW 1/4 OF
SECTION 26 AND IN THE
NTY, WISCONSIN

- 1) Surveyed for the Eastman Hunting Club, Inc., the owner of record per W.D. recorded August 3, 1987 in Records, Vol. 10409, P. 49 located at 527 Hillside Road, Edgerton, WI 53534.
- 2) Refer to building site information contained in the Dana County Soil Survey.

- Existing 1" I.D. pipe found unless noted different.
- x Existing railroad spike found.
- o 3/4" I.D. X 24" iron pipe set, 1.13 lbs. per lineal foot
- o-o- Overhead Hi-Voltage transmission lines - W P & L Co.
- ☒ Transmission line tower.

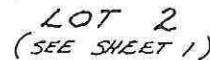


DOC. NO. 2610686
CSM NO. 7490
VOL. 38 P. 314

LOCATED IN THE SW 1/4 OF
SECTION 26 AND IN THE
COUNTY, WISCONSIN

V27740P 46

Approved for recording per Dane County Zoning and Natural Resources Committee
action of June 17, 1994.



DOC. NO. 2610686

CSM NO. 7490

VOL. 38 P. 315

CERTIFIED SURVEY MAP LOCATED IN THE SW 1/4
OF SECTION 26 AND IN
THE NE 1/4 OF SECTION 27, T 5 N, R 12 E, TOWN OF ALBION, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

V27740P 47

Eastman Hunting Club, Inc., a Wisconsin Corporation, as the owner of the land described hereon, hereby certify that it has caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map and do also certify that this Certified Survey Map is required by 8.75.17 (1) (a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

Margaret G. Eastman
Eastman Hunting Club, Inc.
Margaret G. Eastman, President

WISCONSIN
STATE OF ~~FLORIDA~~
COUNTY OF ~~PINELLAS~~ ^{DANE} SS.

Personally came before me this 13 day of June, 1994 the above named Margaret G. Eastman, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Marna X. Beuring
Notary Public

My Commission expires 12-4-94

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Glen L. Northrop, Registered Land Surveyor, hereby certify that I have surveyed and mapped the lands described below according to the provisions of Chapter 236.34 of the Wisconsin Statutes and that this map and description is a true representation of the field survey made and shows the size and location of the property, all visible structures, apparent easements, roadways and visible encroachments as of this date. Said land being located in part of the NW 1/4 of SW 1/4, the NE 1/4 of SW 1/4, the SE 1/4 of SW 1/4 and the SW 1/4 of SW 1/4 in Section 26 and also located in part of the NE 1/4 of the SE 1/4 of Section 27, all being in T 5 N, R 12 E, Town of Albion, Dane County, Wisconsin more particularly described by metes and bounds description as follows:

Commencing at the aluminum monument of record at the W 1/4 corner of said Section 27 and being the POINT OF BEGINNING; thence N 89°49'11" E on the E-W 1/4 line, 245.39'; thence S 40°09'56" E, 568.93' to a point of curve; thence SOUTHEASTERLY, 1349.09' along the arc of a 22,803.33' radius curve to the right having a chord bearing S 38°28'14.5" E, 1348.89'; thence S 89°50'10" W, 1236.01'; thence N 41°29'44" W, 349.71'; thence N 41°24' W, 122.21' to a point of curve; thence NORTHEASTERLY, 288.38' along the arc of a 492.43' radius curve to the left having a chord bearing N 17°31'44.5" E, 284.27'; thence N 00°45'08" E, 869.05' to the POINT OF BEGINNING. Containing 29.450 acres including and being subject to existing public road easements over the west and southwest sides thereof for Town Roads of Old "73" and Goede Road respectively and also subject to easements of record to W P & L Co. for overhead electric transmission lines and leases for existing billboard signs facing Interstate Hwy. 90.

I further certify that this survey and map is correct to the best of my knowledge and belief.

Dated this 9th day of JUNE, 1994 at Cambridge, WI

Glen L. Northrop
Glen L. Northrop S-982

REGISTER OF DEEDS CERTIFICATE

Received for recording this 30th day of June, 1994 at 11:30 o'clock A.M. and recorded in Volume 38 of Certified Surveys, Pages 314-316

Jane Licht by: Darlene Duckert, Deputy
Jane Licht, Register of Deeds, Dane County

ORDER NO. AB 1905-93

Drafted at ABEX Survey Company

101 E. Main St., P.O. Box 369

Cambridge, WI 53523

Phone: 608-423-3331

Dr. No. 1905

SHEET 3 OF 3



DOC. NO. 2610686

CSM NO. 7490

VOL. 38 P. 316

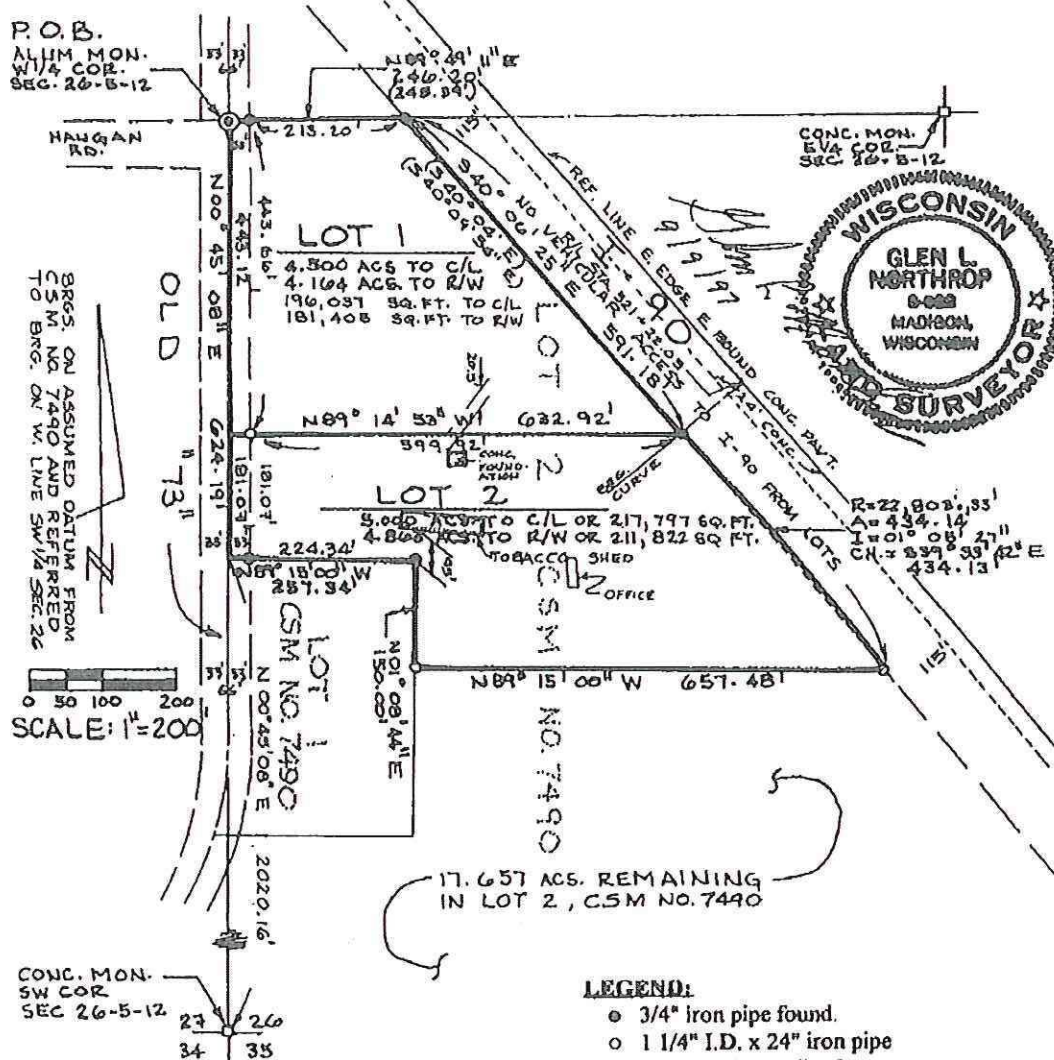
000930

CERTIFIED SURVEY MAP FOR A PARCEL

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T 5 N, R 12 E, TOWN OF ALBION
AND BEING PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7490, VOL. 38, PGS. 314, 315,
AND 316.

NOTES:

- 1) Survey ordered by Ronald Williams for T & R Enterprises of Janesville, WI., the owner of record per Vol. 28407, P. 22, Doc. No. 2631341.
- 2) Refer to building site information in the Dane County Soil Survey.
- 3) I-90 is a controlled access highway and there is no vehicular access to I-90 from Lots 1 and 2 on this Certified Survey Map.



LEGEND:

- 3/4" iron pipe found.
- 1 1/4" I.D. x 24" iron pipe set, 2.27 lbs per lin. ft.
- () Recorded brg. or distance shown in parenthesis.

ORDER NO. AB 2141-96
Drafted at ABEX Survey Company
101 E Main St., P.O. Box 369
Cambridge, WI 53523
Phone: 608-423-3331
Drg. No. 2141

DOC. NO. 2908390

CSM NO. [REDACTED]

VOL. NO. 48 P. 201

SHEET 1 OF 3

3/11

000931

CERTIFIED SURVEY MAP FOR A PARCEL

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T 5 N, R 12 E, TOWN OF ALBION
AND BEING PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7490, VOL. 38, PGS. 314, 315,
AND 316.

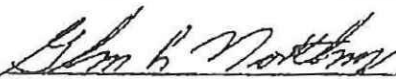
SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Glen L. Northrop, hereby certify that the land described and mapped hereon was surveyed under my direction and supervision in accord with Chapter 236.34 of the Wisconsin Statutes and that this map is a true representation of the field survey made and shows the size and location of the property, all visible structures, apparent easements, roadways, and visible encroachments (if any) as of this date. Said lands being located in part of the NW 1/4 of the SW 1/4 of Section 26, T 5 N, R 12 E, Town of Albion and being part of Lot 2, CSM No. 7490, Vol. 38, Pgs. 314, 315, and 316, Dane County, Wisconsin more particularly described by metes and bounds description as follows:

Commencing at the Aluminum Monument at the W 1/4 corner of said Section 26, also being the POINT OF BEGINNING; thence N 89° 49' 11" E, 246.20'; thence S 40° 06' 25" E, 591.18'; thence SOUTHEASTERLY, 434.14' along the arc of a 22, 803' radius curve to the right chord bearing S 39° 33' 42" E 434.13'; thence N 89° 15' 00" W, 657.48'; thence N 01° 08' 44" E, 150.00'; thence N 89° 15' 00" W, 257.34'; thence N 00° 45' 08" E, 624.19' to the POINT OF BEGINNING, containing 9.500 acres including and being subject to public road right of way easement over the west 33' thereof for old "73" a Town Road.

I further certify that this map and description is correct to the best of my knowledge and belief.

Dated this 9th day of SEPTEMBER, 1997, at Cambridge, Wisconsin.



Glen L. Northrop S-982



ORDER NO. AB 2141-96
Drafted at ABEX Survey Company
101 E Main St., P.O. Box 369
Cambridge, WI 53523
Phone: 608-423-3331
Drg. No. 2141

SHEET 2 OF 3

DOC. NO. 2908390
CSM NO. 8753
VOL. NO. 48 P. 202

000932

CERTIFIED SURVEY MAP FOR A PARCEL

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T 5 N, R 12 E, TOWN OF ALBION
AND BEING PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7490, VOL. 38, PGS. 314, 315,
AND 316.

OWNER'S CERTIFICATE

As owners of the lands described and mapped hereon, we hereby certify that we have caused the lands described by this Certified Survey Map to be surveyed, divided, and mapped and dedicated as shown hereon. We also certify that this Certified Survey Map is required by S. 75.17 (1)(a) of the Dane County Code of Ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

Ronald C. Williams
Ronald C. Williams

Todd E. Holden
Todd E. Holden

partners doing business as T & R Enterprises

**STATE OF WISCONSIN)
COUNTY OF DANE)**

Personally came before me this 19 day of November, 1997 the above named Ronald C. Williams and Todd E. Holden to me known to be the persons who executed the foregoing instruments and acknowledge the same.

Ron J. Frank
Notary Public

My Commission expires 7-5-98

COUNTY APPROVAL

Approved for recording per Dane County Zoning and Natural Resources Committee action of

November 19, 1997

Norbert Scribner #6540

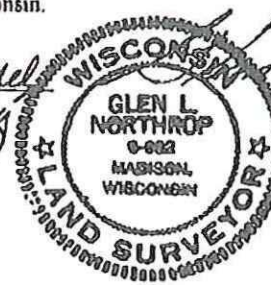
Norbert Scribner, Authorized Representative

REGISTER OF DEED CERTIFICATE

Doc. No. 2908390 received for record this 19 day of
November A.D., 1997 at 4:52 o'clock PM and recorded in
Volume 48 Pages 201, 202 & 203 of Certified
Survey Maps of Dane County, Wisconsin.

Jane Licht by Carol Koppel
Jane Licht, Registrar

ORDER NO. AB 2141-96
Drafted at ABEX Survey Company
101 E Main St., P.O. Box 369
Cambridge, WI 53523
Phone: 608-423-3331
Drg. No. 2141



R. Matthews
7/9/97

DOC. NO. 2908390

CSM NO. 8753

VOL. NO. 48 P 203

SHEET 3 OF 3

