

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/23/2017	DCPREZ-2017-11180
Public Hearing Date	C.U.P. Number
09/26/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JDC PROPERTIES LLC	PHONE (with Area Code) (608) 212-4480	AGENT NAME JDC PROPERTIES LLC	PHONE (with Area Code) (608) 212-4480
BILLING ADDRESS (Number & Street) 4365 MILTON AVE		ADDRESS (Number & Street) 4365 MILTON AVE	
(City, State, Zip) JANESVILLE, WI 53546		(City, State, Zip) JANESVILLE, WI 53546	
E-MAIL ADDRESS JCTrans84@YAHOO.COM		E-MAIL ADDRESS	

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	
263 RODNEY RD					
TOWNSHIP CHRISTIANA	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-013-8620-0					

REASON FOR REZONE			CUP DESCRIPTION	
MODIFICATION TO EXISTING DEED RESTRICTIONS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	C-2 Commercial District	6		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JPC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JPC</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JPC</u>	INSPECTOR'S INITIALS  HJH3	SIGNATURE: (Owner or Agent) 
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PRINT NAME: <u>JAMES P CASEY</u>
DATE: <u>6-23-17</u>

Form Version 03.00.03

CK



## 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:

o **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.

o **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 JDC PROPERTIES, LLC

Agent's Name \_\_\_\_\_

Address 263 RODNEY RD, CAMBRIDGE, WI 53523

Address \_\_\_\_\_

Phone 608-212-4480

Phone \_\_\_\_\_

Email jctrans84@yahoo.com

Email \_\_\_\_\_

Town: Christiana Parcel numbers affected: Lot #2 0612-013-8620-0

Section: CS71/40&42-11/30/2005 Property address or location: 263 Rodney Rd, Cambridge, WI 53523

Zoning District change: (To / From / # of acres) C2 to C2

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

Narrative: (reason for change, intended land use, size of farm, time schedule)

- o Separation of buildings from farmland
- o Creation of a residential lot
- ☒ Compliance for existing structures and/or land uses
- o Other:

Requesting amendment to zoning restrictions to allow for machine shop operations, engineering and development of new products related to the automotive repair industry, engraving operations, maintenance and repair of equipment relevant to the above. Manufacture of small parts and diagnostic tools for the automotive repair industry. Display area for products developed for show/sale.

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

Submitted By: James Casey

Date: 6-23-17



Parcel Number: 061201386200

\* Owner: JDC PROPERTIES LLC

Site Address: 263 RODNEY RD

Municipality: Town of Christiana

Assessed Acres: 6.00

Legal Description:

LOT 2 CSM 11614 CS71/40&42-11/30/2005

F/K/A LOT 1 CSM 10639 CS63/116&118-1/7/2003

F/K/A LOTS 1 & 2 CSM 8076 CS43/112&114-1/19/1996 &

ALSO F/K/A LOTS 1 & 2 CSM 10979 CS65/350&351-2/9/2004

F/K/A LOT 2 CSM 10639 CS63/116&118-1/7/2003

DESCR AS

SEC 2-6-12 PRT OF NE1/4SE1/4 &

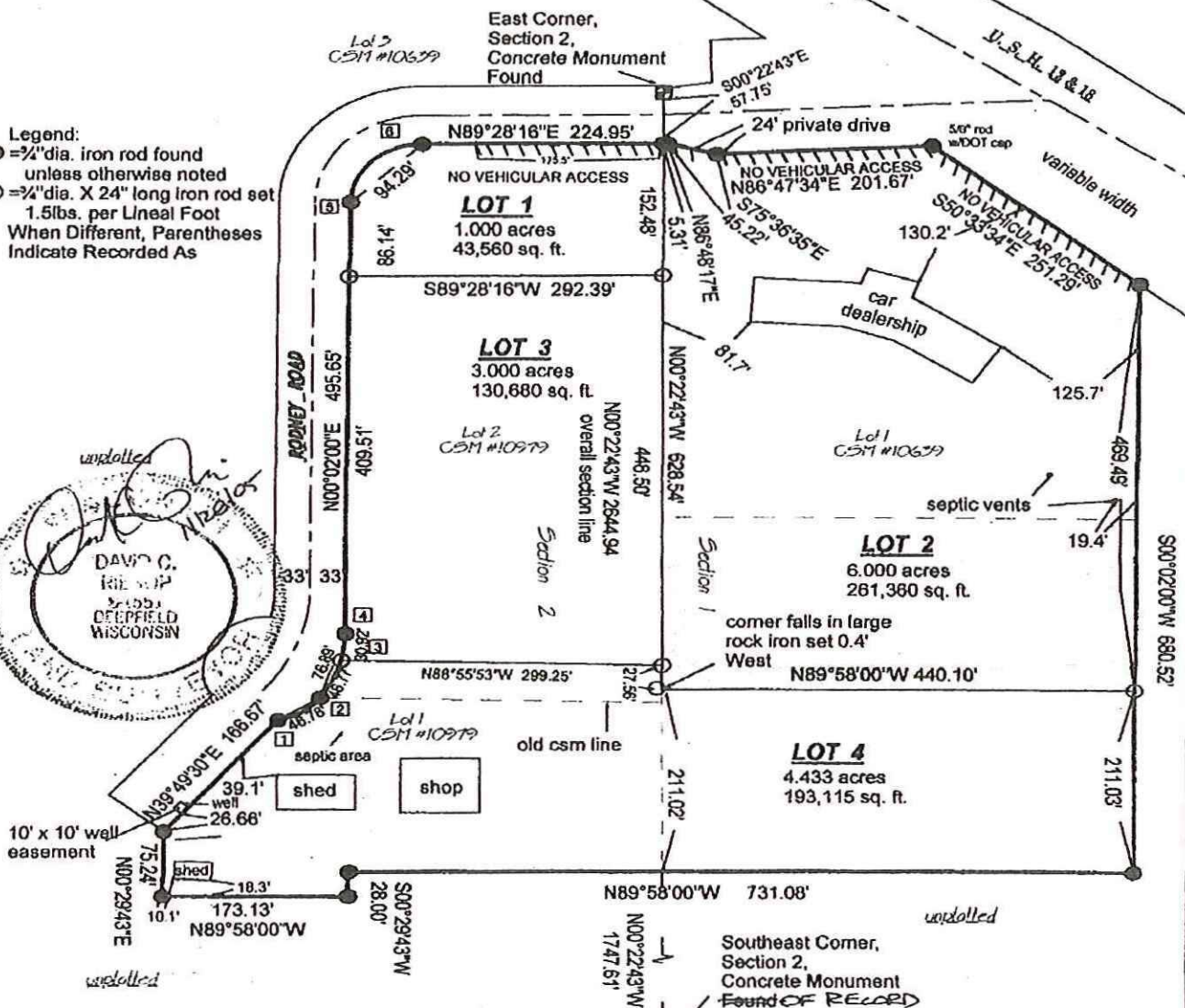
SEC 1-6-12 PRT NW1/4SW1/4 (6.000 ACRES)

# Certified Survey Map

Lot 1, Dane County Certified Survey Map 10639, together with Lots 1 and 2, Dane County Certified Survey Map 10979 being further located in part of the NE ¼ of the SE ¼ of Section 2, together with part of the NW ¼ of the SW ¼, Section 1, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin

## Legend:

- = ½" dia. iron rod found unless otherwise noted
- = ¾" dia. X 24" long iron rod set 1.5lbs. per Lineal Foot
- When Different, Parentheses Indicate Recorded As



CURVE	RADIUS	ARC	DELTA	LONG CHORD
1-2	60.00'	48.06'	45°53'26"	N56°34'56"E, 46.78'
2-3	133.00'	47.02'	20°15'19"	N23°30'34"E, 48.77'
3-4	133.00'	30.98'	13°20'54"	N06°42'27"E, 30.92'
2-4	133.00'	78.00'	33°36'13"	N16°50'06"E, 76.89'
5-6	67.00'	104.59'	89°26'16"	N44°45'08"E, 94.29'

## NOTES:

- 1) Surveyed for:  
Jeff Levaske, 110 N. Ferry St., Lake Mills, WI 53551, owner of Lot 4.  
Robert Johnson, 275 Hwy 12 & 18, Cambridge, WI 53523, owner of Lots 1 & 3  
Olson's Commercial Rental LLC, N4361 CTH G, Fort Atkinson, WI 53538, owner of Lot 2
- 2) Refer to Building Site Information Contained in the Dane County Soil Survey."

GRID NORTH, referenced to the East line of the SE ¼, Section 2 bearing N00°22'43"W



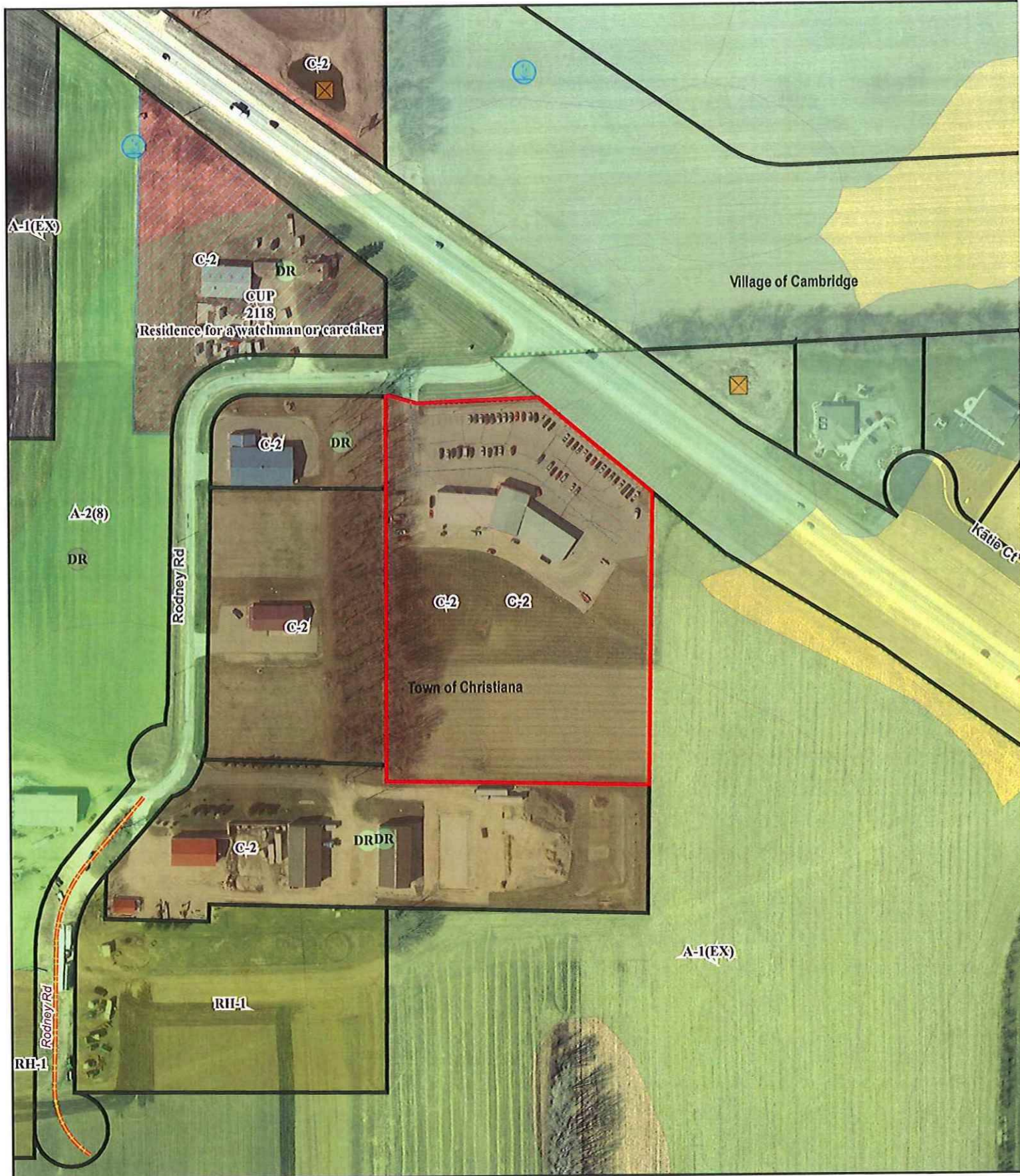
Scale 1" = 150'

## Wisconsin Mapping

surveying and mapping services  
300 West Quarry Street, Deerfield, Wisconsin 53531  
(808) 764-5602

Dwg. No. 3184-05 Date 10/11/2005  
Sheet 1 of 3  
Document No. 4138174  
C. S. M. No. 11614 V. 71 P. 40





## Legend

**Significant Soils**

**Class**

Class 1

Class 2

Floodplain

Wetland

0 70 140 280 Feet

Petition 11180  
JDC PROPERTIES LLC