



Dane County Planning & Development

Land Division Review

November 18, 2013

Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Campbell (CSM 9544)
Town of Burke, Section 35
(4 lots, 29.5 acres)
Zoning Petition #10585

The Dane County Board approved rezone Petition #10585 on October 3, 2013.

Attention: Daniel Birrenkott, S-1531

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #10585 is to become effective and all conditions established are to be timely satisfied.
 - *Recording of an approved CSM.*
3. The following notation shall be added – *Refer to building site information contained in the Dane County Soil Survey.*
4. All owners of record are to be included in the owner's certificates. (County records indicate that DUNCAN R CAMPBELL & LORI A CAMPBELL are the owner's. *Spouse's signatures and middle initials are required to provide valid certificates.*)
5. The required approval certificates are to be satisfied prior to final submittal.
6. Comments from the Dane County Surveyor are to be satisfied:
 - a. *Please swap the location of the Scale bar and the detail scale note, or move the bar scale by the main page drawing on the page. This will make the scale of each drawing more clear. 236.34(1)(c)*
 - b. *Lots 2 and 4 have a lot misclosure of 0.21 feet. Please identify the misclosure error and correct. 236.20(2)(c)*
 - c. *Add (recorded as) bearings and distances as appropriate per CSM 8422. 236.20(2)(c)*

7. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Dan Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Burke
City of Madison Planning – Tim Parks



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **September 24, 2013**

Petition: **Rezone 10585**

Zoning Amendment:
**A-1 Agriculture District / to A-2
Agriculture District to A-2(4)
Agriculture District**

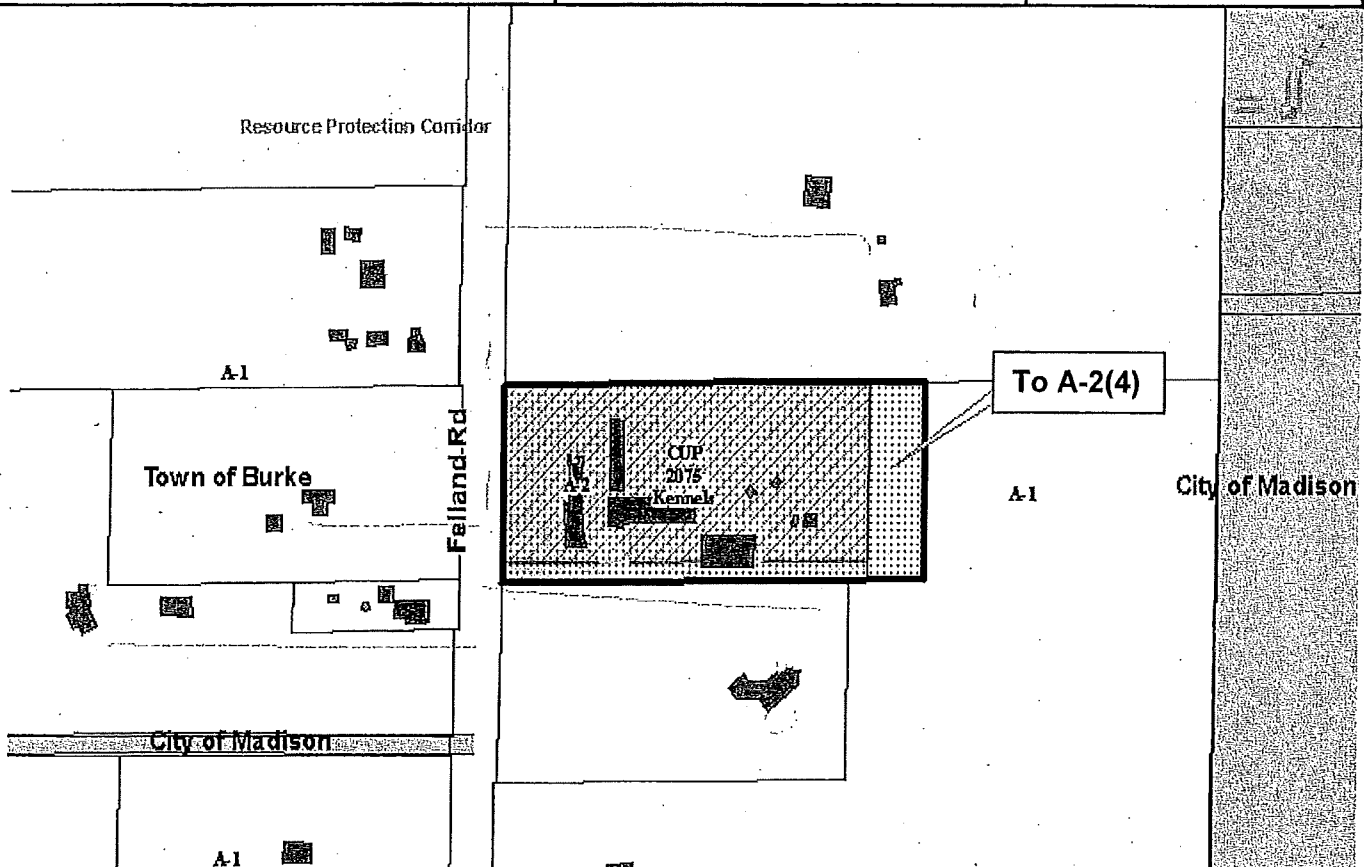
Town/sect:
**Burke
Section 35**

Acres: **5.73**
Survey Req. **Yes**

Applicant
Duncan R Campbell

Reason:
**Adding additional land to and
existing lot**

Location:
4934 Felland Rd



Description: The applicant would like to increase the size of an existing lot. Approximately 3/4 of an acre will be added to the rear of the lot. The property may be used for the expansion of the existing kennel facility at some time in the future. No expansion is anticipated at this time.

Observations: The property is home to Camp K-9, a dog and cat boarding facility. The kennel has been in operation since 1985 and is operated under the conditions of Conditional Use Permit # 2075. The City of Madison borders are in close proximity to the property, however, the property is not within its urban service area. The property consists entirely of Class II soils. No other sensitive environmental features observed.

Town Plan: The 1999 Town of Burke Land Use Plan designates this area to be used for suburban residential use. The 2007 Cooperative agreement between the Town of Burke and the City of Madison shows this area to be annexed into the City of Madison by 2037. The City of Madison Neighborhood Plan for this area notes development that is residential in nature.

Resource Protection Area: The property is located outside the resource protection area.

Staff Comments: The proposal meets the dimensional standards of the zoning district.

NOTE: The boundaries of Conditional Use Permit #2075 will need to be revised prior to any kennel activities expanding into the added land area.

Town Action: Approved with no conditions.

9/24 ZLR Action:

Motion by Matano / Hendrick to recommend approval; motion carried, 5-0. YGP: 2-0.

G-5

TOWN OF BURKE
RESOLUTION NO. 08212013A

RESOLUTION BY THE TOWN BOARD OF THE TOWN OF BURKE
APPROVING THE CERTIFIED SURVEY MAP (CSM) AND REZONE
PETITION SUBMITTED BY DUNCAN CAMPBELL

WHEREAS, an application for a Certified Survey Map (CSM) and rezone for the purpose of expanding two lots and creating a lot for a house to be built for a family member. Properties located at 4908, 4930 and 4934 Felland Rd, Madison (parcel numbers 0810-351-9000-1, 0810-351-9161-7 and 0810-351-9061-8) was submitted to the Town by Duncan Campbell; and

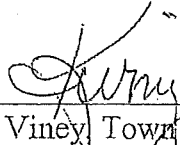
WHEREAS, the Plan Commission has reviewed the CSM and rezone application and recommended approval of the CSM and rezone; and

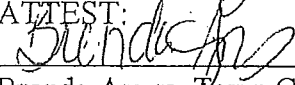
WHEREAS, the Town Board has reviewed and considered the Plan Commission's recommendation.

NOW, THEREFORE, the Town Board hereby approves the CSM and the rezone of the 97 feet added to the kennel lot from A-1 to A-2.

The above Resolution was duly adopted by the Town Board of the Town of Burke, Dane County, Wisconsin, at a meeting on August 21, 2013.

APPROVED:

By 
Kevin Viney, Town Chair

ATTEST: 
Brenda Ayers, Town Clerk/Treasurer

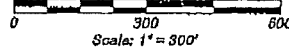
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.
1677 N. BOSTON STREET
5th FLOOR, MS. 33390
608-837-7463

CERTIFIED SURVEY MAP

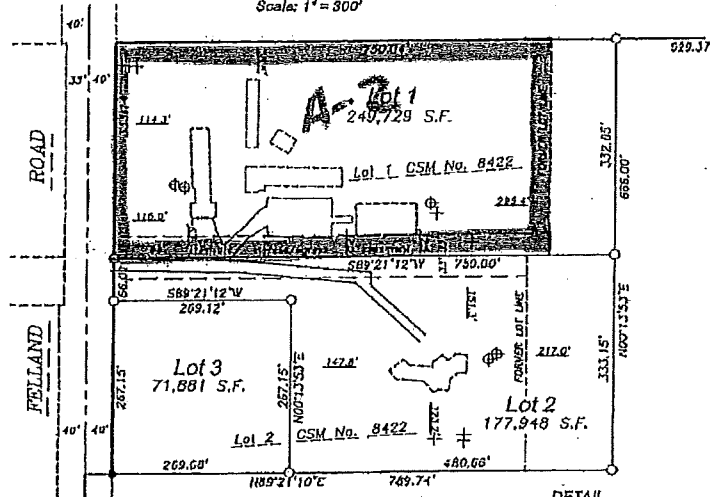
Lots 1 and 2, Certified Survey Map No. 8422, and part of the Southwest 1/4 of the Northeast 1/4, Section 35, T8N, R10E, Section 35, Town of Burke, Dane County, Wisconsin



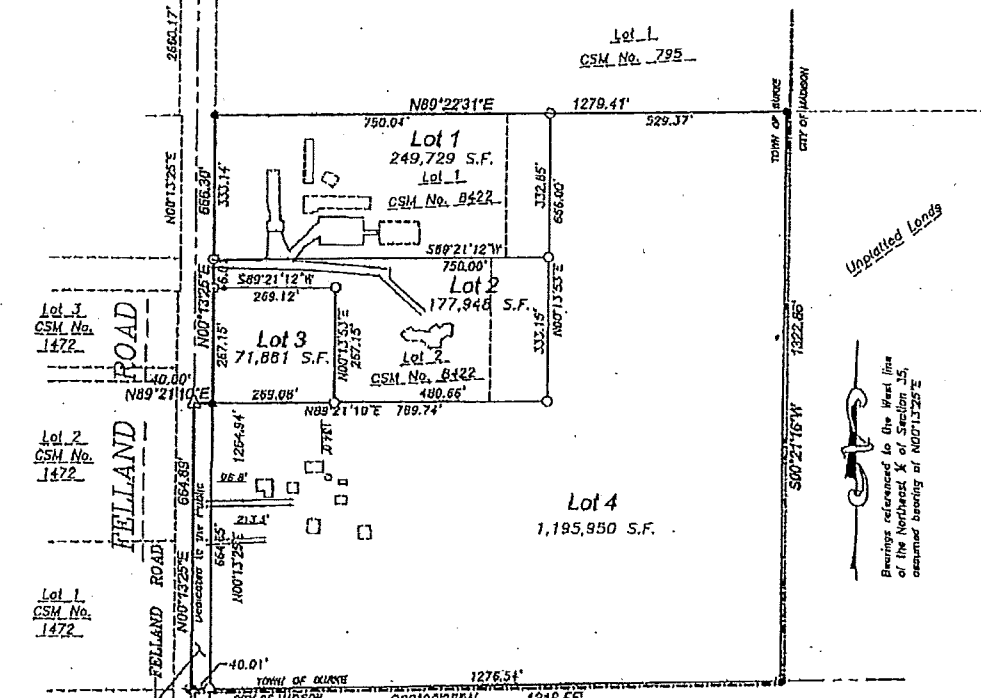
Existing A-2

New A-2

North 1/4 Corner
Section 35-B-10
Found Brass Cap Monument



DETAIL
Scale: 1" = 200'



Unplotted Lands
Bearings referenced to the West line
of the Northeast 1/4 of Section 35,
assumed bearing of N0071329°E

Central 1/4 Corner
Section 35-B-10
Found Brass Cap Monument

- Legend**
- = Found 1-1/4" Iron Pipe
 - ⊕ = Found 3/4" Iron Bar
 - = Set 1"x24" Iron Pipe
Min. Wght. 1.13 Lbs/ft
 - △ = Set Mag Nail
 - + = Septic Vent
 - ⊕ = Septic Tank
 - = Municipal Boundary

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PACE _____
DOCUMENT NO. _____

Sheet One of Two
Office Map No. 130218

**Dane County Board of Supervisors
Amending Chapter 10 of the Dane County Code of Ordinances
Zoning Map Amendment Petition 10585**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

Town Map: Town of Burke

Location: Section 35

Zoning District Boundary Changes

A-1 to A-2

Part of the Southwest ¼ Northeast ¼ Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin described as follows:
Commencing at the North ¼ corner of said Section 35; thence South 00° 13' 25" West along the West line of the Northeast ¼ 1329.33 feet to the North line of the Southwest ¼ of the Northeast ¼; thence North 89° 22' 31" East 790.04 feet to the point of beginning. Thence South 00° 13' 53" West 332.85 feet; thence South 89° 21' 12" West 97.3 feet; thence North 00° 13' 09" East 333.0 feet; thence North 89° 22' 31" East 97.34 feet to the point of beginning. Containing 0.73 acres.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void.** Two copies of the recorded survey shall be submitted to Dane County Zoning.

G-5

Town of Burke
Plan Commission Minutes
July 10, 2013
5:30 p.m.

Members Present: Chair Mike Vraniak; RJ Hess; Christie Legler; Joan Stoflet; Marv Urban and George Walsh. Others Present: Brenda Ayers, Clerk/Treasurer. See attached list for other interested parties in attendance.

1. The meeting was called to order at 5:30 p.m. by Vraniak.
2. Discuss/possible action concerning a preliminary plat and rezone submitted by Deborah Duckart for the purpose of separating the existing buildings and open lands thereby making the sale of the properties easier. Property located at 3311, 3313 and 3315 Nelson Road (parcel numbers 0810-243-8000-4 and 0810-243-8030-8). Mrs. Duckart distributed a map showing the requested rezoning of the property. Mrs. Duckart explained that after receiving Town approval of the CSMs originally submitted, the City of Madison requested that she submit the land division as a plat instead of a subdivision. She also noted that Dane County asked that the zoning is changed to depict actual land use. She said the proposed rezone reflects the changes recommended by the County. Motion: Hess/Stoflet to recommend approval of the rezone of lot 1 from C-1 to R-1, lot 2 from C-1 to A-1, Lot 3 from C-1 to R-1A, lot 4 from C-1 to RH-1 and the portion of lot 5 (50' on the west side) from C-1 to A-1 and the rest of lot 5 to remain C-1. Motion carried.
3. Discuss/possible action concerning a site plan review submitted by Cedar Corporation on behalf of Travel Centers of America for a building addition to be used for commercial truck repair. Property located at 5901 US Highway 51, DeForest (parcel number 0810-081-9952-05). Hess inquired why the location of the private sanitary system is "assumed." Cory Scheidler, Cedar Corporation, responded that there are no as builts for the sanitary system and he is hoping to gather more information through a local plumber. He also noted that construction will occur within the construction line limits. He further explained the plan to add two service bays and replace the doors on the two existing bays. Stoflet inquired about the contents of the second floor. Scheidler responded that it contains storage and mechanicals. He further noted that the convenience store is not associated with the repair facility. Scheidler stated that he will work with Dane County to confirm that the site complies with stormwater and erosion control requirements. Urban inquired about oil runoff. Scheidler responded that the facility has trenches and the facility has a spill prevention plan. Walsh asked if the type of service provided by the facility is changing and if trucks will be parked onsite long term. Scheidler responded it will continue to be a minor repair facility with trucks entering and leaving on the same day. Legler inquired about cleaning up the area outside the bay doors. Scheidler stated the area contains cables that will be bundled and screened. Motion: Hess/Walsh to approve the site

plan as presented contingent upon obtaining Dane County Erosion Control and Stormwater permits. Motion carried.

4. Discuss/possible action concerning a preliminary CSM and rezone request submitted by Duncan Campbell for the purpose of expanding two lots and creating a lot for a house to be built for a family member. Properties located at 4908, 4930 and 4934 Felland Rd, Madison (parcel numbers 0810-351-9000-1, 0810-351-9161-7, and 0810-351-9061-8). Duncan Campbell reported that lot 1 of the CSM is the Camp K-9 property and lot 2 is the Campbell's residence. He is interested in creating lot 3 from a portion of the residence property for a residence for his daughter and son-in-law. He is also adding a portion of lot 4 to the east side of lot 1 (97 feet) & 2 (130 feet) to square off the properties and to create a buffer. He is also requesting a rezone from A-1 to A-2 of the 97 feet added to the kennel property to make it consistent with the existing zoning. Since the land added to the kennel property will not be used for kennel purposes, the County has advised that the existing CUP will not need to be amended and Campbell's attorney has advised him not to revise the CUP. Motion: Hess/Stoflet to recommend approval of the four lot CSM and the rezone of the 97 feet added to the kennel lot from A-1 to A-2 to be consistent with the existing zoning of the lot. Motion carried.
5. Update from Comprehensive Plan Steering Committee. Hess reported that the committee has met twice. The Plan Commission will review the proposed plan after the committee's fourth meeting. The process is going well.
6. Update on the DeForest ETZ. Urban reported that the ETZ met on May 30 to consider the Stegmann rezone. DeForest hired Rachel Holloway as the new Village Planner. DeForest would like to condense the steps in the approval process to eliminate Town action and make decisions at the ETZ Committee level.
7. Approval of minutes from April 24, 2013. Motion: Hess/Walsh to approve the minutes as presented. Motion carried.
8. Adjourn. Motion: Legler/Walsh to adjourn. Meeting adjourned at 6:08 p.m. Motion carried.

Brenda Ayers
Clerk/Treasurer
07/30/2013