

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
03/11/2022	DCPCUP-2022-02561
<b>Public Hearing Date</b>	
05/24/2022	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME BRADD R DRAHEIM	Phone with Area Code (920) 285-3933	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 4658 STATE HIGHWAY 92		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip)	
E-MAIL ADDRESS bradd7154@gmail.com		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>
4658 State Hwy 92		
TOWNSHIP RUTLAND	SECTION 31	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0510-312-9561-0	---	---

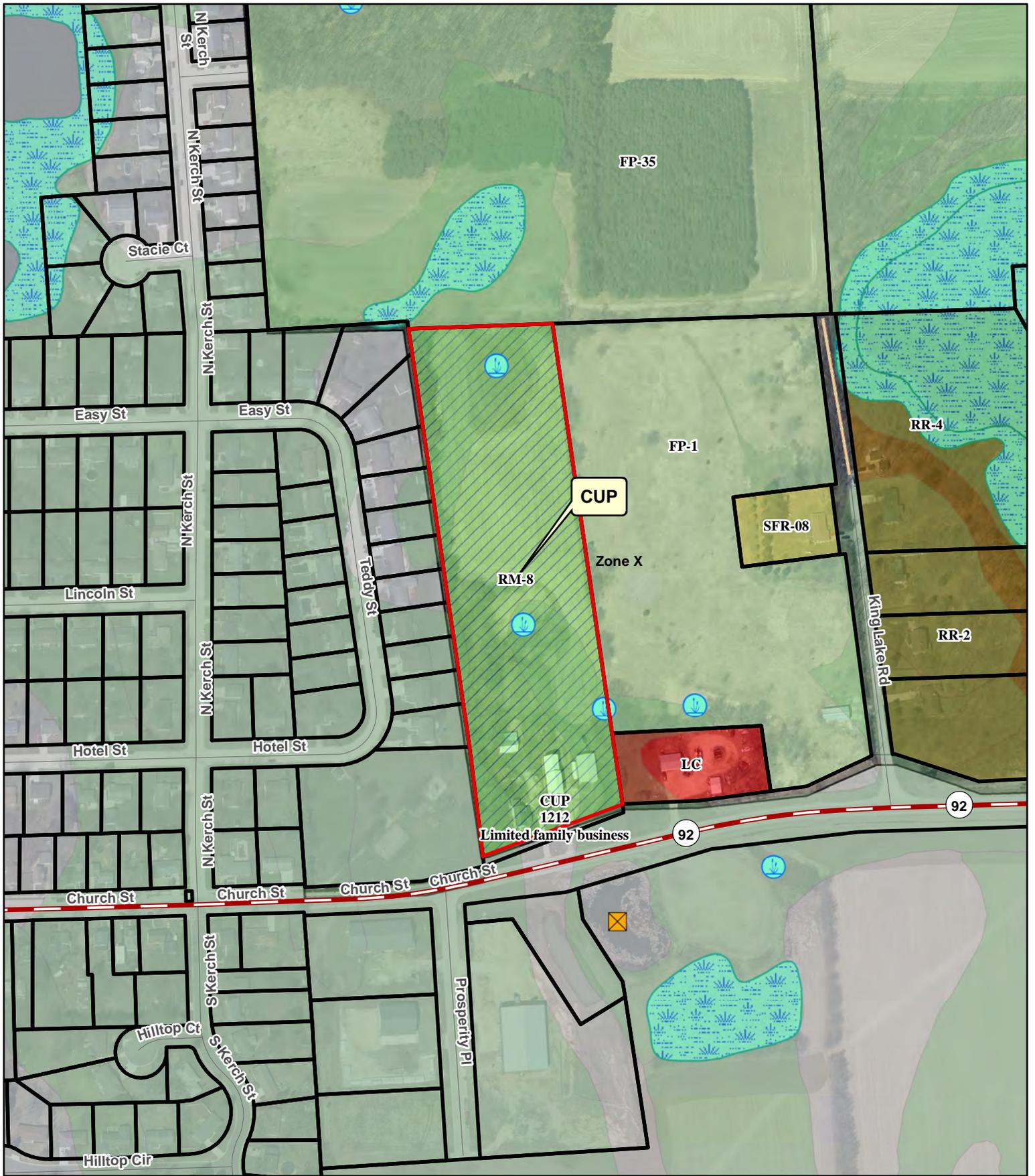
<b>CUP DESCRIPTION</b>
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Limited Family Business - Welding business

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
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10.233(3)	9.3
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<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   
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**Legend**

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



**CUP 02561**  
**BRADD R DRAHEIM**



**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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	BRADD DRAHEIM	Agent Name:	
Address (Number & Street):	4658 HWY 92	Address (Number & Street):	
Address (City, State, Zip):	BROOKLYN WI 53521	Address (City, State, Zip):	
Email Address:	BRADD7154@GMAIL.COM	Email Address:	
Phone#:	920-285-8933	Phone#:	

### SITE INFORMATION

Township:	RUTLAND	Parcel Number(s):	0510-312-9561-0
Section:	31	Property Address or Location:	4658 HWY 92 BROOKLYN WI 53521
Existing Zoning:	Rm-8	Proposed Zoning:	CUP Code Section(s): 10.233(3)

### DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
LIMITED FAMILY BUSINESS	
Provide a short but detailed description of the proposed conditional use: WOULD LIKE TO PROVIDE SERVICE TO COMMUNITY AND SURROUNDING AREAS WITH REPAIR WELDING OR CUSTOM WELDING APPLICATIONS	

### GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer
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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: \_\_\_\_\_

Date: \_\_\_\_\_

Standard 1:

The workshop is more than 500 ft from residential area and city park to the west, well drilling business to the east. All work will be performed inside workshop, noise will be confined as well. Any outside storage will be contained to rear of workshop, not easily seen from residential area.

Standard 2:

Hours of operation are from 3pm-7pm weekdays and 10am – 6pm weekends. Customer parking will be in front of workshop on gravel parking area.

Standard 3:

Work will be contained to workshop and storage contained to rear of workshop and lower portion of large barn on property. The surrounding residential properties separated by wooded area and corn field.

Standard 4:

Electricity comes directly from utility pole. There is no washroom to the work area. There will be gravel added to driveway and parking area.

Standard 5:

Access to driveway is gravel off highway 92. The parking area is large enough to park several vehicles and farm equipment. Larger equipment would go to the back of the workshop.

Standard 6:

Repair farm equipment.

Standard 7:

Workshop is being insulated and fireproofed

No employees

No hazardous materials

No excess outdoor lighting

Business sign will be displayed by front entrance

Waste will be minimal

## OPERATIONAL PLAN

Welding machinery repair or custom-made pieces for equipment.

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Hours are 3pm-7pm weekdays 10am-6pm weekends

No employees

Noise, odors, dust, soot etc. will be contained to workshop. Traffic might be occasional farm equipment on highway 92 to get to workshop

Larger equipment might need to be stored at the rear workshop

No washroom available

Steel cut offs and waste steel will be recycled on occasion

Trash will be minimal and disposed of with personal trash receptacle

Entrance to driveway is large enough to accommodate any large farm machinery and parking as well

No outdoor lighting needed

No hazardous material will be needed or used

Business sign will be placed by front entrance

Gravel will be added to driveway and parking area

Insulation and fireproofing are in progress

## Letter of Intent

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I have been running my mobile welding service business out of the back of my van for 17 years. Now I want to include a workshop that would help the community by welding repairs or custom welding of what a customer may need. I hope to cater to the farming community in the area. I believe that would be a large portion of my business. I would like to have a workshop that people will bring a project to me to be repaired or created.

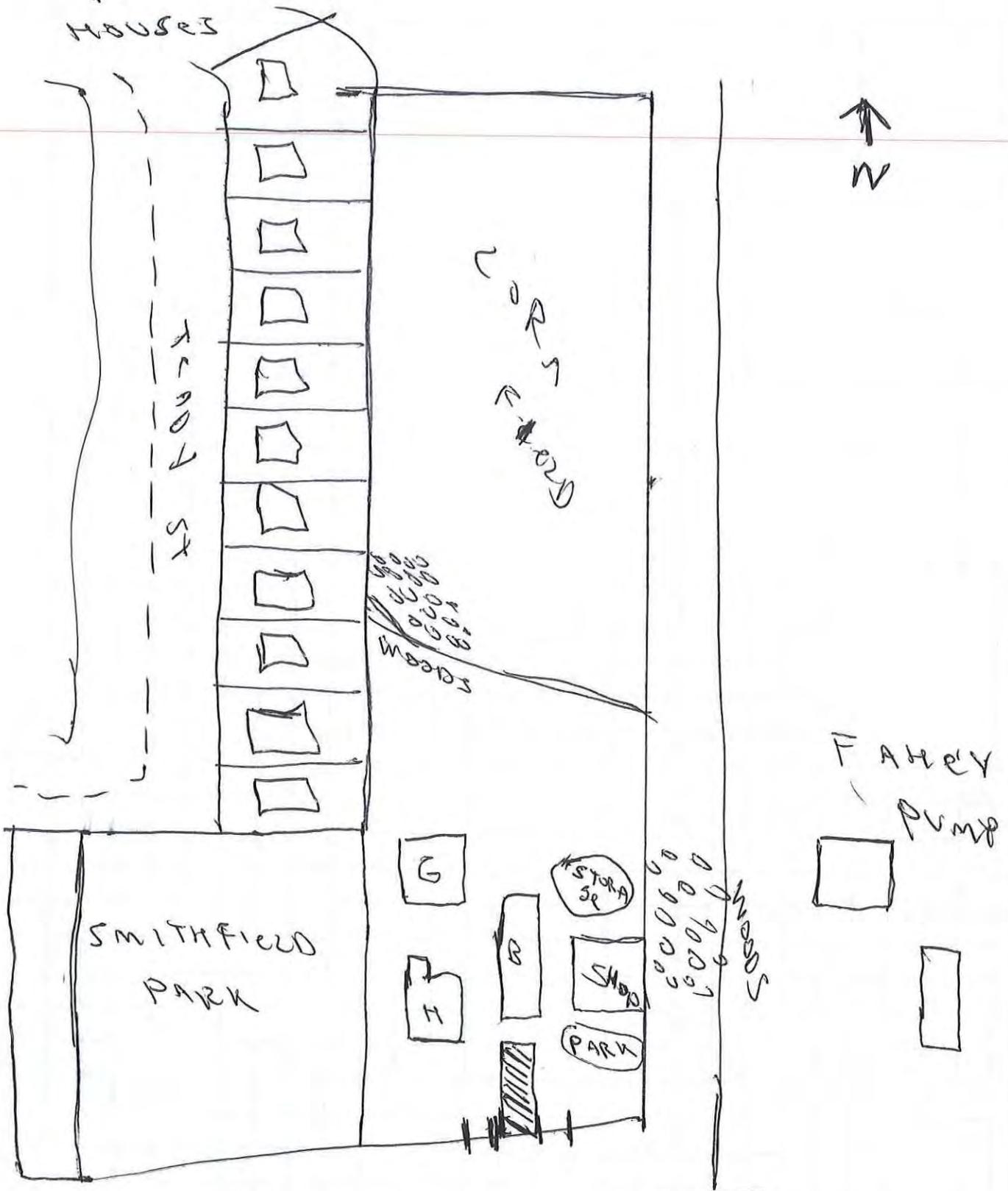
Bradd Draheim

Bradd's Welding On Wheels

Business Owner/Operator

1-10-22

RESIDENTIAL  
HOUSES



SMITHFIELD  
PARK

FAIRWAY  
PUMP

HWY 92

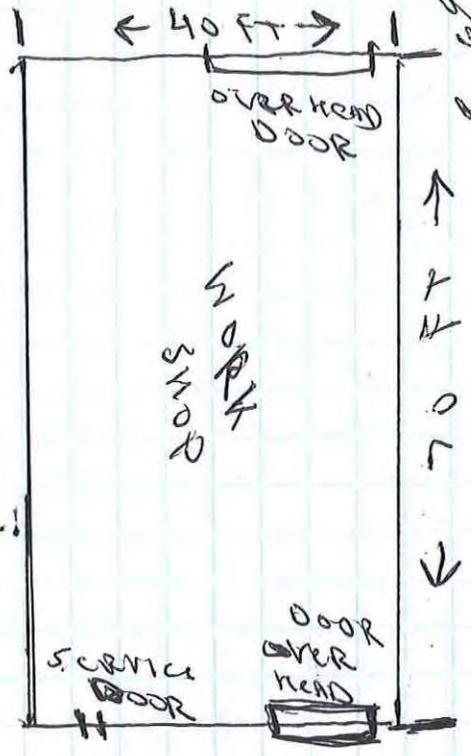
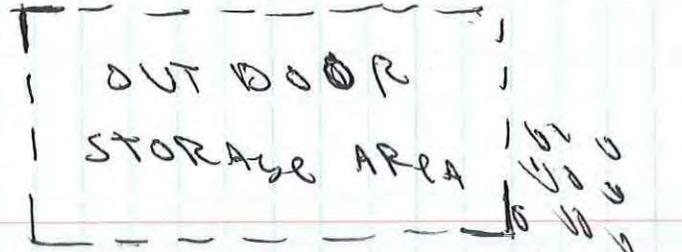
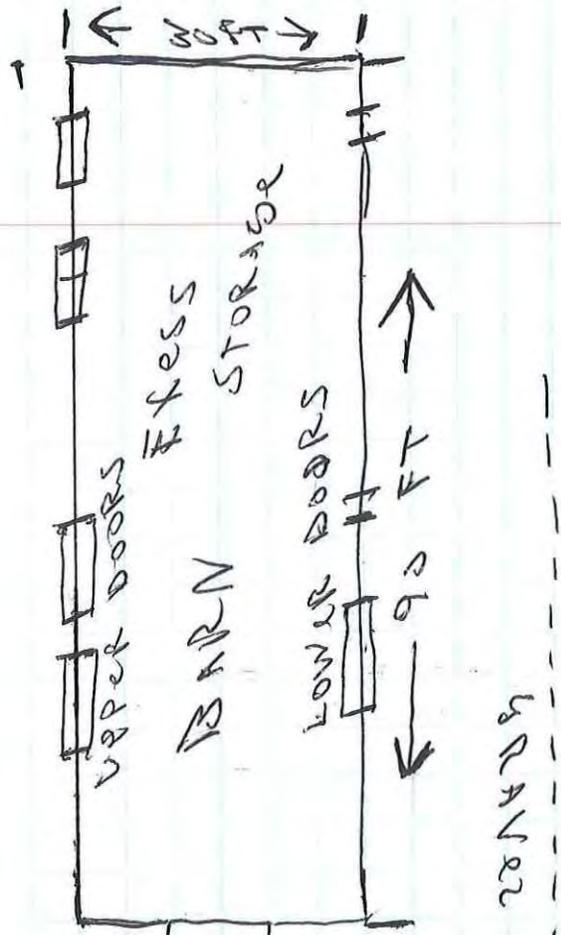
MARSH LAND

25 FT

HILL

WOODED AREA

CORN FIELD



GRANER DRIVE

MILK HOUSE

GRANER DRIVE

PARKING AREA

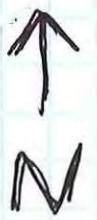
ACCESS DRIVE

UTILITY POLE

ADVERTISING SIGN

HWY 92

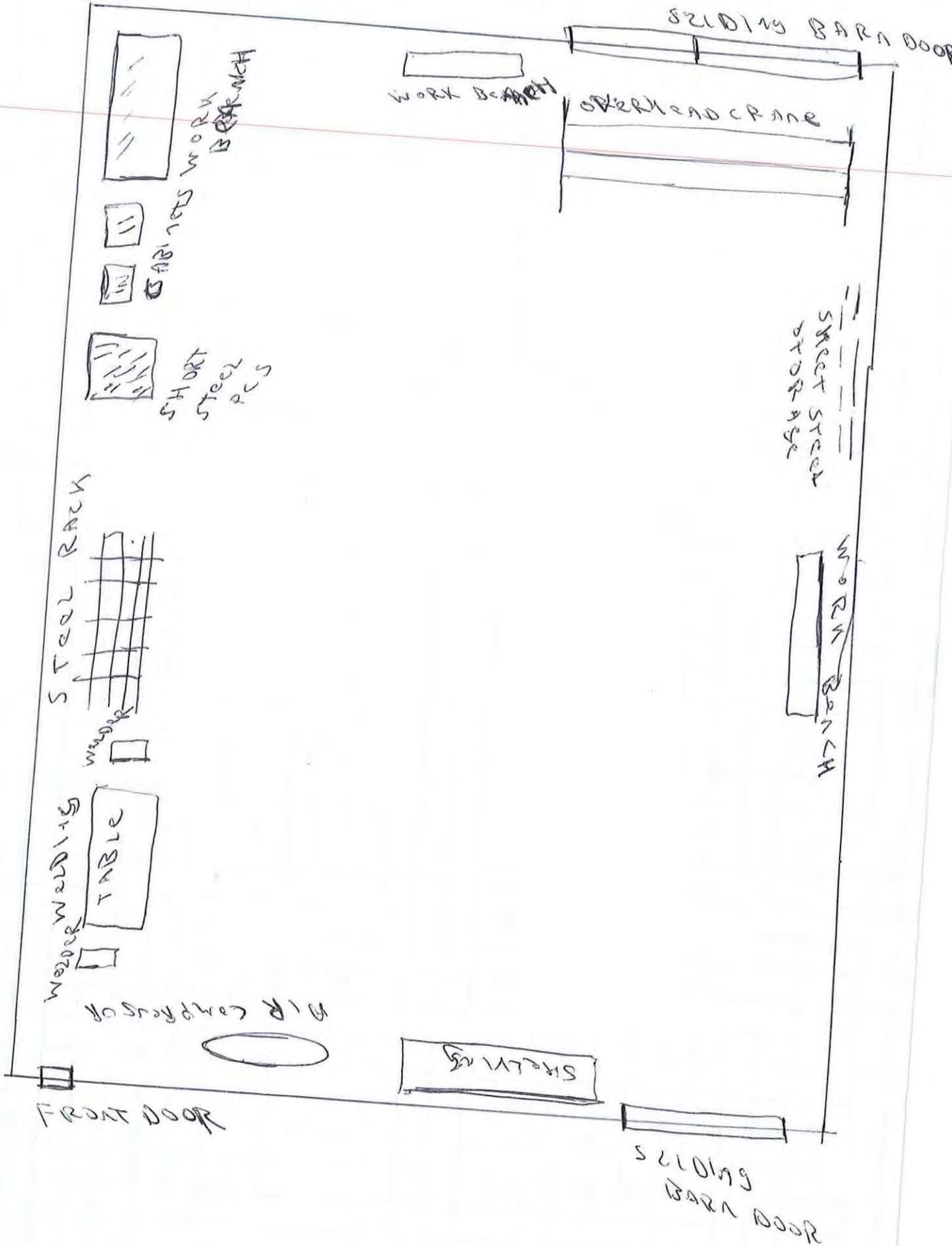
50 FT



22-01-1

# LAYOUT INTERIOR OF WORKSHOP

NOT TO SCALE





**DESCRIPTION:**

A parcel of land located in the SE 1/4 of the NW 1/4 of Section 31, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 31;  
 Thence West, along the centerline of S.T.H. "92", 682.6 feet;  
 Thence N 73° 39' 40" W, 580.6 feet;  
 Thence S 89° 47' 20" W, along said centerline, 1427.65 feet;  
 Thence S 84° 33' 15" W, 299.67 feet;  
 Thence S 78° 26' 22" W, along said centerline, 245.47 feet to the point of beginning;

Thence continue S 78° 26' 22" W, along said centerline, 345.27 feet;  
 Thence N 06° 34' 16" W, 1315.37 feet;  
 Thence N 89° 39' 06" E, 346.00 feet;  
 Thence S 06° 34' 16" E, 1247.84 feet to the point of beginning.

Subject to a public roadway along the south side thereof.

Said described parcel contains 10.12 acres

**SURVEYOR'S CERTIFICATE**

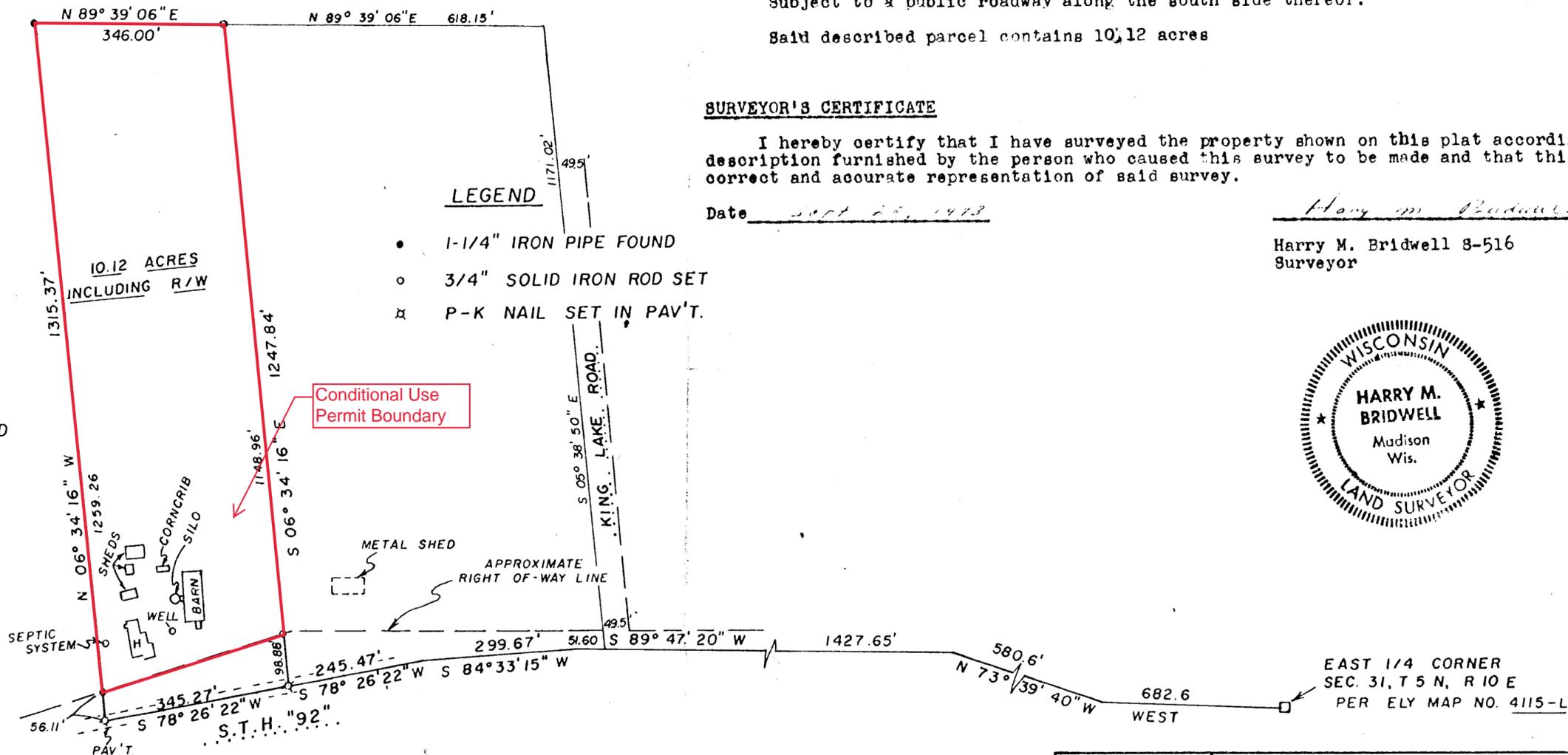
I hereby certify that I have surveyed the property shown on this plat according to the description furnished by the person who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date Sept 25, 1973

*Harry M. Bridwell*  
 Harry M. Bridwell 8-516  
 Surveyor

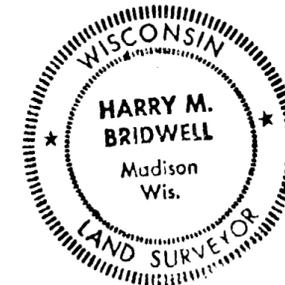
**LEGEND**

- 1-1/4" IRON PIPE FOUND
- 3/4" SOLID IRON ROD SET
- ✕ P-K NAIL SET IN PAV'T.



**NOTE**

BEARINGS REFER TO THE WEST LINE OF KING LAKE ROAD, SAID LINE HAVING A BEARING OF S 05° 38' 50" E PER ELY MAP NO. 4115-L.



REVISION		BRIDWELL ENGINEERING CO. INC. CIVIL ENGINEERS & SURVEYORS	
RESP	DATE	<b>PLAT OF SURVEY</b> OF PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 31, T 5 N, R 10 E, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN SURVEYED FOR <u>LEE GEORGE</u>	
DWN. S. W. A.	SCALE	DWG. NO.	
CHK. H. M. B.	1" = 200'	B-925(1)-2	
DATE 9-20-73			

995-L