

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
02/02/2022	DCPCUP-2022-02558
<b>Public Hearing Date</b>	
05/10/2022	

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

OWNER NAME JEFFREY RIEGERT	Phone with Area Code (608) 575-3969	AGENT NAME JEFFREY RIEGERT	Phone with Area Code (608) 575-3969
BILLING ADDRESS (Number, Street) 3363 PETERSON RD		ADDRESS (Number, Street) 3363 PETERSON RD	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) MCFARLAND, WI 53558	
E-MAIL ADDRESS riegertbuilders		E-MAIL ADDRESS riegertbuilders@gmail.com	

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

ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3363 PETERSON ROAD					
TOWNSHIP DUNN	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-123-8180-6		---		---	

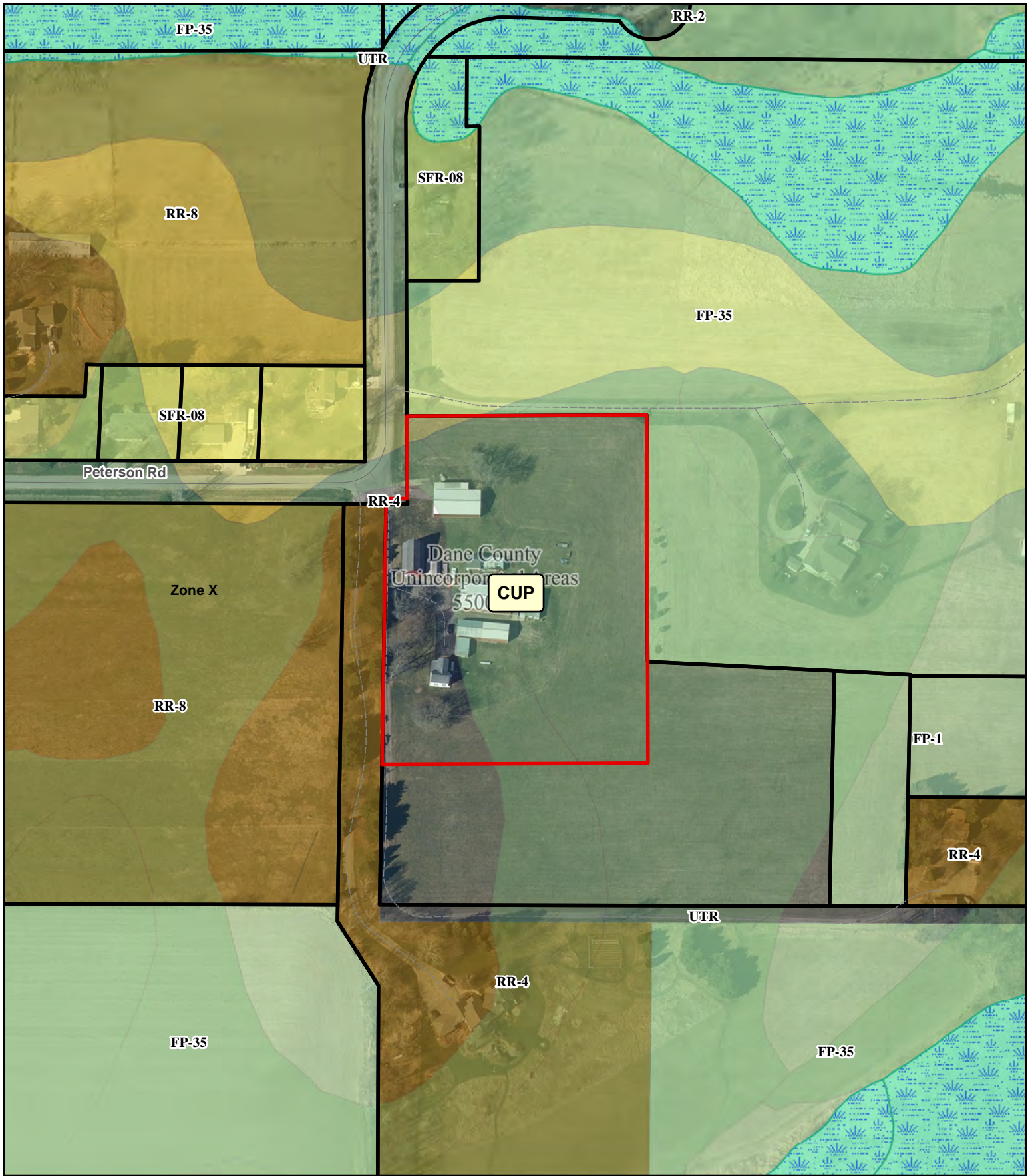
<b>CUP DESCRIPTION</b>
------------------------

LIMITED FAMILY BUSINESS




<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
--	--------------

10.243(3)	5.3
-----------	-----

<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  SSA1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   
---	---------------------------------	---



**Legend**

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



0 50 100 200 Feet

**CUP 02558**  
**JEFFREY RIEGERT**





**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

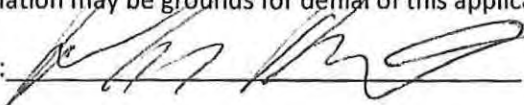
APPLICANT INFORMATION			
Property Owner Name:	Jeffrey and Ann Riegert	Agent Name:	Jeff Riegert
Address (Number & Street):	3363 Peterson Rd	Address (Number & Street):	3363 Peterson Rd
Address (City, State, Zip):	McFarland WI 53558	Address (City, State, Zip):	McFarland WI 53558
Email Address:	riegertbuilders@gmail.com	Email Address:	riuegertbuilders@gmail.com
Phone#:	608 575-3969	Phone#:	608 575-3969

SITE INFORMATION			
Township:	Dunn	Parcel Number(s):	028/0610-123-8180-6 028/0610-123-8232-0
Section:		Property Address or Location:	3363 Peterson Rd
Existing Zoning:	RR4	Proposed Zoning:	RR8
CUP Code Section(s):			

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): Limited Family Business	Is this application being submitted to correct a violation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: Proposed conditional use for a small construction company office and wood working shop	

GENERAL APPLICATION REQUIREMENTS					
<p><b>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. <u>Only complete applications will be accepted.</u> 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.</b></p>					
<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to 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: 

Date: 1/17/22

## STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The operation will be primarily indoor office and indoor storage of construction equipment and materials. This will not be detrimental, pose any safety or endanger the public in any way.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The use of the property should in no way impair or diminish the uses, values, and enjoyment of any other property in the neighborhood due to the fact that the family owned business is indoors. There will be very few visitors to the property that will be business related as we do not do work for the general public. Most meetings are held on job sites or offices of other businesses. All subcontractors and employees are required to go directly to job sites on a daily basis.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The conditional use will not impede any development or improvement of any surrounding property as all activity takes place indoors. All buildings are approved.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The existing access roads, utilities, and drainage will remain unchanged to accommodate the conditional use

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The business does not have any additional traffic and should not require any change to the existing ingress or egress

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The conditional use will conform to all applicable regulations of the Town of Dunn and Dane County

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The conditional use is consistent with the town and comprehensive plans that allow for a small business with only one primary family employee

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:



## WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

<p>Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.</p> <p>The proposed conditional use is Riegert Builders Inc, a small construction company. The planned property improvements are to construct a small office, indoor wood working shop, and a bathroom to accommodate the business in a 60 x 60 shed already constructed. There will be woodworking equipment inside the building such as a table saw, planer, dust collection etc. There will be no exterior use of any equipment.</p>
<p>List the proposed days and hours of operation.</p> <p>Monday- Friday 7:00am to 4:30pm</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>One</p>
<p>List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.</p> <p>None</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>None</p>
<p>For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under <u>Chapter 11</u> of <u>Chapter 14</u>, Dane County Code.</p>
<p>List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.</p> <p>Propose a new septic system to accommodate the proposed bathroom</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>There will be no trash exceeding the standard receptacles provided for the family residence</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>There will be no increased traffic</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>None</p>
<p>Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.</p> <p>No additional exterior lighting is required for the business</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <u>800</u>.</p> <p>No proposed signage is needed to run the business as we do not cater to the general public</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>The current property is used as a primary residence with equipment storage</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>Residential and a small plumbing and paving business</p>

# Jeff Riegert

3363 Peterson Rd  
Mcfarland WI 53558  
608 575-3969  
riegertbuilders@gmail.com

---

Dane County  
Department of Planning and Development  
Zoning Division  
Room 116, City County Building  
210 Martin Luther King Jr. Blvd.  
Madison WI 53703

January 17, 2022

Re: Conditional Use Application for 3363 Peterson Rd Mcfarland WI 53558

Enclosed are the Conditional Use Application, Site Plan and Proposed Building Plan.

#### Neighborhood Characteristics:

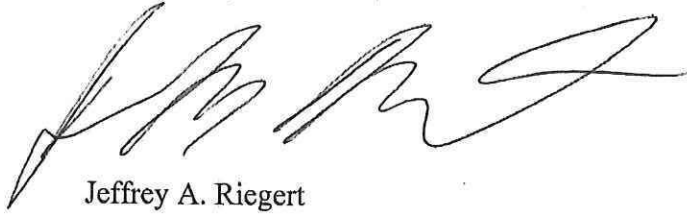
The current use of the property is a family residence with storage/utility buildings. The surrounding properties include a small plumbing and paving business located to the NE of the subject property surrounded by residential use.

#### Operations Plan and Narrative:

- Hours of operation will be from 7:00 am to 5:00pm M-F
- One employee who is the primary resident of the property. No more than 3 people will be at the business at any given time. This will be a rare occurrence.
- There will be no noise, dust, soot, runoff, or pollution generated from any operation
- No materials or activities will be conducted outdoors
- All county stormwater and erosion control measure will be adhered to
- A approved septic system is proposed for the bathroom
- There is very little trash generated. Basically paper from office activity which will be disposed of in the standard waste receptacles provided to the family residence.
- There will be no additional traffic as we do not cater to the general public. All meetings are usually held on job sites. All employees go directly to job sites are rarely at the business.
- There are no hazardous, toxic, or explosive materials used
- No additional lighting is needed
- No signage is needed

If you require any additional information feel free to contact me.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. A. Riegert', written in a cursive style.

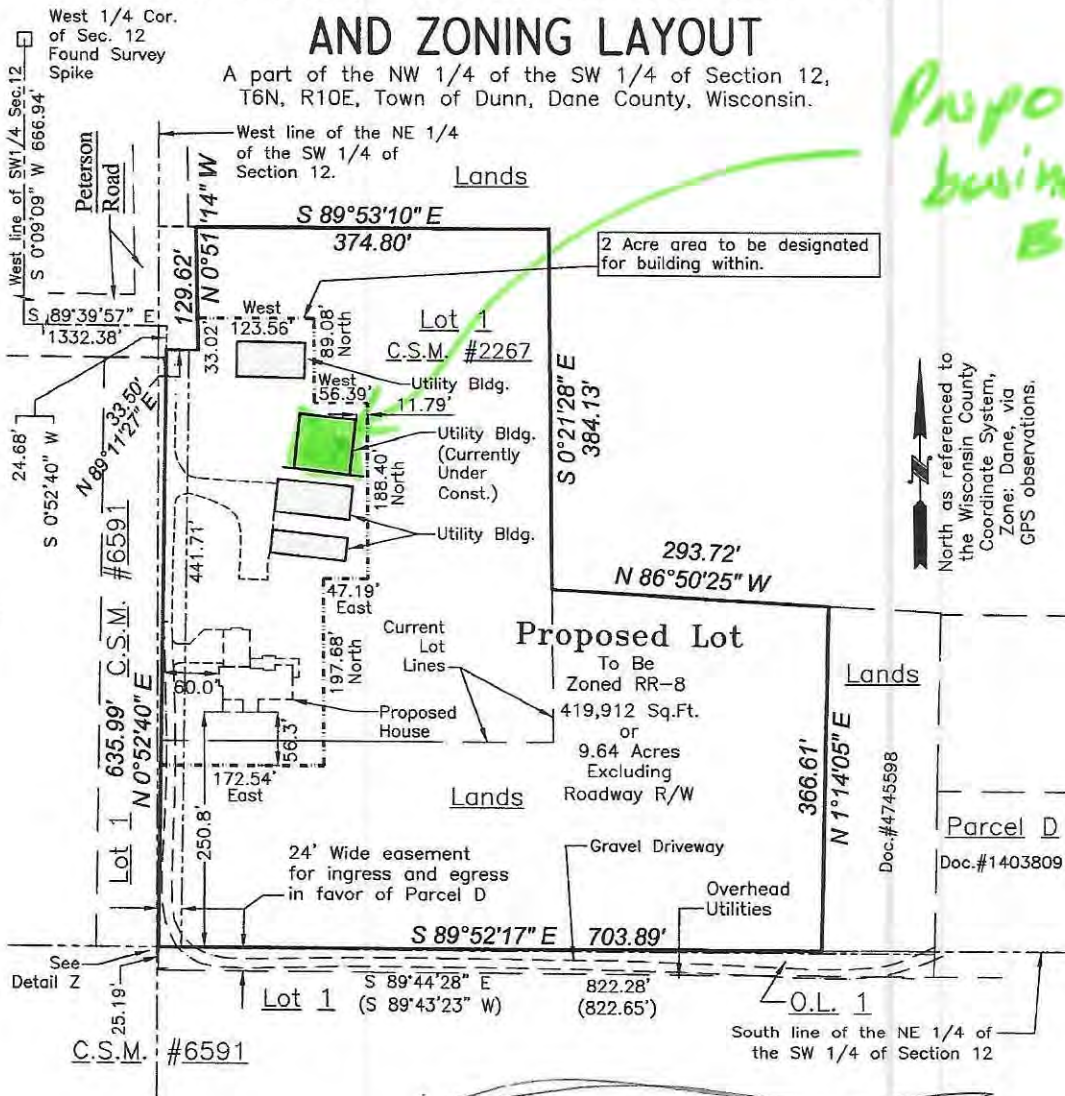
Jeffrey A. Riegert



# PROPOSED CERTIFIED SURVEY MAP AND ZONING LAYOUT

A part of the NW 1/4 of the SW 1/4 of Section 12,  
T6N, R10E, Town of Dunn, Dane County, Wisconsin.

*Proposed  
business  
building*

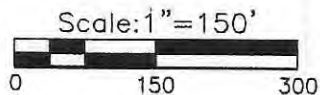


Timothy G. Radl S-2959 Professional Land Surveyor

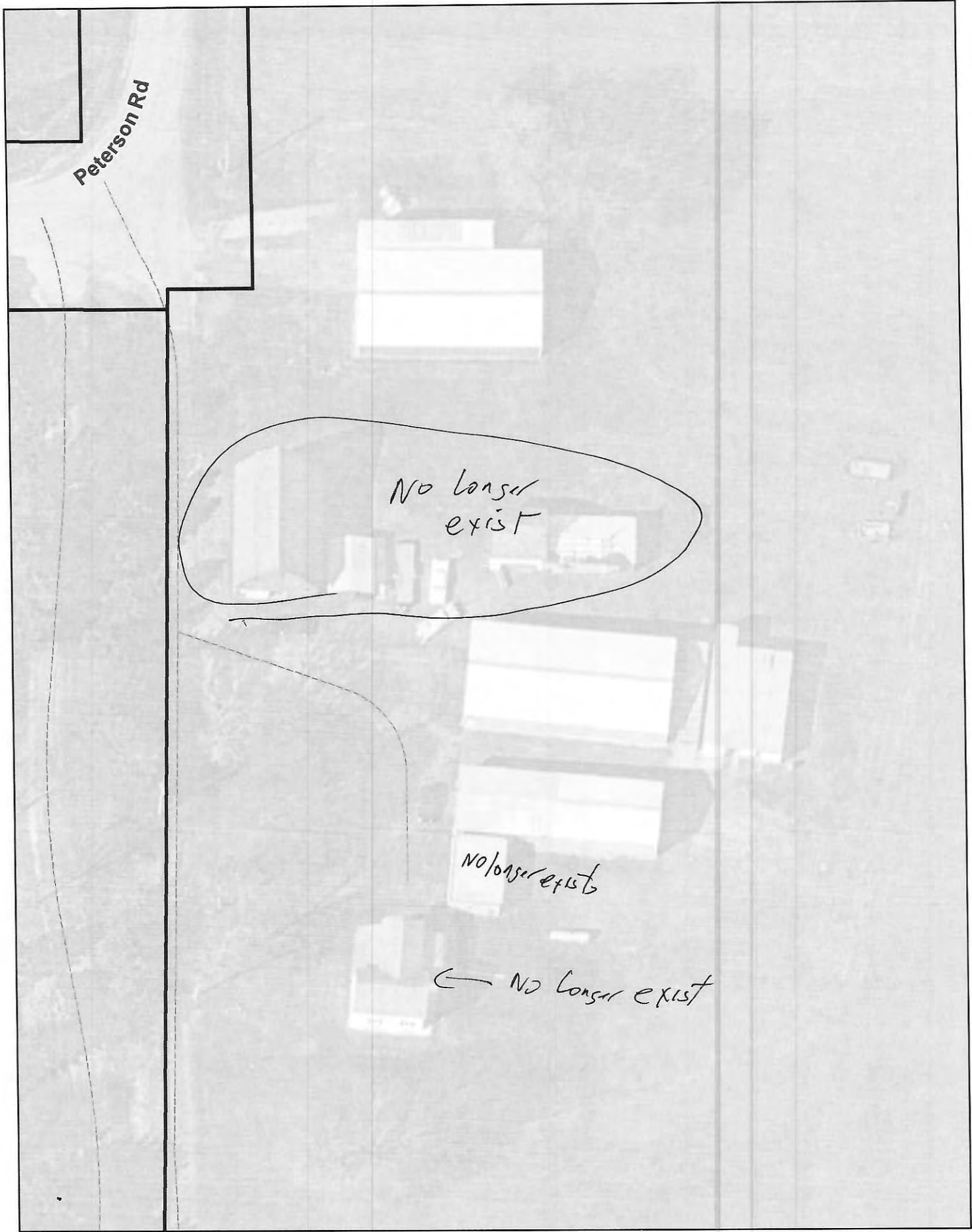
**Red Oak Land Surveying LLC**  
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

DRAWN TGR	DATE 9/13/2021	Prepared for: JEFFREY RIEGERT 3363 PETERSON RD MCFARLAND WI 53558
APPROVED TGR	DATE 9/13/2021	
SCALE 1"=150'	SHEET 1 of 1	PROJECT NO. 2021064

Revised 9/16/21 to refine 2 acre building area boundary.







Peterson Rd

No longer exist

No longer exist

← No longer exist



0 25 50 100 Feet

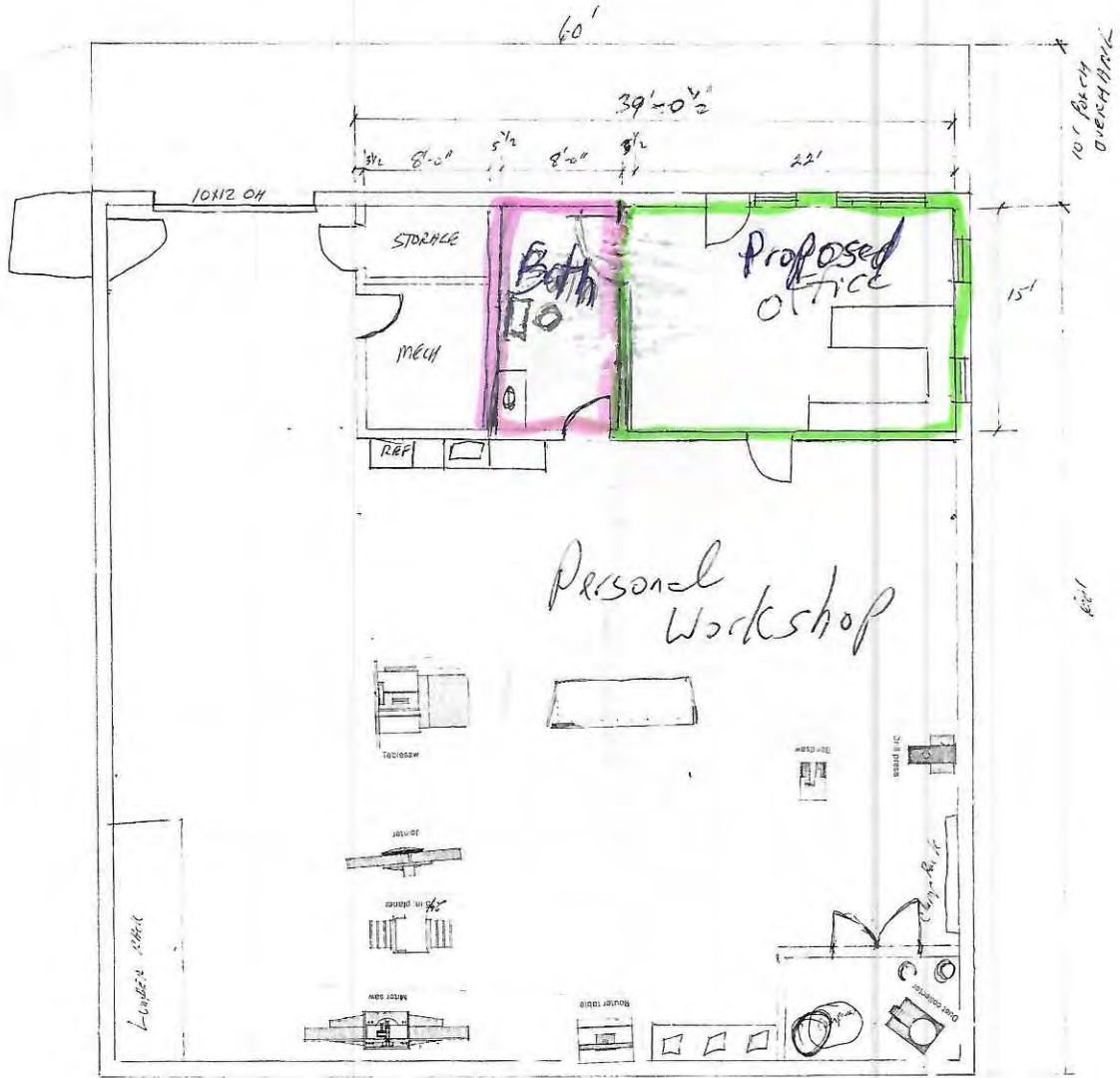
Site Plan



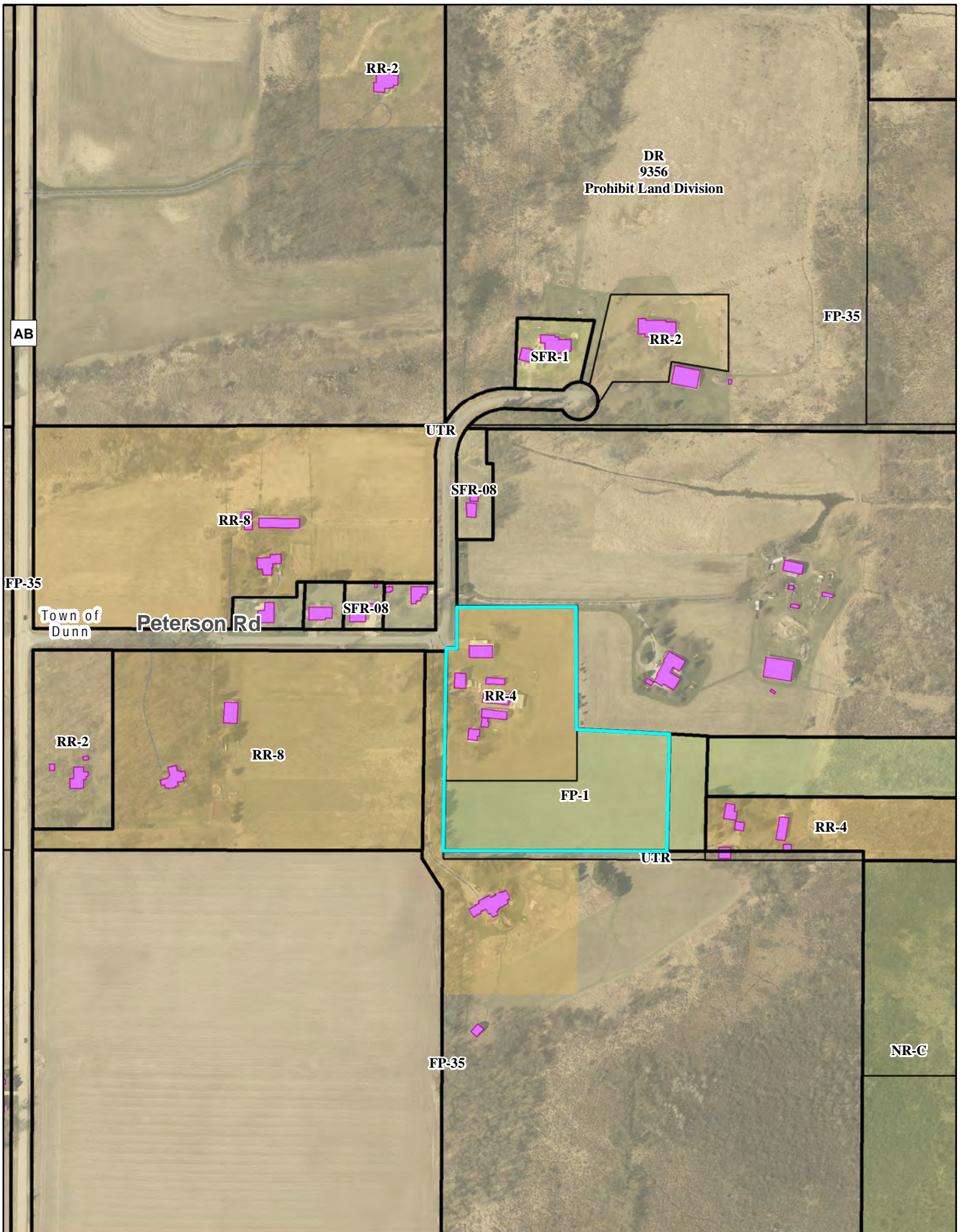
OFFICE AREA



Bathroom (Proposed)







DR  
9356  
Prohibit Land Division

AB

RR-2

FP-35

SFR-1

RR-2

UTR

SFR-08

RR-8

FP-35

Town of  
Dunn

Peterson Rd

SFR-08

RR-2

RR-8

RR-4

FP-1

RR-4

UTR

FP-35

NR-C



0 200 400 800 Feet

Neighborhood Map