

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
06/19/2019	DCPCUP-2019-02474
<b>Public Hearing Date</b>	
08/27/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANIEL S SCHMITT	Phone with Area Code (608) 438-4415	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 7699 STATE HIGHWAY 113		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) LODI, WI 53555		(City, State, Zip)	
E-MAIL ADDRESS dansschmitt@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7699 STH 113					
TOWNSHIP DANE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-101-8000-8		---		---	

CUP DESCRIPTION
Limited Family Business

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.233(3)	2.2

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	Inspectors Initials  SCW1	SIGNATURE:(Owner or Agent)
Applicant Initials _____		PRINT NAME:
		DATE:

COMMENTS: LIMITED FAMILY BUSINESS



DANE COUNTY PLANNING DEVELOPMENT

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

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

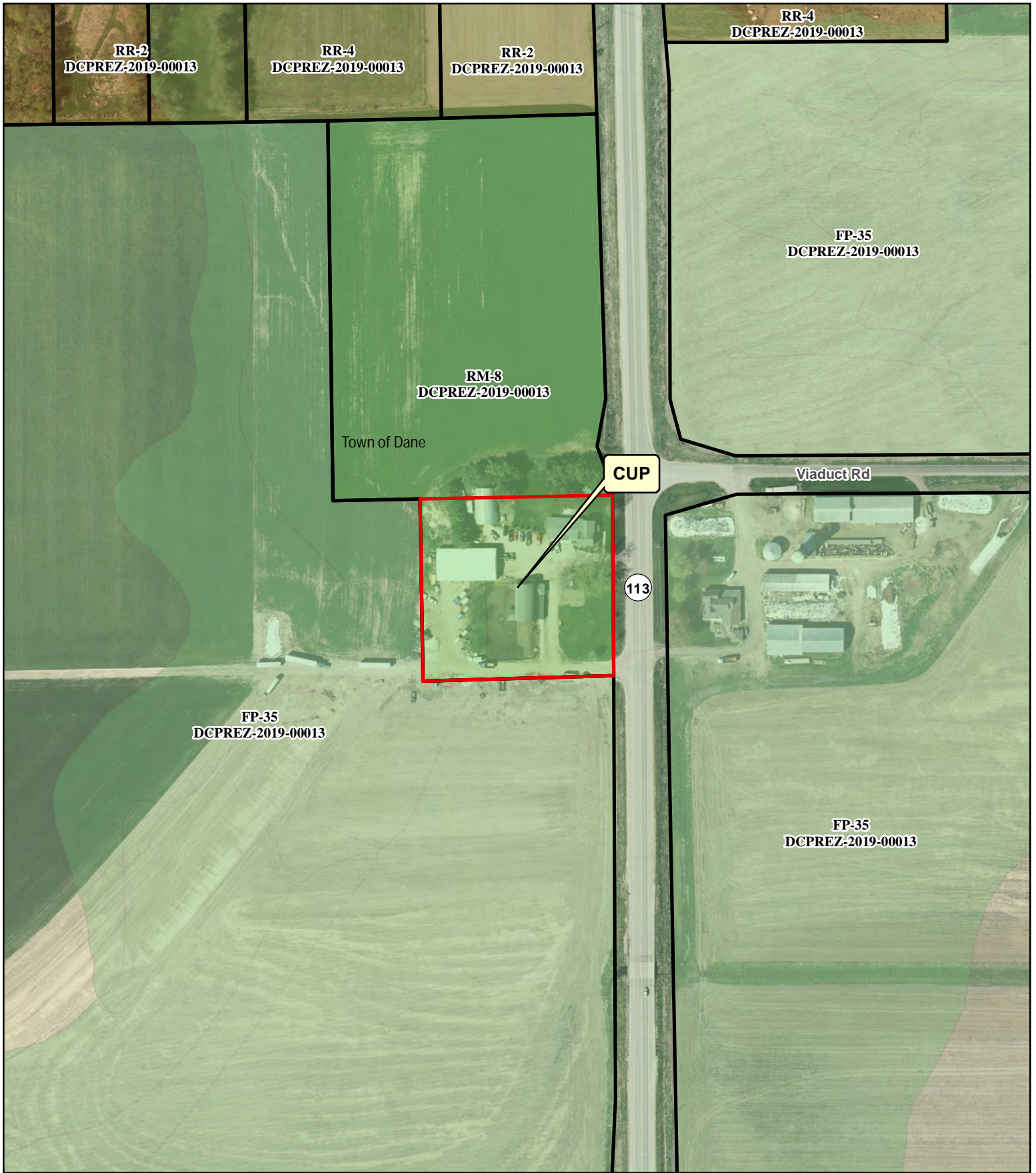
Owner: Dan Schmitt
Address: 7699 Hwy 113, Lodi, WI 53555
Phone: (608) 438-4415
Email: dansschmitt@gmail.com

Parcel numbers affected: 0908 101 8000 Town: Dane Section: 10
Property Address: 7699 Hwy 113, Lodi, WI 53555

Existing/ Proposed Zoning District: Dane





- Type of Activity proposed: Separate checklist for communication towers and mineral extraction uses must be completed.
Hours of Operation: 6:00 am to 6:30 pm
Number of employees: 2 unrelated Sometimes 5 depending on time of year
Anticipated customers: none on property
Outside storage: Just equipment
Outdoor activities: repairs and parking equipment, trucks
Outdoor lighting: 2 dusk to dawn lights
Outside loudspeakers: none
Proposed signs:
Trash removal: dumpster 2 times a month
Six Standards of CUP (see back)

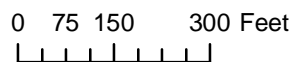
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Dan Schmitt Date: 5-17-19



**Legend**

**Wetland > 2 Acres Significant Soils**

- |                                                                                               |                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|  Wetland    |  Class 1 |
|  Floodplain |  Class 2 |



**CUP 02474**  
**DANIEL S SCHMITT**

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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.

We are not handling any chemicals.  
There is enough land to dispose of the cattle  
manure.

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 property will not effect my neighbors,  
we try to get along with them.

3. That 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 property is ag. we run a dairy farm  
with 500 cows it takes trucks to  
run our operation. we repair trucks for  
our selves and equipment we are not for hire  
with repairs

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

There are nice drive ways to enter  
and exit. we have good water drainage  
away from buildings.

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.

There is a good shoulder to get off  
of the road

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

yes

WARRANTY DEED

Document Number

DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 3512593

07/11/2002 10:19:12AM

Trans. Fee: 508.20 Exempt #:

Rec. Fee: 13.00 Pages: 2

000322

This Deed, made between Eloi S. Schmitt and Mary Lou Schmitt, husband and wife

Grantor, and Daniel S. Schmitt, a single person

Grantee. Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dane County, State of Wisconsin (if more space is needed, please attach addendum):

See attached Legal Description.

Recording Area

Name and Return Address

Daniel Schmitt 6835 Viaduct Rd Lodi, WI 53555

022-0908-101-8000-8 and 022-0908-034-9825-1

Parcel Identification Number (PIN)

This IS NOT homestead property. (is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2002.

Dated this 2nd day of July, 2002.

Eloi S. Schmitt (signature)

\* Eloi S. Schmitt

Mary Lou Schmitt (signature)

\* Mary Lou Schmitt

AUTHENTICATION

Signature(s) Eloi S. Schmitt and Mary Lou Schmitt

authenticated this \_\_\_ day of \_\_\_, 2002

ACKNOWLEDGMENT

STATE OF WISCONSIN ) ) ss. DANE County )

Personally came before me this 2nd day of July, 2002 the above named Eloi S. Schmitt and Mary Lou Schmitt

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Catherine Schommer (signature) \* Catherine Schommer

Notary Public, State of Wisconsin My Commission is permanent. (If not, state expiration date: 5-28, 2006)

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY Attorney Duane P. Schumacher

(Signatures may be authenticated or acknowledged. Both are not necessary.)

\* Names of persons signing in any capacity must be typed or printed below their signature.

2/13

LEGAL DESCRIPTION

000323

PARCEL B:

Part of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 9 North, Range 8 East, in the Town of Dane, more fully described as follows: Beginning at the Southeast corner of said Section 3; thence South 86 degrees 14 minutes 19 seconds West along the section line a distance of 526.65 feet; thence North 03 degrees 13 minutes 01 seconds West, 653.03 feet; thence North 85 degrees 53 minutes 09 seconds East, 526.79 feet to the section line; thence South 03 degrees 12 minutes 30 seconds East, 656.27 feet to the point of beginning.

Part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 9 North, Range 8 East, in the Town of Dane, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of said Section 10; thence South 305 feet; thence West 320 feet; thence North 305 feet; thence East 320 feet to the point of beginning.

Previous Zoning  
A-1(EX)  
DCPREZ-0000

Viaduct R



Previous Zoning 2019  
A-2  
DCPREZ-0000-02462

113

Previous Zoning  
A-1(EX)  
DCPREZ-0000

Previous Zoning 2019  
A-1(EX)  
DCPREZ-0000-00000

10.004(82) Definitions


- 704 (82) Land disturbing activity.  
705 Any alteration or disturbance that may result in soil erosion, sedimentation or change in runoff  
706 including, but not limited to, removal of ground cover, grading, excavating or filling of land.
- 707 (83) Light industrial.  
708 (a) The processing, manufacturing, compounding, assembly, packaging, treatment or  
709 fabrication of materials and products, from previously processed or previously  
710 manufactured materials. All operations (with the exception of loading operations):  
711 1. are conducted entirely within an enclosed building;  
712 2. are not potentially associated with nuisances such as odor, noise, heat, vibration, and  
713 radiation which are detectable at the property line;  
714 3. do not pose a significant safety hazard (such as danger of explosion); and  
715 4. include no retail sales.  
716 (b) Light industrial uses do not include agriculture-related, limited family businesses, Limited  
717 farm businesses, small workshops accessory to a permitted use, or heavy industrial uses.
- 718 (84) Limited family business.  
719 A small family-run commercial operation, accessory to a permitted principle use, that takes  
720 place entirely within an accessory building. All employees, except up to one or one full-time  
721 equivalent, must be a member of the family residing on the premises.
- 722 (85) Limited farm business.  
723 An agricultural accessory use that meets all of the following criteria:  
724 (a) Consists of a business, activity, or enterprise, whether or not associated with an  
725 agricultural use, that is conducted by the owner or operator of a farm,  
726 (b) Requires no buildings, structures, or improvements other than existing agricultural  
727 buildings or a farm residence  
728 (c) Employs no more than 4 full-time equivalent employees annually, who are not members of  
729 the family residing on the farm, and;  
730 (d) Does not impair or limit the current or future agricultural use of the farm or of other  
731 protected farmland.
- 732 (86) Livestock.  
733 (a) Except as listed below, bovine animals, equine animals, goats, poultry, sheep, swine, farm-  
734 raised deer, farm-raised game birds, camelids, ratites, and farm-raised fish.  
735 (b) For the purposes of this ordinance, the following are not considered livestock:  
736 1. Five or fewer equine animals on a premises in the Rural Mixed-Use Districts;  
737 2. Domestic fowl;  
738 3. Domestic pets;  
739 4. Domestic beekeeping.



## Parcel Number - 022/0908-101-8000-8

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DANE	
State Municipality Code	022	
PLSS (T,R,S,QQ,Q)	09N 08E 10 NE NE (Click link above to access images for Qtr-Qtr)	
Section	09N 08E 10 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 10-9-8 PRT NE1/4NE1/4 BEG SEC NE COR TH S 305 FT TH W 320 FT TH N 305 FT TH E 320 FT TO POB EXC TO DOT IN DOC 3689636 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	DANIEL S SCHMITT	
Primary Address	7699 STATE HIGHWAY 113	
Billing Address	7699 STATE HIGHWAY 113 LODI WI 53555	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G1	
Assessment Acres	2.200	
Land Value	\$71,400.00	
Improved Value	\$183,600.00	
Total Value	\$255,000.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~05/08/2019~~ 04:00 PM

Ends: ~~05/08/2019~~ 06:00 PM

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/29/2019~~ 04:00 PM

Ends: ~~05/29/2019~~ 06:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

### Zoning Information

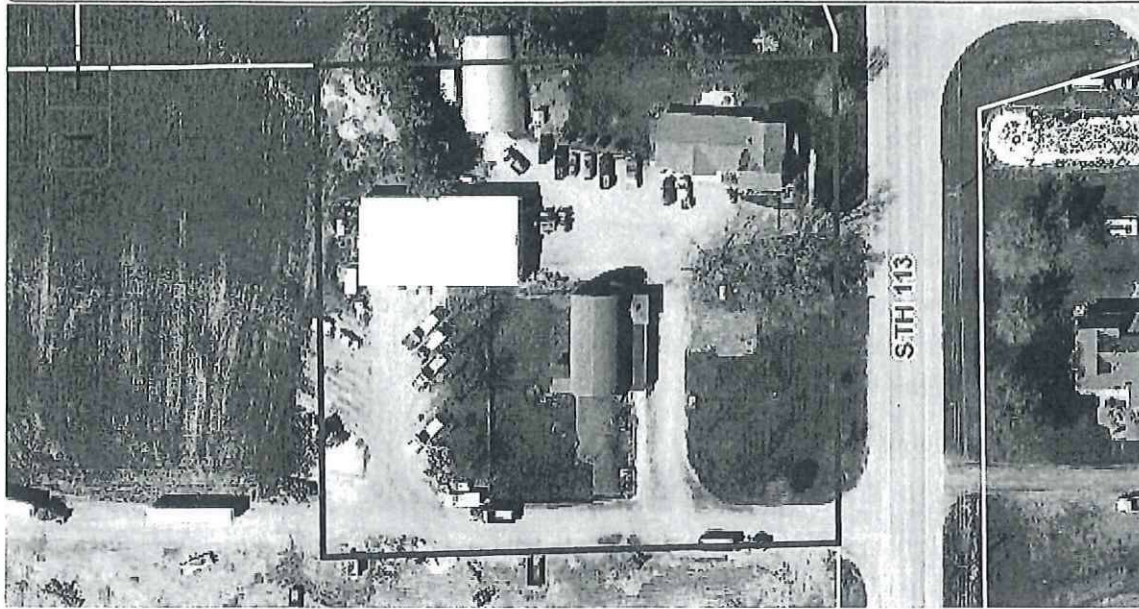
For the most current and complete zoning information, contact the Division of Zoning.

### Zoning

RM-8 DCPREZ-2019-00013

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2018)**

**More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$71,400.00	\$183,600.00	\$255,000.00
<b>Taxes:</b>		\$4,061.29
<b>Lottery Credit(-):</b>		\$189.46
<b>First Dollar Credit(-):</b>		\$78.01
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$3,802.49

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3150	LODI SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	11DE	WAUNAKEE EMS
OTHER DISTRICT	11DF	DANE FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	07/11/2002	3512593		

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: 0908-101-8000-8

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City-County Bldg. Room 116

Madison, WI 53703



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