

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
07/01/2016	DCPCUP-2016-02354
Public Hearing Date	
07/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANIEL HOESLY	Phone with Area Code (608) 516-3611	AGENT NAME AMY HOESLY	Phone with Area Code (608) 208-4221
BILLING ADDRESS (Number, Street) 2428 STATE HIGHWAY 73		ADDRESS (Number, Street) 3002 STATE HIGHWAY 73	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS DHH2004@GMAIL.COM		E-MAIL ADDRESS amyhoesly2u@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2538 STATE HIGHWAY 73					
TOWNSHIP CHRISTIANA	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-152-9190-3		---		---	

CUP DESCRIPTION
SEASONAL STORAGE

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(r)	20.1

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____		PRINT NAME: Amy Hoesly
		DATE: 7/1/16

COMMENTS: ADDED TO REZ11005 ON JULY 1, 2016

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/16/2016	DCPREZ-2016-11005
Public Hearing Date	C.U.P. Number
07/26/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DANIEL HOESLY	PHONE (with Area Code) (608) 516-3611	AGENT NAME AMY HOESLY	PHONE (with Area Code) (608) 208-4221
BILLING ADDRESS (Number & Street) 2428 STATE HIGHWAY 73		ADDRESS (Number & Street) 3002 STATE HIGHWAY 73	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS dhh2004@gmail.com		E-MAIL ADDRESS amyhoesly2u@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2538 State Highway 73					
TOWNSHIP CHRISTIANA	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-152-9190-3					

REASON FOR REZONE	CUP DESCRIPTION
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ZONING COMPLIANCE FOR EXISTING PARCEL	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	20.1		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	SSA1	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		

PRINT NAME:
DATE:

**SEE
REVISED**



PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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 required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o 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.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Daniel Hoesty / David Hoesty
 Address P.O. Box 67
 Phone Cambridge WI 53523
(608) 516-3611
 Email dhh2004@gmail.com

Agent Amy Hoesty
 Address P.O. Box 67
 Phone Cambridge, WI 53523
(608) 516-3611
 Email dhh2004@gmail.com

Parcel numbers affected: 061215J 91903
Section 15-6-12-S1-2
SW1/4 NW1/4 EXC HWY in DOC#5044932

Town: Christiana Section: 15
 Property Address: 2538 State Hwy 73

Existing/ Proposed Zoning District : A2

- o Type of Activity proposed:
Seasonal Storage
- o Hours of Operation By appointment
- o Number of employees 0
- o Anticipated customers 60-75
- o Outside storage By request only, distance from public street is over 100 feet
- o Outdoor activities None
- o Outdoor lighting utilizing existing
- o Outside loudspeakers None
- o Proposed signs None
- o Trash removal None
- o 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: David Hoesty

Date: 30 June 2016

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.

Seasonal storage has no impact on public health, safety or negatively impact the general welfare of the community. Customers simply drop-off their item in the fall and pick-up in the spring.

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.

It is unforeseeable seasonal storage would have any impairment on neighbors.

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.

It is unforeseeable how seasonal storage would impede the development of the surrounding property.

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

Current site conditions are adequate for seasonal storage, no site improvements are necessary.

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.

Drop-off and pick-up areas are adequate distance from public streets to minimize congestion.

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

Seasonal storage at this location will conform with all applicable regulations of the district.

Petition # 11005

Public Hearing Date 7/26/16

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland (Wetland), Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: Garage front yard setback!
wetlands

Planning Review

- 1. Density Study Needed? Yes / No
 - 2. Determination of Legal Status Yes / No
 - 3. In compliance with Town plan? Yes / No
 - 4. Land Division Compliance? Yes / No
- Splits _____

Comments:

Contacts / Correspondence: (date: issue)



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

Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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	Daniel Hoesly / David Hoesly	Agent's Name	Amy Hoesly
Address	PO Box 67 Cambridge, WI 53523	Address	3002 State Highway 73 Deerfield, WI 53531
Phone	(608) 516-3611	Phone	(608) 208-4221
Email	dhh2004@gmail.com	Email	amyhoesly2u@gmail.com

Town: Christiana Parcel numbers affected: Sec 15-6-12 S1/2 SW1/4 NW1/4 EXC HWY in DOC# 5044932

Section: 15 Property address or location: 2538 State Highway 73 Cambridge WI 53523

Zoning District change: (To / From / # of acres) To: A2 / From: A1-EX / 20.1 Acres

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

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

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

Zoning change for residential compliance

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

Submitted By: *Amy Hoesly*

Date: 05/13/2016

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED



* 4 4 4 9 4 1 8 1 *

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4449418

07/10/2008 09:16AM

Exempt #: 8M

Rec. Fee: 11.00
Pages: 1

Document Number

Document Name

THIS DEED, made between Trisha E. Hoesly, a single person

("Grantor," whether one or more), and Daniel H. Hoesly, a single person

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The South: 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 15, Town 6 North, Range 12 East, in the Town of Christiana, Dane County, Wisconsin.

Recording Area

Name and Return Address

Kimberly N. Ripp
1150 W. Main Street
P.O. Box 46
Sun Prairie, WI 53590

016/0612-152-9190-3

Parcel Identification Number (PIN)

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

This deed pursuant to a Judgment of Divorce entered by the Honorable Daniel T. Dillon on July 2, 2008, Rock County Circuit Court, Branch 4, Case No.: 07 FA 838

Dated July 2, 2008

Trisha E. Hoesly (SEAL) _____ (SEAL)
* Trisha E. Hoesly *

(SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) Trisha E. Hoesly
authenticated on July 2, 2008
Dan Collins
* Dan Collins
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)
Personally came before me on _____,
the above-named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:
Hebl, Hebl & Ripp, LLP by Kimberly N. Ripp
1150 W. Main Street, Sun Prairie, WI 53590

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
QUIT CLAIM DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 3-2003

1/11

Parcel Number - 016/0612-152-9190-3

Current

← Parcel Parents

Summary Report

Parcel Detail

Less —

Municipality Name TOWN OF CHRISTIANA

State Municipality Code 016

Township & Range Section Quarter/Quarter & Quarter

T06NR12E 15 SW of the NW

Plat Name METES AND BOUNDS

Block/Building

Lot/Unit

Parcel Description SEC 15-6-12 S1/2 SW1/4 NW1/4 EXC HWY IN
DOC #5044932

This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

Current Owner DANIEL HOESLY



Current Co-Owner DAVID HOESLY



Primary Address 2538 STATE HIGHWAY 73

Billing Address 2428 STATE HIGHWAY 73
CAMBRIDGE WI 53523

Assessment Summary

More +

Assessment Year 2016

Valuation Classification G5 G6 G7

Assessment Acres 20.100

Land Value \$85,500.00

Improved Value \$180,500.00

Total Value \$266,000.00

Show Valuation Breakout

Zoning Information

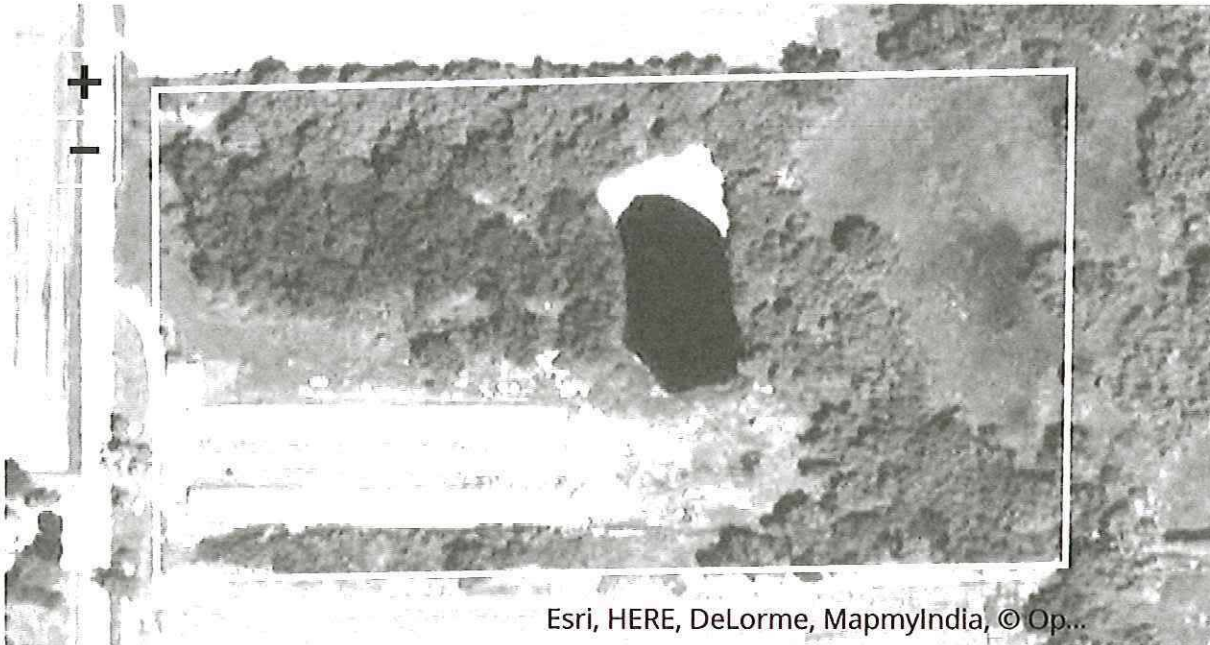
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

Zoning District Fact Sheets

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2015)

[More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value

Assessed Improvement Value

Total Assessed Value

\$85,500.00

\$180,500.00

\$266,000.00

Taxes:

\$3,901.18

Lottery Credit(-):

\$0.00

First Dollar Credit(-):

\$82.28

Specials(+):

\$193.67

Amount:

\$4,012.57

District Information

Type	State Code	Description
REGULAR SCHOOL	0896	CAMBRIDGE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	07/10/2008	4449418		

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: 0612-152-9190-3

By Owner Name: DANIEL HOESLY

By Owner Name: DAVID HOESLY

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

Dane County
Land Information Office

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703

