



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 Cell 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 8 standards of a Conditional Use

Owner: Andrea J. and James A. Mueller
Address: 8772 County Highway PD, Verona, WI 53593
Phone: 608 437 5125
Email: ajmueller@mhtr.net
Agent: Town of Springdale
Address: 2379 Town Hall Rd., Mt. Horeb, WI 53572
Phone: 608 437 6230
Email: townofspringdale@mhtr.net

Parcel numbers affected: 054/0607-101-8200-2, 054/0607-101-8212-0
Town: Springdale Section: 16
Property Address: 8772 County Highway PD, Verona, WI 53593
Lot 1 + Lot 2 CSM 6967

Existing/ Proposed Zoning District: C-2 / GC with CUP

Separate checklist for mineral extraction or cell tower uses must be completed.

- Type of Activity proposed: Vehicle repair or maintenance service, outdoor sales, display or repair
Hours of Operation
Number of employees
Anticipated customers
Outside storage
Outdoor activities
Outdoor lighting
Outside loudspeakers
Proposed signs
Trash removal
Eight Standards of CUP (see page 2)

N/A

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: James A. Mueller, Andrea Mueller

Date: 9/23/2019

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/20/2019	DCPCUP-2019-02487
Public Hearing Date	
11/26/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ANDREA J & JAMES A MUELLER	Phone with Area Code (608) 437-5125	AGENT NAME TOWN OF SPRINGDALE	Phone with Area Code (608) 437-6230
BILLING ADDRESS (Number, Street) 8768 COUNTY HIGHWAY PD		ADDRESS (Number, Street) 2379 TOWN HALL ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS townofspringdale@mhtc.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
8772 COUNTY HIGHWAY PD				8772 COUNTY HIGHWAY PD	
TOWNSHIP SPRINGDALE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP SPRINGDALE	SECTION 16
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-161-8200-2		---		0607-161-8212-0	

CUP DESCRIPTION

VEHICL REPAIR OR MAINENANCE SERVICE, OUTDOOR SALES

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.272(3)(N)	1.10
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards. Prairie Ridge Auto LLC

Muellers

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.

This conditional use for vehicle repair or maintenance services and outdoor sales, display or repair for Prairie Ridge Auto LLC will enable the continuation of the business. It has operated in this location since at least 1991. The Motor Vehicle Dealer Two Year License has been recently renewed with the Wisconsin Department of Transportation. The business has provided, and continues to provide, a service without detriment or endangerment to the public health, safety, comfort or general welfare.

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 operation of the conditional use.

Prairie Ridge Auto LLC, or otherwise named car business, has been in operation for at least 28 years in this location. Current landowners and parties interested in purchasing property are fully aware of the business. Open agricultural land and the highway intersection with Dane County Highway PD and P and U.S. Highway 18 & 151 are adjacent to the property. The only residential structure here is a residence owned by the business owners.

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.

Historically, this spot in the road, literally among three road intersections, has been a business location. The Swiss Mueller ancestors built their cheese making facility here. It later became a cheese and more shop, Prairie Ridge Cheese. The continuation of this most recent Mueller business, Prairie Ridge Auto, LLC represents the normal and orderly development of this area.

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

Adequate infrastructure continues to be in place. No accommodations are required to continue an existing business.

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 will continue to use the established ingress and egress points on County Highway PD.

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

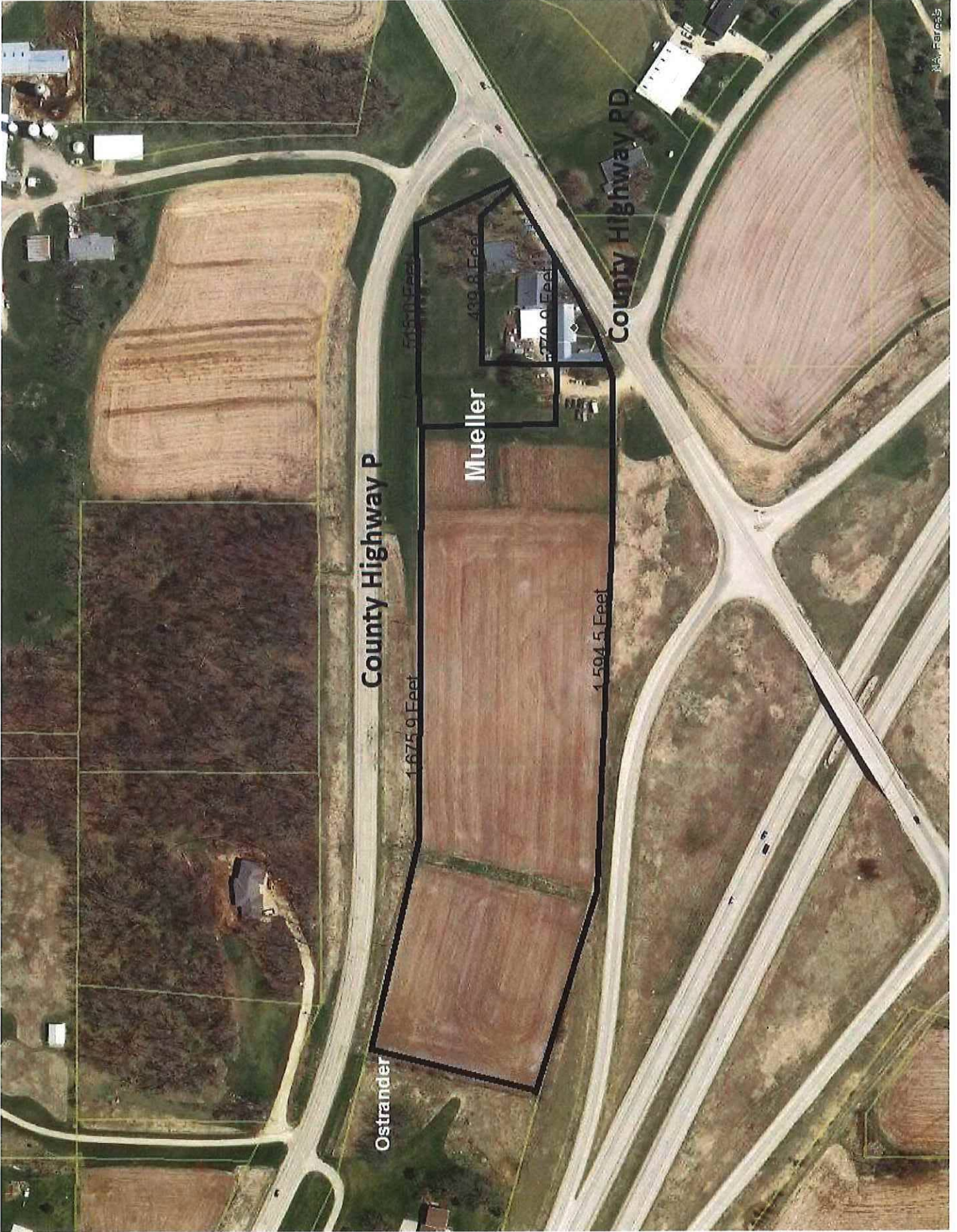
The business use in this location will continue to conform to all applicable regulations.

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

The intent of the proposed conditional use is to make the existing vehicle repair or maintenance services and outdoor sales, display or repair consistent with the Comprehensive Revision of Dane County Code of Ordinances, Chapter 10, and the Town and County Comprehensive Plans.

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)

Not applicable; it is not in the FP area.





THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

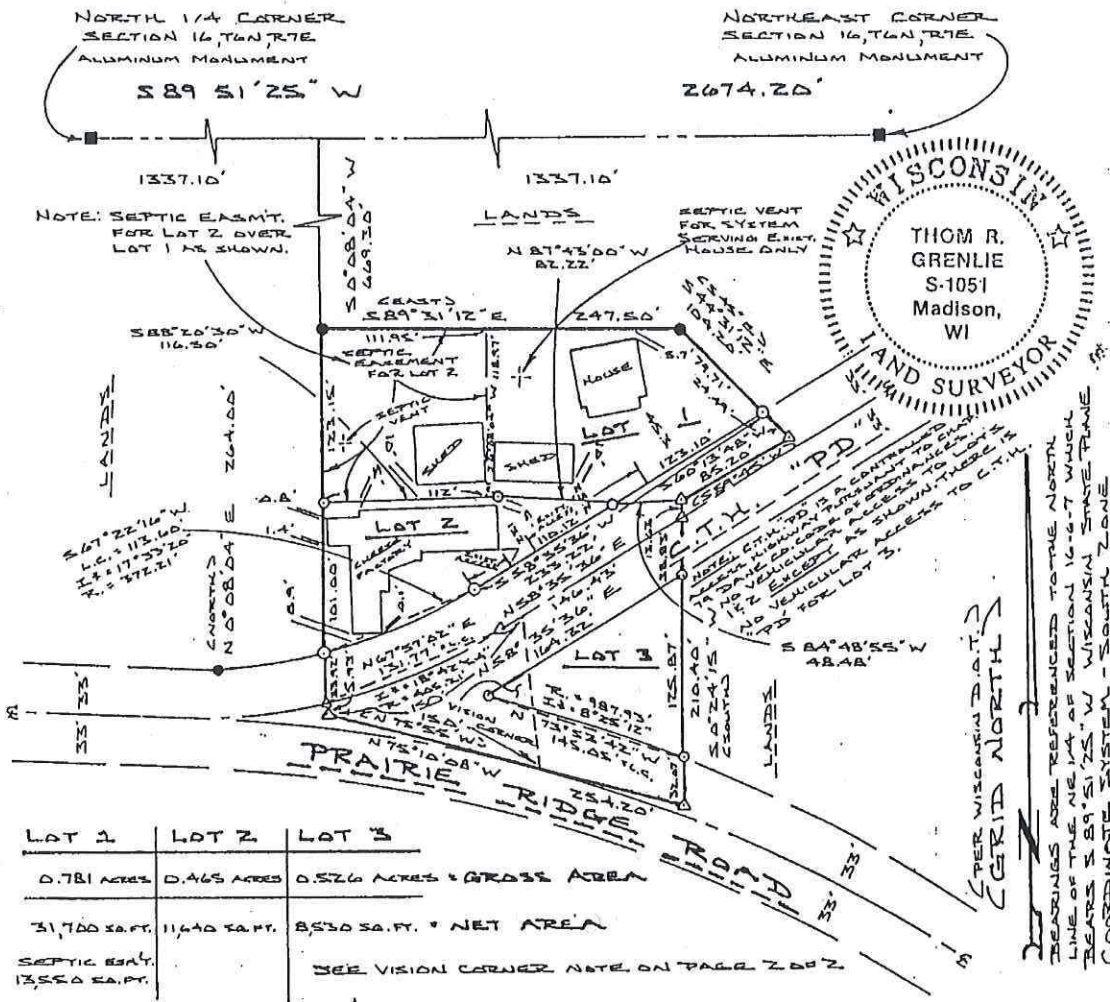
114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE: 845-6882

SURVEYOR'S CERTIFICATE
State of Wisconsin)
County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.
I also certify that I have surveyed and mapped the lands hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie
Thom R. Grenlie, Registered Land Surveyor



LOT 1	LOT 2	LOT 3	TOTAL
0.781 ACRES	0.465 ACRES	0.526 ACRES	1.772 ACRES
31,700 SQ. FT.	11,640 SQ. FT.	8,530 SQ. FT.	51,870 SQ. FT.
SEPTIC ENTRY 13,550 SQ. FT.			

SEE VISION CORNER NOTE ON PAGE 2 OF 2

- LEGEND**
Scale: 1 inch = 100 ft.
● iron stake found
○ 1"x24" iron pipe set min. wt. = 1.13#/1n ft.
△ T.R. NAIL SET

SURVEYED AGK & ETP
DRAWN ETP
APPROVED TRG
FIELD BOOK 92/28
DATE 3/26/91
TAPE/FILE 16/23

PAGE 1 OF 2 PAGES
OFFICE MAP NO. 1936

SURVEYED FOR: ROBERT MUELLER / 437-8106
8768 C.T.H. "PD" MT. HOREB WI 53572
DESCRIPTION-LOCATION: PART OF THE NE 1/4 OF
NE 1/4 OF SECTION 16, T6N, R7E, TOWN OF
STRINGDALE, DANE COUNTY, WISCONSIN.
APPROVED FOR RECORDING PER DANE CO. ZONING & NATIONAL
RESOURCES COMMITTEE action of July 15 1991
Planning Action # 4691




REGISTER OF DEEDS CERTIFICATE N. SCRIBNER - AGENT
Received for recording this 15th day of
July, 1991 at 8:38 o'clock A.M.
and recorded in Volume 31 of Certified
Survey Maps of Dane County on Page 2671-68.
Thom R. Grenlie Register of Deeds
Deputy Clerk
DOCUMENT # 2005-06
CERTIFIED SURVEY MAP # 16307 Vol. 31 Page 267.

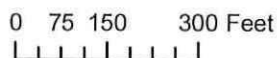
PER WISCONSIN STATUTE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 16-6-7 WHICH
BEARS S 89° 51' 25" W WISCONSIN STATE PLANE
COORDINATE SYSTEM - SOUTH ZONE



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



CUP 02487
ANDREA J & JAMES A
MUELLER

2487



2487

JAMES A MUELLER
ANDREA J MUELLER
8768 COUNTY HIGHWAY PD
VERONA, WI 53593

DEVON HANDEL
2623 PRAIRIE RIDGE RD
VERONA, WI 53593

JAMES A MUELLER
ANDREA MUELLER
8772 COUNTY HIGHWAY PD
VERONA, WI 53593

DEVON HANDEL
2623 PRAIRIE RIDGE RD
VERONA, WI 53593

DEVON HANDEL
2623 PRAIRIE RIDGE RD
VERONA, WI 53593

JAMES A MUELLER
ANDREA J MUELLER
8768 COUNTY HIGHWAY PD
VERONA, WI 53593

ANTHONY J MACKLER
MELISSA H MACKLER
2542 COUNTY HIGHWAY P
VERONA, WI 53593

JANICE MAE MAGNUSON
MAGNUSON FAMILY TR, RUSSE...
2640 PRAIRIE RIDGE RD
VERONA, WI 53593

JAMES A MUELLER
ANDREA MUELLER
8772 COUNTY HIGHWAY PD
VERONA, WI 53593

TAPSM TRUST
2630 PRAIRIE RIDGE RD
VERONA, WI 53593

STEPHEN M BELL
ALLISON J HART-BELL
322 JUSTIN DR
MT HOREB, WI 53572

JAMES A MUELLER
ANDREA MUELLER
8772 COUNTY HIGHWAY PD
VERONA, WI 53593