



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:

- 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 8 standards of a Conditional Use

Owner	<u>AREA 52 LLC</u>	Agent	<u>Town of Springdale</u>
Address	<u>1850 Springdale St, Mt. Horeb, WI</u>	Address	<u>2379 Town Hall Rd, Mt Horeb.</u>
Phone	<u>608 437 2929, <del>608 437 2929</del></u>	Phone	<u>608 437 6230, 608 839 0630</u>
	<u>335 2929</u>		
Email		Email	<u>townofspringdale@mhtc.net</u> <u>vandersone@mhtc.net</u>

Parcel numbers affected: 054/0607-072-9860-0 Town: Springdale Section: 7  
 Property Address: 1850 Springdale St.  
Mt Horeb, WI 53572

Existing/ Proposed Zoning District : C-2 / G.C. CUP - vehicle repair or maintenance services.

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

- o Type of Activity proposed: vehicle repair or maintenance services
  - o Hours of Operation
  - o Number of employees
  - o Anticipated customers
  - o Outside storage
  - o Outdoor activities
  - o Outdoor lighting
  - o Outside loudspeakers
  - o Proposed signs
  - o Trash removal
  - o 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: [Signature]

Date: 9-23-2019

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
09/20/2019	DCPCUP-2019-02484
<b>Public Hearing Date</b>	
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AREA 52 LLC	Phone with Area Code (608) 437-2929	AGENT NAME TOWN OF SPRINGDALE	Phone with Area Code (608) 437-6230
BILLING ADDRESS (Number, Street) 1861 SANDRIDGE CT		ADDRESS (Number, Street) 2379 TOWN HALL RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS		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	
1850 SPRINGDALE STREET					
TOWNSHIP SPRINGDALE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-072-9860-0		---		---	

CUP DESCRIPTION
VEHICLE REPAIR OR MAINTENANCE SERVICE

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.272(3)(N)	.7

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

## Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards. **AREA 52 LLC**

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 for Area 52 LLC will enable the continuation of this type of business which has operated in this location since 1975. The vehicle repair or maintenance 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.

*A vehicle repair or maintenance business has been in operation for 44 years in this location. Current landowners and parties interested in purchasing property are fully aware of the business. Other businesses are adjacent to the property. The only residential structure here is a duplex owned by this business owner.*

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.

*44 years ago, Sutter's Tractor Repair began in this location in the Town of Springdale near the eastern border of the Village of Mt. Horeb. Recently, AREA 52 LLC purchased the business site. Now, the eastern border of the Village of Mt. Horeb IS the AREA 52 LLC business in Springdale. A car wash and a dental office in the Village are neighbors to the West of the AREA 52 LLC business.*

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 Springdale Street, a business corridor in the Village of Mt. Horeb.*

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 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.*

2011  
BURNS CONDOMINIUM

Fox Run

N Brookwood Dr

FOXRUN CHALET CONDOMINIUM

125  
127

1907, 1905, 1903

1912, 1909, 1915, 1911

1925, 1921, 1923, 1919, 1917, 1935, 1931, 1927, 1933, 1929

115  
115  
115

101

C-2  
DCPREZ-0000-01688

1850

DR  
9600  
R-3A  
DCPREZ-0000-09600

1854

Not Effective  
CUP 24

A-1  
DCPREZ-0000-00000

A-1  
DCPREZ-0000-00000

Springdale St

Springdale St

Not Effective  
CUP 65

1853, 1855, 1857, 1859, 1861

1889

Telemark Pkwy

ZONING ORDINANCE AMENDMENT NO. 1688

Amending Section 10.03 relating to zoning districts in the Town of Springdale

The Dane County Board of Supervisors does ordain as follows:

That the zoning district maps of the Town of Springdale be amended to include in the C-2 Commercial & Light Mfg. District the following described land:

Part of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 7, Town of Springdale, described as follows: Commencing at a point on the West line of Section 7, which is 2732.3 feet South of the Northwest corner of Section 7; thence N 85° 26' E, 294.0 feet; thence N 04° 32' W, 85.0 feet; thence N 75° 26' E, 1881.4 feet to the point of beginning; thence continue N 85° 26' E, 120.0 feet; thence N 05° 38' W, 214.5 feet; thence S 85° 26' W, 120.0 feet; thence S 05° 38' E, 214.5 feet to the point of beginning.

**EFFECTIVE: July 21, 1975**

**Parcel Number - 054/0607-072-9860-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	SEC 7-6-7 PRT SE1/4NW1/4 COM SEC NW COR ...	
Owner Name	AREA 52 LLC	
Primary Address	1850 SPRINGDALE ST	
Billing Address	1861 SANDRIDGE CT VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G2	
Assessment Acres	1.000	
Land Value	\$63,000.00	
Improved Value	\$58,100.00	
Total Value	\$121,100.00	

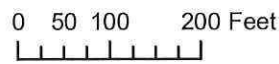
[Show Valuation Breakout](#)



**Legend**

**Wetland > 2 Acres Significant Soils**

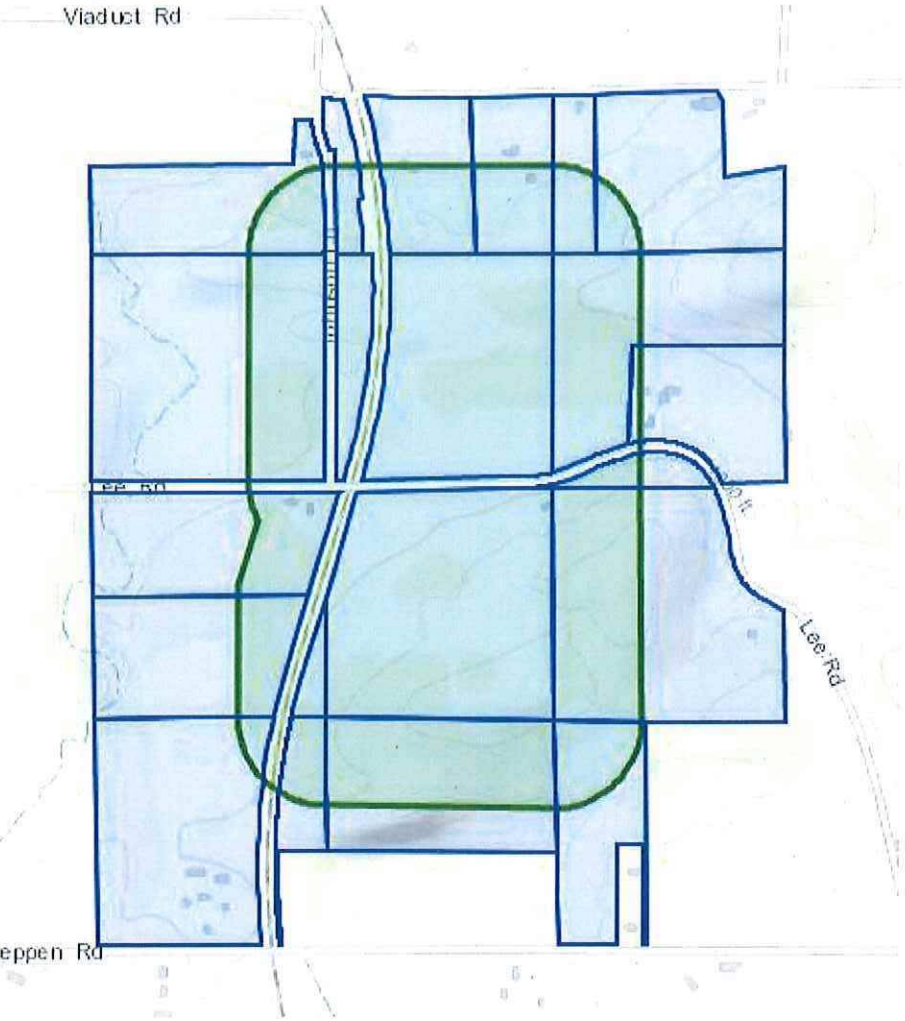
- Wetland
- Floodplain
- Class 1
- Class 2



**CUP 02484  
AREA 52 LLC**

Rezone 11497

Viaduct Rd





MOUNT HOREB INVESTMENT A...  
UNIT 112 5375 MARINERS COV...  
MADISON, WI 53704

FLOSS PLEASE REAL ESTATE L...  
303 E MAIN ST  
MOUNT HOREB, WI 53572

LATITUDE 43 N 45 LIMITED PAR...  
9600 BLACKHAWK RD  
MIDDLETON, WI 53562

JERRY A LEWIS  
640 BASSWOOD AVE  
VERONA, WI 53593

FLOSS PLEASE REAL ESTATE L...  
303 E MAIN ST  
MOUNT HOREB, WI 53572

LATITUDE 43 N 45 LIMITED PAR...  
9600 BLACKHAWK RD  
MIDDLETON, WI 53562

JERRY A LEWIS  
640 BASSWOOD AVE  
VERONA, WI 53593

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

BBCGM MT HOREB LLC  
2065 COUNTY HIGHWAY J  
VERONA, WI 53593

JERRY A LEWIS  
640 BASSWOOD AVE  
VERONA, WI 53593

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

T-SQUARED LLC  
5301 VOGES RD  
MADISON, WI 53718

TURNING POINTE PARTNERS L...  
515 REID DR  
MT HOREB, WI 53572

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

T-SQUARED LLC  
5301 VOGES RD  
MADISON, WI 53718

MEALY INVESTMENTS LLC  
4100 NE BEAUMONT ST  
PORTLAND, OR 97212

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

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LINDA C HUGHES  
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VERONA, WI 53593

T-SQUARED LLC  
5301 VOGES RD  
MADISON, WI 53718

SOP SPRINGDALE LLC  
1850 SPRINGDALE ST  
MT HOREB, WI 53572

RISING VIEW RENTALS LLC  
11040 STRAUBHAAR RD  
BLUE MOUNDS, WI 53517

KMN I LLC  
4781 HAYES RD  
MADISON, WI 53704

SOP SPRINGDALE LLC  
1850 SPRINGDALE ST  
MT HOREB, WI 53572

RISING VIEW RENTALS LLC  
11040 STRAUBHAAR RD  
BLUE MOUNDS, WI 53517

FARMERS SAVINGS BANK  
305 DOTY ST  
MINERAL POINT, WI 53565

FLOSS PLEASE REAL ESTATE L...  
303 E MAIN ST  
MOUNT HOREB, WI 53572

RISING VIEW RENTALS LLC  
11040 STRAUBHAAR RD  
BLUE MOUNDS, WI 53517

TURNING POINTE PARTNERS L...  
515 REID DR  
MT HOREB, WI 53572

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515 REID DR  
MT HOREB, WI 53572

MOUNT HOREB INVESTMENT A...  
UNIT 112 5375 MARINERS COV...  
MADISON, WI 53704

DANIEL JOSEPH SUTTER  
DEBRA E SUTTER  
1413 GREEN VALLEY RD  
MT HOREB, WI 53572

TURNING POINTE PARTNERS L...  
515 REID DR  
MT HOREB, WI 53572

MT HOREB APARTMENTS LLC  
PO BOX 218  
CLYMAN, WI 53016

DANIEL JOSEPH SUTTER  
DEBRA E SUTTER  
1413 GREEN VALLEY RD  
MT HOREB, WI 53572

SUSAN M EISELE  
203 N BROOKWOOD DR  
MT HOREB, WI 53572

PHOEBE J PERRI  
1903 FOX RUN  
MOUNT HOREB, WI 53572

AREA 52 LLC  
1861 SANDRIDGE CT  
VERONA, WI 53593

COLLEEN M KESSENICH  
207 N BROOKWOOD DR  
MT HOREB, WI 53572

DAVID AVILA  
1905 FOX RUN  
MOUNT HOREB, WI 53572

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

JAMES H QUALL  
CAROL A QUALL  
201 N BROOKWOOD DR  
MT HOREB, WI 53572

LORI LYNNE ANDERSON  
1907 FOX RUN  
MT HOREB, WI 53572

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

SCHMID REV LIVING TR, KELLY ...  
205 N BROOKWOOD DR  
MT HOREB, WI 53572

TRAVIS A BORCHERT  
KAILEE N BORCHERT  
325 SHENANDOAH WAY  
MT HOREB, WI 53572

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

GREG KOCK  
526 ENTERPRISE DR  
VERONA, WI 53593

RANDALL K SCHULZ  
324 SHENANDOAH WAY  
MOUNT HOREB, WI 53572

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

GREG KOCK  
526 ENTERPRISE DR  
VERONA, WI 53593

AQUA SHINE CAR WASH PROP...  
101 N BROOKWOOD DR  
MT HOREB, WI 53572

BRUCE L HUGHES  
LINDA C HUGHES  
2585 TONTO TRL  
VERONA, WI 53593

MT HOREB APARTMENTS LLC  
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1413 GREEN VALLEY RD  
MT HOREB, WI 53572

RISING VIEW RENTALS LLC  
11040 STRAUBHAAR RD  
BLUE MOUNDS, WI 53517

JAMBA STORAGE LLC  
PO BOX 108  
BLACK EARTH, WI 53515

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DEBRA E SUTTER  
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T-SQUARED LLC  
5301 VOGES RD  
MADISON, WI 53718

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5301 VOGES RD  
MADISON, WI 53718

TJK MT HOREB LLC  
STE 201 612 W MAIN ST  
MADISON, WI 53703

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MADISON, WI 53703