



DANE COUNTY
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	<u>Brett & Caroline Marsh</u>	Agent	<u>Tommy Van Ess</u>
Address	<u>3883 Observatory Rd.</u>	Address	<u>7979 Greenwood Blvd.</u>
Phone	<u>Cross Plains, WI</u>	Phone	<u>Middleton, WI 53562</u>
Email	<u>Marshlandscapes@tds.net</u>	Email	<u>vaness@firstweb.com</u>

Parcel numbers affected: 0707-214-8510-0 Town: Cross Plains Section: 21
 Property Address: 3883 Observatory Rd
Cross Plains

Existing/ Proposed Zoning District : _____

o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.

- 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 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: [Signature] Date: _____

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.

The conditional use is on an existing home that sits on 5 acres. The home will not change or be a detriment or safety concern.

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 home is existing and currently around other homes so it in no way will diminish or impair the enjoyment of other 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.

The conditional use will in no way impede the development of surrounding property. Home already exists + will not be moved or changed.

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

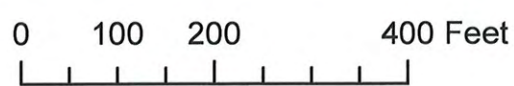
All utilities, driveways, etc. are already established + approved + will not change to the CUP of the house.

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 driveway to the residence is already established + approved. No further ingress or egress will be added to the public street.

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

The Conditional Use / Rezone was brought to the town plan commission + the Town Board + was approved per Zoning Recommendations By the City.



Petition 10789
CUP 2305
Marsh

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/13/2015	DCPREZ-2014-10789
Public Hearing Date	C.U.P. Number
01/27/2015	DCPCUP-2015-02305

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRETT MARSH	PHONE (with Area Code) (608) 212-6865	AGENT NAME TOMMY VAN ESS	PHONE (with Area Code) (608) 395-7375
BILLING ADDRESS (Number & Street) 3883 OBSERVATORY RD		ADDRESS (Number & Street) 7979 GREENWAY BLVD.	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) MIDDLETON, WI 53562	
E-MAIL ADDRESS MARSHLANDSCAPES@TDS.NET		E-MAIL ADDRESS VANESST@FIRSTWEBER.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3883 OBSERVATORY ROAD					
TOWNSHIP CROSS PLAINS	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-214-8510-0					

REASON FOR REZONE	CUP DESCRIPTION
COMPLIANCE FOR LANDSCAPING BUSINESS ON A PORTION OF A PARCEL.	RESIDENCE FOR BUSINESS OWNER

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	LC-1 Limited Commercial Dist	5	10.111(3)	5

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	PMK2	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		

COMMENTS: COMPLIANCE FOR LANDSCAPING BUSINESS ON A PORTION OF A PARCEL.

PRINT NAME:

DATE: