

# Dane County Conditional Use Permit Application


<b>Application Date</b>	<b>C.U.P Number</b>
09/12/2018	DCPCUP-2018-02442
<b>Public Hearing Date</b>	
11/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CONTROLLED SURFACE FINISHING, INC	Phone with Area Code	AGENT NAME ALEX KNUDSON	Phone with Area Code (608) 501-5441
BILLING ADDRESS (Number, Street) PO BOX 227		ADDRESS (Number, Street) 830 US HIGHWAY 51	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
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	
830 US HIGHWAY 51					
TOWNSHIP DUNKIRK	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-033-9310-5		---		---	

CUP DESCRIPTION	
LFB AUTO REPAIRS	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(m)	1.8

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  HJH3	<b>SIGNATURE:(Owner or Agent)</b> 
		<b>PRINT NAME:</b> Alex Knudson
		<b>DATE:</b> 9-12-18

COMMENTS: CUP AREA IS DEPENDENT ON THE EFFECTIVENESS OF REZ 11250



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>Alex Knudson</u>	Agent	<del>_____</del>
Address	<u>830 Hwy 51 Stoughton</u>	Address	<del>_____</del>
Phone	<u>608-501-5441</u>	Phone	<del>_____</del>
Email	<u>NA</u>	Email	<del>_____</del>

Parcel numbers affected: 0511-033-9310-5 Town: Dunkirk Section: 3

Property Address: \_\_\_\_\_

Existing/ Proposed Zoning District : A-2

o Type of Activity proposed: limited family business  
*Separate checklist for mineral extraction uses must be completed.* vehicle repair and race cars

- 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)

see attached sheet

DANE COUNTY PLANNING & DEVELOPMENT  
RECEIVED  
SEP 12 2018

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: 9-12-18

## 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.

I have very few neighbors, the stated hours of operation are acceptable to neighbors

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.

small business venture with no nuisances.  
Installed Fence for screening

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 in an agricultural preservation area. No future development planned in surrounding area. Existing commercial development to the east.  
Airport to the south

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

Direct access to Hwy 51

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.

Access Directly to Hwy 51

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

yes

## Narrative

Hours- 9:00am - 9:00pm

Number of employees- my self

Anticipated customers- none

Outside storage- 12 vehicles max and 12 trailers max

Outdoor activities- none all repairs indoors

Outdoor light- one pole light

Outdoor speakers- none

Proposed signs- none

Trash removal- normal house trash

## Activities

Repair and maintain race/demolition cars

Prepare cars for recycling

8.9 acres

186'

Operations plan

412'

419'

Exist. House

Trailer Storage  
Outdoor

Gravel

Ex. Shed  
Car repair and  
disassemble  
Out door car storage

Barn

House

attached  
garage

form  
light

Fence

Driveway

.5'

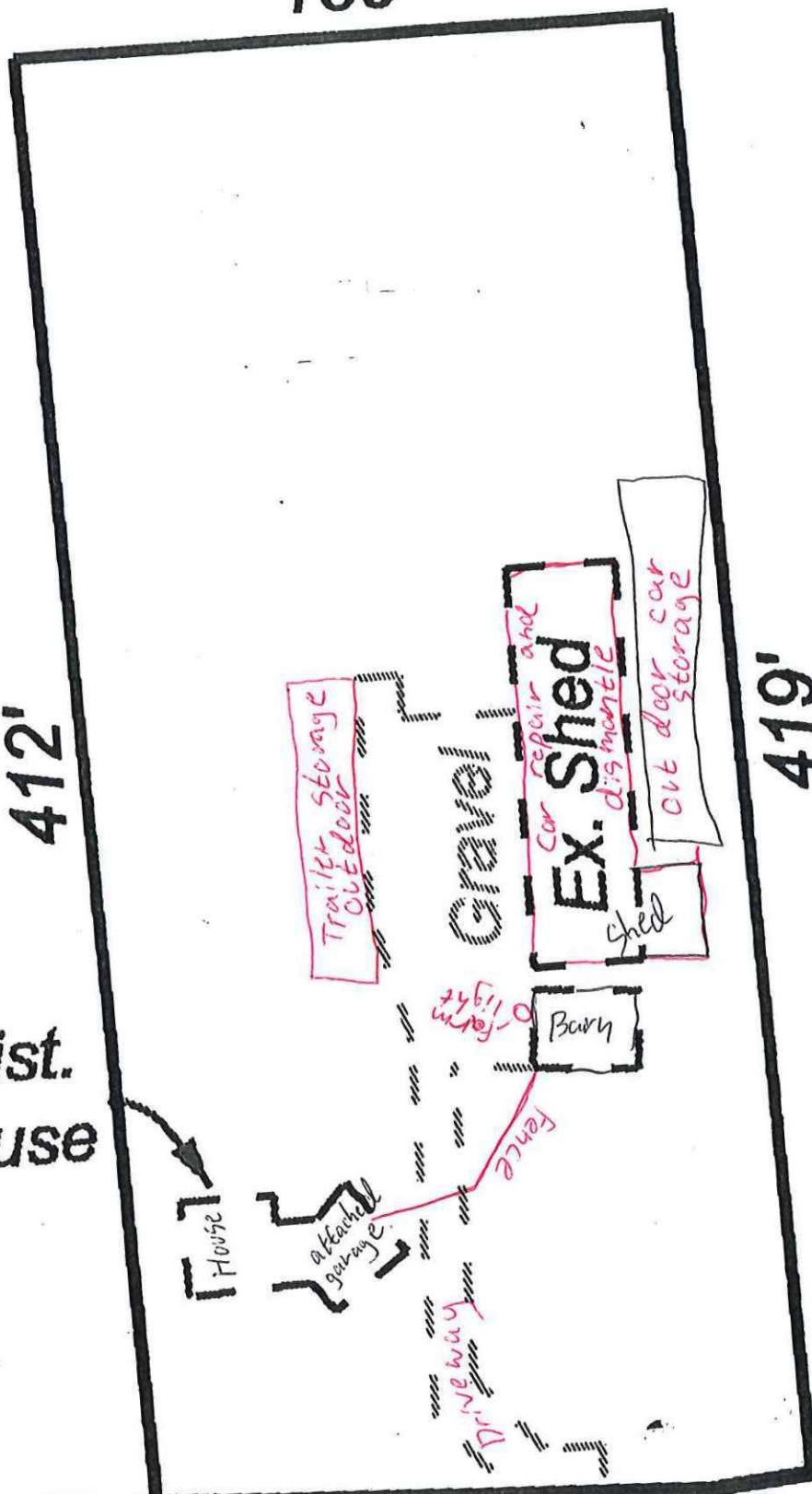
170.9'

397.8'

200.2'

86°47'20" W

S 85°46'29"



Current Owner  
854 US HIGHWAY 51  
STOUGHTON WI 53589

JOHN R MATSON  
SHARON MATSON  
839 US HIGHWAY 51  
STOUGHTON WI 53589

JOHN R BEUTEL  
PO BOX 14  
STOUGHTON WI 53589

CONTROLLED SURFACE FINISHING INC  
PO BOX 227  
STOUGHTON WI 53589

LINNERUD FARMS LTD PARTNERSHIP  
2948 COUNTY HIGHWAY B  
STOUGHTON WI 53589

CONTROLLED SURFACE FINISHING INC  
PO BOX 227  
STOUGHTON WI 53589

ALAN E ZELM  
JOANN P ZELM  
2291 WILLIAMS POINT DR  
STOUGHTON WI 53589

LINNERUD FARMS LTD PARTNERSHIP  
2948 COUNTY HIGHWAY B  
STOUGHTON WI 53589

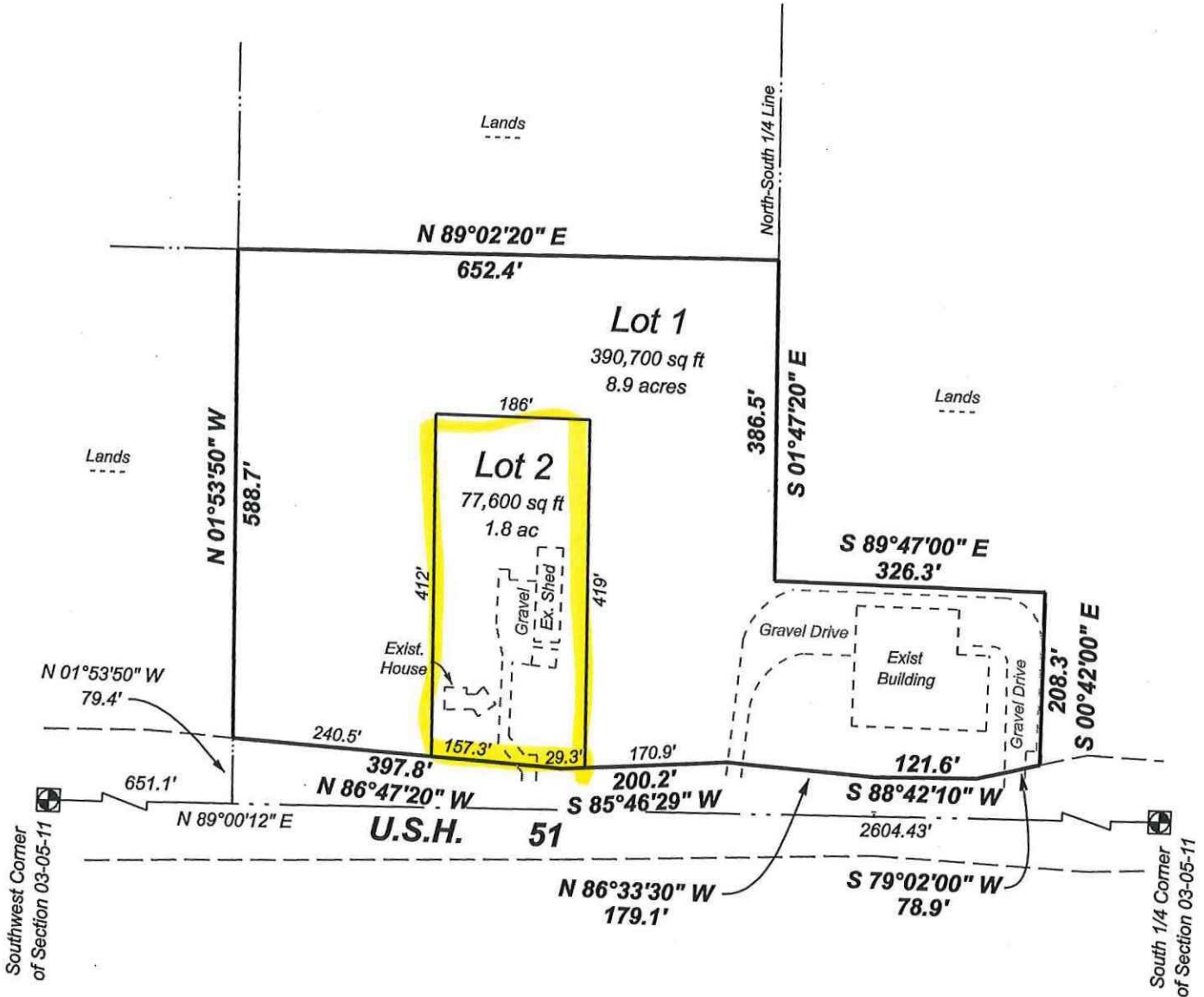
PAYNE & DOLAN INC  
N3W23650 BADINGER RD  
WAUKESHA WI 53186

MATSON DEVELOPERS INC  
PO BOX 333  
STOUGHTON WI 53589

MATSON IRREV TR JEANNE L  
PO BOX 333  
STOUGHTON WI 53589

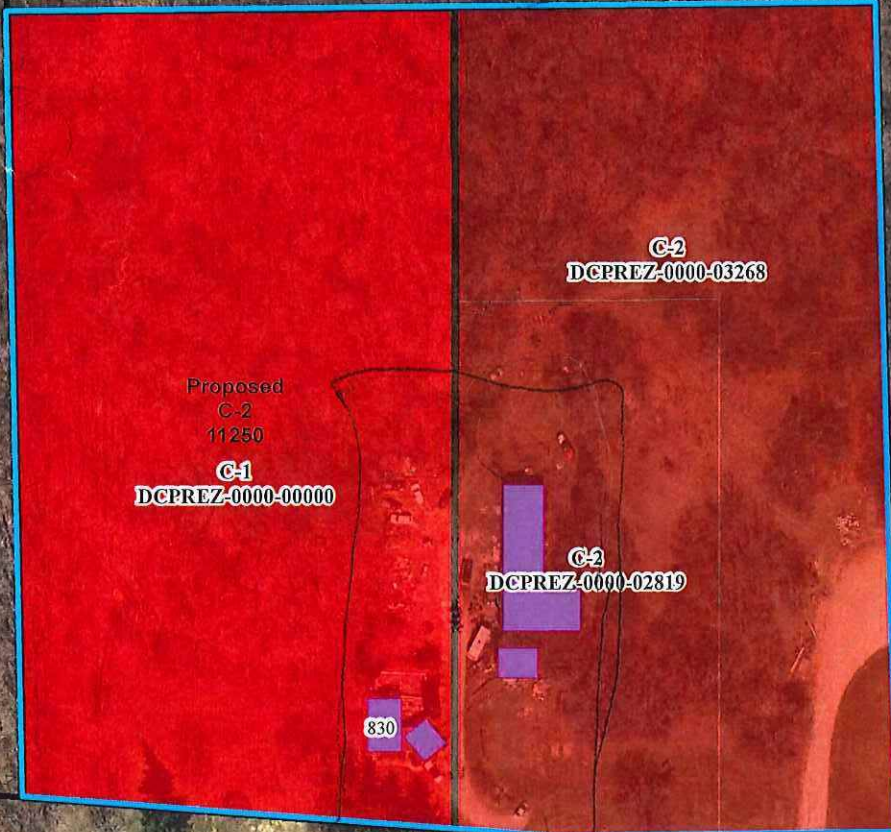
# Preliminary Certified Survey Map

Parcel lying in the SW 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4 of Section 03, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin.



to Wisconsin  
ces - Zone Dane

**A-1(EX)**  
**DCPREZ-0000-00000**



Proposed  
C-2  
11250  
**C-1**  
**DCPREZ-0000-00000**

**C-2**  
**DCPREZ-0000-03268**

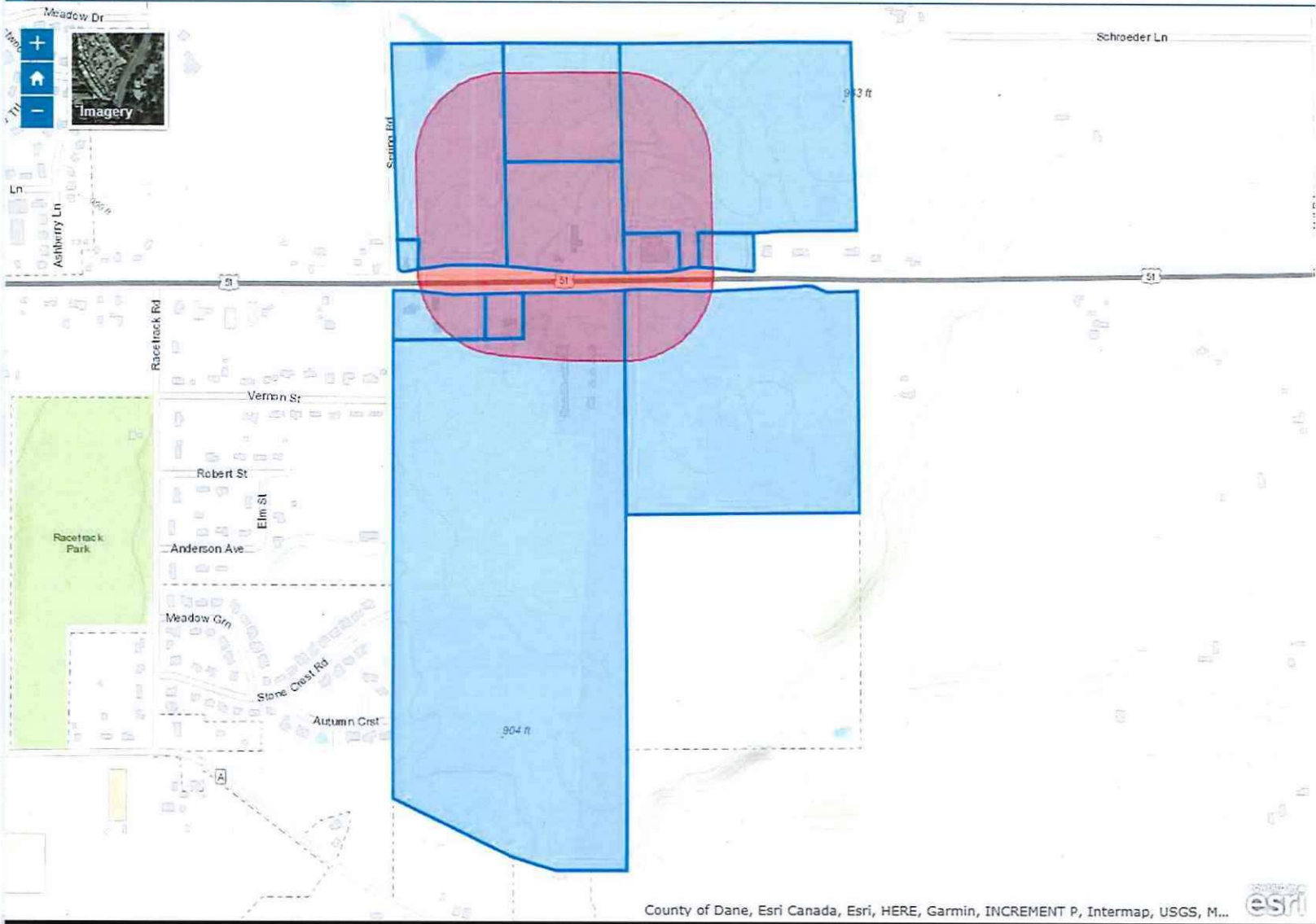
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**DCPREZ-0000-02819**

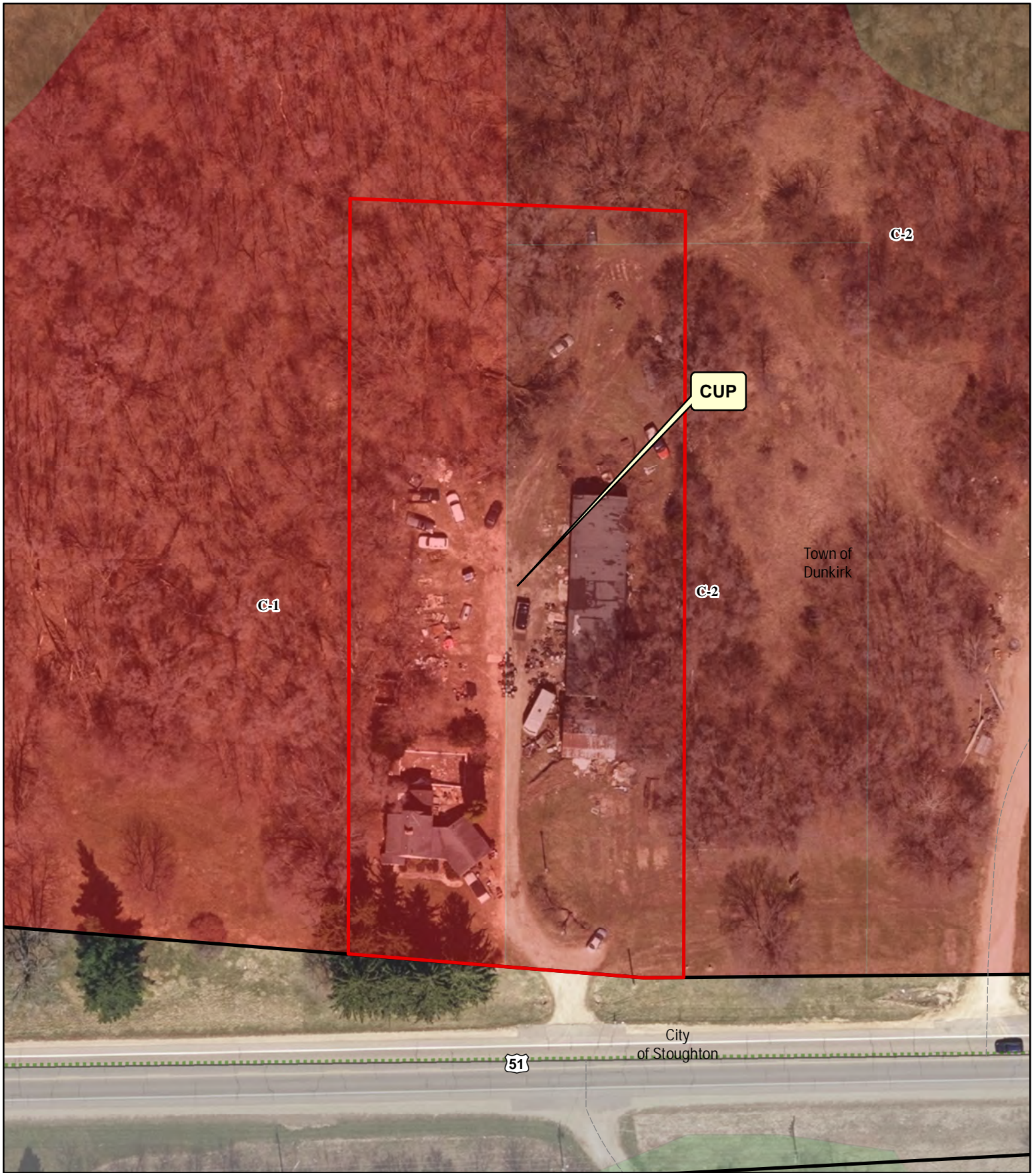
830

**C-2 810**  
**DCPREZ-0000-00991**



*Not Effective*  
**A-1(EX) DCPREZ-0000-00000**







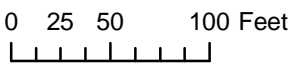


**Legend**

-  Wetland
-  Floodplain

**Significant Soils**

-  Class 1
-  Class 2



CUP 02442  
**CONTROLLED SURFACE  
 FINISHING, INC**