

Dane County Conditional Use Permit Application


Application Date	04/14/2020	C.U.P. Number DCPCUP-2020-02499
Public Hearing Date	06/23/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JONATHAN T KETZLER & MARY E MCSWEENEY	Phone with Area Code (608) 445-3888	AGENT NAME TIM PARKER	Phone with Area Code (608) 334-3205
BILLING ADDRESS (Number, Street) 1048 SEVERSON RD		ADDRESS (Number, Street) 111 NOEL WAY	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS MCSWEENEY@WISC.EDU		E-MAIL ADDRESS TIM@ADVANCEDOFFICECLEANING.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	
1048 SEVERSON ROAD					
TOWNSHIP MONTROSE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-132-8420-0		---		---	

CUP DESCRIPTION
SANITARY PLUMBING FIXTURES

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.234(3)(n)	30

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) 
		PRINT NAME: TIM PARKER
		DATE: 4-14-2020

COMMENTS: SANITARY PLUMBING FIXTURES IN AN AGRICULTURAL ACCESSORY BUILDING.



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name: JONATHAN KETZLER + Agent Name: TIM PARKER
 Mailing Address: MARY MCSWEENEY Mailing Address: 111 NOEL WAY
 1048 SEVERSON ROAD, BELLEVILLE, WI 53508 VERONA, WI 53593
 Email Address: MCSWEENEY@WISC.EDU Email Address: TIM@ADVANCEDOFFICECLEANING.COM
 Phone#: KETZLER@WISC.EDU Phone#: (608) 334-3205
 (608) 445-3888 (608) 219-5697

SITE INFORMATION

Township: MONTROSE Parcel Number(s): 0508-132-8420-0
 Section: 13 Property Address or Location: 1048 SEVERSON ROAD BELLEVILLE, WI
 Existing Zoning: RM-16 Proposed Zoning: RM-16 CUP Code Section(s): 10.234(3)(n) (n) WI 53

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): PRIVATE FAMILY USAGE. A SANITARY FACILITY IN AN AGRICULTURAL ACCESSORY BUILDING. Is this application being submitted to correct a violation? Yes No

Provide a short but detailed description of the proposed conditional use:
 PUT A TOILET AND WASH SINK IN AN EXISTING PRIVATE HORSE BARN. INSTALL A SEPTIC SYSTEM.

GENERAL APPLICATION REQUIREMENTS

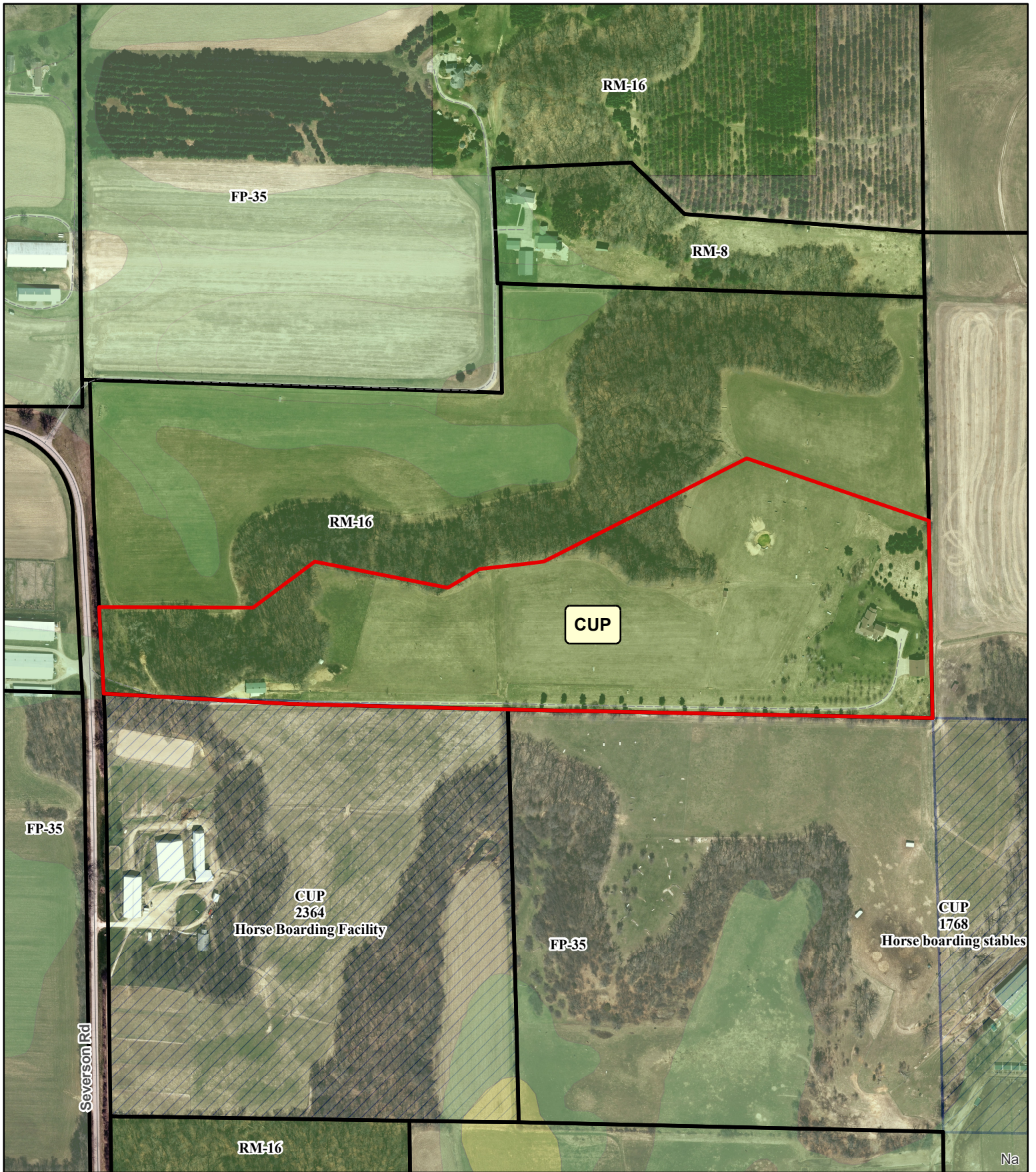
Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

- Complete attached information sheet for standards
- Site Plan drawn to scale
- Detailed operational plan
- Written legal description of boundaries
- Detailed written statement of intent
- Application fee (non-refundable), payable to Dane County Treasurer





I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

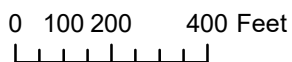
Owner/Agent Signature: Tim Parker

Date: 4-8-2020



Legend

- | | | |
|------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------|
|  | Floodplain | Significant Soils |
|  | Wetland |  Class 1 |
| | |  Class 2 |



CUP 02499
JONATHAN T KETZLER &
MARY E MCSWEENEY

Na

Written Statement of intent and operations plan.

This conditional use permit would allow a toilet and wash sink in an existing barn and horse riding arena. The barn and riding arena is a private facility for the use of it's owners and occasionally a friend/guest. It is not a business.

The proposed toilet and wash sink will be used during normal waking hours when the owners are out enjoying or caring for their horses.

There will be no employees.

There should be no noise, odors, dust, soot, runoff, or pollution associated with this conditional use. The toilet and wash sink will be in an existing building.

The proposed toilet and wash sink will require a licensed septic system to be constructed outside the existing building.

Toilet paper or hand towels generated by the proposed toilet and wash sink will be taken out with the rest of the normal trash from the home and barn.

There will be no vehicle traffic generated by the toilet and wash sink.

There will be no hazardous, toxic, or explosive materials associated with the proposed toilet and wash sink.

The toilet and proposed wash sink will be indoors, so no outside lighting is required.

There will be no signs for the toilet and wash sink.

There is currently barn equipment and horse paraphernalia stored in the corner of the barn where the toilet and wash sink are proposed.

To the West is a turkey farm, zoned FP 35. To the South are two commercial horse boarding stables zoned FP 35. To the East are two commercial horse boarding stables zoned FP 35. To the North is cropland and a woods zoned RM 16. The parcel to the North is owned by the same people who are applying for this CUP.

The current site has a:

house

barn for chickens, donkeys, and a pig

storage sheds

the horse barn where the proposed toilet and wash sink will be placed.

Most of the tillable land is leased for crop production. Some of the tillable land is used for grazing.

Timetable:

1. We would like to rough in the plumbing as soon as possible so we can pour the concrete floor.

2. Originally the plan was to complete the toilet, sink, and septic system as soon as possible. The uncertainties of the Corona Virus may introduce a delay.

Standards for Conditional Use Permits

- 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 toilet and wash sink will be inside an existing barn. They will be installed by a licensed plumber and feed into a septic system built by a licensed septic installer. They will be used only by a private party and occasional friends/guests.
- 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.** People at other nearby properties will not even know the toilet and wash sink exist. It is in an existing building.
- 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.** Future developments will not even know the toilet and wash sink exist. It is in an existing building.
- 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.** The existing building already has utilities, drainage and access roads. No new usage will be added to those utilities, roads and improvements. A new septic system will be installed to handle the proposed toilet and wash sink.
- 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 proposed toilet and wash sink will not increase traffic to the neighborhood.
- 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.** Section 10.234(3)(p) of the Dane County Zoning Ordinance lists Sanitary facilities in agricultural accessory buildings as a conditional use for this RM-16 property.
- 7. The conditional use is consistent with the adopted town and county comprehensive plans.** The mixed agricultural and residential use of this property fits in nicely with the Dane County and Town of Montrose Comprehensive plans. The proposed toilet and wash sink do not change the use of this land or the use of this building. They certainly do nothing to create or encourage further development or loss of farm land.

Klinkner, Patrick

From: Tim Parker <Tim@AdvancedOfficeCleaning.com>
Sent: Saturday, April 11, 2020 9:09 PM
To: Klinkner, Patrick
Subject: Conditional Use Application

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

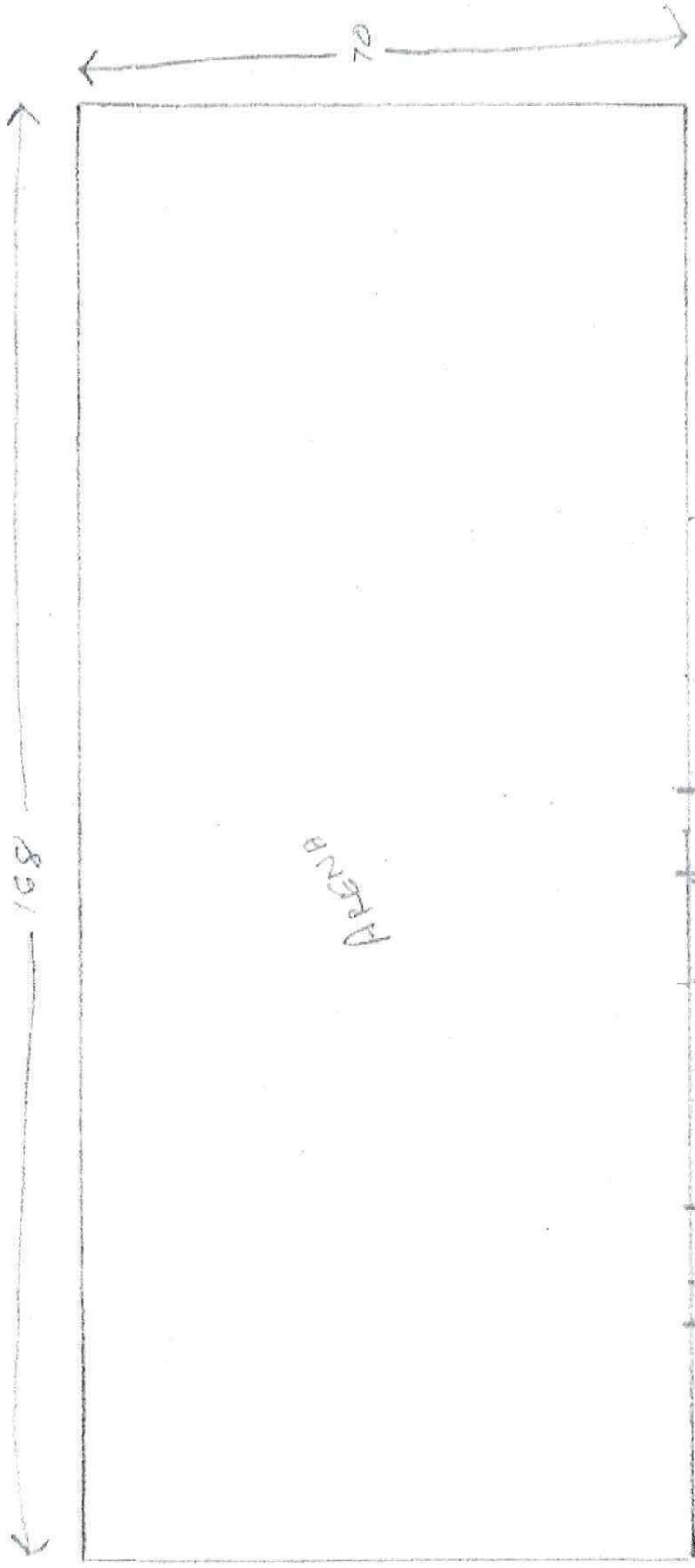
Pat,

I talked to Brian Standing and Junior Eichelkraut, the Town of Montrose Land Use Committee Chair. Neither of them saw a problem with a toilet and sink in an agricultural accessory building. Brian says to talk to him if you have questions.

It is my understanding that you will check the application to make sure it's complete, then request I send you the \$495 fee.

Feel free to contact me with questions or request changes.

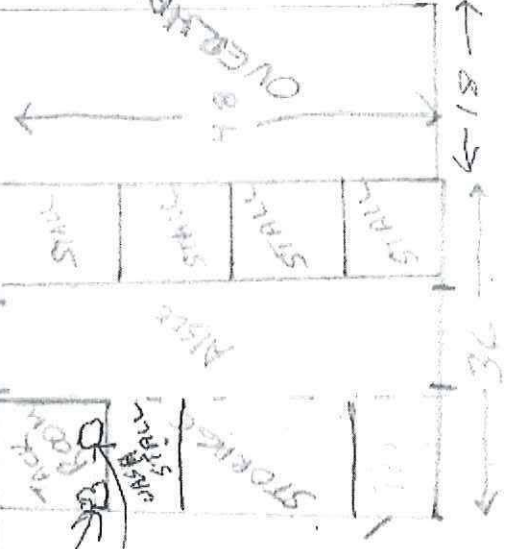
Tim Parker



1048 SEVEASON ROAD
 PROPOSED BARN + ARENA

~~REVISED 4-8-20~~

REVISED 4-13-20



SCALE 1/4" = 20 FT

FLOOR PLAN

↑ NORTH

PROPOSED BARN HAS NO SEPTIC

TOTAL PROPOSED BUILDING COVERAGE = 21,762 S.F.

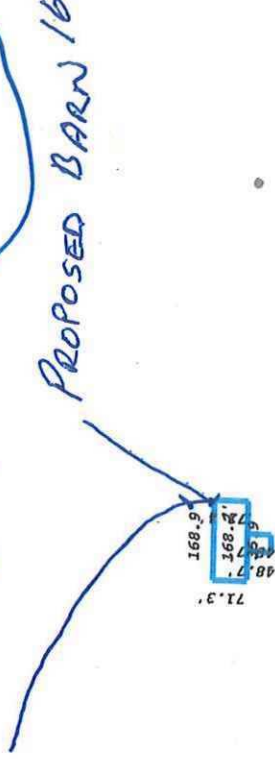
LOT SIZE = 1,314,455 S.F.

% OF LOT COVERED = 1.6%

Basco

SETBACK TO LOT LINE = 51 FEET.

SEVERSON ROAD



PROPOSED BARN 168x108 AND 36x48 = 13,488 S.F.

IRREGULAR SHAPED HOUSE + GARAGE 3,974 S.F.

EXISTING SHED 50x50 = 2,500 S.F.

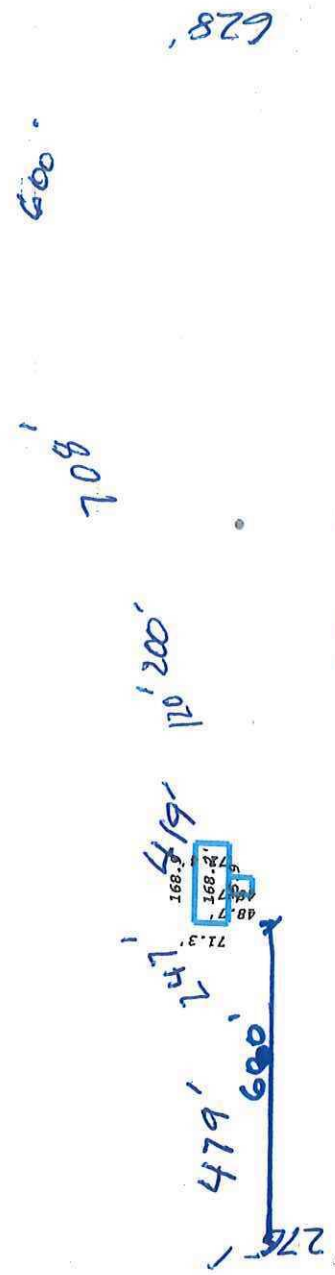
EXISTING BARN 60x30 = 1,800 S.F.

SCALE 1" = 400 FT.

1048 SEVERSON ROAD
BELLEVILLE, WI 53508
Tim Farker 10-28-19

↑
NORTH

Basco



LOT DIMENSIONS

SCALE 1" = 400 FT.

1048 SEVERSON ROAD
BELLEVILLE, WI 53508

4-8-2020

SITE PLAN

8 Severson Road, Town of N X Q

search results for 1042 Severso



NORTH
↓

SCALE 1" = 400 FT

HOUSE
SHED
SEPTIC

POND

WELL

EXISTING ARENA

12 FT DRIVEWAY

PROPOSED TOWER IN BARN

POSSIBLE SEPTIC SITES

SEPTIC

BARN

SHED

esri
Map Parcels

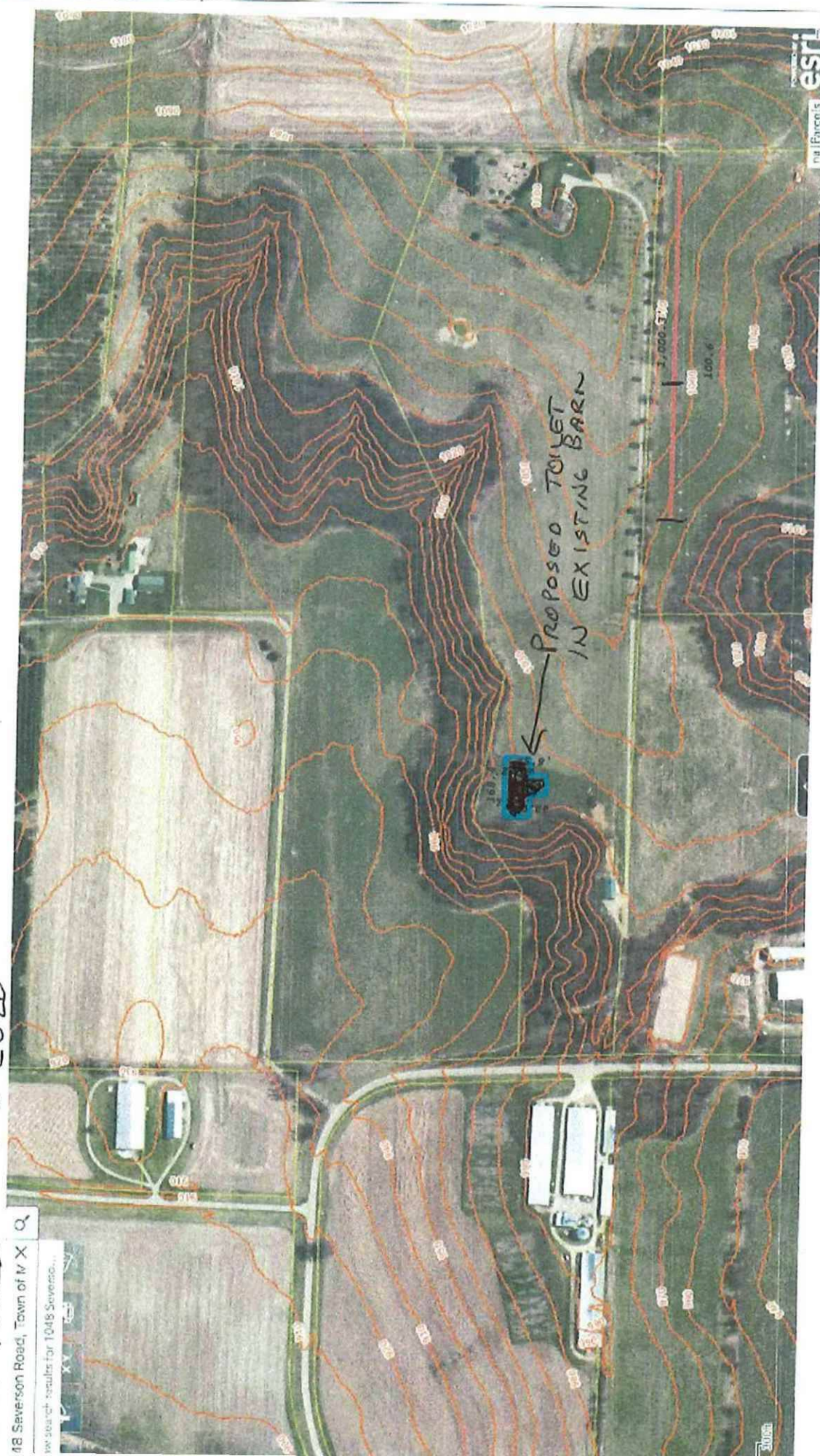
105

Contours

4-8-2020

48 Saverson Road, Town of M X Q

we search results for 1048 Saverson...



SCALE 1" = 400 FT.

ZONING + SETBACKS 4-8-2020

48 Severson Road, Town of IX X
2w search results for 1048 Severson...



↑
NORTH

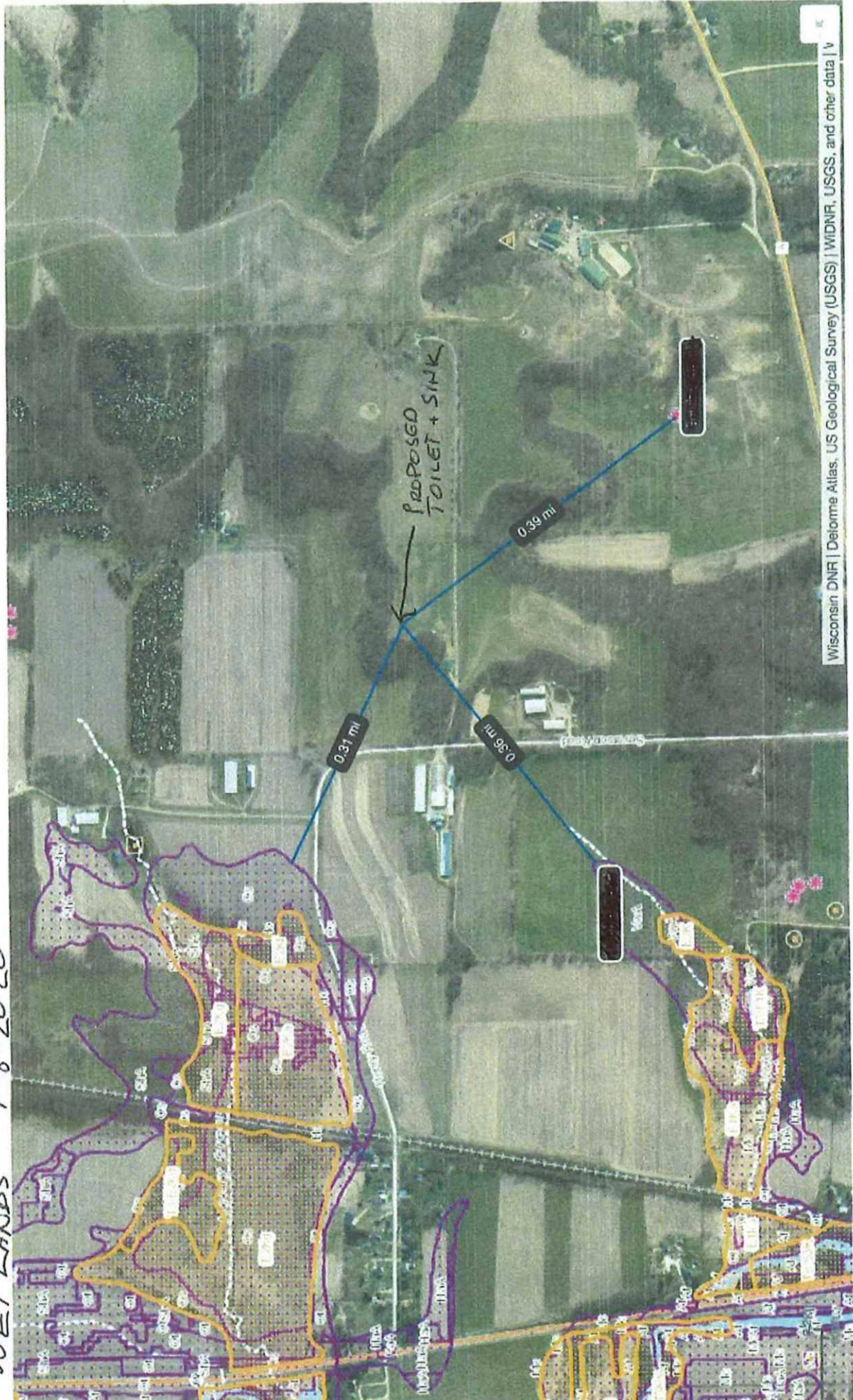
STEEP SLOPES 4-8-2020

8 Severson Road, Town of N X

Search results for: 1068 Severson...



WETLANDS 4-8-2020



RECEIPT

MADISON
 MADISON
 210 MARTIN LUTHER KING, JR. BLVD
 CITY TREASURER OFFICE



Application: DCPCUP-2020-02499
 Application Type: DaneCounty/Zoning/Conditional Use/NA
 Address: 1048 SEVERSON RD, TOWN OF MONTROSE, WI 53508

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
956223	1041	\$495.00	04/16/2020	PMK2		

Owner Info.: JONATHAN T KETZLER & MARY E MCSWEENEY
 1048 SEVERSON RD
 BELLEVILLE, WI 53508

Work Description: SANITARY PLUMBING FIXTURES IN AN AGRICULTURAL ACCESSORY BUILDING.

Parcel Number - 040/0508-132-8420-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MONTROSE	
State Municipality Code	040	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR08E	13	NE of the NW
Plat Name	CSM 10986	
Block/Building		
Lot/Unit	1	
Plat Name	CSM 10986 (Click link above to access images for Plat)	
Parcel Description	LOT 1 CSM 10986 CS66/17&18-2/17/2004 DESCR AS SEC 13-5-8 PRT N1/2 NW1/4 (30.000 ACRES INCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JONATHAN T KETZLER	
Current Co-Owner	MARY E MCSWEENEY	
Primary Address	1048 SEVERSON RD	
Billing Address	1048 SEVERSON RD BELLEVILLE WI 53508	

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)

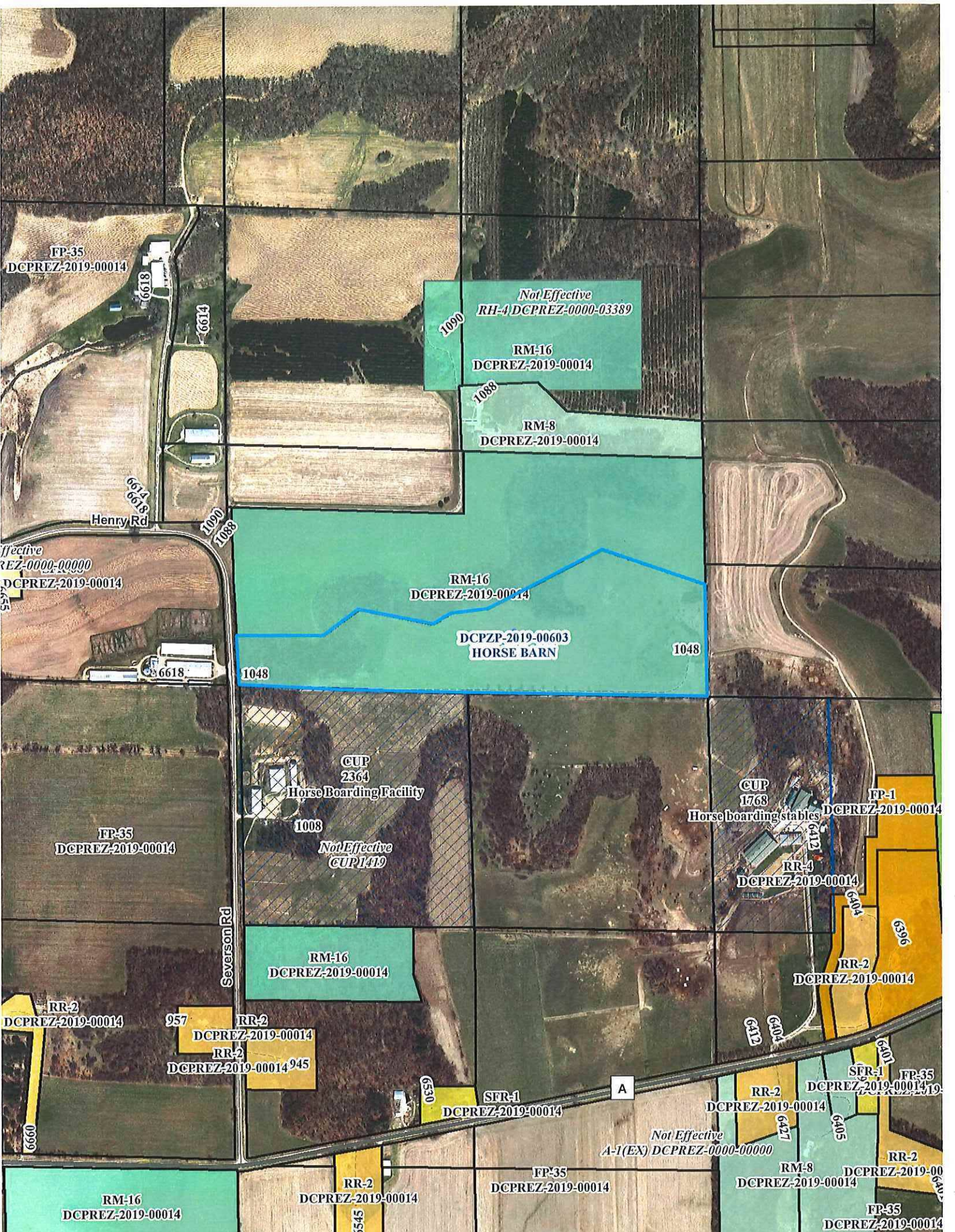
[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

[«](#)
[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2019		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$87,800.00	\$470,500.00	\$558,300.00
Taxes:		\$9,524.29
Lottery Credit(-):		\$206.07
First Dollar Credit(-):		\$74.27
Specials(+):		\$191.52
Amount:		\$9,435.47
2019 Tax Info Details		Tax Payment History



FP-35
DCPREZ-2019-00014

Not Effective
RH-4 DCPREZ-0000-03389
RM-16
DCPREZ-2019-00014

RM-8
DCPREZ-2019-00014

RM-16
DCPREZ-2019-00014
DCPZP-2019-00603
HORSE BARN

Not Effective
RH-4 DCPREZ-0000-00000
DCPREZ-2019-00014

CUP
2364
Horse Boarding Facility
Not Effective
CUP1419

CUP
1768
Horse boarding stables
RR-4
DCPREZ-2019-00014

FP-35
DCPREZ-2019-00014

RM-16
DCPREZ-2019-00014

RR-2
DCPREZ-2019-00014

RR-2
DCPREZ-2019-00014

RR-2
DCPREZ-2019-00014
RR-2
DCPREZ-2019-00014
RR-2
DCPREZ-2019-00014

SFR-1
DCPREZ-2019-00014

RR-2
DCPREZ-2019-00014

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

RM-16
DCPREZ-2019-00014

RR-2
DCPREZ-2019-00014

FP-35
DCPREZ-2019-00014

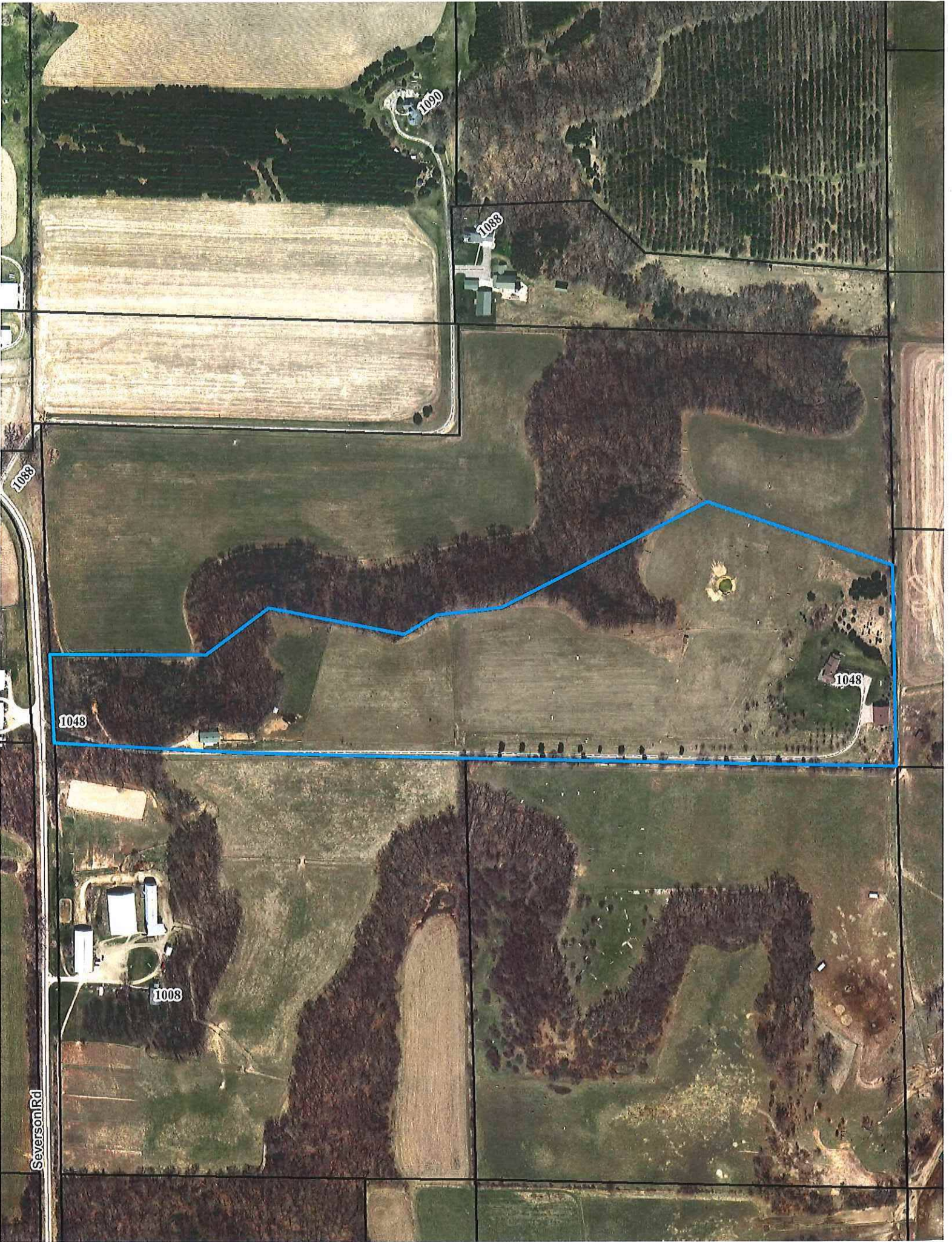
RR-2
DCPREZ-2019-00014

FP-35
DCPREZ-2019-00014

Henry Rd

Severson Rd

A



1090

1083

1088

1048

1048

1008

Severson Rd