

Dane County Conditional Use Permit Application

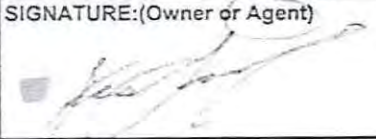
Application Date	C.U.P Number
09/14/2021	DCPCUP-2021-02543
Public Hearing Date	
11/23/2021	

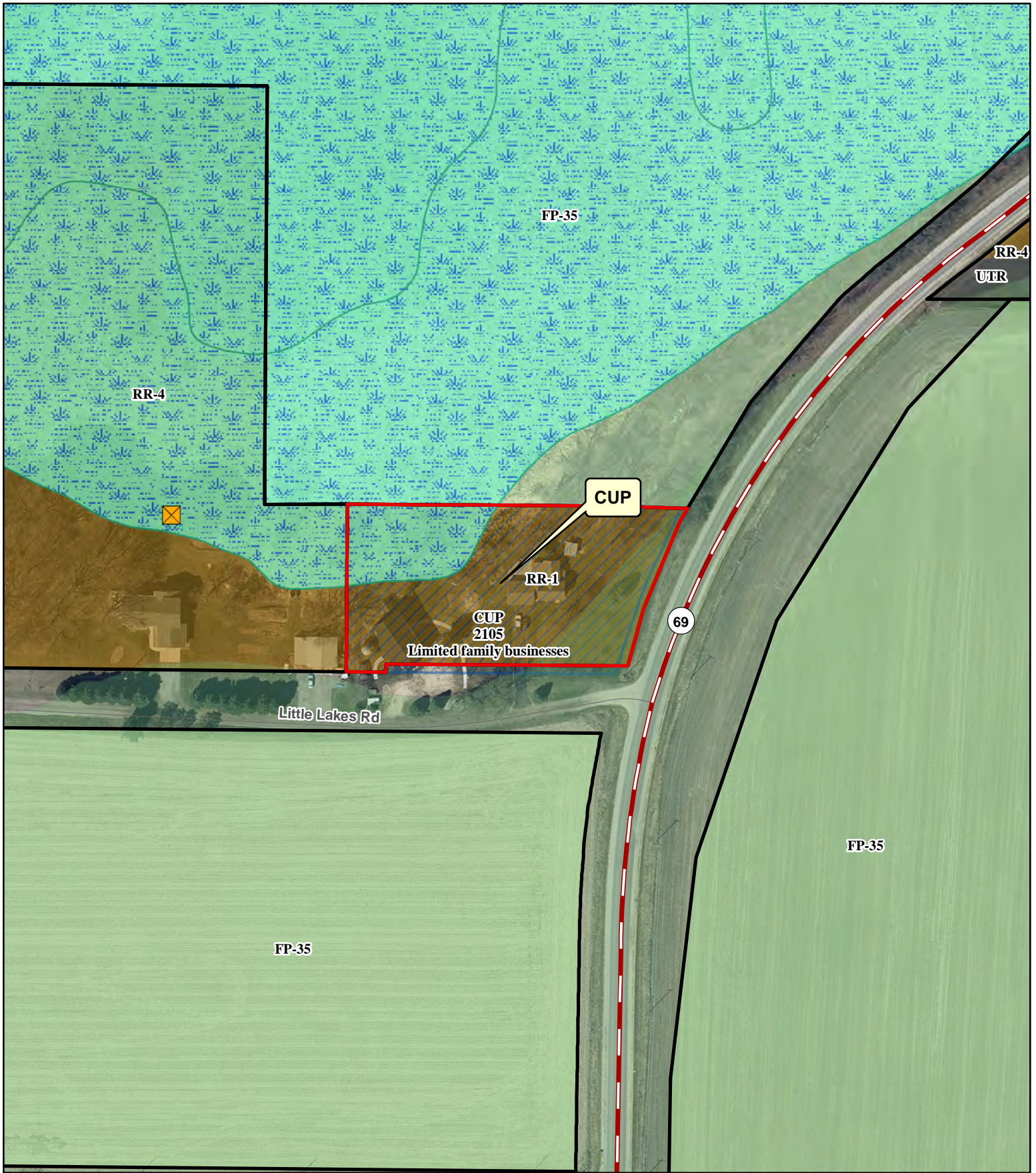
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIM J SCOTT	Phone with Area Code	AGENT NAME KEVIN GRINVALSKY	Phone with Area Code (608) 279-0326
BILLING ADDRESS (Number, Street) 7002 LITTLE LAKES RD		ADDRESS (Number, Street) 1115 PRAIRIE WAY CIRCLE	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS KEVIN@DWELLHOP.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	
7002 LITTLE LAKES ROAD					
TOWNSHIP MONTROSE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-272-9955-0		---		---	




CUP DESCRIPTION
LIMITED FAMILY BUSINESS-GENERAL BUILDING CONTRACTOR

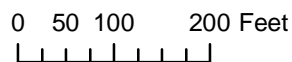
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.241(3)(c)	1.5

COMMENTS: LIMITED FAMILY BUSINESS-GENERAL BUILDING CONTRACTOR	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	Inspectors Initials PMK2	SIGNATURE:(Owner or Agent) 
	Applicant Initials _____		PRINT NAME: Kevin Grinvalsky
			DATE: 9/15/2021



Legend

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



CUP 02543
TIM J SCOTT



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:	Tim Scott	Agent Name:	Kevin Grinvalsky
Address (Number & Street):	7002 Little Lakes	Address (Number & Street):	1115 Prairie Way Cir
Address (City, State, Zip):	Belleville, WI Rt. 53508	Address (City, State, Zip):	Verona, WI, 53593
Email Address:	[Redacted]	Email Address:	Kevin@dwelhop.com
Phone#:	[Redacted]	Phone#:	608.279.0326

SITE INFORMATION

Township:	Town Of Montrose	Parcel Number(s):	0508-272-9955-0, 0508-272-9955-8 - Retired PIN
Section:	27	Property Address or Location:	7002 Little Lakes Rd, Belleville WI 53508
Existing Zoning:	RR-1	Proposed Zoning:	RR-1
CUP Code Section(s):	10.241(C3)(C)		

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): Limited Family Business	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: The first level of the barn, We would like to turn into an office and show room. The show room will be a place where we can meet clients to make selection of finishes for their house. No product will be sold out of this location. This show room will have preselected products from my vendors (midwest rock tops, Nonn's Kitchen and Bath...). The products that are selected form our show room will be purchased from these vendors. The show room is to reduce the amount of travel and meetings to my vendors showrooms.	

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.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> 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: _____

Kevin Grinvalsky
 Kevin Grinvalsky

Date: 9/13/21

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

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.

No, the operation of our business will not negatively affect public health, safety and welfare. We are a small business that builds custom and spec homes. All activities except office work and selections of materials will be on a job site elsewhere.

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.

Our neighbors' enjoyment of the neighborhood will not be impaired. Our business does not produce loud noise, smells, water waste, or visual disturbance. It will take place entirely on our property and indoors. Meetings with clients will be by appointment only which in turn will limit traffic. That this time there would only be 2-3 meetings a month.

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.

The use will not impede normal development or improvements of the neighboring properties. Our neighbors have accessory building on their properties as well. This business would go in the existing Barn on this property.

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

We will utilize our existing driveway, parking area, well and septic systems. Because we are going in to the barn where there was an Archy

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.

Due to meetings by appointment only, increase traffic will be limited.

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

We will abide by district regulations.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Yes. The Town of Montrose Planning Commission Chair said that this CUP fits. Currently under review with the town Board.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

NA

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

NA

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

NA

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

NA

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

NA

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

<p>Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.</p> <p>The barn on the south west corner of the 1.66 acre property. Our business, Rodina Builders, will be conducted entirely within this structure. We General Contract the building of new home and remodel existing homes. The business activities that will take place on the property will be storage of a dump trailer out side while it is not being used on job sides, appointment only meetings for clients to make selections of products that will be purchased from a vendor off premise, hand tool storage and office/paper work. There are no improvements planed for the property at this time. There is a bathroom on the second floor of the barn that has a shower in it. We do plan on deactivating the plumbing by capping of the plumbing to just that bathroom (this is to ensure that the building is in compliance with zoning and the CUP)</p>
<p>List the proposed days and hours of operation.</p> <p>Monday - Friday 8am to 6pm, occasional weekends if clients require it. By appointment only (each appointment lasts 2-3 hours)</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>Kevin Grinvalsky and Tyra Grinvalsky (owners) 2 total employees</p>
<p>List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.</p> <p>There will be no additional odors, dust, soot, runoff or pollution associated with the conditional use. There will be additional noise due to clients closing doors and coming in and out of the building. We will limit this by have selection meetings by appointments only.</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>There will be no materials stored out side. The only activities that will take place out side the building is storing, hooking up and moving the dump trailer. The dump trailer is typically on job site. But between jobs it will be stored on the property.</p>
<p>For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.</p> <p>This is an existing facility.</p>
<p>List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.</p> <p>There is a septic system dedicated to the barn, the water comes from a joint well with the house. There are two bathrooms in the barn both a</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>There is no manufacturing of any products and will receive limited deliveries. The majority of the deliveries will happen on job sites. The amc</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>Daily traffic will be limited to appointments with clients (2-3 appointments a month). There will be no large vehicles on the property making d</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>There will be no storage of any kinds of these materials on the property.</p>
<p>Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.</p> <p>There are 4 exterior sconces on the barn. They will have no more that a 60w bulb in them. The one the services the entrance for the busines</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.</p> <p>There will be a 4' by 8' sign on the barn (Please see attachment B)</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>There is or was a conditional use on this property to run an Archery Shop. And is the residence of the owners</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>To the south is a corn field, to the west is a RR-1 residence (they have a shop between the barn and their residence, to the north is farm/we</p>

Extended answer sheet

STANDARDS FOR CONDITIONAL USE PERMITS

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

We will utilize our existing driveway, parking area, well and septic systems. Because we are going in to the barn where there was an Archy shop, drainage should not be an issue. (Note per the survey done 9/11/21 the well that services the property or both parcels is in the right of way and on the property. We are looking for agreements or a new well may have to be drilled).

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

There is a septic system dedicated to the barn, the water comes from a joint well with the house. There are two bathrooms in the barn both are handicap accessible. One of the bathrooms is on the level of the showroom, the other is on the second level. The bathroom on the second level will have the plumbing capped and made unusable.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

There is no manufacturing of any products and will receive limited deliveries. The majority of the deliveries will happen on job sites. The amount of waste or recyclable materials will be very limited. There should be no need for additional removal receptacles. On the off chance there is the business has a dump trailer that is use for on site (job site) trash removal the business can use if needed.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Daily traffic will be limited to appointments with clients (2-3 appointments a month). There will be no large vehicles on the property making deliveries. We don't see a need for any additional accommodations.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

here are 4 exterior sconces on the barn. They will have no more than a 60w bulb in them. The one the services the entrance for the business faces towards hwy 69 and no neighbors.
(Please see attachment A for photos)

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

There will be a 4' by 8' sign on the barn (Please see attachment B)

Briefly describe the current uses of surrounding properties in the neighborhood.

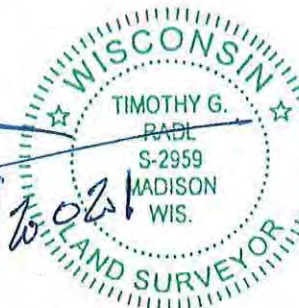
To the south is a corn field, to the west is a RR-1 residence (they have a shop between the barn and their residence, to the north is farm/wetlands, to the east is hwy 69

Legal Description

PLAT OF SURVEY AND SITE PLAN

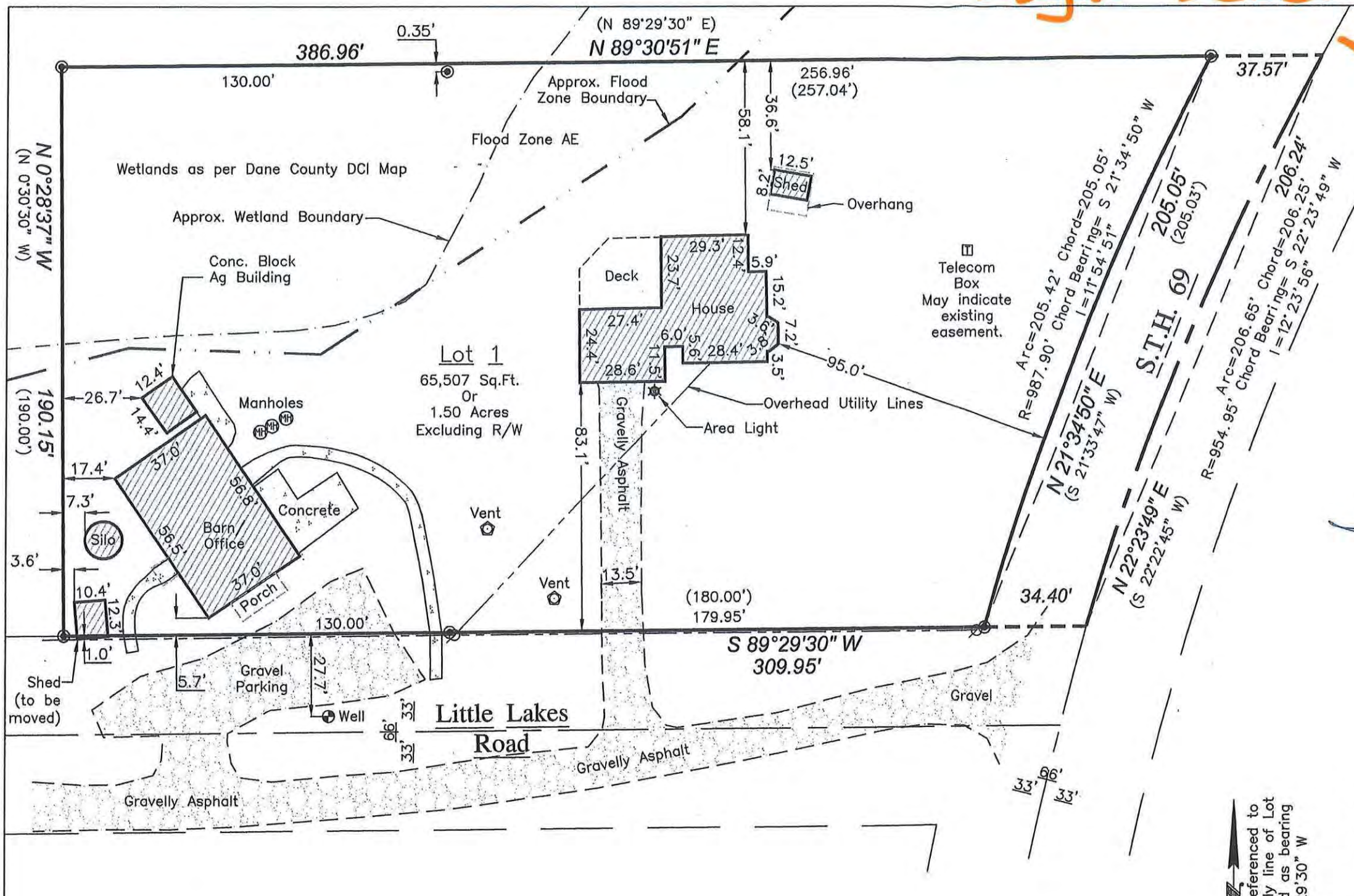
Lot 1, Certified Survey Map #12622, being a part of the SE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4 of Section 27, T5N, R8E, Town of Montrose, Dane County, Wisconsin.

Surveyor's Certificate
I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and Dated this 11th day of September, 2021.



Handwritten signature of Timothy G. Radl
9/11/2021

Timothy G. Radl S-2959 Professional Land Surveyor

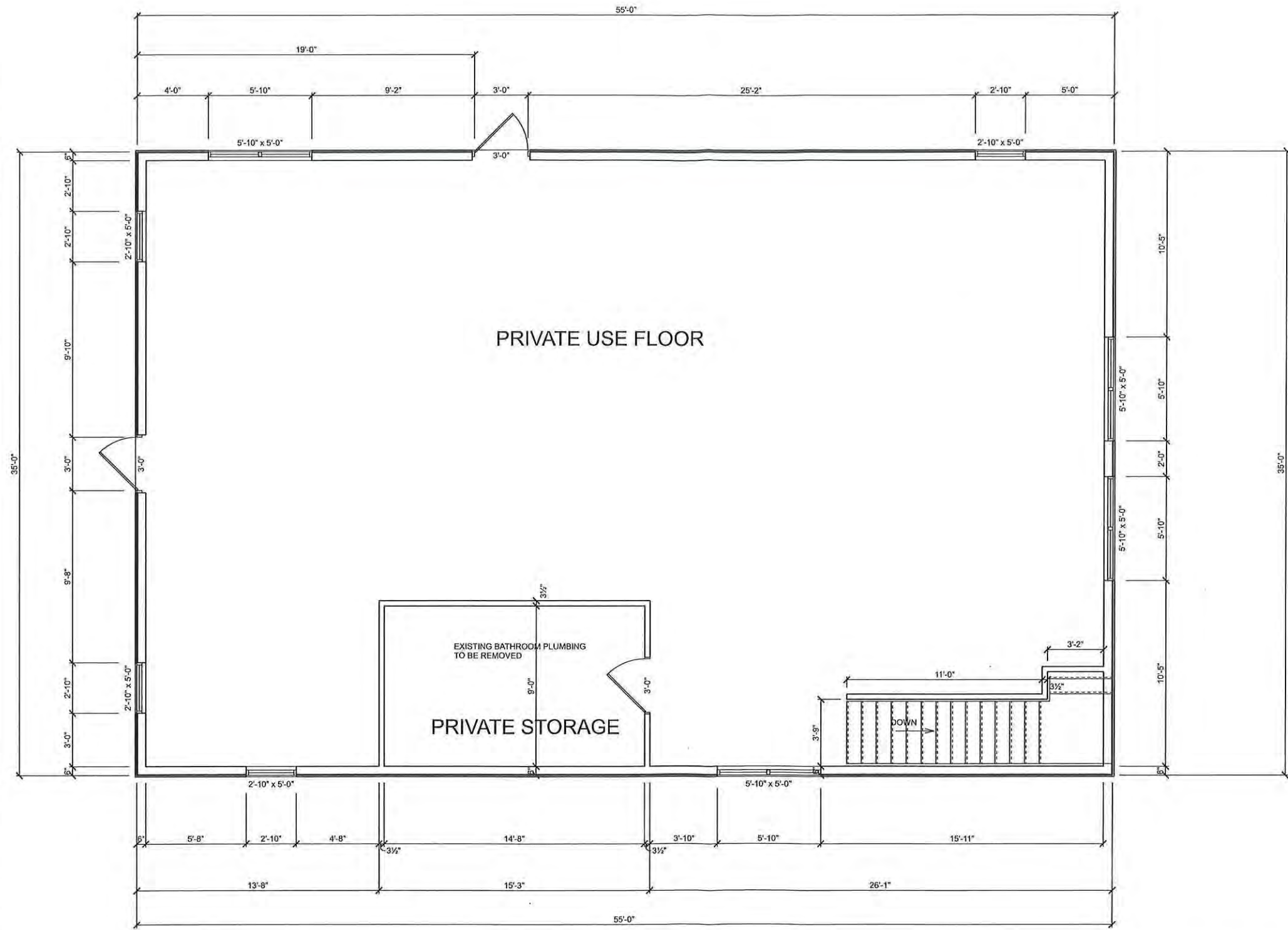


Notes: Current Zoning: RR-1 District as per Access Dane. Fieldwork performed September 9th, 2021. No title report was furnished for this survey. Previously recorded dimensions enclosed in parenthesis. Wetlands or flood zone boundaries are approximate. This survey subject to all agreements and easements recorded and unrecorded.

Red Oak Land Surveying LLC		
313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com		
DRAWN TGR	DATE 9/10/2021	Prepared for: Kevin Grinvalsky Rodina Builders LLC 1115 Prairie Way Cir. Verona, WI 53593
APPROVED TGR	DATE 9/11/2021	
SCALE 1"=40'	SHEET 1 of 1	PROJECT NO. 2021061

LITTLE LAKE ROAD

LITTLE LAKE ROAD

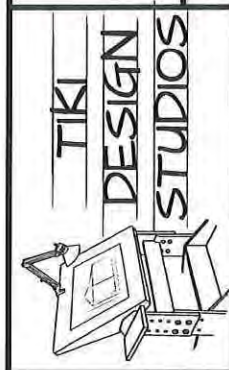


2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ALTHOUGH EVERY EFFORT WILL BE MADE TO MAKE SURE THE PLANS ARE ACCURATE, TIKI DESIGN STUDIOS DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE AN ARCHITECTURAL OR ENGINEERING SERVICE ALL DIMENSIONS AND MATERIALS MUST BE VERIFIED BY THE CUSTOMER/BUILDER.

ALL PLANS REMAIN THE PROPERTY OF TIKI DESIGN STUDIOS, DUPLICATING AND USE OF THIS PLAN IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM TIKI DESIGN STUDIOS IS PROHIBITED.

14000 MALESTIC CR
 CAMBRIDGE, WI 53603
 608-218-3354
 www.tikidesignstudios.com
 www.malestic.com
 DRAWN BY: MIKE BURROU

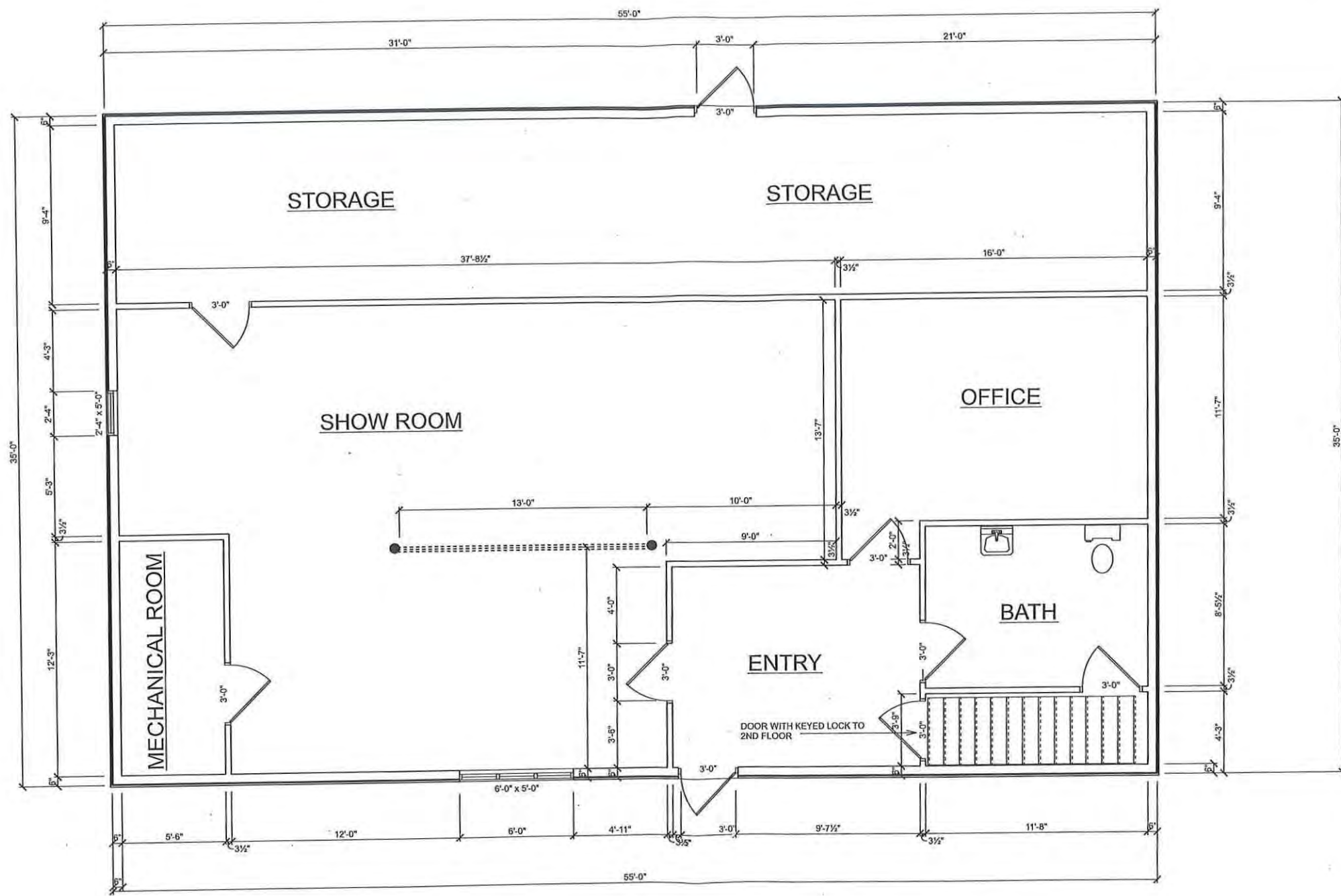


JOB NAME: LITTLE LAKES
 BUILDER: RODINA BUILDERS
 SCALE: 1/4" = 1'-0"

REVISED:

DATE:
 8-27-2021

LITTLE LAKE ROAD LITTLE LAKE ROAD



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

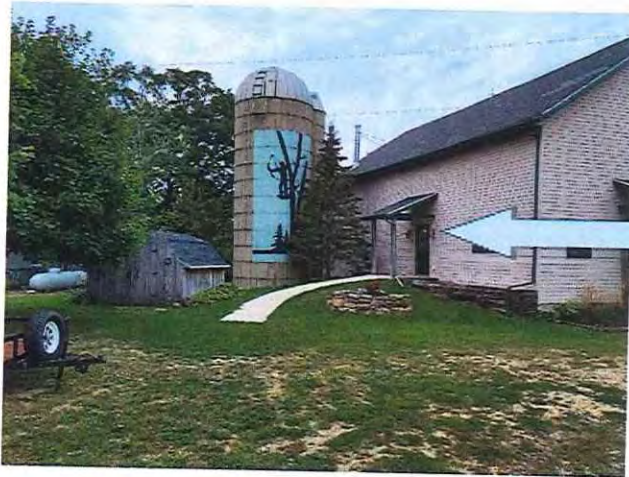
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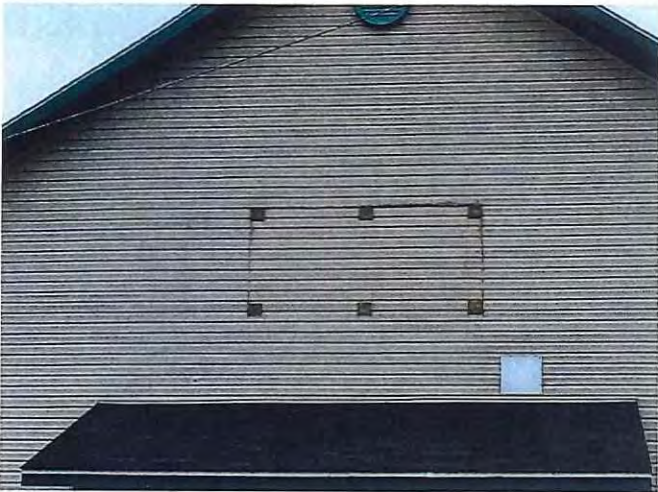
<p>14060 MALESTIC CIR CAMBRIDGE, WI 53523 608-218-3354 www.tiki-designstudios.com mikeburrow@tiki-designstudios.com</p>	
<p>TIKI DESIGN STUDIOS</p>	
<p>JOB NAME: LITTLE LAKES</p>	<p>BUILDER: RODINA BUILDERS</p>
<p>REVISID:</p>	
<p>DATE: 8-27-2021</p>	
<p>1 OF 2</p>	
<p>DRAWN BY: MIKE BURROW</p>	

Attachment A

Existing lighting



Attachment B
Proposed sign and Location



Rodina Builders
Custom Homes & Contracting
608-279-0326
rodinabuilders@gmail.com

4 ft by 8 ft

DOCUMENT #
4597956

09/25/2009 10:06 AM

Trans. Fee:
Exempt #:

Rec. Fee: 7.00
Pages: 1

Recording area

Name and return address:

Tim Scott
7002 Little Lakes Road
Belleville, WI 53508

0508-272-9955-0

PARCEL IDENTIFICATION NUMBER(S)

NOTICE

Use black ink

WHEREAS, DANE COUNTY, pursuant to the approval of Conditional Use Permit #2105, hereby gives notice that the following described property is restricted by the following condition as set forth in the Conditional Use Permit.

1. The accessory building located on the property shall not be used as a residence. The second floor of the accessory building shall not be used as sleeping quarters or rented as an apartment.

The land is described as follows:

Lot 1 of Certified Survey Map #12622, Volume 79, Page 195, Dane County Registry, located in Section 27, T5N, R8E, Town of Montrose, Dane County, Wisconsin.

This Notice provides information regarding the status of the described property for the limit of land uses pursuant to Dane County approval of a Conditional Use permit in effect as of the filing date of this document. Please be advised that future development on the described property are be subject to provisions of the Town of Montrose Comprehensive Plan, the Dane County Farmland Preservation Plan, the Dane County Comprehensive Plan, and/or the Dane County Code of Ordinances.

Upon approval of the appropriate governmental unit(s), cancellation of this Notice may be accomplished by filing a **Cancellation of Notice** form with the Dane County Register of Deeds Office. The Cancellation of Notice form is available from the Planning & Development office and requires the following:

- 1) Signature of the County/Town official listed on the original Notice, or an equivalent office-holder.
- 2) Reference document number of original Notice.
- 3) Legal description of property.
- 4) Explanation of reason for cancellation.

This document was drafted by:
(print or type name below)

Dane County Zoning Administrator

*Names of persons signing in any capacity must be typed or printed below their signature.


Signature of County/Town official

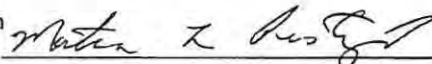
ROGER W. LANE III
Name printed

9-25-09
Date

**ZONING
ADMINISTRATOR**
Title

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on 9/25/09 by the above named person(s).

Signature of notary or other person authorized to administer an oath 

(as per s. 706.06, 706.07)

Print or type name: Marla L Prestegard

1/7

CUP 2543

Lot 1, Certified Survey Map #12622, being a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, T5N, R8E, Town of Montrose, Dane County, Wisconsin



* 4 4 9 6 1 9 2 2 *

DANE COUNTY REGISTER OF DEEDS



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Dane) SS.

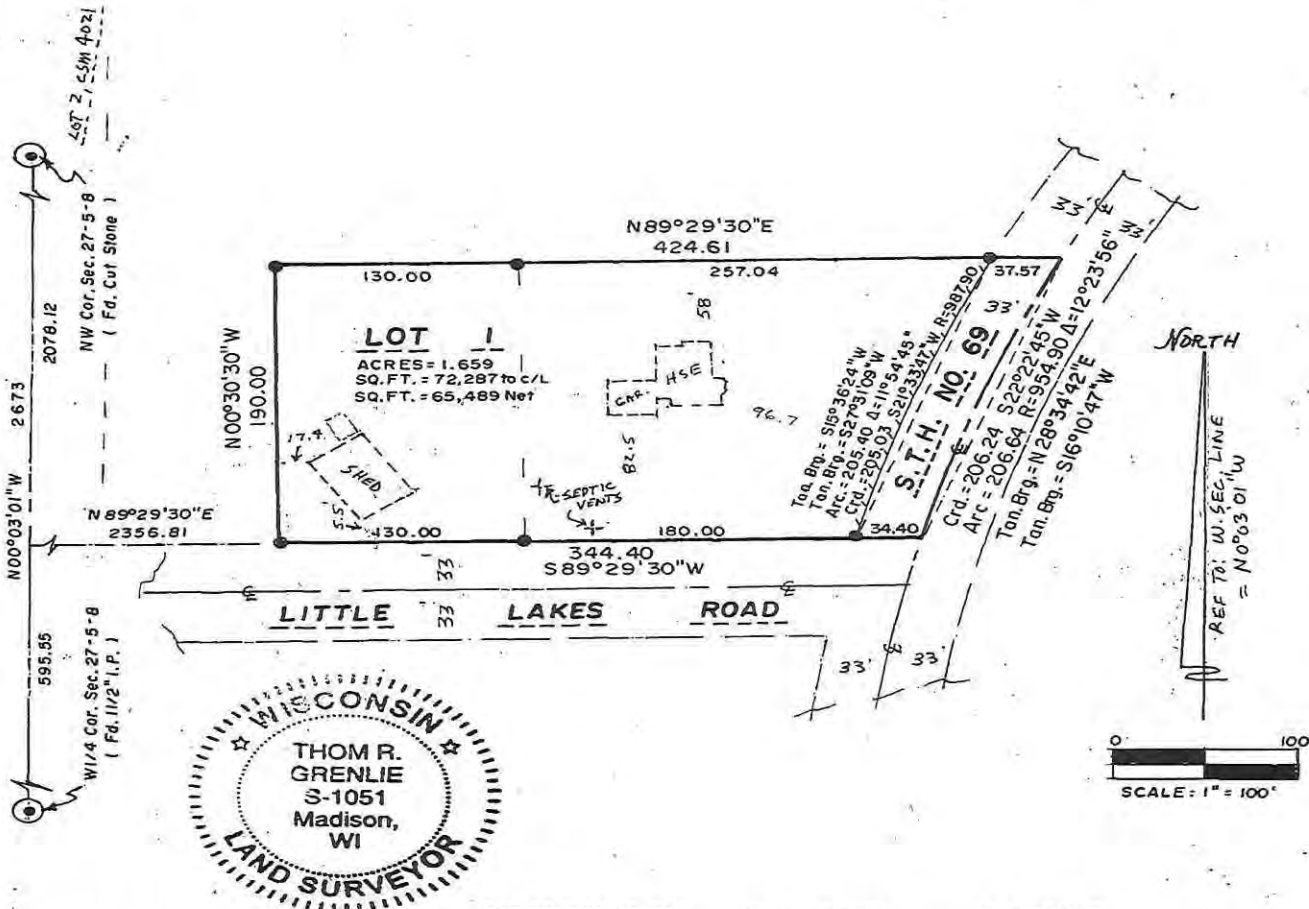
CERTIFIED SURVEY MAP

A PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 27, T5N, R8E, TN, MONTROSE, DANE CO, WI.

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 described hereon and that the map is a correct representation of the exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie 5-30-08
Thom R. Grenlie, Registered Land Surveyor



LEGEND

Scale: 1 inch = 100 ft.
● iron stake found
○ 1" x 24" iron pipe set
min. wt. = 1.13#/ln ft.
--- NO VEHICULAR ACCESS PER CSM 4021

SURVEYED TG HC
DRAWN HC
APPROVED
FIELD BOOK FILE
DATE 5-30-08
TAPE/FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 930-A

SURVEYED FOR: TIM SCOTT 712-6045
DESCRIPTION-LOCATION: PRT SE1/4, NW1/4, SEC. 27, T5N, R8E, TOWN OF MONTROSE, DANE CO, WI
APPROVED FOR RECORDING PER: DANE COUNTY ZONING & LAND REG. action of January 20, 2009

REGISTER OF DEEDS CERTIFICATE
Received for recording this 22nd day of January, 2009 at 2:48 o'clock P.m.
and recorded in Volume 79 of Certified Survey Maps of Dane County on Page 195-196
Krista Chlubowski by Melle Postel
Register of Deeds

2/13