

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
03/30/2021	DCPCUP-2021-02520
<b>Public Hearing Date</b>	
06/22/2021	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME KOREY A KAHL	Phone with Area Code (608) 212-2100	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 10016 US HIGHWAY 14		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS kkbuilders99@yahoo.com		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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<b>ADDRESS OR LOCATION OF CUP</b>		<b>ADDRESS OR LOCATION OF CUP</b>		<b>ADDRESS OR LOCATION OF CUP</b>	
10016 US Hwy 14					
TOWNSHIP BLACK EARTH	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0806-233-9501-7		---		---	

**CUP DESCRIPTION**

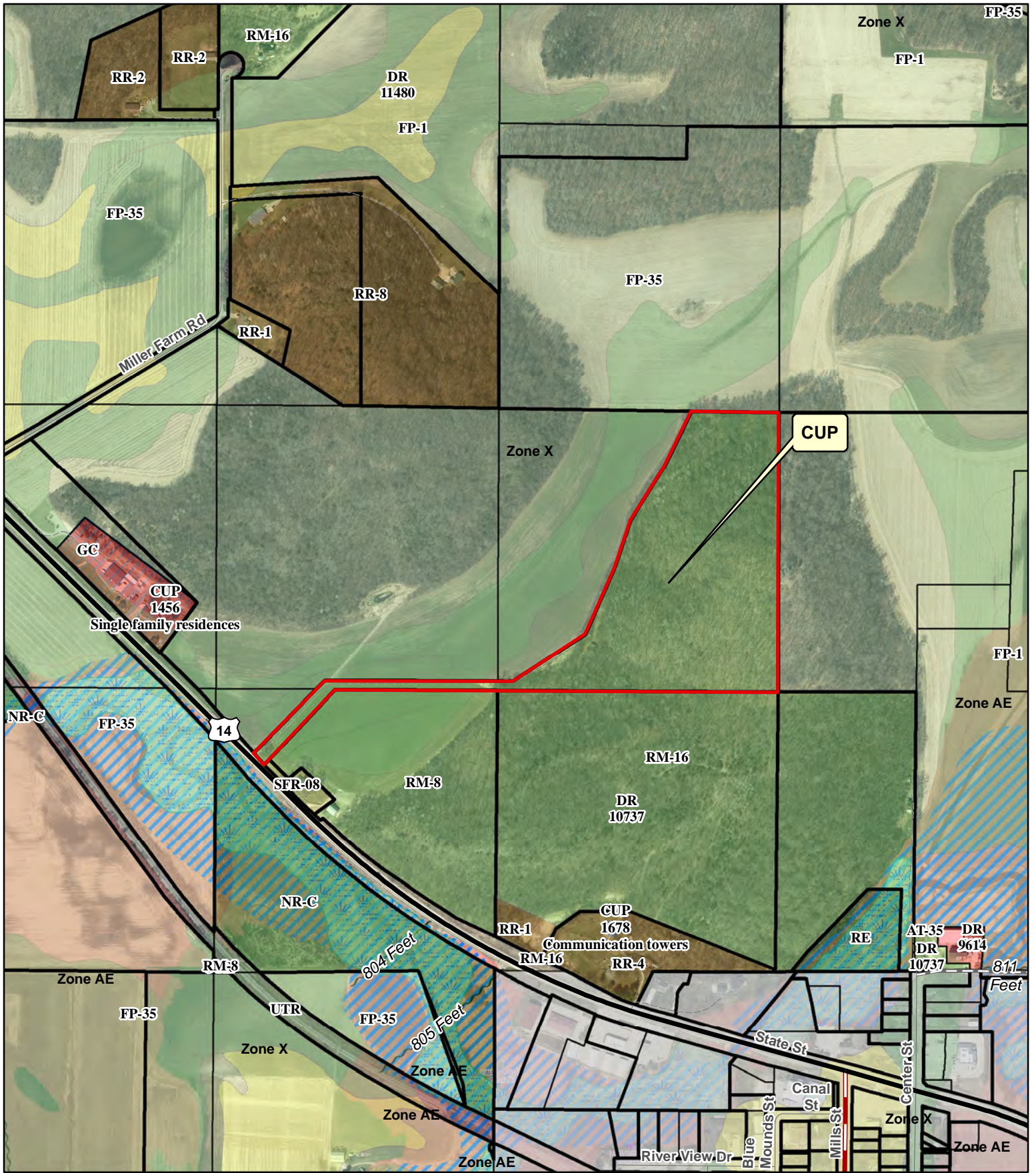
Limited Family Business - Construction company office/bathroom

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
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10.103(12)	25.3
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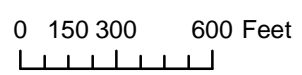
<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b>  <b>DATE:</b>
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COMMENTS: LIMITED FAMILY BUSINESS - CONSTRUCTION COMPANY OFFICE/BATHROOM



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



**CUP 02520**  
**KOREY A KAHL**



**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:	Kory Kahl	Agent Name:	
Address (Number & Street):	9923 Carter Rd	Address (Number & Street):	
Address (City, State, Zip):	MAZOMANIE, WI 53560	Address (City, State, Zip):	
Email Address:	KKbuilders99@yahoo.com	Email Address:	
Phone#:	608-212-2100	Phone#:	

### SITE INFORMATION

Township:	Black Earth	Parcel Number(s):	006/0806-233-9501-7
Section:	23/26	Property Address or Location:	10016 US HWY 14 BLACK EARTH, WI 53515
Existing Zoning:	Rm16	Proposed Zoning:	
		CUP Code Section(s):	

### 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):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Limited Family business Provide a short but detailed description of the proposed conditional use: Shed would be used to store my work vehicle and work equipment and have a bathroom for my office, there is no employees, my operation of hours is from 6:00am to 8:00pm. This permit would not be bothering to my neighbor. only land by my shed is farm fields.	

### 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 type="checkbox"/> Complete attached information sheet for standards | <input type="checkbox"/> Site Plan drawn to scale | <input type="checkbox"/> Detailed operational plan | <input type="checkbox"/> Written legal description of boundaries | <input type="checkbox"/> Detailed written statement of intent | <input type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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: 144

Date: 3/17/2021

## 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.

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.

My intention for the shed, is to have my Residential Construction Equipment, tools stored in shed, at all times. Normally leave for the day around 7:00am and finish the day by 6:00pm - basically a normal work schedule. the shed will be basically storage and parking - I drive a work truck 3/4 ton that is only vehicle I drive in and out with for work the shed will be nicely landscaped around like the house.

List the proposed days and hours of operation.

Weekdays - leaving in morning (7:00am) returning (6-6:00 pm)

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

There is no employees

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.

there will be none - shed is 1800' from closest house at 14

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

there will be no materials stored outside - Everything will be inside only activities would be daily coming and going

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.

will be using the silt socks and culverts for the water placed determined by driveway <sup>Permit</sup>

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 an existing septic system that will be connected for shed

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

trash for this property gets taken to the local dump on Saturdays

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

vehicles consist of 3/4 ton pickup and or truck and trailer

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

N/A none

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.

there will only be lighting by overhead doors, neighbor in house can not see

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

there are no signs on property and no plans for any

Briefly describe the current use(s) of the property on which the conditional use is proposed.

it is residential property with a house - Zoned Rm14 which allows small family <sup>Business</sup>

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

my surrounding properties are farm field and woods all around my property

## 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.

*the building of the shed will not cause harm or public health issues to neighbors or adjoining lands. business equipment will be inside of shed and there will be no excessive noise at anytime*
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.

*there is no harm to be done, this shed is back 1500' off hwy 14 closet house to the shed. it's at that distance, can not be seen from that neighbor. the property is basically back by itself - unseeably the uses will be normal coming and going of me to work*
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.

*Very low density Area small family Business on 60 acres of land*
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

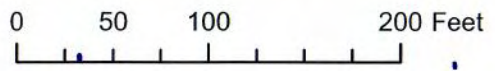
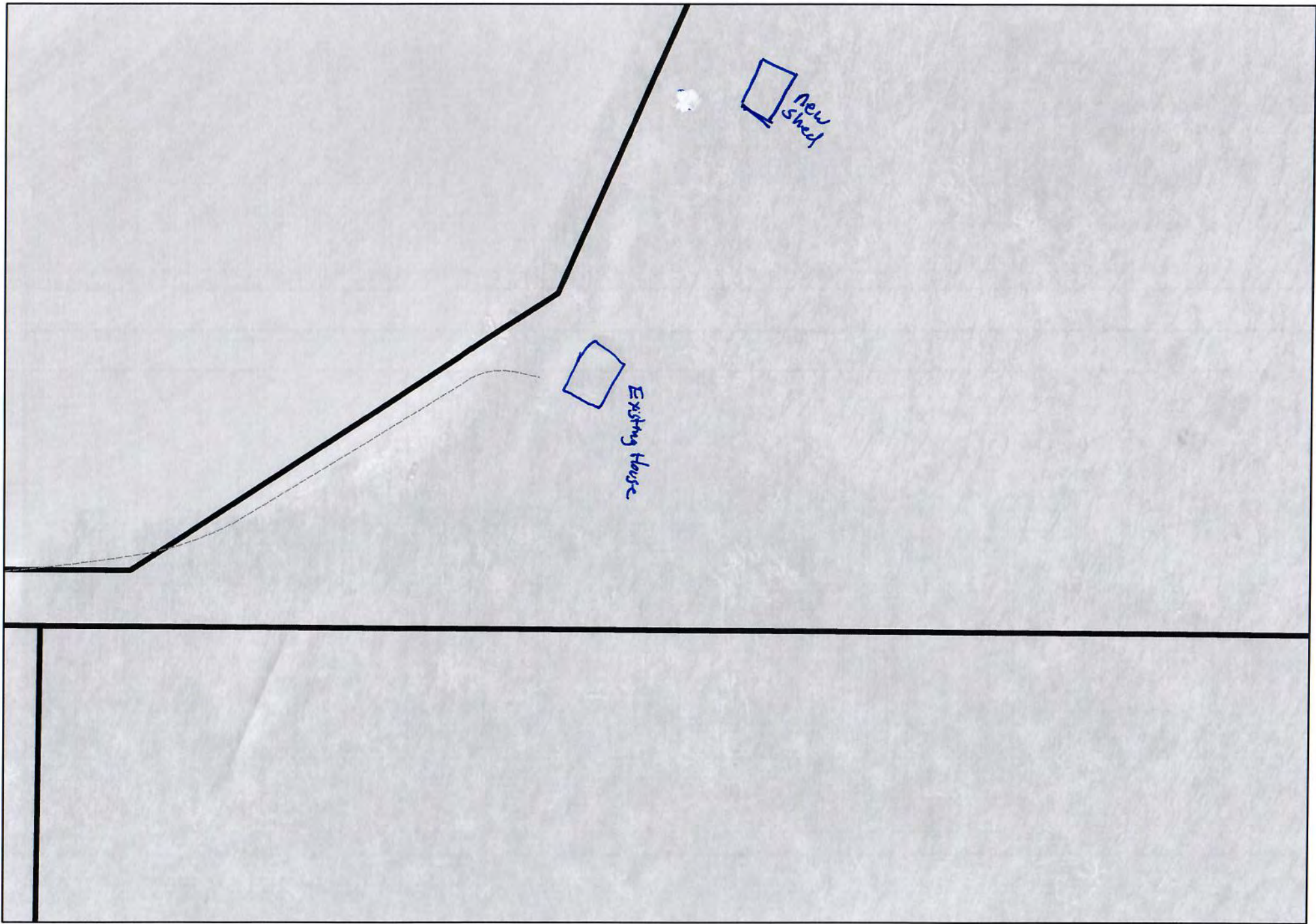
*the Property for the shed is getting a driveway Extension road from existing house and utility Extension*
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*there will be the same measures that are in place now. I Am only Person in and out for the permit*
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

*All materials are indoors*
7. The conditional use is consistent with the adopted town and county comprehensive plans.

*Property is currently Residential - limited Family Business Permit is allowed*
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:
  - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
  - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
  - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
  - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:



Kahl Site Plan

10016 HWY 14  
BLACK EARTH

Future  
Septic

