

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/02/2017	DCPREZ-2017-11220
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/24/2017	DCPCUP-2017-02400

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GAUSMAN JT REV TR	PHONE (with Area Code)	AGENT NAME TOWN OF DUNN	PHONE (with Area Code) ((609) 838-1081
BILLING ADDRESS (Number & Street) 2314 KEENAN RD		ADDRESS (Number & Street) 4156 COUNTY HIGHWAY B	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS		E-MAIL ADDRESS eschmitz@town.dunn.wi.us	

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	
4156 County Road B					
TOWNSHIP DUNN	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-212-9501-7					

REASON FOR REZONE			CUP DESCRIPTION	
EXPANDING TOWN HALL PROPERTY TO THE EAST AND NORTH			GOVERNMENTAL USE	
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.0	10.09(2)c.	2.0

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
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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

Handwritten notes: 2400 and a scribbled-out circle.

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
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.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner: Gausman Jt Rev Trust; Address: 2314 Keenan Rd. McFarland WI 53558; Phone: McFarland WI 53558; Email: Rosalind Gausman <grassfarmerroz@gmail.com>
Agent: Erica Schmitz, Town of Dunn; Address: 4156 CTH B; Phone: 6088381081; Email: eschmitz@town.dunn.wi.us

Parcel numbers affected: 061021295017; Town: Dunn; Section: 21; Property Address: Adjacent to Town Hall (N and E)

Existing/ Proposed Zoning District : Proposed RH-1 zoning with CUP for Governmental Use.

- Type of Activity proposed:
Hours of Operation
Number of employees
Anticipated customers
Outside storage
Outdoor activities
Outdoor lighting
Outside loudspeakers
Proposed signs
Trash removal
Six Standards of CUP (see back)

There will be no buildings constructed at this time. It is an expansion of an existing conditional use for government. Answers are for the existing use, no new use proposed. 8 am - 4 pm M-F, 9 Public, varies Limited outdoor storage of materials; rock piles, sand and gravel in bunkers Limited outdoor activities, mostly vehicles coming and going Lighting: limited to safety at entrances and exits Loudspeakers: none No new proposed signs Weekly trash pickup

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] Digital signed by Erica Schmitz, DN: cn=Erica Schmitz, o=Town of Dunn, ou=...

Date: 9/28/2017

# 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.

No change from the current use. The CUP enhances public health and safety by providing local government services

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.

Value and enjoyment of other property will not be diminished. No expected changes from current use.

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 use will no impede normal and orderly development as allowed by the Comprehensive Plan.

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

Adequate utilities and roads already exist. Drainage would be improved by expansion of the conditional use; stormwater facilities will be possible with the expansion.

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.

Safe ingress and egress already exists. No expected changes from current use.

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

Use conforms to district regulations. No expected changes from current use.



Zoning Change Application

Items that must be submitted with your application:

11220

- Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Gausman JT Rev Trust Agent's Name Erica Schmitz, Town of Dunn
Address 2314 Keenan Rd Address 4156 County Road B
McFarland, WI 53558 McFarland, WI 53558
Phone Phone
(608) 838-1081
Email Rosalind Gausman <grassfarmerroz@gmail.com> Email eschmitz@town.dunn.wi.us

Town: Dunn Parcel numbers affected: 061021295017

Section: 21 Property address or location: adjacent (N and E) to Town Hall (see address above)

Zoning District change: (To / From / # of acres) 2 acres from A-1EX to RH-1

Soil classifications of area (percentages) Class I soils: 100 % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
Creation of a residential lot
Compliance for existing structures and/or land uses
Other:

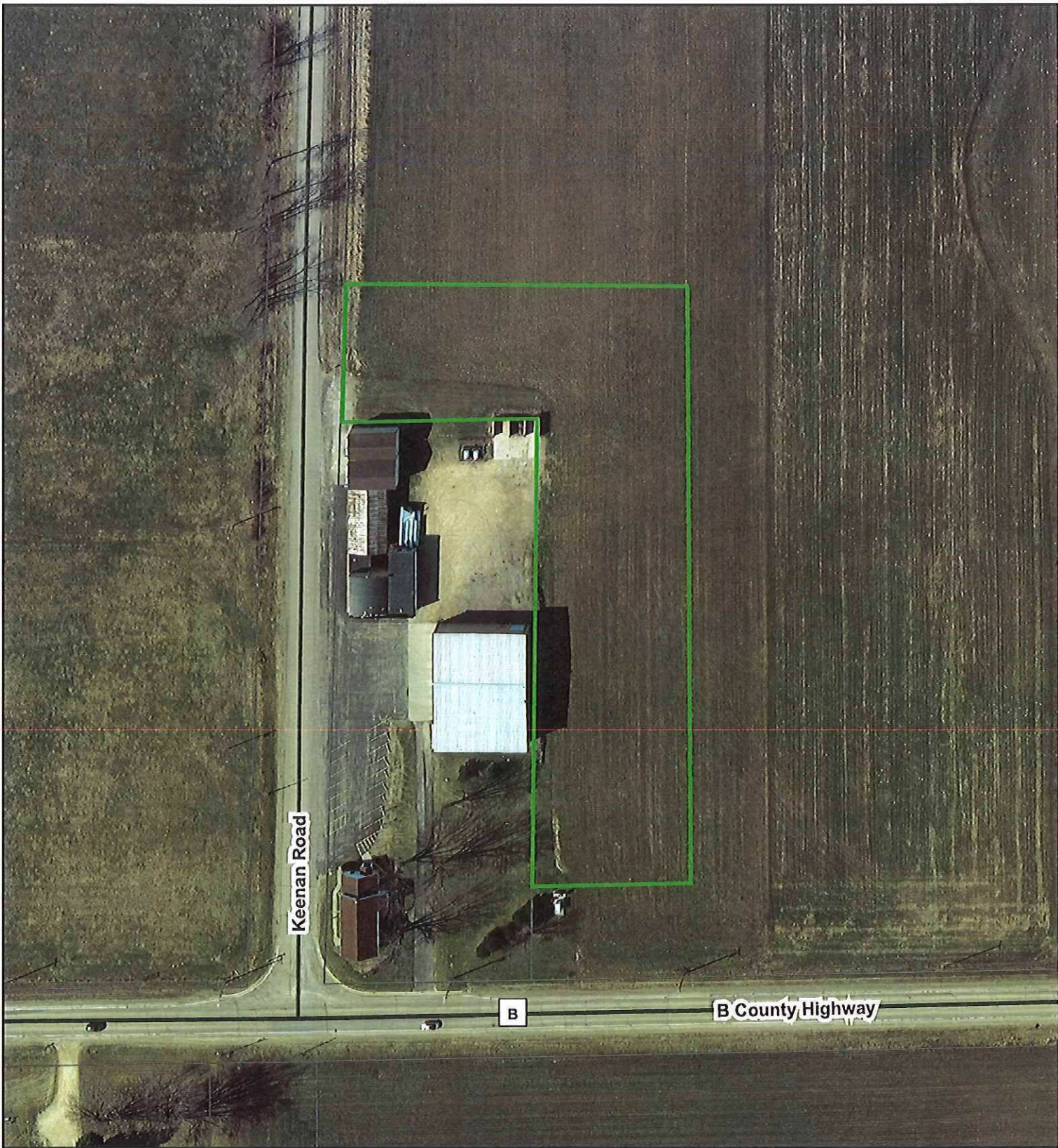
Lot line adjustment to add 2 acres to the Town Hall parcel.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Erica Schmitz
Digitally signed by Erica Schmitz
DN: cn=Erica Schmitz, o=Town of Dunn, ou=Planning & Development, st=WI, c=US
Date: 2017.09.21 16:35:55 -0500

Date: 09/21/2017

# Proposed Area for Town Purchase: 2 acres



0 120 240 480 Feet

