

Dane County Rezone & Conditional Use Permit

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 06/21/2019 | DCPREZ-2019-11467 |
| Public Hearing Date | C.U.P. Number |
| 08/27/2019 | |

| | |
|--------------------------|--------------------------|
| OWNER INFORMATION | AGENT INFORMATION |
|--------------------------|--------------------------|

| | | | |
|---|--|---|------------------------|
| OWNER NAME SLATER J DIEDERICH | PHONE (with Area Code) (608) 434-2132 | AGENT NAME <input type="checkbox"/> | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 10267 COUNTY HIGHWAY Y | | ADDRESS (Number & Street) <input type="checkbox"/> | |
| (City, State, Zip) MAZOMANIE, WI 53560 | | (City, State, Zip) | |
| E-MAIL ADDRESS slaterdiederich@gmail.com | | E-MAIL ADDRESS | |


| | | |
|---------------------------|---------------------------|---------------------------|
| 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 | |
| | | | | | |
| TOWNSHIP MAZOMANIE | SECTION 27 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0906-272-8550-1 | | | | | |

| | |
|--------------------------|------------------------|
| REASON FOR REZONE | CUP DESCRIPTION |
|--------------------------|------------------------|

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|--|--|
| LIMITED COMMERCIAL FOR ZONING COMPLIANCE IN TREE SERVICE OPERATION | |
|--|--|

| | | | | |
|---|----------------------------------|--------------|--|--------------|
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| RR-4 (Rural Residential, 4 to 8 acres) District | LC (Limited Commercial District) | 5.9 | | |

| | | | | |
|---|--|--|----------------------------------|---|
| C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>SJD</u> | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>SJD</u> | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>SJD</u> | INSPECTOR'S INITIALS SCW1 | SIGNATURE:(Owner or Agent)  |
|---|--|--|----------------------------------|---|

PRINT NAME:
SLATER DIEDERICH

DATE:
6-21-2019



DANE COUNTY PLANNING DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

o **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.

o **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 | <u>SLATER DIEDERICH</u> | Agent's Name | _____ |
| Address | <u>10267 COUNTY ROAD Y</u> | Address | _____ |
| Phone | <u>MAZOMANIE, WI 53560</u> | Phone | _____ |
| | <u>608-434-2132</u> | | _____ |
| Email | <u>slaterdiederich@gmail.com</u> | Email | _____ |

Town: MAZOMANIE Parcel numbers affected: 0906-27Z-8550-1

Section: 27 Property address or location: 10267 COUNTY HWY Y, MAZOMANIE, WI 53560

Zoning District change: (To / From / # of acres) LC-1 / RR-4 / 5.9 ACRES

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

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

Separation of buildings from farmland

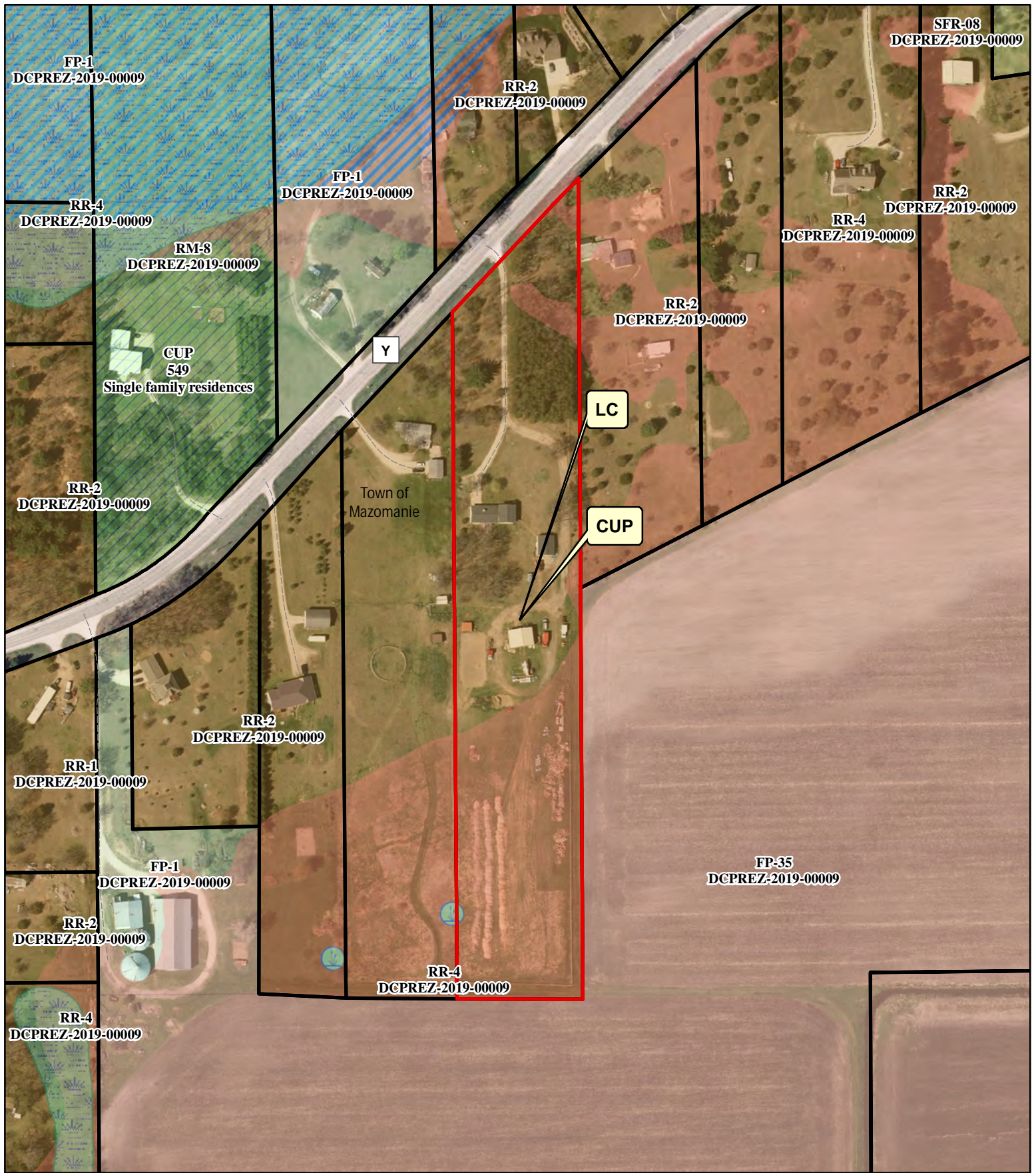
Creation of a residential lot

Compliance for existing structures and/or land uses

Other:





OPERATE TREE SERVICE FROM PROPERTY.

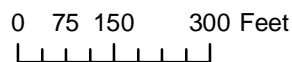
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 6-20-2019



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11467 /CUP 2476
SLATER J DIEDERICH

Dane County Conditional Use Permit Application


| | |
|----------------------------|---------------------|
| Application Date | C.U.P Number |
| 06/21/2019 | DCPCUP-2019-02476 |
| Public Hearing Date | |
| 08/27/2019 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|----------------------|
| OWNER NAME SLATER J DIEDERICH | Phone with Area Code (608) 434-2132 | AGENT NAME <input type="checkbox"/> | Phone with Area Code |
| BILLING ADDRESS (Number, Street) 10267 COUNTY HIGHWAY Y | | ADDRESS (Number, Street) <input type="checkbox"/> | |
| (City, State, Zip) MAZOMANIE, WI 53560 | | (City, State, Zip) | |
| E-MAIL ADDRESS slaterdiederich@gmail.com | | 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 | |
| 10267 County Highway Y | | | | | |
| TOWNSHIP MAZOMANIE | SECTION 27 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0906-272-8550-1 | | --- | | --- | |

| CUP DESCRIPTION |
|--|
| single family residence for owner/operator |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.271(2) | 5.9 |

| | | |
|--|---------------------------------|--|
| DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No | Inspectors Initials SCW1 | SIGNATURE: (Owner or Agent)  |
| Applicant Initials SJD | | PRINT NAME: SLATER DIEDERICH |
| | | DATE: 6-21-2019 |



DANE COUNTY PLANNING & DEVELOPMENT

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

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

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>SLATER DIEDERICH</u> | Agent | _____ |
| Address | <u>10267 COUNTY ROAD Y</u> | Address | _____ |
| Phone | <u>MAZOMANIE, WI 53560</u> | Phone | _____ |
| | <u>608-434-2132</u> | | _____ |
| Email | <u>slaterdiederich@gmail.com</u> | Email | _____ |

Parcel numbers affected: 0906-272-8550-1 Town: MAZOMANIE Section: 27

Property Address: 10267 COUNTY HWY Y
MAZOMANIE, WI 53560

Existing/ Proposed Zoning District : RR-4 / LC-1

o Type of Activity proposed:

Separate checklist for communication towers and mineral extraction uses must be completed.

- Hours of Operation 7:00AM - 7:00PM w/ EXCEPTIONS FOR SPECIAL OCCASIONS.
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- Six Standards of CUP (see back)

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:

Date: 6-20-2019

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. ESTABLISH HOURS OF OPERATION WITH EXCEPTIONS FOR SPECIAL OCCASIONS. KEEP OUTSIDE STORAGE AND ACTIVITIES CLEAN AND ORGANIZED. KEEP OUTDOOR LIGHTING FOCUSED WITHIN THE PROPERTY. OUTDOOR SIGNAGE MINIMAL WITH A SMALL FOOTPRINT, IN ACCORDANCE WITH LOCAL ORDINANCES. MAINTAIN PROPERTY TO RESIDENTIAL STANDARDS.
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. ESTABLISH HOURS OF OPERATION WITH EXCEPTIONS FOR SPECIAL OCCASIONS. KEEP OUTSIDE STORAGE AND ACTIVITIES CLEAN AND ORGANIZED. KEEP OUTDOOR LIGHTING FOCUSED WITHIN THE PROPERTY. OUTDOOR SIGNAGE MINIMAL, IN ACCORDANCE WITH LOCAL ORDINANCES. MAINTAIN PROPERTY TO RESIDENTIAL STANDARDS.
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.
PROPOSED MINIMAL TRAFFIC VOLUME INCREASE. MAINTAIN PROPERTY TO LOCAL ORDINANCES AND RESIDENTIAL STANDARDS.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
PROPERTY TO BE MAINTAINED TO LOCAL ORDINANCES. SURVEY(S) MAY BE NEEDED TO MEET STANDARDS. APPLY FOR PERMITS, AS NEEDED.
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.
OPEN / MAINTAIN LINE-OF-SIGHT AT DRIVEWAY ENTRANCE.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
PROPERTY TO BE MAINTAINED TO LOCAL ORDINANCES.

Current Owner
PO BOX 591
SAUK CITY, WI 53583

DEBRA A DITTBERNER
10295 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

PARISH LIVING TR, JEFFREY J & SALLY M
UNIT 214 440 WATER ST
PRAIRIE DU SAC, WI 53578

ROB L RICHARD
10260 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

ROBERT A YOCOM
10291 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

ROB L RICHARD
10260 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

ALFREDO F AMADOR
10285 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

RACEK & RACEK LLC
45 PROSPECT ST
MAZOMANIE, WI 53560

RACEK & RACEK LLC
45 PROSPECT ST
MAZOMANIE, WI 53560

GY M MILEY
10200 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

M G C CORP
6466 MINT RD
MAZOMANIE, WI 53560

THOMAS ALAN FITZGERALD
10255 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

MICHAEL J LOHRE
10270 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

THOMAS ALAN FITZGERALD
10255 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

GY M MILEY
10200 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

Current Owner
10267 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

DAN BIEZE
10235 COUNTY HIGHWAY Y
MAZOMANIE, WI 53560

RACEK & RACEK LLC
45 PROSPECT ST
MAZOMANIE, WI 53560

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