

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/23/2019	DCPCUP-2019-02488
Public Hearing Date	
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SEESHELL PROPERTY LLC	Phone with Area Code (608) 848-1768	AGENT NAME TOWN OF SPRINGDALE	Phone with Area Code (608) 437-6230
BILLING ADDRESS (Number, Street) 106 GROVE ST		ADDRESS (Number, Street) 2379 TOWN HALL ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS townofspringdale@mhtc.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	
7984 COUNTY HIGHWAY PD					
TOWNSHIP SPRINGDALE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-121-9350-7		---		---	

CUP DESCRIPTION
VEHICLE REPAIR OR MAINENANCE SERVICES

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.272(3)(n)	1

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	SSA1	
PRINT NAME:		
DATE:		



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 Cell 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 8 standards of a Conditional Use

Access done when needed

Owner Seeshell Property LLC - Scott McGettigan Agent Town of Springdale WI
 Address 106 Grove St., Verona, WI 53593 Address 2379 Town Hall Rd., Mt Horeb
 Phone 608 848 1768 Phone 608 437 6230 53572
 Email _____ Email townofspringdale@mhrc.net

Parcel numbers affected: 054/0607-121-9350-7 Town: Springdale Section: 12
Lot 1 of CSM 01171 Property Address: 7984 County Highway PO
Verona, WI 53593

Existing/ Proposed Zoning District : C-2 / GC with CUPs

Separate checklist for mineral extraction or cell tower uses must be completed.

- o Type of Activity proposed: vehicle repair or maintenance services for caretaker's residence - See notes
- o Hours of Operation 10-272(3)(a)
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Eight Standards of CUP (see page 2)

The existing deed restriction with the rezoning details - the deed restrictions and conditions in DC Zoning # 11056. no changes to that document.

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: _____

Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards. Seeshell Property LLC

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.

This conditional use for vehicle repair or maintenance services and caretaker's residence will enable the continuation of the business, Turn Two Auto Repair. Since at least 1984, this location has housed various vehicle-related businesses. The business has provided, and continues to provide, a service without detriment or endangerment to the public health, safety, comfort or general welfare.

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 operation of the conditional use.

Turn Two Auto Repair located here in 2016. Prior to Turn Two Auto, the land was zoned for business use since at least 1984. Current landowners and parties interested in purchasing property are fully aware of the business. The business is located at the intersection of Gust Road, a town road, and County Road PD.

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.

Basically, this area is developed. Newer residences have been constructed to the East, South and West of the established business location. The natural terrain and vegetation provide for orderly development and improvements of surrounding property. This area is a mix of farmland, non-farm residences and small businesses consistent with a rural area.

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

Adequate infrastructure continues to be in place. No accommodations are required to continue an existing business.

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 business will continue to use the established ingress and egress points on County Highway PD.

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

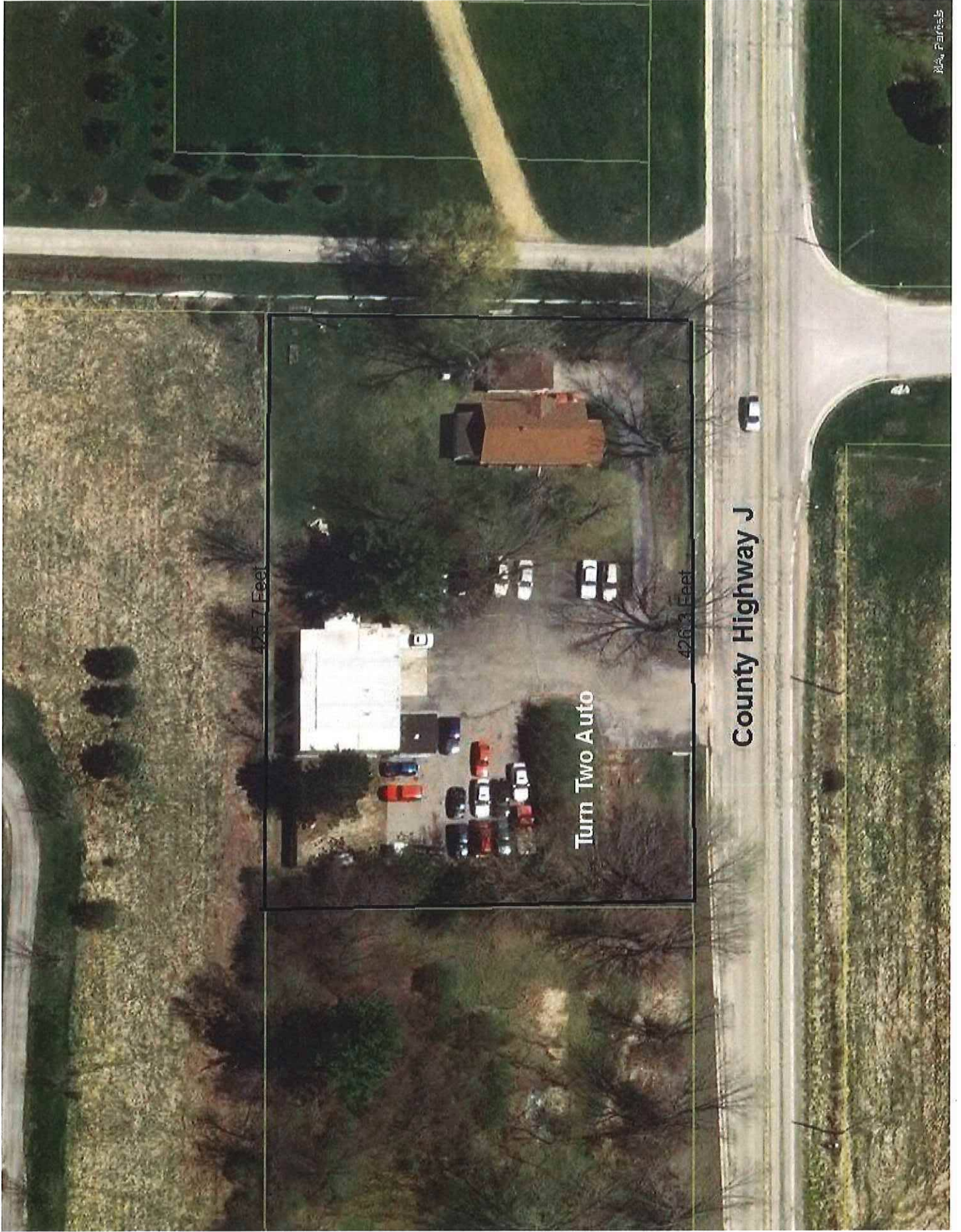
The business use in this location will continue to conform to all applicable regulations.

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

The intent of the proposed conditional use is to make the existing vehicle repair or maintenance services and caretaker's residence consistent with the Comprehensive Revision of Dane County Code of Ordinances, Chapter 10, and the Town and County Comprehensive Plans.

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)

Not applicable; it is not in the FP area.



425.7 Feet

Turn Two Auto

426.3 Feet





County Highway J

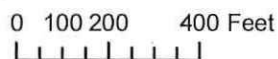
RA, Fairs



Legend

Wetland > 2 Acres Significant Soils

- | | | | |
|--|------------|---|---------|
|  | Wetland |  | Class 1 |
|  | Floodplain |  | Class 2 |



CUP 02488
SEESHELL PROPERTY
LLC



797

7978

7984

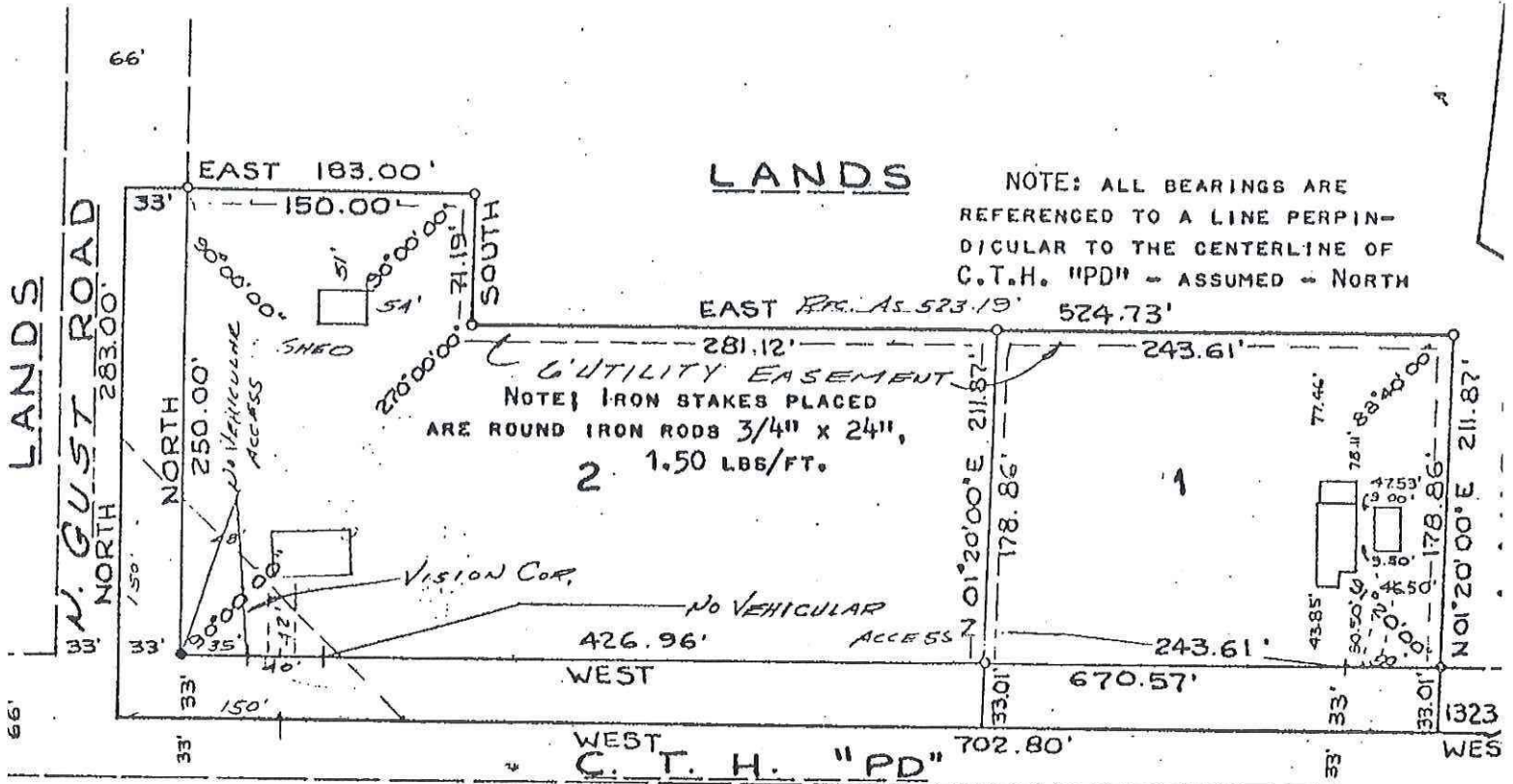
Gust Rd

P.D.

PLAT OF SURVEY

Doc. No. 1007761

ANTHONY THOUSAND
LAND SURVEYOR



NOTE: ALL BEARINGS ARE REFERENCED TO A LINE PERPENDICULAR TO THE CENTERLINE OF C.T.H. "PD" - ASSUMED - NORTH

LANDS

SURVEYOR'S CERTIFICATE

I, ANTHONY THOUSAND, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH SECTION 236.34, WISCONSIN STATUTES, AND ACCORDING TO THE INSTRUCTIONS AND DESCRIPTIONS FURNISHED TO ME BY THE OWNER, I HAVE MADE A SURVEY AS HEREON DRAWN AND THAT SUCH MAP CORRECTLY REPRESENTS THAT SURVEY AND IS A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 12, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, TO-WIT:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE WEST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 12, 1323.35 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING WEST, 702.80 FEET; THENCE NORTH, 283.00 FEET; THENCE EAST, 183.00 FEET; THENCE SOUTH, 71.19 FEET; THENCE EAST, 524.73 FEET; THENCE S01°20'00"W, 211.87 FEET; TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.73 ACRES. SUBJECT TO AN EASEMENT FOR C.T.H. "PD" ACROSS THE SOUTHERLY 33.00 FEET THEREOF AND FOR GUST ROAD ACROSS THE WESTERLY 33.00 FEET THEREOF.

DATED THIS 26 DAY OF April, 1973.

Anthony Thousand
ANTHONY THOUSAND
REGISTERED LAND SURVEYOR No. S-3

THIS INSTRUMENT WAS DRAFTED BY ANAND RANGARAJAN.

APPROVED BY THE TOWN BOARD OF THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN THIS DAY OF , 1973.

FREDERICK HEUSER, CLERK
TOWN OF SPRINGDALE


6-11-73
EAST 1/4 COR.
GUST ROAD

Parcel Number - 054/0607-121-9350-7

Current

[← Parcel Parents](#)

[Summary Report](#)

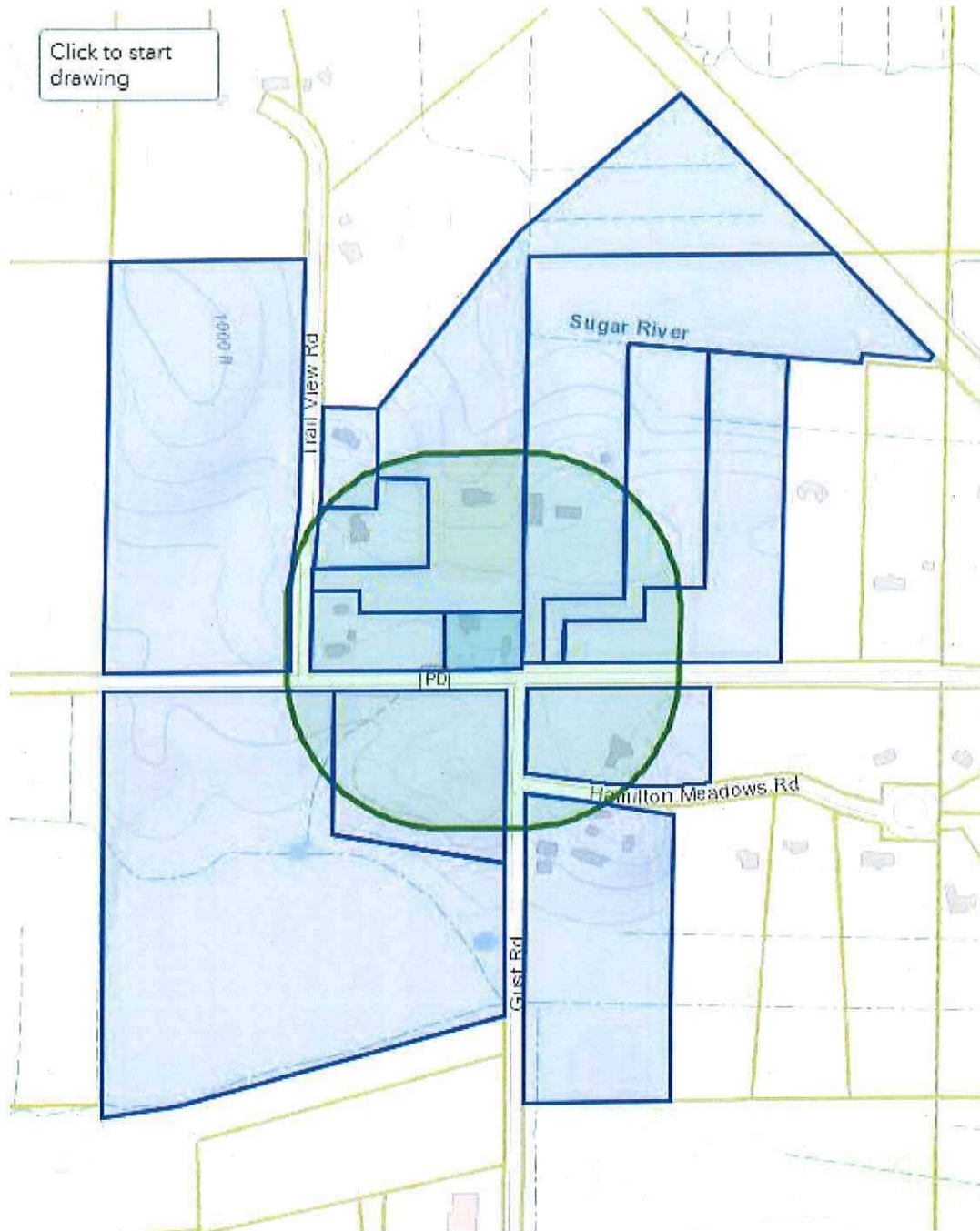
Parcel Summary		More +
Municipality Name	TOWN OF SPRINGDALE	
Parcel Description	LOT 1 CSM 1171 CS5/57-6/11/73 DESCR AS S...	
Owner Name	SEESHELL PROPERTY LLC	
Primary Address	7984 COUNTY HIGHWAY PD	
Billing Address	106 GROVE ST VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	1.369	
Land Value	\$85,000.00	
Improved Value	\$86,100.00	
Total Value	\$171,100.00	

Show Valuation Breakout

CUP 2488

Click to start drawing



GUST TR
2528 SPRING ROSE RD
VERONA, WI 53593

SMOKEYPEPPER LLC
406 S FOURTH ST
MT HOREB, WI 53572

RODNEY A HELLENBRAND
KARLA M NECHKASH
2870 TRAIL VIEW RD
VERONA, WI 53593

TOMMY N TAYLOR
MEGAN M TAYLOR
7970 HAMILTON MEADOWS RD
VERONA, WI 53593

STANLEY HOOK
PATSY HOOK
2856 TRAIL VIEW RD
VERONA, WI 53593

RUSSELL R DOCKEN
LORETTA R DOCKEN
2808 GUST RD
VERONA, WI 53593

SMOKEYPEPPER LLC
406 S 4TH ST
MT HOREB, WI 53572

RUSSELL R DOCKEN
LORETTA R DOCKEN
2808 GUST RD
VERONA, WI 53593

RUSSELL R DOCKEN
LORETTA R DOCKEN
2808 GUST RD
VERONA, WI 53593

BRYAN L KNOX
MELISSA A KNOX
2848 TRAIL VIEW RD
VERONA, WI 53593

KENNETH R KAHLER
DIANE L KAHLER
2842 TRAIL VIEW RD
VERONA, WI 53593

SEESHELL PROPERTY LLC
106 GROVE ST
VERONA, WI 53593

MASON T DORN
KIRSTEN L ROY
7978 CTH PD
VERONA, WI 53593