

# Dane County Conditional Use Permit Application


<b>Application Date</b>	<b>C.U.P. Number</b>
02/21/2020	DCPCUP-2020-02495
<b>Public Hearing Date</b>	
05/12/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PETERSON TR, PHILIP L & CAROL L	Phone with Area Code (808) 835-3768	AGENT NAME MADISON COMMERCIAL LANDSCAPES INC.	Phone with Area Code (608) 835-7700
PHYSICAL ADDRESS (Number, Street) 1275 LATHERS RD		ADDRESS (Number, Street) 1871 CO RD MM	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Fitchburg, WI 53575	
E MAIL ADDRESS		E MAIL ADDRESS sheena635@yahoo.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	
5900 County Highway D					
TOWNSHIP OREGON	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-054-9000-0					

**CUP DESCRIPTION**  
caretakers residence, outdoor storage, storage of more than 12 pieces of equipment outside

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.271(3)	4.87

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>SCW</i>	Inspectors Initials  SCW1	<b>SIGNATURE (Owner or Agent)</b> 
		<b>PRINT NAME:</b> Nathan Amble
		<b>DATE:</b> 2/21/2020

COMMENTS: MADISON COMMERCIAL LANDSCAPES INC

220 02495



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:

- 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 8 standards of a Conditional Use

Owner madison commercial landscapes inc Agent Sheena Amble
Address 1871 Co Rd MM, Fitchburg, WI 53575 Address 1871 Co Rd MM, Fitchburg, WI 53575
Phone (608) 835-7700 Phone (608) 835-7700
Email madisoncommercial@frontier.com Email sheena635@yahoo.com

Parcel numbers affected: 042/0509-054-9000-0 Town: Oregon Section: 05
Property Address: 5900 County Rd D Oregon, WI 53575

Existing/ Proposed Zoning District : Existing FP-35 Proposed LC

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

- Type of Activity proposed: Outdoor Storage, Caretaker's Residence, Storage of 16 vehicles and pieces of construction equipment
Hours of Operation - 6:30 am- 7:00 pm (winter snow removal hours may vary, the majority of snow equipment is stored downtown madison during snow season)
Number of employees -8-10 employees, including office staff (2-3 onsite staff)
Anticipated customers -There will be no on site customer interaction
Outside storage -See map (material storage will be behind the main building on the existing concrete area)
Outdoor lighting -Lighting (If allowed/approved), MCL would add a single outdoor light onto building ends to aid in safety. All lighting will be directed downwards towards the ground
Outdoor loudspeakers -No Loudspeakers
Proposed signs -Proposed sign (s): There will be one free standing, non-lighted sign (see map)
Trash removal -Trash removal: 1 Dumpster contracted with local trash removal company. Will be located behind the oversized car port (see map)
Eight Standards of CUP (see page 2)

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]

Date: 2/6/2020

# Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight 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.  
See attached
  
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.  
See Attached
  
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 conditional use will not affect any of the surrounding agricultural land. Phil and Carol Peterson will retain ownership of the remaining farm land and continue to run their operations.
  
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.  
The east driveway meets highway Dept. standards for a residence and will be primarily used for the caretakers residence. The West driveway will be improved to meet any highway Dept. standards that need to be met. The existing utilities are sufficient for the operations of MCL.
  
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 West Driveway will be improved to meet the Type C intersection standards and the plans will be approved by the county Highway Dept. MCL will generate some traffic in the morning and evenings. The majority of our vehicles are trucks and we have a couple of mid-sized dump trucks.
  
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.  
Landscape screening could be installed along Highway D to screen the yard if the township or county makes it a requirement.
  
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.  
It is consistent with the Town Ship's plan. The Town of Oregon allows rural commercial if it is Ag related. The Township considers landscaping to fit their definition of Ag related business.
  
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)  
Currently it is in FP-35, but in the process of rezoning to LC. The rezoning petition number is: DCPREZ-2020-11530 and up for public hearing on March 24,2020.

## **Eight Standard of a Conditional Use Permit**

1) The operations of Madison Commercial Landscapes (MCL) will blend in with the surrounding homes and farms. The only additional outdoor lighting (if approved) will be for safety purposes and will not be projected outward. Vehicle traffic will be limited to morning and evening commute times with minimal traffic during the day, with the exception of snow season. There may be times during the winter due to weather that employees may need to load additional pieces of equipment. This will be limited due to the fact that most snow equipment is stored downtown madison during the snow season. Most outside activities like loading trucks for jobs would be done in the morning and unload at the end of the day.

2) The operation of MCL will not affect the surrounding farm and agricultural operations. Traffic will be limited to morning and evening commute hours. Although the office staff will be present on site during the day, they will not generate much traffic. The employee parking lot will be maintained and well kept. There will be no outdoor storage of parts, tires and other non essential equipment or materials. The material piles will be behind the main building so the will not be noticeable from Highway D.

3)The conditional use will not affect any of the surrounding agricultural land. Phil and Carol Peterson will retain ownership of the remaining farm land and continue to run their operations.

4)The east driveway meets highway Dept. standards for a residence and will be primarily used for the caretakers residence. The West driveway will be improved to meet any highway Dept. standards that need to be met. The existing utilities are sufficient for the operations of MCL.

5) The West Driveway will be improved to meet the Type C intersection standards and the plans will be approved by the county Highway Dept. MCL will generate some traffic in the morning and evenings. The majority of our vehicles are trucks and we have a couple of mid-sized dump trucks.

6) Landscape screening could be installed along Highway D to screen the yard if the township or county makes it a requirement.

7) It is consistent with the Town Ship's plan. The Town of Oregon allows rural commercial if it is Ag related. The Township considers landscaping to fit their definition of Ag related business.

8)Currently it is in FP-35, but in the process of rezoning to LC. The rezoning petition number is: DCPREZ-2020-11530 and up for public hearing on March 24,2020.



# MADISON COMMERCIAL LANDSCAPES INC

**PLANNING INFORMATION OVERVIEW  
5900 COUNTY HWY D OREGON, WI 53575**

## **BUSINESS PROFILE**

Madison Commercial Landscapes, Inc is a family owned business. Since 1989 MCL has been providing our Commercial clients with the highest quality of service. Landscaping, Hardscaping and Commercial Snow Removal. MCL is one of the most trusted leaders of snow and ice management services.

## **CONTACT**

Website: [Madisoncommerciallandscapesinc.com](http://Madisoncommerciallandscapesinc.com)  
Current Email: [Madisoncommercialefrontier.com](mailto:Madisoncommercialefrontier.com)  
Phone: (608)835-7700

## **CURRENT OPERATIONS**

- 8-10 employees during labor season, including office staff
- Existing house would be used as a care takers residence
- Hours of operation for labor season 6:30am-7:00pm
- Winter snow removal hours weather dependent (majority of snow equipment staged Downtown Madison)

## **FLEET/EQUIPMENT**

10 Trucks/Dump trucks  
13 Bobcats  
2 Lawn mowers  
8 Trailers

All trucks, dump trucks, bobcats, lawn mowers will be stored indoors. Per the Conditional Use Permit, no more than 12 trailers may be stored outside, overnight. There will be no outdoor storage of tires, parts, chemicals, etc.

## **CONTAINER STORAGE**

- 1 Dumpster contracted with local trash removal company. Placed behind oversided car port.
- No permanent fuel tanks on site
- 2 mobile fuel tanks on trucks
- 3 bins located behind "Shop" (long enclosed out building). Used for dirt, mulch and overflow
- Salt and Ice Melt will be stored inside
- No fertilizer or chemicals on site

## **LIGHTING/SIGNAGE**

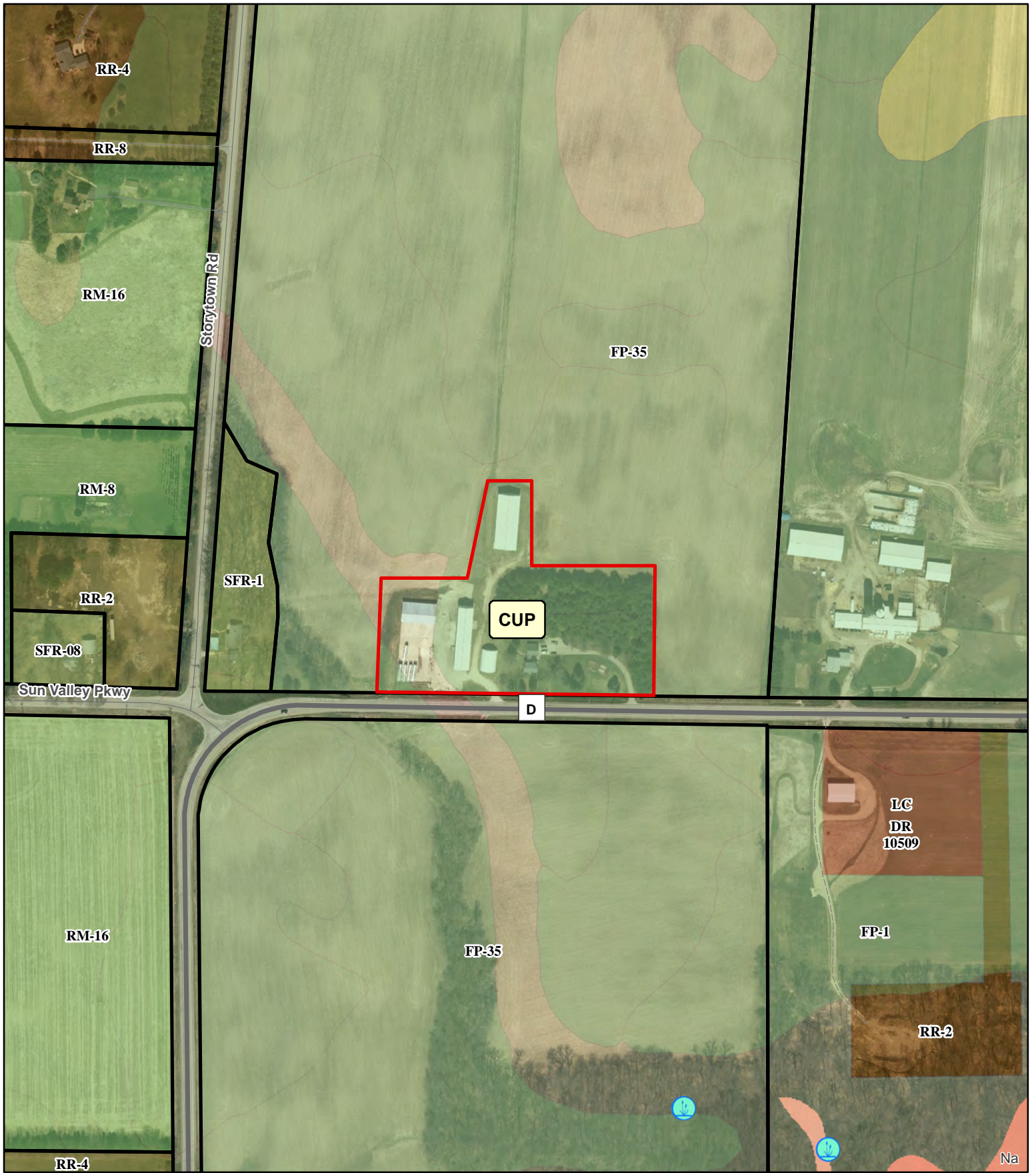
- MCL will have one, free standing, non-lighted sign
- MCL (if approved) would add a single outdoor light onto building ends to aid in safety. All lighting will be directed downwards towards the property

## **ADDITIONAL PERTINENTS**

- No on site customers or sales
- No outside loudspeakers
- Employee parking will be on west side of "shop" building

## **COMMUNITY**

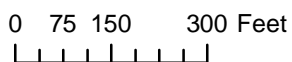
Madison Commercial Landscapes proudly supports organizations in the community we serve. A few of the organizations that we support are...: The Goodman Center, Big Brothers Big Sisters of Dane County, Wisconsin Womens Entrepreneurs, local returning veterans and we look forward to being a contributing member of the Oregon Community.



**Legend**

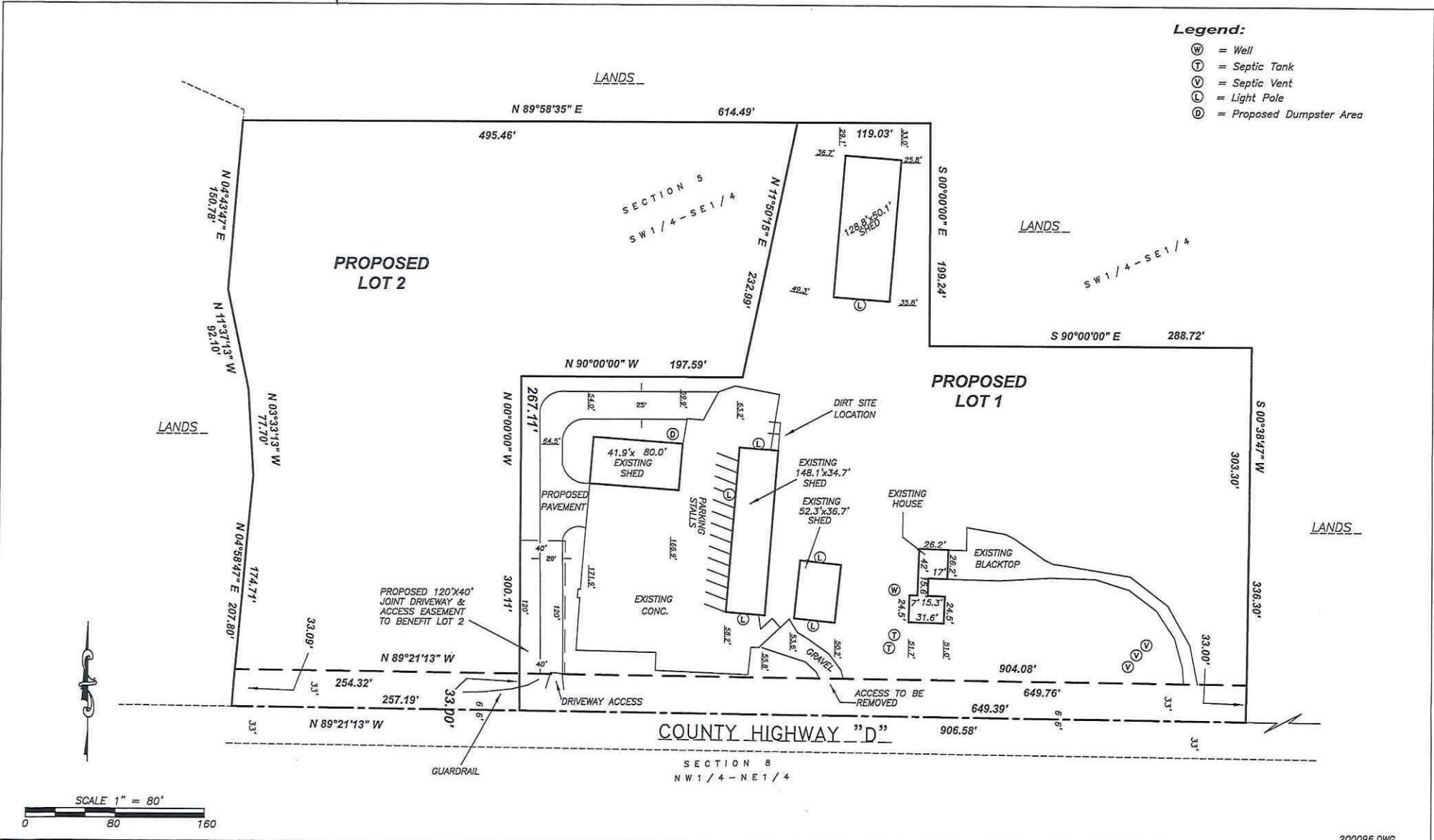
- Floodplain
- Wetland > 2 Acres**
- Wetland

- Significant Soils**
- Class 1
  - Class 2



**CUP 02495**  
**PETERSON TR, PHILIP L**  
**& CAROL L**

CUP 2495 revised site plan





**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463

Parcel No.  
042/0509-054-9000-0

**Prepared For:**

Philip L. and Carol L.  
Peterson Trust  
1275 Lathers Road  
Oregon, WI 53575  
(608)-835-3768

**Zoning Map**

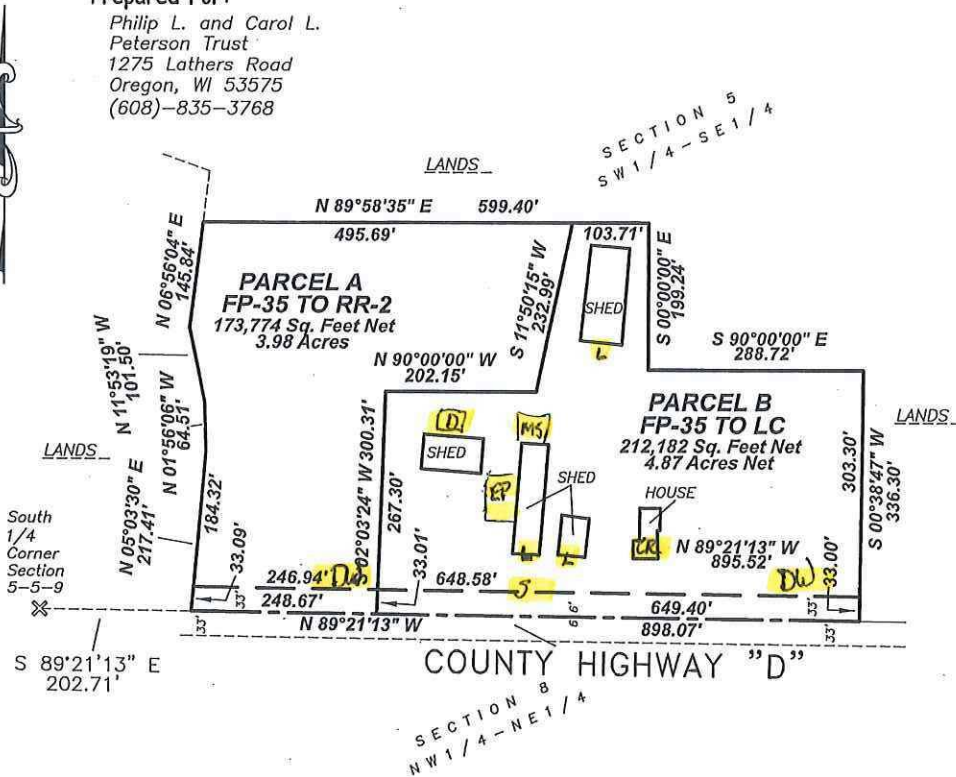
SCALE 1" = 200'



D = Dumpster  
EP = Employee Parking  
S = Sign  
CR = Caretaker Residence  
DW = Drive Ways  
MS = Material Storage  
L = Lighting

**Soils:**

Type II: 80%  
Type III: 20%



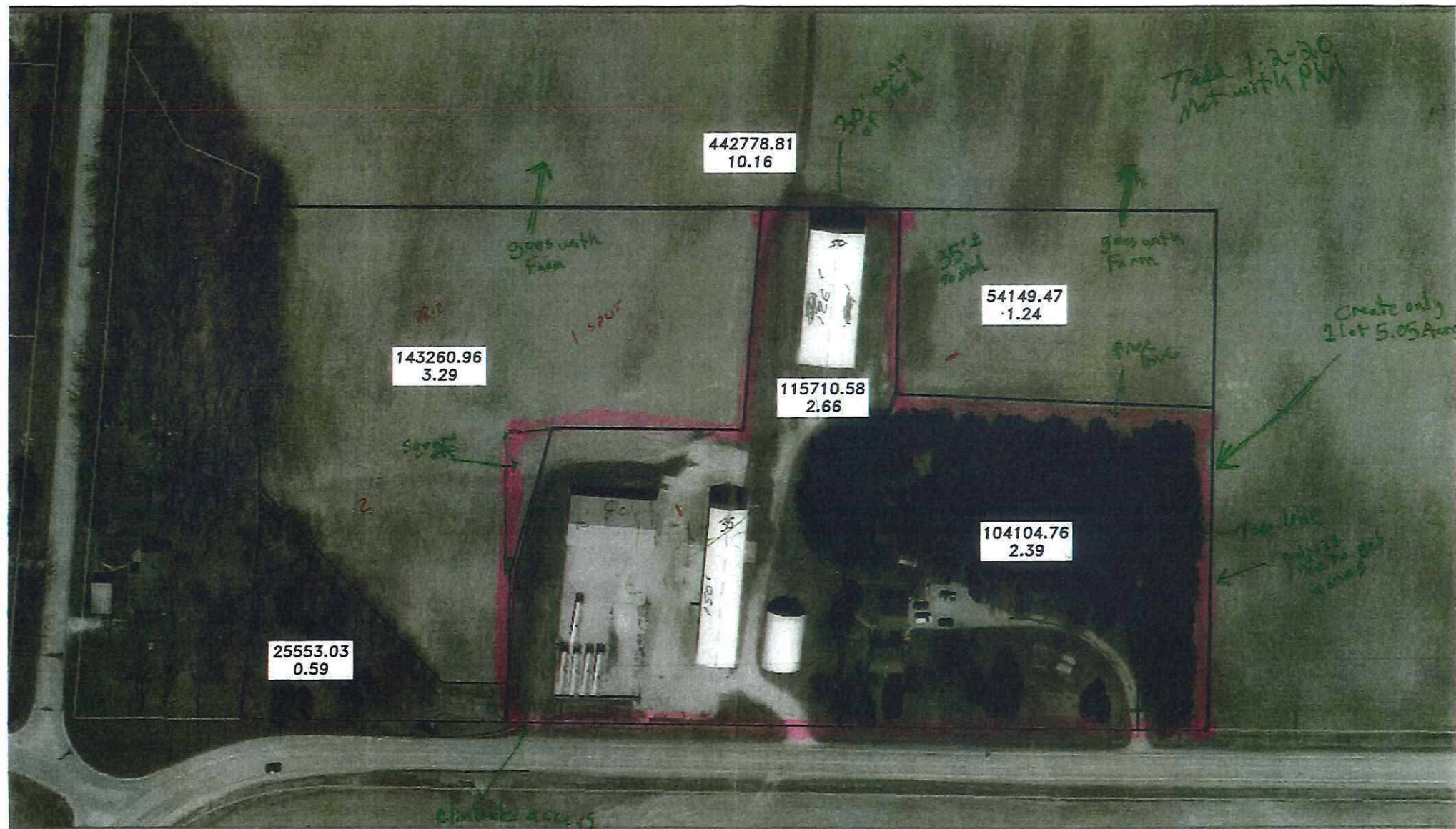
**Parcel A Description:**

Located in the Southwest 1/4 of the Southeast 1/4 of the Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 202.71 feet; thence N05°03'30"E, 33.09 feet to the point of beginning; thence N 05°03'30" E, 184.32 feet; thence N 01°56'06"W, 64.51 feet; thence N11°53'19"W, 101.50 feet; thence N06°56'04"E, 145.84 feet; thence N89°58'35"E, 495.69 feet; thence S11°50'15"W, 232.99 feet; thence N90°00'00"W, 202.15 feet; thence S02°03'24"W, 267.30 feet; thence N89°21'13"W along the South line of Section 5, 246.94 feet to the point of beginning. Containing 173,774 square feet net or 3.98 acres net.

**Parcel B Description:**

Located in the Southwest 1/4 of the Southeast 1/4 of the Section 5, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of Section 5, thence S89°21'13"E along the South line of Section 5, 451.38 feet; thence N02°03'24"E, 33.01 feet to the point of beginning; thence N02°03'24"E, 267.30 feet; thence S90°00'00"E, 202.15 feet; thence N11°50'15"E, 232.99 feet; thence N89°58'35"E, 103.71 feet; thence S00°00'00"E, 199.24 feet; thence S90°00'00"E, 288.72 feet; thence S00°38'47"W, 303.30 feet; thence N89°21'13"W, 648.58 feet to the point of beginning. Containing 212,182 square feet net or 4.87 acres net.





442778.81  
10.16

Total 1.2-30  
Met with PH

↑  
goes with  
farm

↑  
goes with  
farm

143260.96  
3.29

1 spot

54149.47  
1.24

create only  
2 lot 5.05 Acres

115710.58  
2.66

5000

↑  
The line  
mark  
the 5.05  
acres

104104.76  
2.39


25553.03  
0.59

2

create 5.05

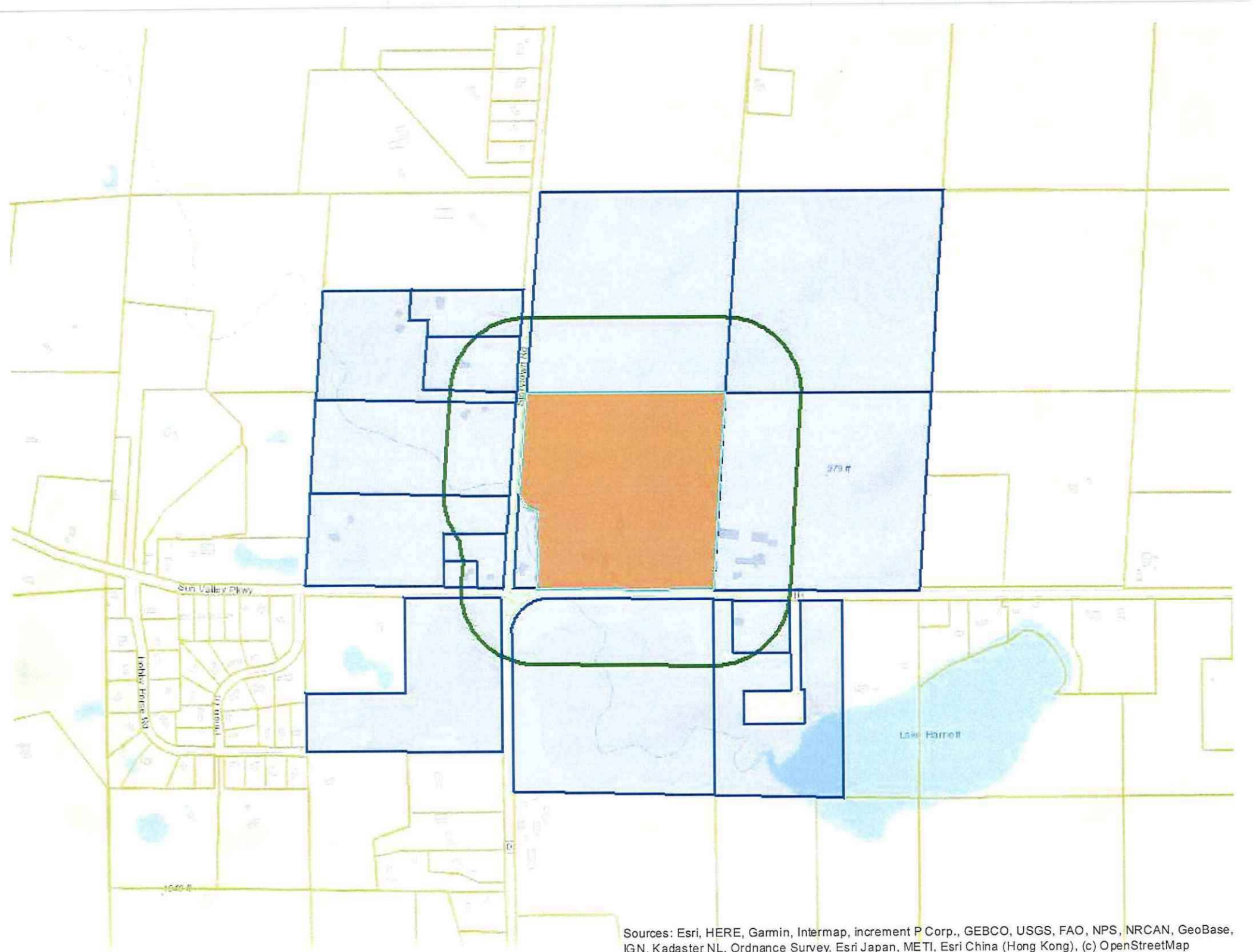
5.05 Acres

**Parcel Number - 042/0509-054-9000-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF OREGON	
Parcel Description	SEC 5-5-9 SW1/4 SE1/4 EXC COM SW COR TH ...	
Owner Name	PETERSON TR, PHILIP L & CAROL L	
Primary Address	5900 COUNTY HIGHWAY D	
Billing Address	1275 LATHERS RD OREGON WI 53575	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G7	
Assessment Acres	38.000	
Land Value	\$59,000.00	
Improved Value	\$168,500.00	
Total Value	\$227,500.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

Current Owner  
Current Owner  
1386 STORYTOWN RD  
OREGON, WI 53575

JOSEPH P SCHOENEMAN  
KAREN M KRAL-SCHOENEMAN  
6000 SUN VALLEY PKWY  
OREGON, WI 53575

Current Owner  
Current Owner  
5871 COUNTY HIGHWAY D  
OREGON, WI 53575

AMEND LIVING TR, TIMOTHY R ...  
1435 STORYTOWN RD  
OREGON, WI 53575

STEVEN R ROBERTS  
5956 SUN VALLEY PKWY  
OREGON, WI 53575

Current Owner  
Current Owner  
1427 STORYTOWN RD  
OREGON, WI 53575

MICHAEL J REZAC  
KATHRYN L DEBNER  
1385 STORYTOWN RD  
OREGON, WI 53575

TODD M FRANKLIN  
STEPHANIE L FRANKLIN  
1423 STORYTOWN RD  
OREGON, WI 53575

MICHAEL WERNICK  
LINDA WERNICK  
1431 STORYTOWN RD  
OREGON, WI 53575

PETERSON TR, PHILIP L & CAR...  
1275 LATHERS RD  
OREGON, WI 53575

LARRY E ROOSLI  
427 MITCHELL ST  
BELLEVILLE, WI 53508

PETERSON TR, PHILIP L & CAR...  
1275 LATHERS RD  
OREGON, WI 53575

PETERSON TR, PHILIP L & CAR...  
1275 LATHERS RD  
OREGON, WI 53575

KRISTIN K MARLOW  
5505 LAKE MENDOTA DR  
MADISON, WI 53705

LARRY E ROOSLI  
427 MITCHELL ST  
BELLEVILLE, WI 53508

Current Owner  
Current Owner  
5871 COUNTY HIGHWAY D  
OREGON, WI 53575