

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
10/18/2024	DCPCUP-2024-02647
Public Hearing Date	
12/17/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ANDREW M DAVEY	Phone with Area Code (262) 707-7855	AGENT NAME CLEARY BUILDING (TRAVIS LEESER)	Phone with Area Code (608) 379-0132
BILLING ADDRESS (Number, Street) 4276 JORDAN DR		ADDRESS (Number, Street) 190 PAOLI ST	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS ddavey@gmail.com		E-MAIL ADDRESS tleeser@clearybuilding.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4276 Jordan Drive					
TOWNSHIP DUNN	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-084-5056-1		---		---	

CUP DESCRIPTION

Accessory building over 12 feet in average height (16 feet proposed)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.251(3)	0.26
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: CONSTRUCTION ON SITE IS SUBJECT TO SHORELAND ZONING REQUIREMENTS



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:	ANDREW DAVEY	Agent Name:	TLEESER/CLEARY BUILDING
Address (Number & Street):	4276 JORDAN DR	Address (Number & Street):	190 PAOLI ST
Address (City, State, Zip):	CFARLAND, WI 53558	Address (City, State, Zip):	VERONA, WI
Email Address:	DDAVEY@GMAIL.COM	Email Address:	TLEESER@CLEARYBUILDING.COM
Phone#:	262 707 7855	Phone#:	608 379 0132

SITE INFORMATION

Township:	DUNN	Parcel Number(s):	028/0610-084-5056-1
Section:	08	Property Address or Location:	4276 JORDAN DR
Existing Zoning:	SFR08	Proposed Zoning:	SFR0
CUP Code Section(s):	10.251(3)		

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): ACCESSORY BUILDING 16FT IN HEIGHT</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use: REMOVE EXISTING 20X32X16 BUILDING AND REPLACE WITH 27X32X16 MEAN GARAGE</p>	

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 checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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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: Travis Leaser

Date: 10/16/24

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 EXISTING GARAGE IS A NON COFORMING GARAGE EXCEEDING NEW CODE HEIGHT RESTRICTIONS AS IS. WE ARE TRYING TO REPLACE A SLIGHTLY LARGER FOOTPRINT, THIS WILL NOT BE DETRIMENTAL OR ENDANGER ANYONE. WE ARE REMOVING THE DELAPITATED DANGER

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.

NOTHING SITE RELATED WILL CHANGE AND OR IMPEDE NEIGHBORING PROPERTIES

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.

NOTHING SITE RELATED WILL CHANGE AND OR IMPEDE NEIGHBORING PROPERTIES

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

NO NEW UTILITES, ROAD, DRAINAGE, OR SITE IMPROVEMENTS ARE 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.

NO NEW TRAFFIC WILL BE CREATED BY CUP

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

ALL REGULATIONS WITH BUILDING CODE AND ZONING PRACTICES WILL BE FOLLOWED

7. The conditional use is consistent with the adopted town and county comprehensive plans.

THE EXISTING GARAGE IS NON CONFORMING GRANDFATHERED, WE ARE ONLY TRYING TO REPLACE

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:

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.

27X32 GARAGE FOR STORAGE OF PERSONAL ITEMS, VEHICLES, BOAT, AND MISC.

List the proposed days and hours of operation.

NONE

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

NONE

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.

NONE

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

NONE

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.

PROJECT WILL MEET ANY STORMWATER/EROSION STANDARDS AND SHORELAND REQUIREMENTS

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.

NONE

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

ON SITE RESIDENTIAL PICK UP

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

NONE

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

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.

SAME AS EXISTING

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

NONE

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

RESIDENTIAL

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

RESIDENTIAL

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. 10.102(8).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

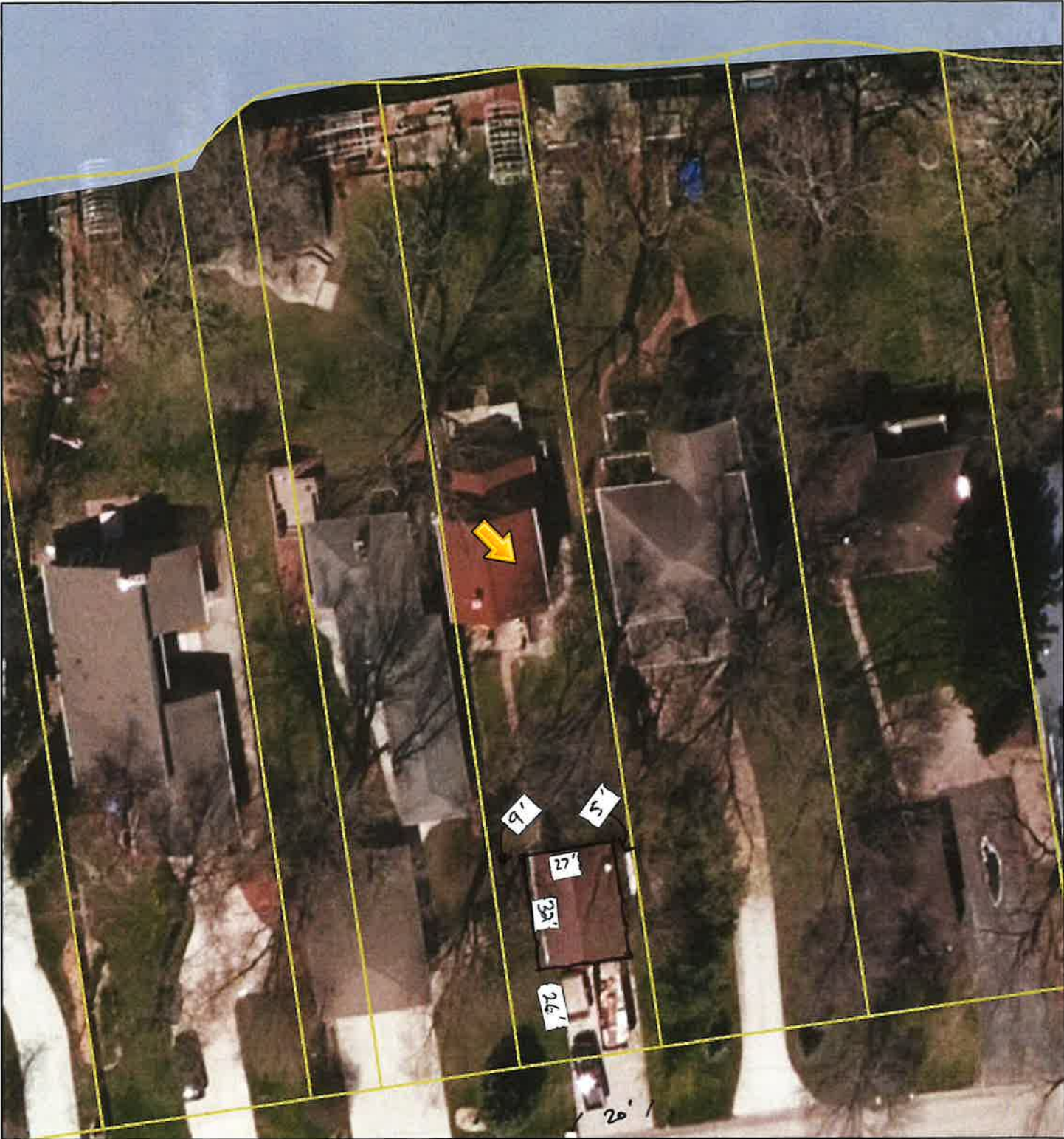
OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section 10.800.



ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

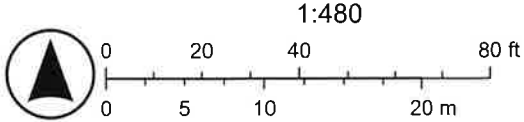
- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- Domestic pet or large animal boarding must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. 10.103(9).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- Mineral extraction proposals must submit additional information as required in s. 10.103(15).

Dane County Map

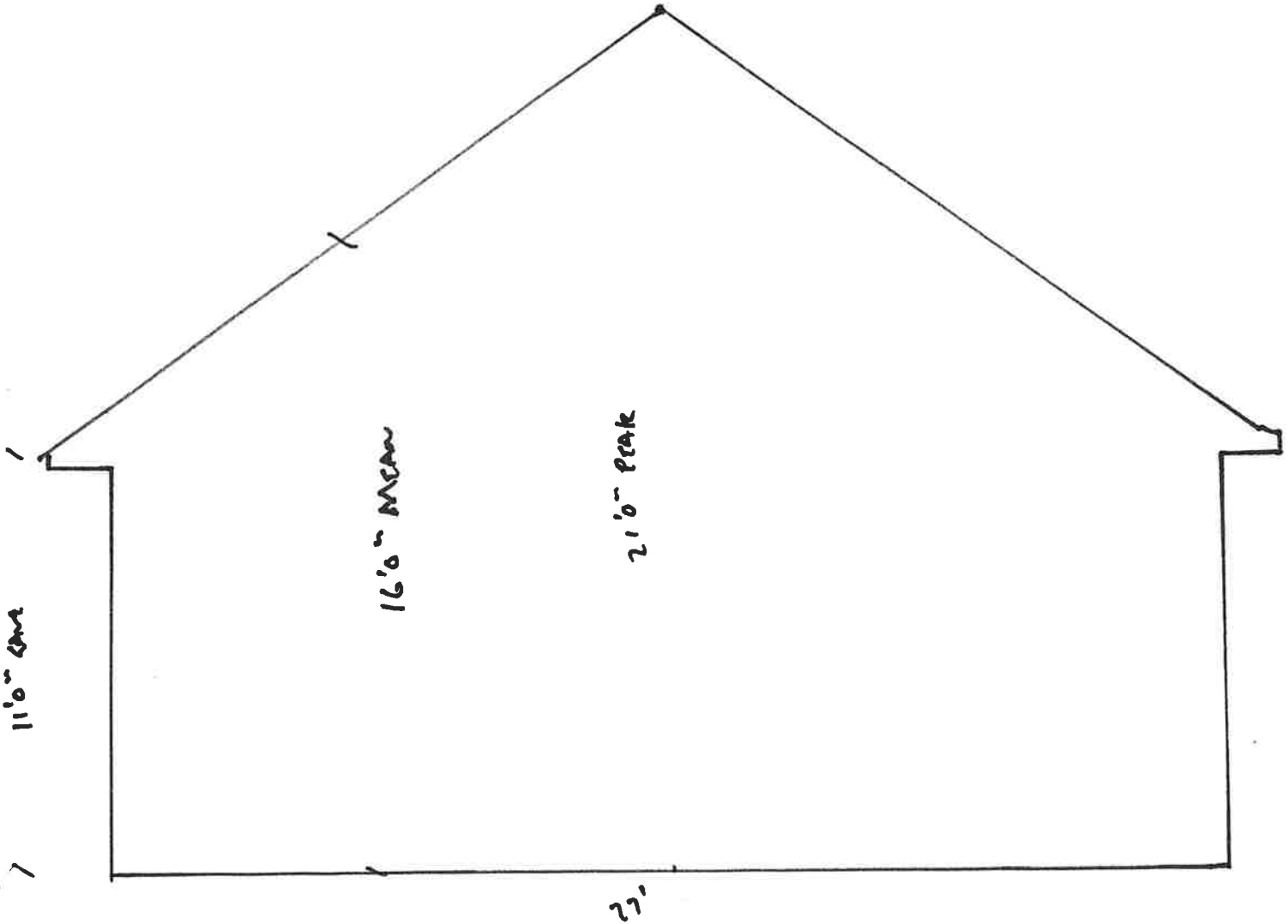
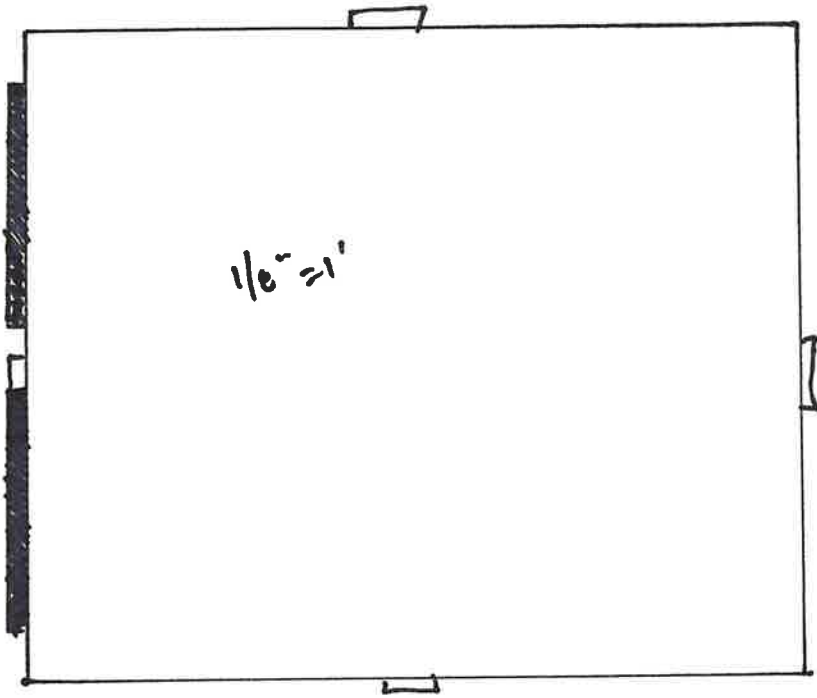


10/16/2024, 11:00:26 AM

-  Parcels
-  Lakes and Ponds



DAVEY

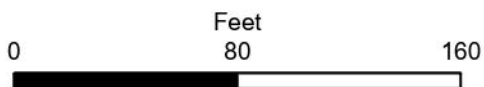
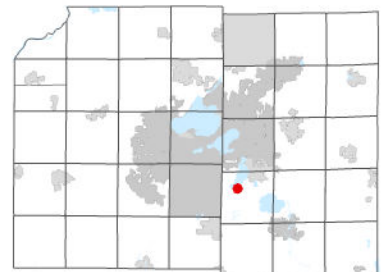


CUP 2647

Davey / Town of Dunn



Location in Dane County



10/18/2024

Created by Dane County Planning and Development Department, Zoning Division

Davey Project

Narrative-

The current site is used as a residence along lake frontage. The setbacks for this site will be 5ft side yards, 25ft rear yard, and 20ft road right of way frontage as platted prior to ordinance. Neighboring properties are also used residential in nature and or as lake properties. The conditional use will be to allow for a greater than 12ft mean height garage up to 16ft mean height. The property will remain being used as a residential property.

Legal Description

BRICTSON PARK LOT 6 BLOCK 1 ALSO PRT VAC JORDAN DR

Plat BRICTSON PARK, DUNN