

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/18/2019	DCPCUP-2019-02471
Public Hearing Date	
06/25/2019	

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

OWNER NAME JOSEPH C DISALVO	Phone with Area Code (608) 445-6631	AGENT NAME JAMES NOLDEN	Phone with Area Code (608) 513-4300
BILLING ADDRESS (Number, Street) 7079 FRENCHTOWN RD		ADDRESS (Number, Street) 577 WEST CHURCH ST	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) BELLEVILLE, WI 535	
E-MAIL ADDRESS JOEDISALVOJR@YAHOO.COM		E-MAIL ADDRESS NOLDENCONSTRUCTION@YAHOO.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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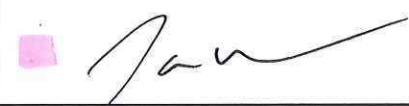

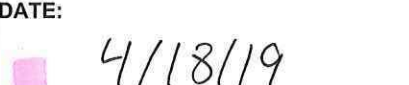
ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
7079 FRENCHTOWN ROAD		
TOWNSHIP MONTROSE	SECTION 22	TOWNSHIP
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0508-223-8820-0	---	---

CUP DESCRIPTION

ACCESSORY BUILDING BETWEEN 12 AND 16 FEET IN HEIGHT.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.251(3)(a)	.712
--------------	------

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PMK2	
		PRINT NAME:
		
		DATE:
		

COMMENTS: ACCESSORY BUILDING BETWEEN 12 AND 16 FEET IN HEIGHT.



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

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

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

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

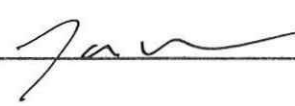
Owner	<u>Joseph and Kari Disalvo</u>	Agent	<u>James Nolden</u>
Address	<u>7079 Frenchtown Rd.</u>	Address	<u>577 West Church St.</u>
Phone	<u>Belleville, WI 53508</u>	Phone	<u>Belleville, WI 53508</u>
	<u>(608) 445-6631</u>		<u>(608) 513-4300</u>
Email	<u>joedisalvojr@yahoo.com</u>	Email	<u>Noldenconstruction@yahoo.com</u>

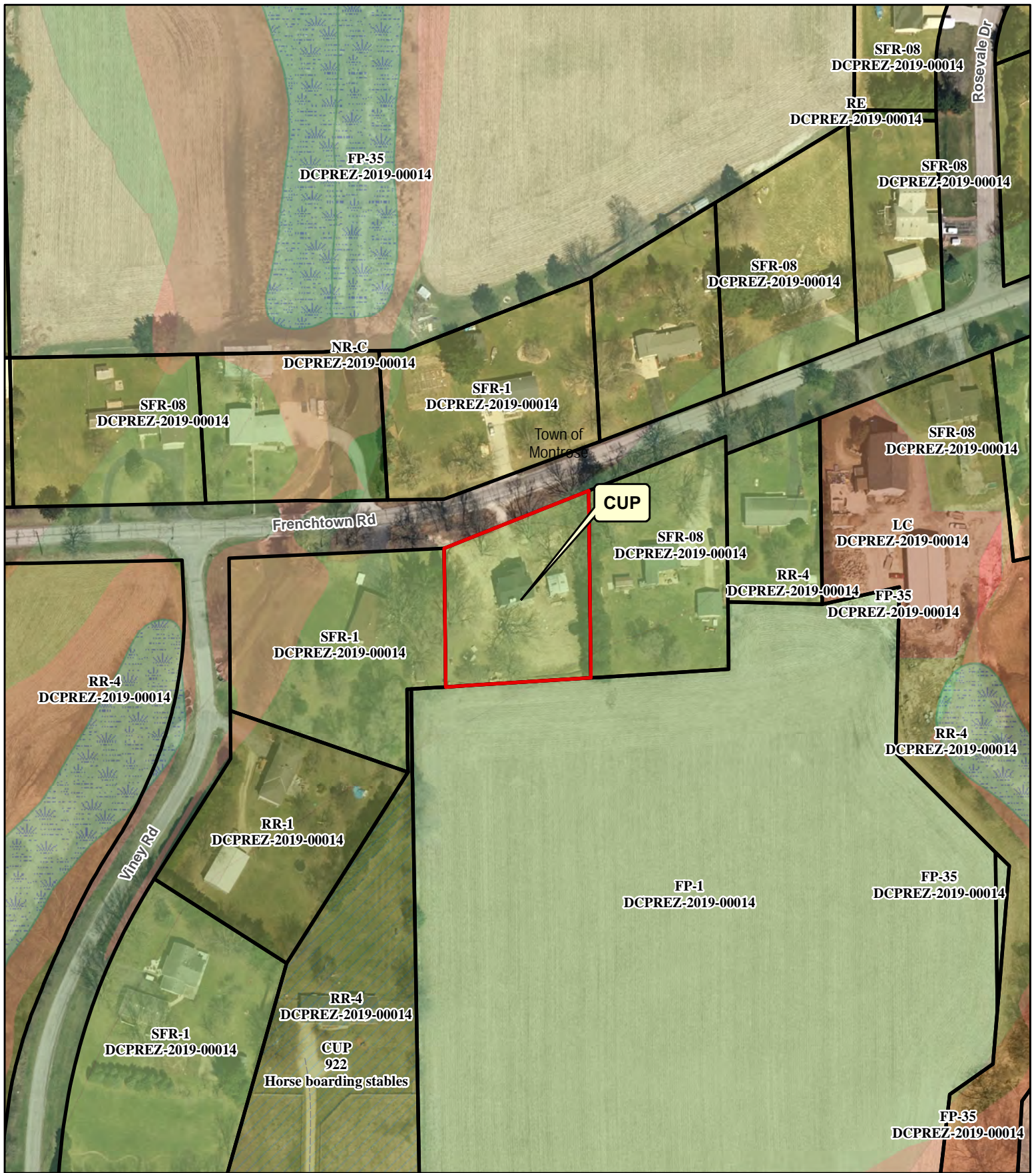
Parcel numbers affected: 050822388200 Town: Montrose Section: 22
 Property Address: 7079 Frenchtown Rd. Belleville, WI 53508

Existing/ Proposed Zoning District : SFR-QP

- o Type of Activity proposed: Increased mean height of detached garage
Separate checklist for communication towers and mineral extraction uses must be completed.

- o Hours of Operation
 - 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 Six Standards of CUP (see back)
- N/A. This application is not for a "use" It is for an additional 2.5 feet of height on the proposed detached garage.*

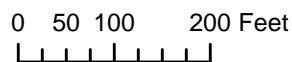
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: James Nolden  Date: 4/18/2019



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



CUP 02471
JOSEPH C DISALVO

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.

- Approval of the C.U.P. will not be detrimental to the sight lines of the neighbors.

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.

- The CUP will allow the owner to have a larger garage door and will not effect the neighboring properties. It will allow the owner to store things inside, which will improve overall aesthetics.

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 CUP will only improve the aesthetic of the proposed garage, which will improve the look of the neighborhood.

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

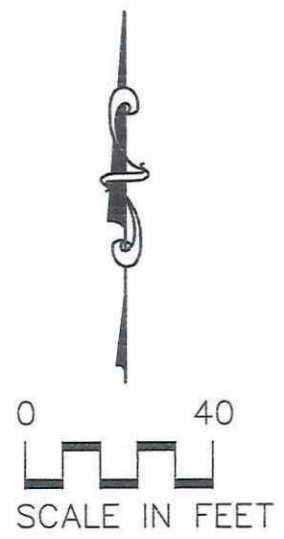
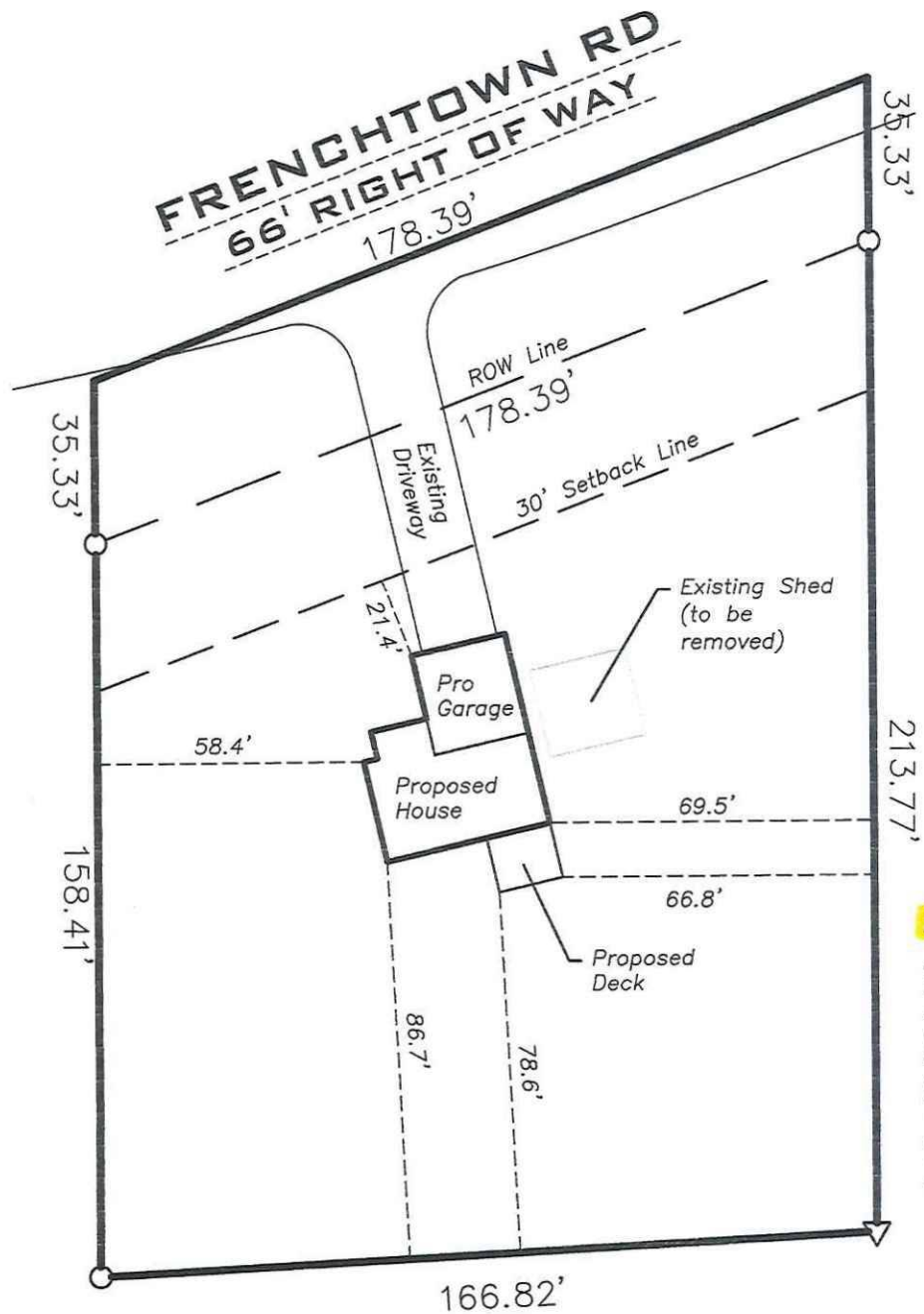
- All other zoning requirements will be met.

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 height of the building will not effect this.

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

- The garage will comply with all other rules & regulations.

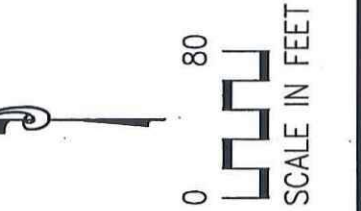
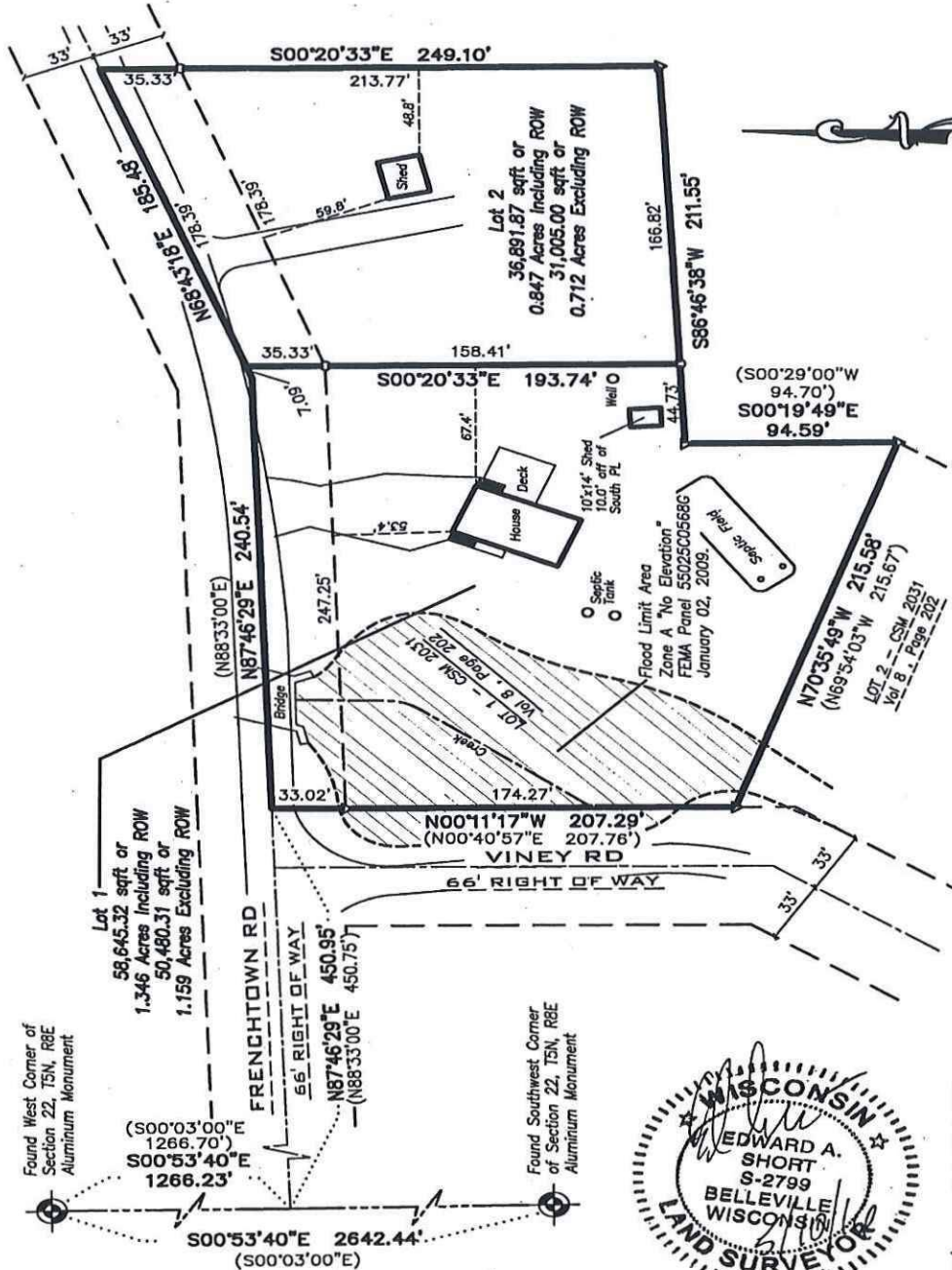


Legal Description

Lot 2 - CSM 14240, Town of Montrose,
 Joe Disalvo, Dane County,
 Belleville, WI 53508
 0.847 Acres Including ROW
 31,005.00 sqft
 Zoned R-1

CERTIFIED SURVEY MAP NO. 14240

LOT 1 OF CERTIFIED SURVEY MAP 2031, RECORDED IN VOLUME 8, PAGE 202 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWN FIVE NORTH (T5N), RANGE EIGHT EAST (R8E), TOWN OF MONTROSE, DANE COUNTY, WISCONSIN



NOTES
 Survey performed by Exeter Design, Inc. in February 2016.
 Bases of Bearing is the West Line of the Southwest 1/4, Section 22, T5N, R8E, assuming a bearing of S00°53'40"E.
 Refer to building site information contained in the Dane County Soil Survey.
 Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in waters that is established under article IX, section 1 of the state constitution.

LEGEND
 Found Section Corner
 Set 3/4" dia. x 18" long rebar weighing 1.50 lbs/lf min.
 Found 1" dia Iron Pipes
 Recorded Information (per CSM 2031)

PREPARED FOR:
 Joe Disalvo
 7079 Frenchtown Road
 Belleville, WI 53508
 Andrew & Amanda Mussehl
 7091 Frenchtown Road
 Belleville, WI 53508



Sheet 1 of 3

EXETER DESIGN, INC.
 18096 BUOL ROAD
 BELLEVILLE, WI 53508
 (608) 712-1040

Drawn: _____
 Checked: _____
 Approved: _____
 EDI P/R No. _____

C.S.M. NO. 14240
 DOC. NO. 5233949
 VOL. 96 PAGE 300

CERTIFIED SURVEY MAP NO. 14240

LOT 1 OF CERTIFIED SURVEY MAP 2031, RECORDED IN VOLUME 8, PAGE 202 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWN FIVE NORTH (T5N), RANGE EIGHT EAST (R8E), TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

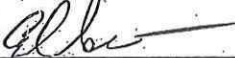
LOT 1 OF CERTIFIED SURVEY MAP 2031, RECORDED IN VOLUME 8, PAGE 202 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWN FIVE NORTH (T5N), RANGE EIGHT EAST (R8E), TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID SECTION 22, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, S00°53'40"E, 1266.23 FEET; THENCE N87°46'29"E, 450.95 FEET TO THE NW CORNER OF RECORDED LOT 1 OF CSM 2031, VOLUME 8, PAGE 202 ALSO KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING N87°46'29"E, 240.54 FEET; THENCE N68°43'18"E, 185.48 FEET; THENCE S00°20'33"E, 249.10 FEET; THENCE S86°46'38"W, 211.55 FEET; THENCE S00°19'49"E, 94.59 FEET TO THE SE CORNER OF SAID LOT 1; THENCE N70°35'49"W, 215.58 FEET; THENCE N00°11'17"W, 207.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 95,537.19 SQFT OR 2.193 ACRES INCLUDING RIGHT OF WAY. SAID PARCEL CONTAINS 81,485.31 SQFT OR 1.871 ACRES EXCLUDING RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF JOSEPH C. DISALVO, ANDREW P. AND AMANDA MUSSEHL, THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF DANE COUNTY, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREIN, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE DIVISIONS THEREOF IN ACCORDANCE WITH THE INFORMATION PROVIDED.



EDWARD A. SHORT S-2799
PROFESSIONAL LAND SURVEYOR



OWNER'S CERTIFICATE

WE, JOSEPH C. DISALVO, ANDREW P. AND AMANDA MUSSEHL, HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS DESCRIBED AND MAPPED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS DEPICTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND REGULATION COMMITTEE FOR APPROVAL.


JOSEPH C. DISALVO
ANDREW P. MUSSEHL
AMANDA MUSSEHL

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS 10th DAY OF May, 2016, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, STATE OF WISCONSIN

12-29-17
MY COMMISSION EXPIRES



PREPARED FOR:

Joe Disalvo
7079 Frenchtown Road
Belleville, WI 53508
Andrew & Amanda Mussehl
7091 Frenchtown Road
Belleville, WI 53508



N8096 BUDE ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Drawn: _____
Checked: _____
Approved: _____
EDI Pjt No: _____

C.S.M. NO. 14240
DOC. NO. 5233949
VOL. 96 PAGE 301

CERTIFIED SURVEY MAP NO. 14240

LOT 1 OF CERTIFIED SURVEY MAP 2031, RECORDED IN VOLUME 8, PAGE 202 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWN FIVE NORTH (T5N), RANGE EIGHT EAST (R8E), TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

TOWN OF MONTROSE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED, ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF MONTROSE ON THIS

11 DAY OF May, 2016.

Julie Bigler
JULIE BIGLER - TOWN CLERK

DANE COUNTY ZONING

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REGULATION COMMITTEE ACTION OF

MAY 12, 2016 . BY Daniel Everson, AUTHORIZED REPRESENTATIVE.

DANIEL EVERSON
AUTHORIZED REPRESENTATIVE # 9866

REGISTER OF DEEDS

RECEIVED FOR RECORD THIS 12th DAY OF May, 2016 AT 1:54 O'CLOCK P.M.

AND RECORDED IN VOLUME 96 OF CERTIFIED SURVEYS MAPS OF DANE COUNTY ON PAGE 300 AS DOCUMENT NUMBER 5233949 Received 5/12/16 11:53am.

Kristi Chlebowski by John H Popoff, Deputy
REGISTER OF DEEDS



PREPARED FOR:

Joe Disalvo
7079 Frenchtown Road
Belleville, WI 53508
Andrew & Amanda Mussehl
7091 Frenchtown Road
Belleville, WI 53508

Sheet 3 of 3



NB096 BUOL ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Drawn: _____
Checked: _____
Approved: _____
EDN Pjt. No. _____

C.S.M. NO. 14240
DOC. NO. 5233949
VOL. 96 PAGE 302

Proposed Height
with C.M.P. →

Proposed 14.5'
mean height.
with C.M.P.

4.5 | 12

Proposed
10' Side
Wall

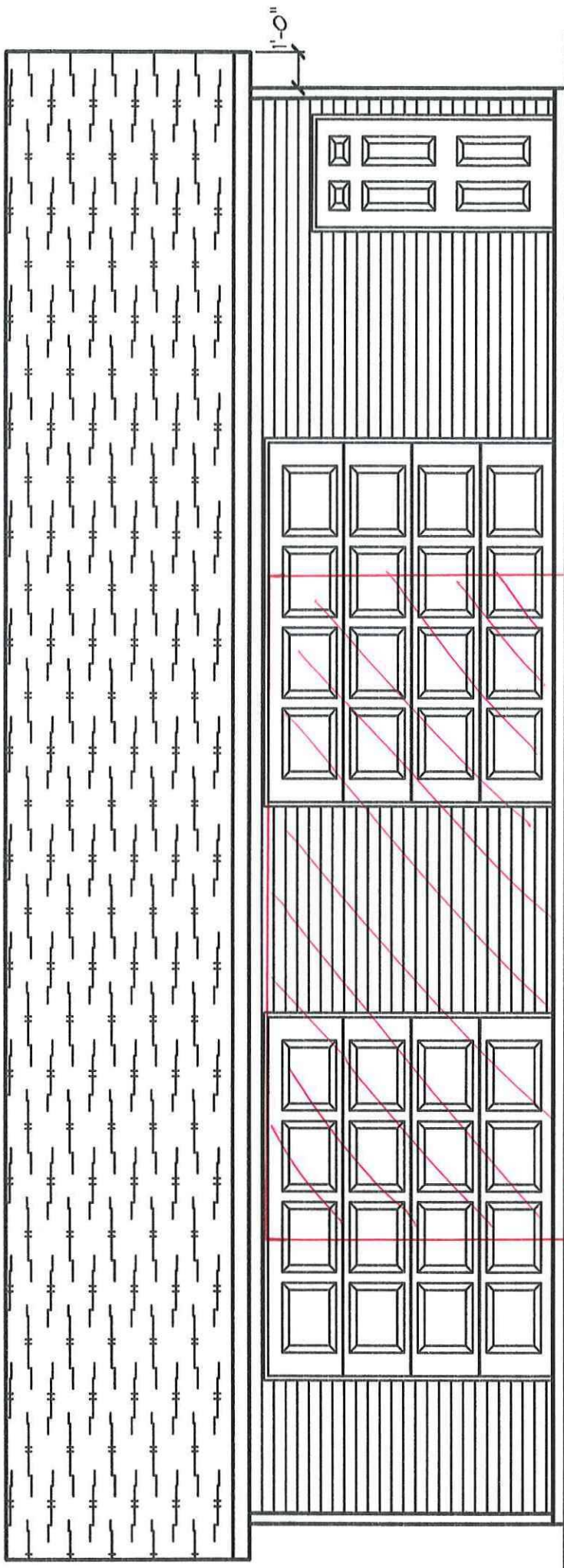
2'-0"



Current Drawing
Shows garage with
12' mean height.

LEFT ELEVATION

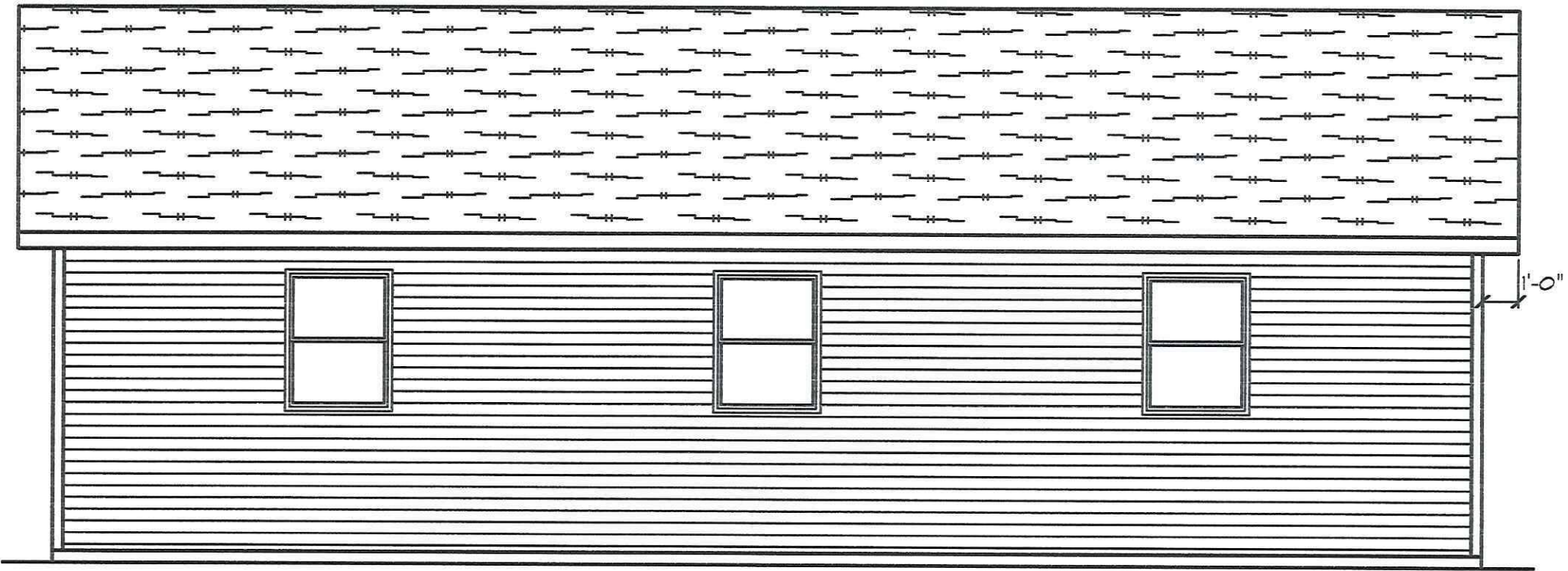
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

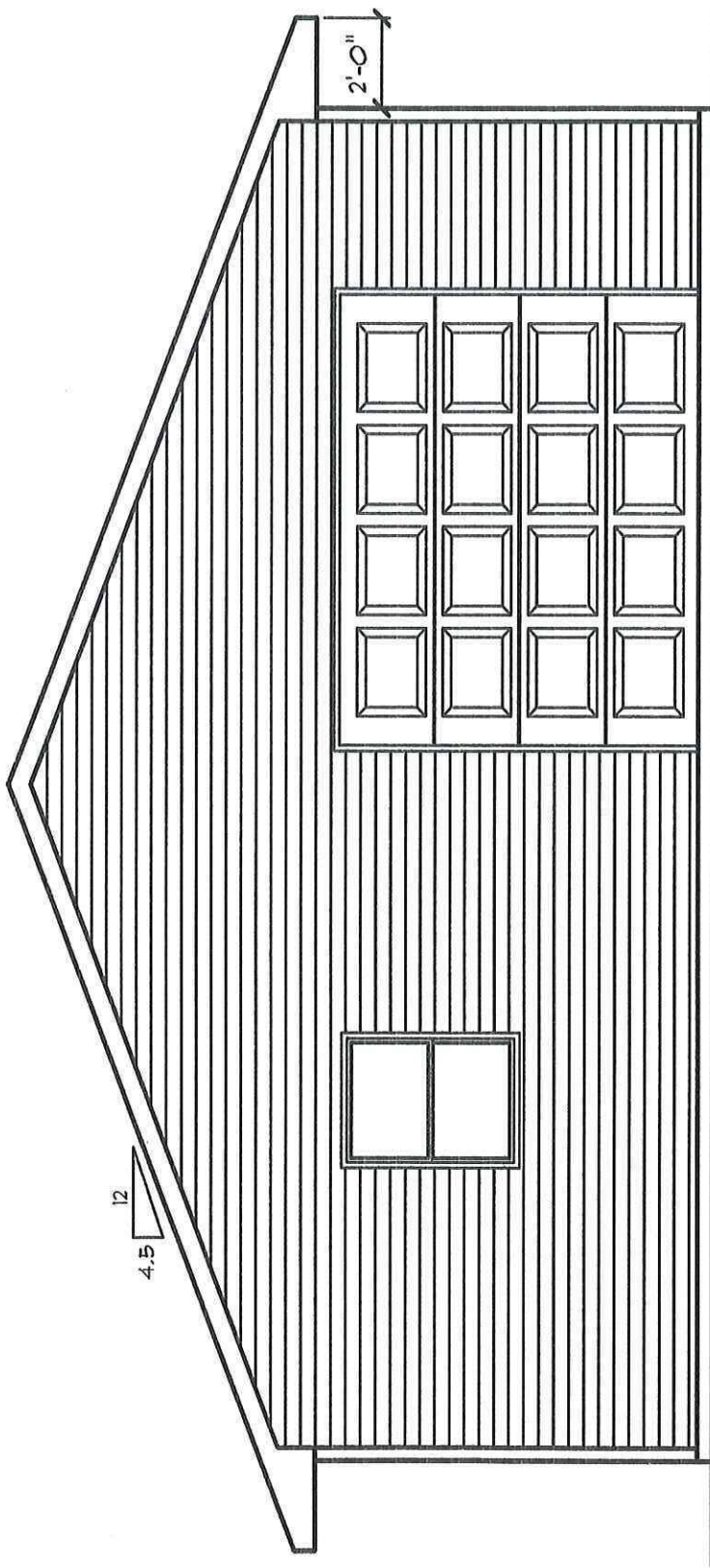
SCALE: 1/4" = 1'-0"

Proposed
18' Garage door
with cup



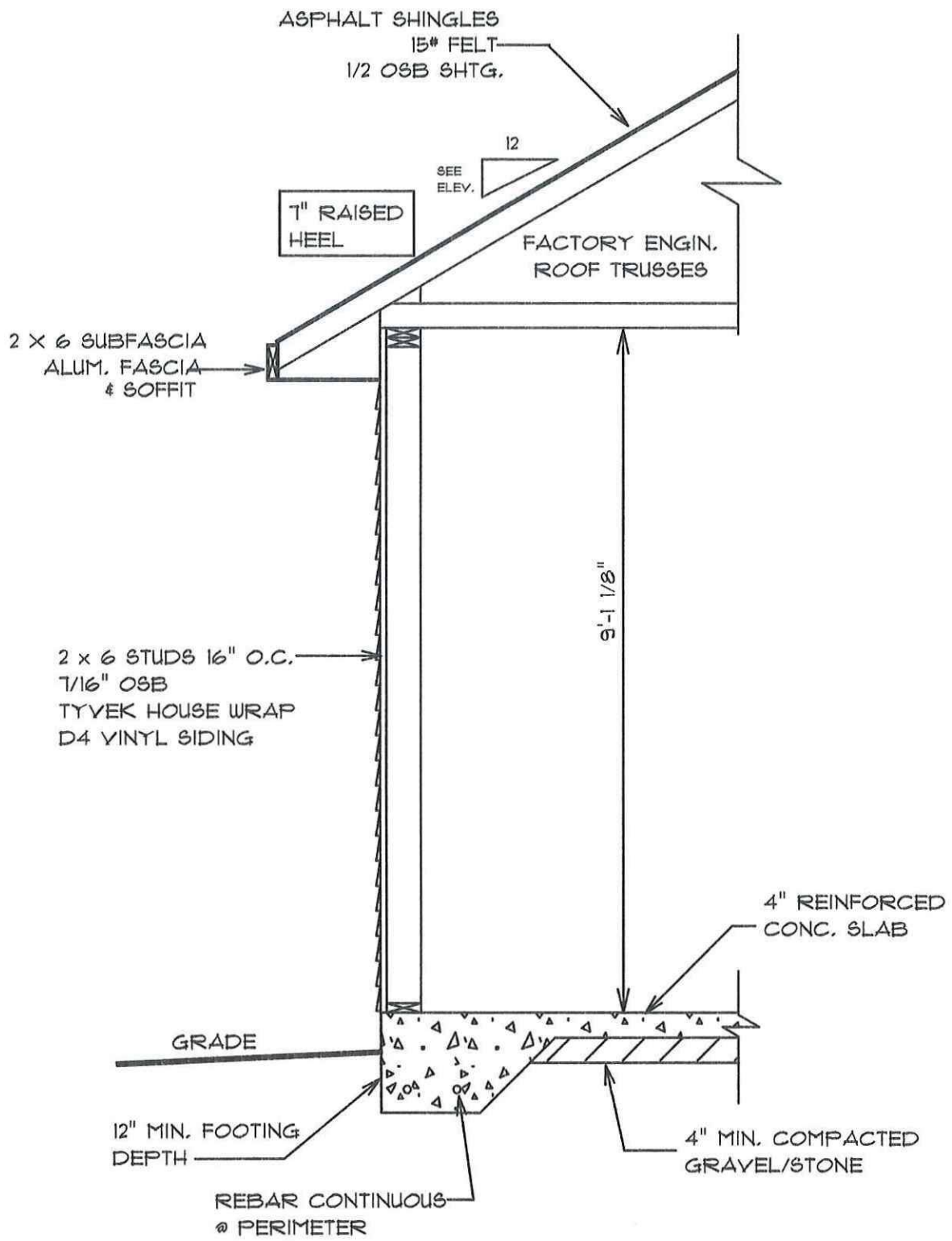
REAR ELEVATION

SCALE: 1/4" = 1'-0"



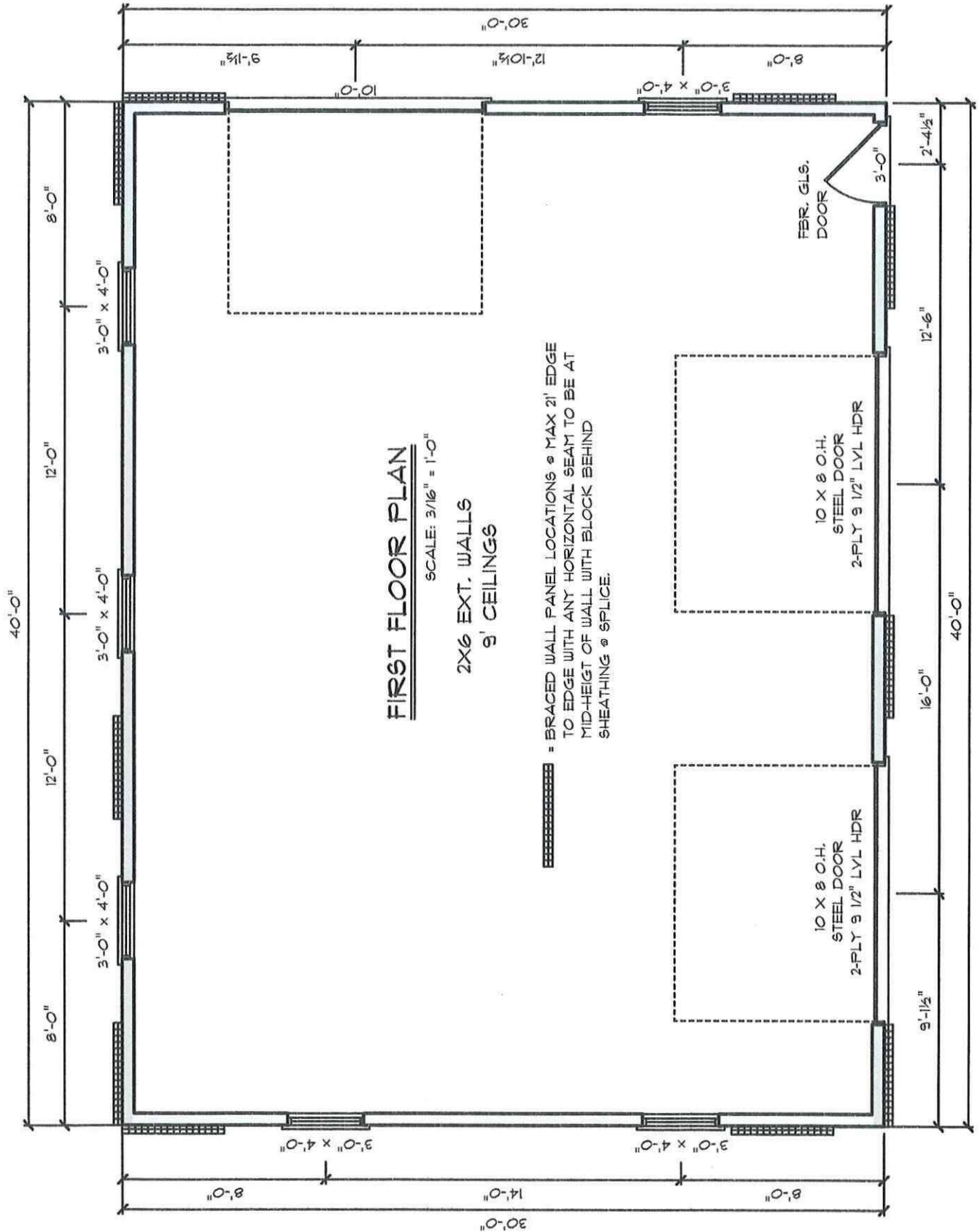
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

1/2" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

2X6 EXT. WALLS
9' CEILINGS



BRACED WALL PANEL LOCATIONS @ MAX 21' EDGE
TO EDGE WITH ANY HORIZONTAL SEAM TO BE AT
MID-HEIGHT OF WALL WITH BLOCK BEHIND
SHEATHING @ SPLICE.

FBR. GLS.
DOOR

10 X 8 O.H.
STEEL DOOR
2-PLY 3 1/2" LVL HDR

10 X 8 O.H.
STEEL DOOR
2-PLY 3 1/2" LVL HDR

Parcel Number - 040/0508-223-8820-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MONTROSE	
State Municipality Code	040	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR08E	22	NW of the SW
Plat Name	CSM 14240	
Block/Building		
Lot/Unit	2	
Plat Name	CSM 14240 (Click link above to access images for Plat)	
Parcel Description	LOT 2 CSM 14240 CS96/300&302-5/12/2016 F/K/A LOT 1 CSM 2031 CS8/202-6/1/76 DESCR AS SEC 22-5-8 PRT NW1/4SW1/4 & PRT SW1/4SW1/4 (0.712 ACRES EXCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JOSEPH C DISALVO	
Current Co-Owner	KARI L RANGUETTE	
Primary Address	7079 FRENCHTOWN RD	
Billing Address	7079 FRENCHTOWN RD BELLEVILLE WI 53508	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	0.712	
Land Value	\$49,800.00	
Improved Value	\$279,600.00	
Total Value	\$329,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

SFR-08 DCPREZ-2019-00014

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps

7079 Frenchtown Rd
 7079 Frenchtown Rd, Belleville, WI 53508

Directions Save

View larger map

DCiMap Google Map Bing Map

Tax Summary (2018) More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$49,800.00	\$279,600.00	\$329,400.00
Taxes:		\$5,355.78
Lottery Credit(-):		\$176.42
First Dollar Credit(-):		\$72.64
Specials(+):		\$214.17
Amount:		\$5,320.89

District Information

Type	State Code	Description
REGULAR SCHOOL	0350	BELLEVILLE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	03/16/2017	5312201		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0508-223-8820-0

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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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CAROL E MONSON
N3790 TIPPERARY RD
POYNETTE, WI 53955

RICHARD V SWART
7080 FRENCHTOWN RD
BELLEVILLE, WI 53508

TIM E LARSEN
7061 FRENCHTOWN RD
BELLEVILLE, WI 53508

NOREEN K HOOPER
876 PILLAR RD
BELLEVILLE, WI 53508

PARKS REV LIVING TR, JEFFREY A & LINDA L
7064 FRENCHTOWN RD
BELLEVILLE, WI 53508

KEVIN M KRAFT
7102 FRENCHTOWN RD
BELLEVILLE, WI 53508

BOBBIE J MITCHELL
7065 FRENCHTOWN RD
BELLEVILLE, WI 53508

MARY J MUSSEHL
7110 FRENCHTOWN RD
BELLEVILLE, WI 53508

ANDREW MUSSEHL
7091 FRENCHTOWN RD
BELLEVILLE, WI 53508

CAROL E MONSON
N3790 TIPPERARY RD
POYNETTE, WI 53955

DAVID L MEIER
7059 FRENCHTOWN RD
BELLEVILLE, WI 53508

MICHAEL T DREA
7063 FRENCHTOWN RD
BELLEVILLE, WI 53508

GERALD L GEHIN
7124 GEHIN RD
BELLEVILLE, WI 53508

GERALD L GEHIN
7124 GEHIN DR
BELLEVILLE, WI 53508

JOSEPH C DISALVO
7079 FRENCHTOWN RD
BELLEVILLE, WI 53508

GERALD L GEHIN
7124 GEHIN DR
BELLEVILLE, WI 53508

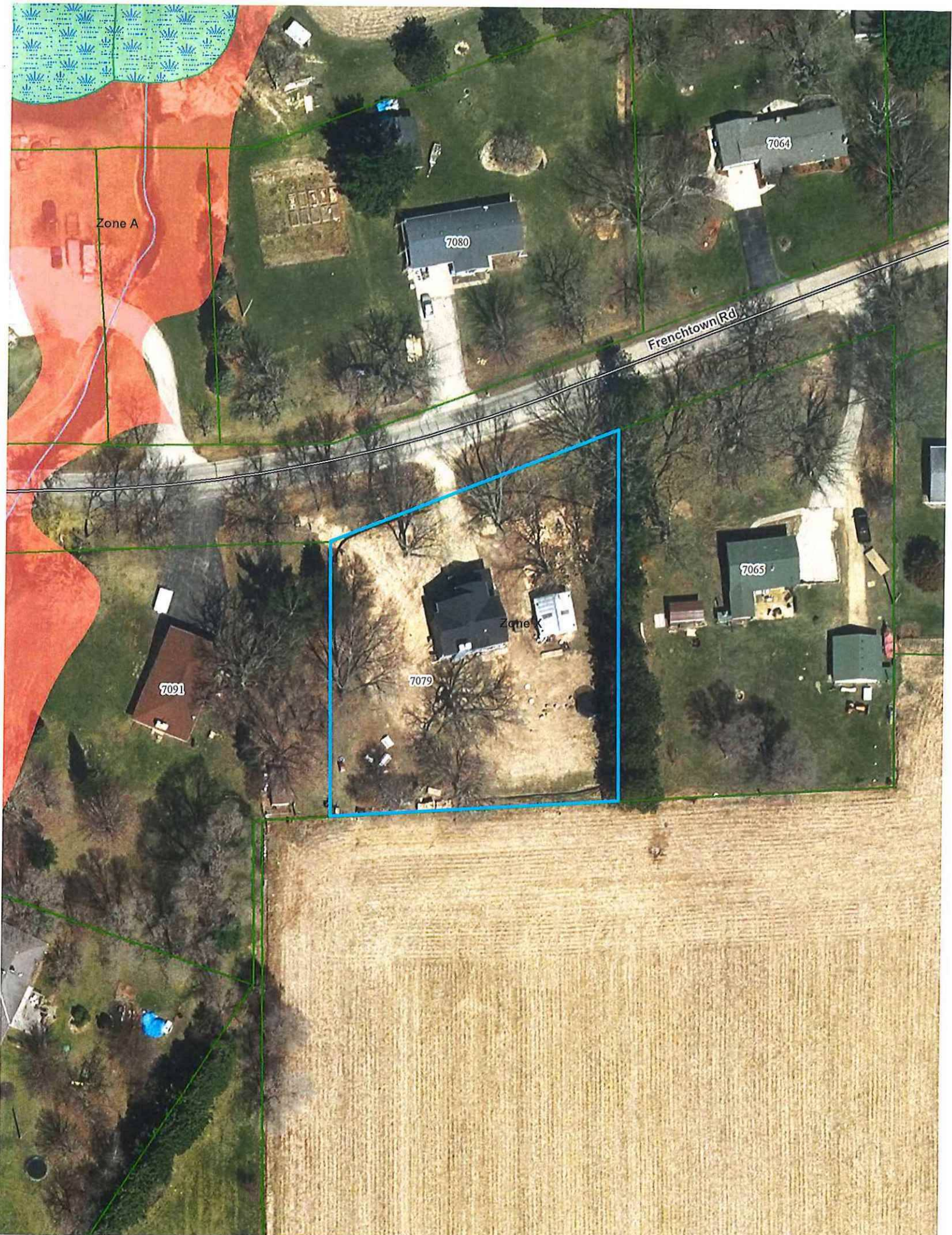
MICHAEL J MAHLKUCH
634 VINEY RD
BELLEVILLE, WI 53508

JACOB ANDERSON
590 VINEY RD
BELLEVILLE, WI 53508

BRIAN BROWN
1003 COUNTY HIGHWAY PB
BELLEVILLE, WI 53508

KEVIN M KRAFT
7102 FRENCHTOWN RD
BELLEVILLE, WI 53508

MEGHAN HURLEY
624 VINEY RD
BELLEVILLE, WI 53508



Zone A

7080

7064

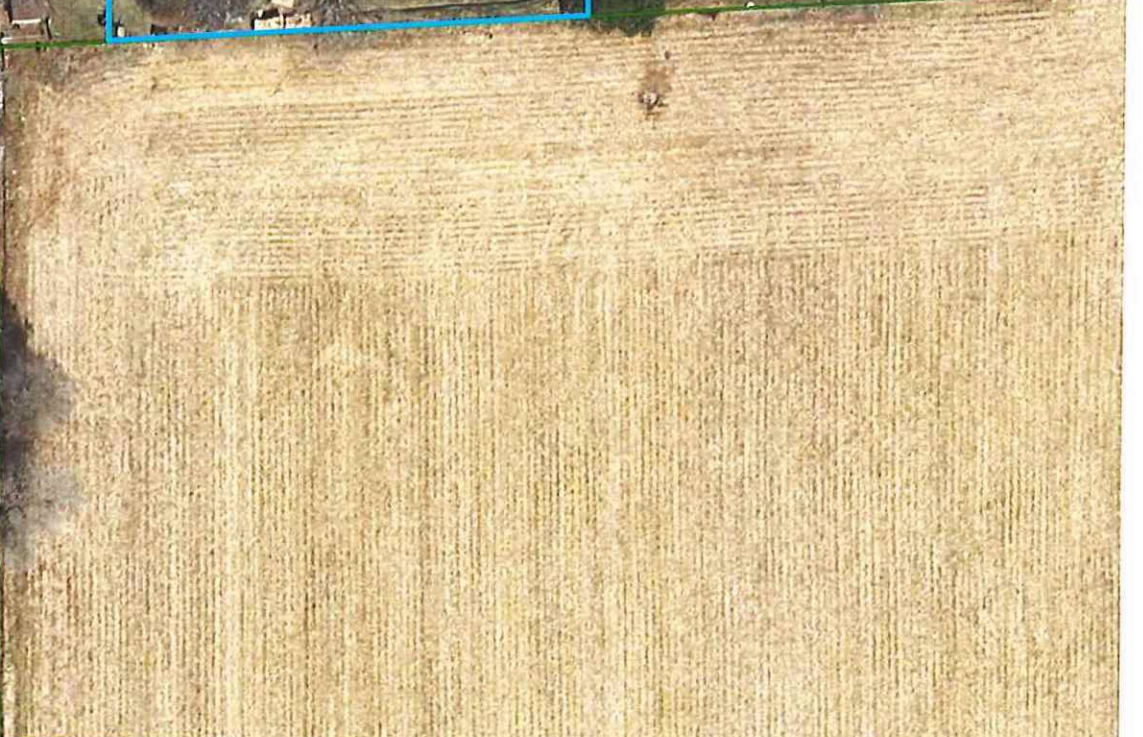
Frenchtown Rd

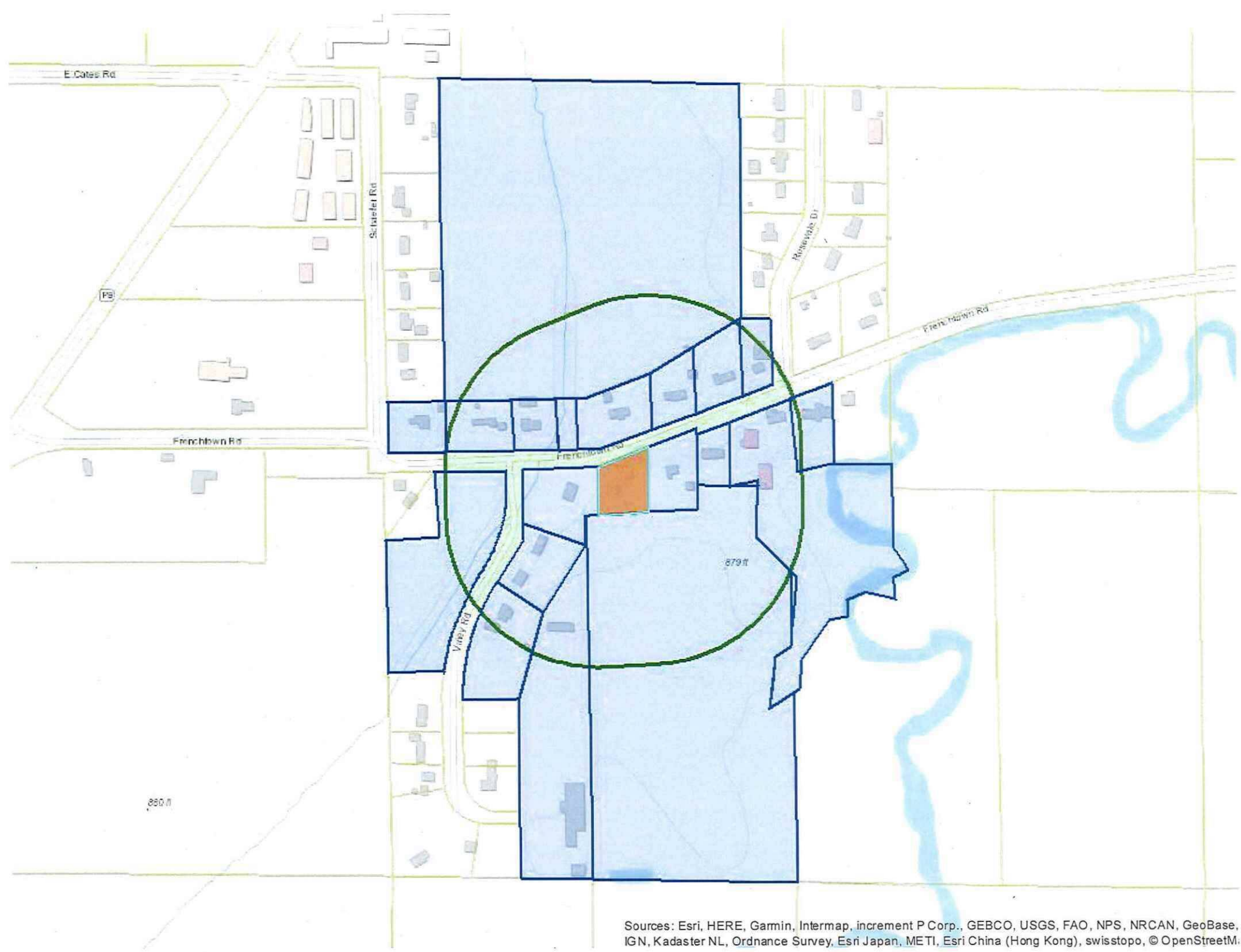
Zone K

7079

7091

7065





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), swisstopo, © OpenStreetM.