

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/16/2019	DCPCUP-2019-02479
Public Hearing Date	
09/24/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAKOTA J GRAY	Phone with Area Code (608) 247-1041	AGENT NAME □	Phone with Area Code
BILLING ADDRESS (Number, Street) 724 WASHINGTON RD		ADDRESS (Number, Street) □	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS c.gray2012@yahoo.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	
724 Washington Rd.,				724 Washington Rd.,	
TOWNSHIP ALBION	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP Albion	SECTION 19
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-192-9110-3		---		0512-192-9000-6	

CUP DESCRIPTION	
Limited Family Business	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.244 (3)(c)	9.37

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>DG</i>	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) <i>Dakota Gray</i>
		PRINT NAME: <i>Dakota Gray</i>
		DATE: <i>7-23-19</i>

COMMENTS: REZONE 11455 TO BE APPROVED AT 8/27/2019 PH W/O APPROVAL CUP IS NOT ALLOWED IN SFR8

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPCUP-2019-02479
Application Type: DaneCounty/Zoning/Conditional Use/NA
Address: 724 WASHINGTON RD, TOWN OF ALBION, WI 53534

Receipt No.	923260					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	3124	\$495.00	07/16/2019	SCW1		
Owner Info.:	DAKOTA J GRAY 724 WASHINGTON RD EDGERTON, WI 53534					
Work Description:	cup for limited family business					

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BILLING ADDRESS (Number, Street) 724 WASHINGTON RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS c.gray2012@yahoo.com		E-MAIL ADDRESS	

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TOWNSHIP ALBION	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP Albion	SECTION 19
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-192-9110-3		---		0512-192-9000-6	

CUP DESCRIPTION
Limited Family Business - <i>REPAIR SHOP</i>

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.244 (3)(c)	9.37

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) 
		PRINT NAME: 
		DATE: 

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DANE COUNTY
PLANNING & DEVELOPMENT

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Cell 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 8 standards of a Conditional Use

Owner	<u>Dakota Gray</u>	Agent	_____
Address	<u>724 Washington Rd</u>	Address	_____
Phone	<u>Edgerton, WI 53534</u>	Phone	_____
	<u>608-247-1041</u>		_____
Email	<u>c.gray2012@yahoo.com</u>	Email	_____

Parcel numbers affected: 0512-192-9110-3, 0512-192-9000-6 Town: Albion Section: 19
 Property Address: 724 Washington Rd, Edgerton, WI 53534

Existing/ Proposed Zoning District : RR-8

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

- o Type of Activity proposed: Small Engine Repair, Tractors, ATV, ETC
- o Hours of Operation 8:00 to 5:00
- o Number of employees Self
- o Anticipated customers 5 a week
- o Outside storage No
- o Outdoor activities No
- o Outdoor lighting No
- o Outside loudspeakers No
- o Proposed signs No
- o Trash removal No
- o Eight Standards of CUP (see page 2)

RECEIVED
JUL 12 2019
 DANE COUNTY PLANNING & DEVELOPMENT

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: 7-9-19

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.
All activity will be inside building

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.
All activity will be inside building

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.
All activity will be inside,

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
Will have utilities inside only, another access to the building in back.

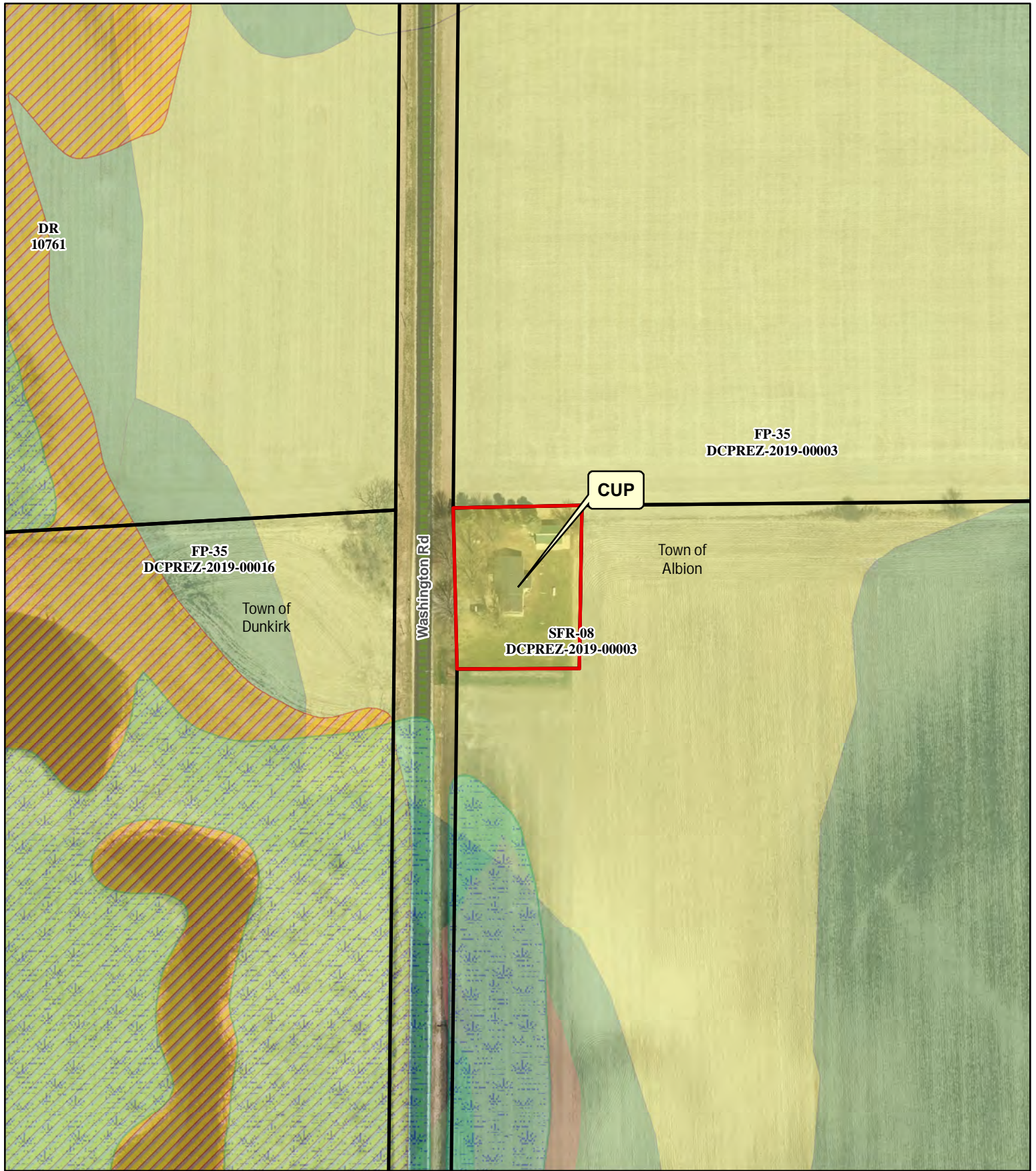
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
Only one way in and out. Will not be alot of extra traffice.

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

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





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)

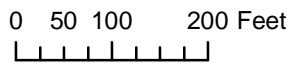
N/A



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



CUP 02479
DAKOTA J GRAY

CUP for Dakota Gray – 724 Washington Rd

Building will be 40 X 54, 16' side walls. with a small attached office on the Northwest corner. There will be two 14' high garage doors, one on the west side and one on the south side. Two entry doors one each next to garage doors. One bathroom in back corner, air compressor in utility room. Will have a waste oil container to be pumped as needed. There will be a driveway going only to the building. Do not want to cut any trees or disturb asparagus patch. Should be no extra noise, smells. Traffic will be light, cars and small trucks only, no semi's

Type of Activity: Small Engine Repair Shop – Small farm Tractors, ATV, Lawn Mowers, etc. All repair work will be done inside.

Hours of operation: Monday – Friday 8:00 to 5:00, no weekends.

Anticipated Customers: Customers who need repairs done on small engines.

No Outdoor activities

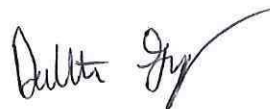
One light above front garage door (west end of building) Dusk to dawn

No outside activities.

No signage

I think this fits in with the town comp plan because will be working with most ag related equipment.

Dakota Gray

A handwritten signature in black ink, appearing to read "Dakota Gray", with a long, sweeping flourish extending to the right.

FP35 - RR8

RR-8 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, [Section 10.244](#)

Permitted Uses 10.244(2)

- o Single family home – one per parcel
- o Small-scale farming
- o Residential accessory uses
- o Home occupations
- o Incidental room rental
- o Community living Arrangements for less nine (9) persons
- o Foster homes for less than five children
- o Undeveloped natural resource and open space areas
- o Utility services associated with a permitted use
- o Transportation, utility, communication, or other use required by law

Conditional Uses 10.244(3)

- o Attached accessory dwelling units
- o Animal use exceeding one animal unit per acre
- o Limited family business
- o Day Care Centers
- o Community living arrangements for nine (9) or more people
- o Governmental, institutional, religious, or nonprofit community uses
- o Property management sheds
- o Transient or Tourist Lodging
- o Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above

Setbacks and Height Requirements for Structures 10.244(5),(6)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

- State or Federal Highway: 100/42 feet minimum
- County Highway: 75/42 feet minimum
- Town Road: 63/30 feet minimum
- Subdivision streets platted prior to ordinance: 20 feet minimum
- All other streets: 30 feet minimum from right-of-way

Maximum Height:

- Residences: 2½ stories or 35 feet maximum
- Accessory buildings: 35 feet maximum
- Agricultural buildings: No height requirement

Residences:

- Side yard: 25 feet total, with no single side less than 10 feet minimum
- Rear yard: 50 feet minimum
- Uncovered decks/porches: 38 feet minimum

Rear and side yards:

- Not housing livestock: 10-feet
- Housing livestock:
 - 100 feet from Residential or Hamlet zoning districts
 - 50 feet from Rural Residential zoning districts
 - 10 feet from all other zoning districts

Lot Width & Area 10.244(4)

- Minimum: 8 acres
- Maximum: 16 acres
- Minimum lot width: 100 feet

Maximum Lot Coverage 10.244(7)

Maximum building coverage of lot: 10% of lot area

Accessory Buildings Requirements 10.102(2)(a)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- o Except for property management sheds approved under a conditional use permit, a principal residential use (home) must exist or be under construction before a Zoning Permit for an accessory building may be issued.
- o Sanitary fixtures are prohibited in accessory buildings.
- o No living spaces are allowed in accessory buildings.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

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CITY TREASURER OFFICE

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EDGERTON, WI 53534

Work Description: cup for limited family business

AARON A KNOPLOH
769 WASHINGTON RD
EDGERTON, WI 53534

DONALD P SQUIRE
2046 NORGAREN RD
STOUGHTON, WI 53589

GRETEBECK REV TR, THOMAS & SHARON
638 WASHINGTON RD
EDGERTON, WI 53534

DUANE V HINCHLEY
2844 STATE HIGHWAY 73
CAMBRIDGE, WI 53523

DAKOTA J GRAY
724 WASHINGTON RD
EDGERTON, WI 53534

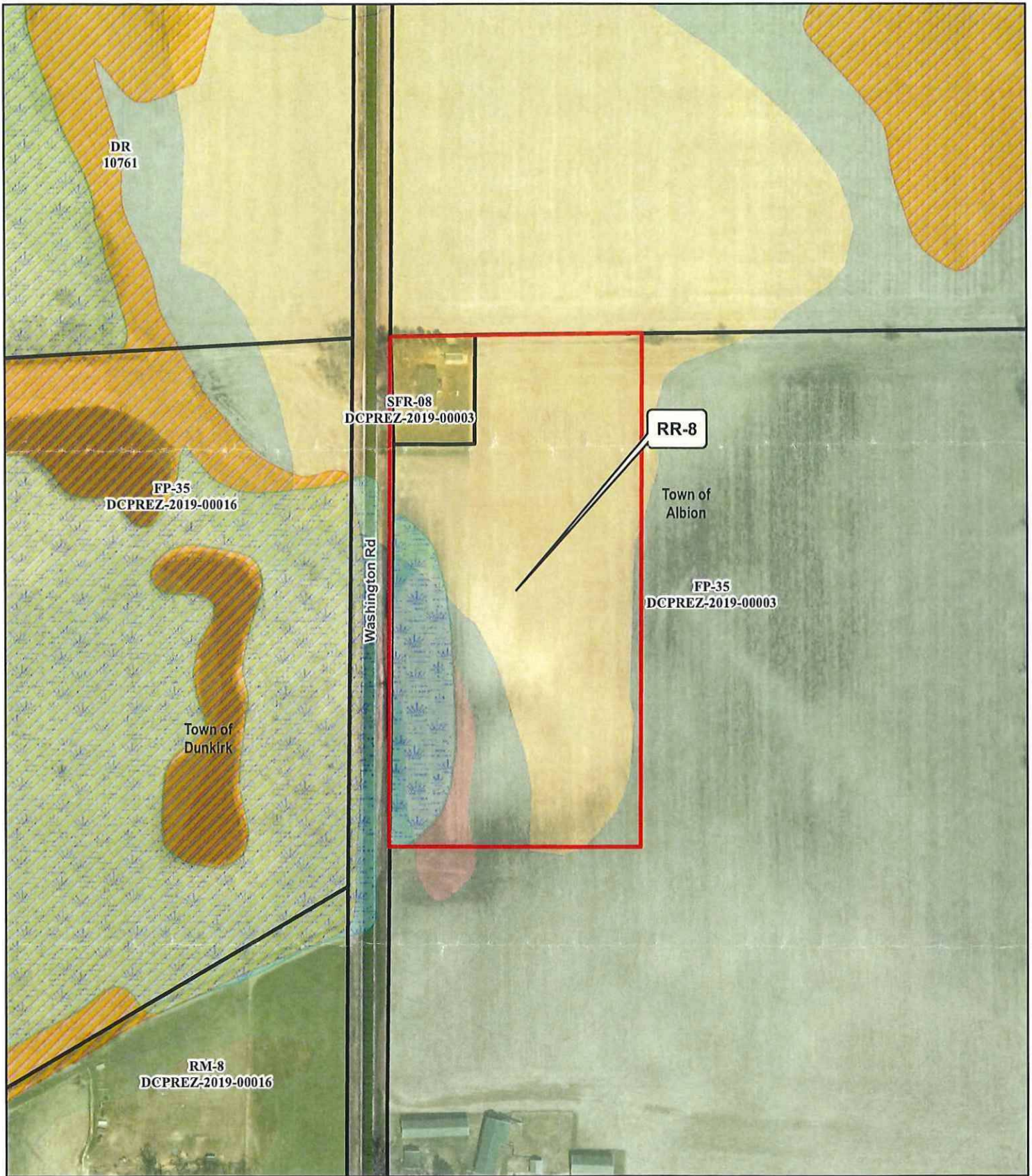
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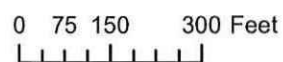
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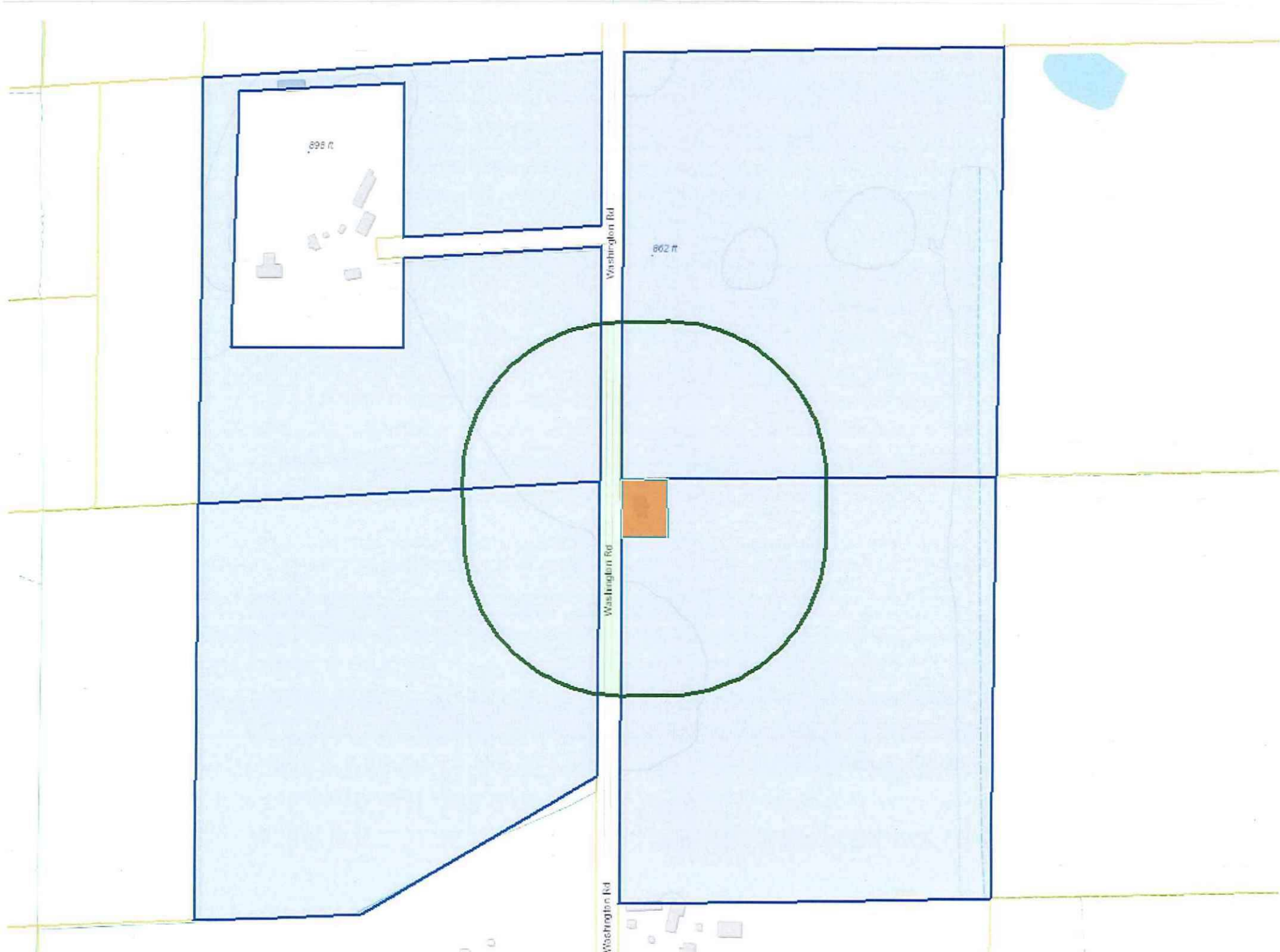
Legend

Wetland > 2 Acres Significant Soils

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



Petition 11455
DAKOTA J GRAY



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