

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/16/2020	DCPCUP-2020-02507
Public Hearing Date	
11/24/2020	

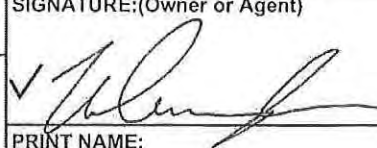
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANIEL D SOMERS	Phone with Area Code (989) 916-5457	AGENT NAME CLEARY BUILDING	Phone with Area Code (608) 577-8950
BILLING ADDRESS (Number, Street) 8752 W MINERAL POINT RD		ADDRESS (Number, Street) 190 PAOLI ST.,	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS somers_dan@hotmail.com		E-MAIL ADDRESS nurumoglu@clearybuilding.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	
8752 W Mineral Point Rd.,					
TOWNSHIP CROSS PLAINS	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-214-9840-0		---		---	

CUP DESCRIPTION

increase height of accessory building to 13' 8" in HAMR District

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.261(3)(g)	1.2





DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>DS</i>	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent)  PRINT NAME: Nick Urumoglu DATE: 9/16/2020
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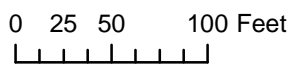
COMMENTS: 30'X56' ACCESSORY BUILDING ON 1.2 ACRE PARCEL

* need payment



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02507
DANIEL D SOMERS



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:	Dan Somers	Agent Name:	Nick Urumoglu
Address (Number & Street):	8752 W. Mineral Point Road	Address (Number & Street):	190 Paoli Street
Address (City, State, Zip):	Cross Plains, WI, 53528	Address (City, State, Zip):	Verona, WI, 53593
Email Address:	somers_dan@hotmail.com	Email Address:	Nurumoglu@clearybuilding.com
Phone#:	989-916-5457	Phone#:	608-577-8950

SITE INFORMATION

Township:	Cross Plains	Parcel Number(s):	070721498400
Section:	21	Property Address or Location:	8752 W. Mineral Point Road
Existing Zoning:	HAM-R	Proposed Zoning:	HAM-F
CUP Code Section(s):	10.261 (3)		

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Maximum Height	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: We are seeking approval for a height restriction increase for an accessory building in the HAM-R Zoning District. The HAM-R Zoning District has a 12' Maximum Height (Mean of Roof) and the proposed building is designed with a 13' 8" mean height of roof. The proposed building has a 30' x 56' (1,680 SQ FT) footprint and with an 11' 2" eave, 16' 2" peak of roof height and a 13' 8" mean roof height.	

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 type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input 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: NICHOLAS C. URUMOGLU

Date: 8-10-2020

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 building, apart from the additional 1' 8" of height we are requesting, fully satisfies all other aspects of the HAM-R Zoning district. The building will be used as a residential detached garage and storage building and have no ill impact on any neighboring properties or the public in general.

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 building is located along the Western edge of the owners property where there are no current neighbors or homes in the immediate area. The neighbors to the East have a significant portion of the proposed accessory building blocked from view by the owners existing home.

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 proposed building is being used for a Permitted Use under HAM-R Zoning and as such will not have any negative impact on normal development/improvement of the soundings properties.

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

This CUP request for additional height approval will have no additional impact on utilities, access roads, drainage, etc than that of a buildi

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 approval of this CUP will have no effect on traffic from its normal day-to-day characteristics at this location.

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

The building is designed to meet all of the codes and ordinances of HAM-R apart from the height restriction.

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

The building is designed to meet the requirements of all ordinances and codes given the approval of the 16' Height CUP.

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:

The Conditional use is not located within a Farmland Preservation Zoning District.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

The Conditional use is not located within a Farmland Preservation Zoning District.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

The Conditional use is not located within a Farmland Preservation Zoning District.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

The Conditional use is not located within a Farmland Preservation Zoning District.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

The Conditional use is not located within a Farmland Preservation Zoning District.

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.

The proposed conditional use is for a detached residential garage/storage building located within the HAM-R zoning district and would be for an increase in maximum allowable height. The conditional use would be for the maximum height to be raised from 12' to 16' although the proposed building design needs only 13' 8" at the mean of the roof.

The proposed new building would be 30' x 56' x 11' 2" with a 4/12 pitch. The owner would be using the building to store a truck, boat, small tractor and other equipment that he no longer has space for in his home garage and that is also too tall to fit into his home garage. This building will be used privately as a residential detached garage and is not being used for commercial purposes.

List the proposed days and hours of operation.

There are no hours of operation. This is not a commercial building.

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

There are no employees either full time or part time and no other personnel will be on the premises as a result of this building.

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.

There will be no uses of this building granted by the CUP that will cause any change in the day-to-day life of the neighboring properties.

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

There are no materials that are proposed to be outside and no activities apart from typical garage usage and general home or lawn maintenance.

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.

There are no new facilities involved with this project as it is non-commercial.

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.

There are no existing and no proposed sanitary fixtures for this building relating to the Conditional use or otherwise.

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

This building is not a commercial building and will not generate the need for trash, waste or recyclable materials.

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

There will be no changes in traffic as this is not a commercial building, but a privately owned detached residential garage.

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

There are to be no hazardous, toxics or explosive materials stored on site and as such, there is no need for any spill containment measures.

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.

The proposed building would have "Dark Sky" style exterior lighting which forces light straight down and contains the light pattern.

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

There is no proposed signage. This is not a commercial project.

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

The property is used as a Single Family Primary Residence.

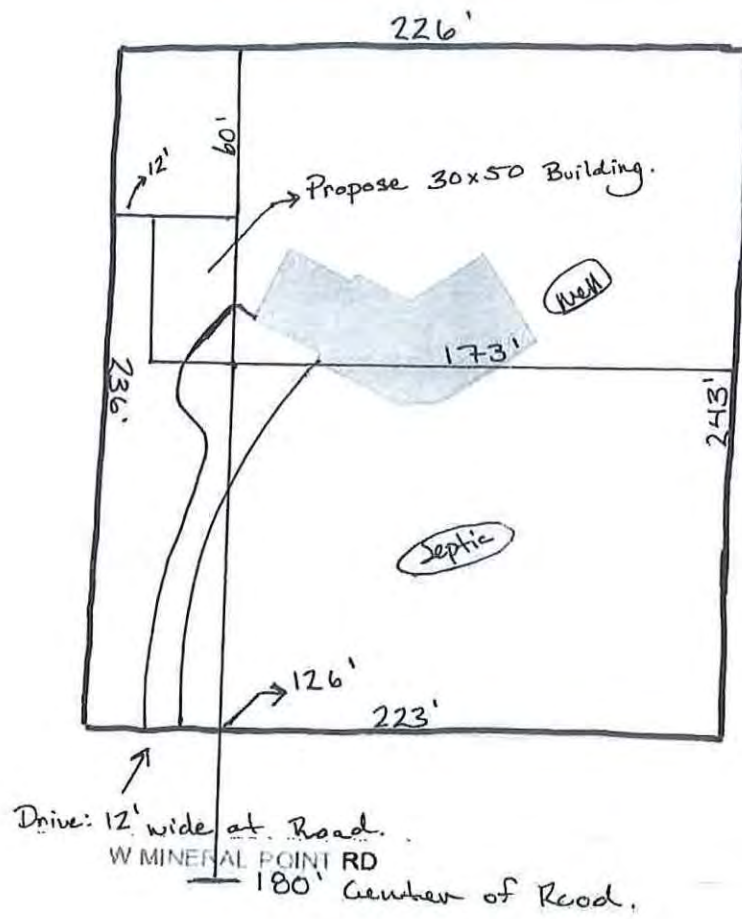
Briefly describe the current uses of surrounding properties in the neighborhood.

The surrounding properties are also Single Family Residences or Agricultural field lands.

Site Plan: 9-15-2020

Dan Somers
8752 W. Mineral Point Rd.
Cross Plains, WI, 53528

Town of Cross Plains,
HAM-R District.



W MINERAL POINT RD

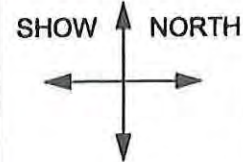
W MINERAL POINT RD

W MIN

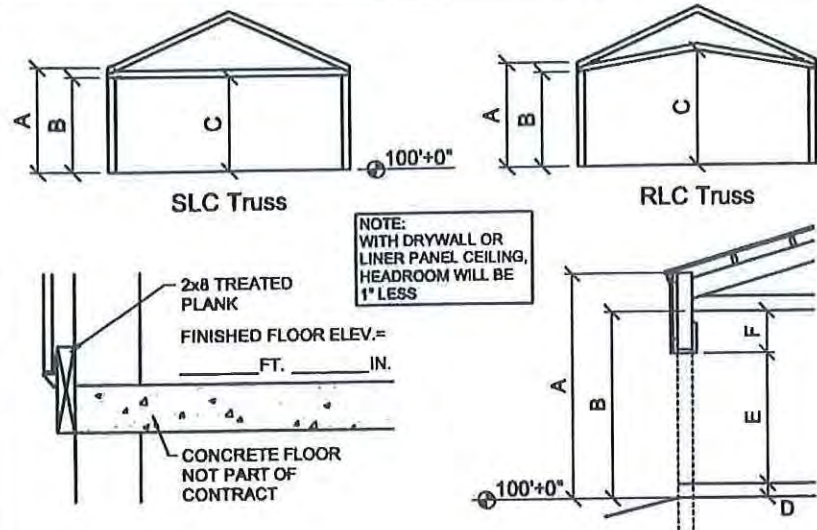




P.O. BOX 930220
 VERONA, WI 53593-0220
 (608) 845-9700
 FAX (608) 845-7070

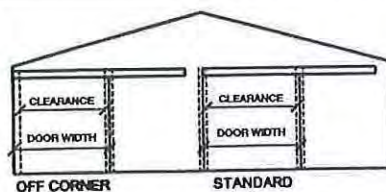


1/8" = 1'
 N ↑



- A = EAVE HEIGHT _____
- B = TRUSS CLEARANCE AT HEEL _____
- C = TRUSS CLEARANCE AT CENTER OF BUILDING
 CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT _____
- D = OVERHEAD FRAMEOUT BOTTOM ELEVATION _____
- E = OVERHEAD FRAMEOUT HEIGHT _____
- F = ACTUAL HEADROOM AVAILABLE _____

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN THE ACTUAL HEADROOM AVAILABLE



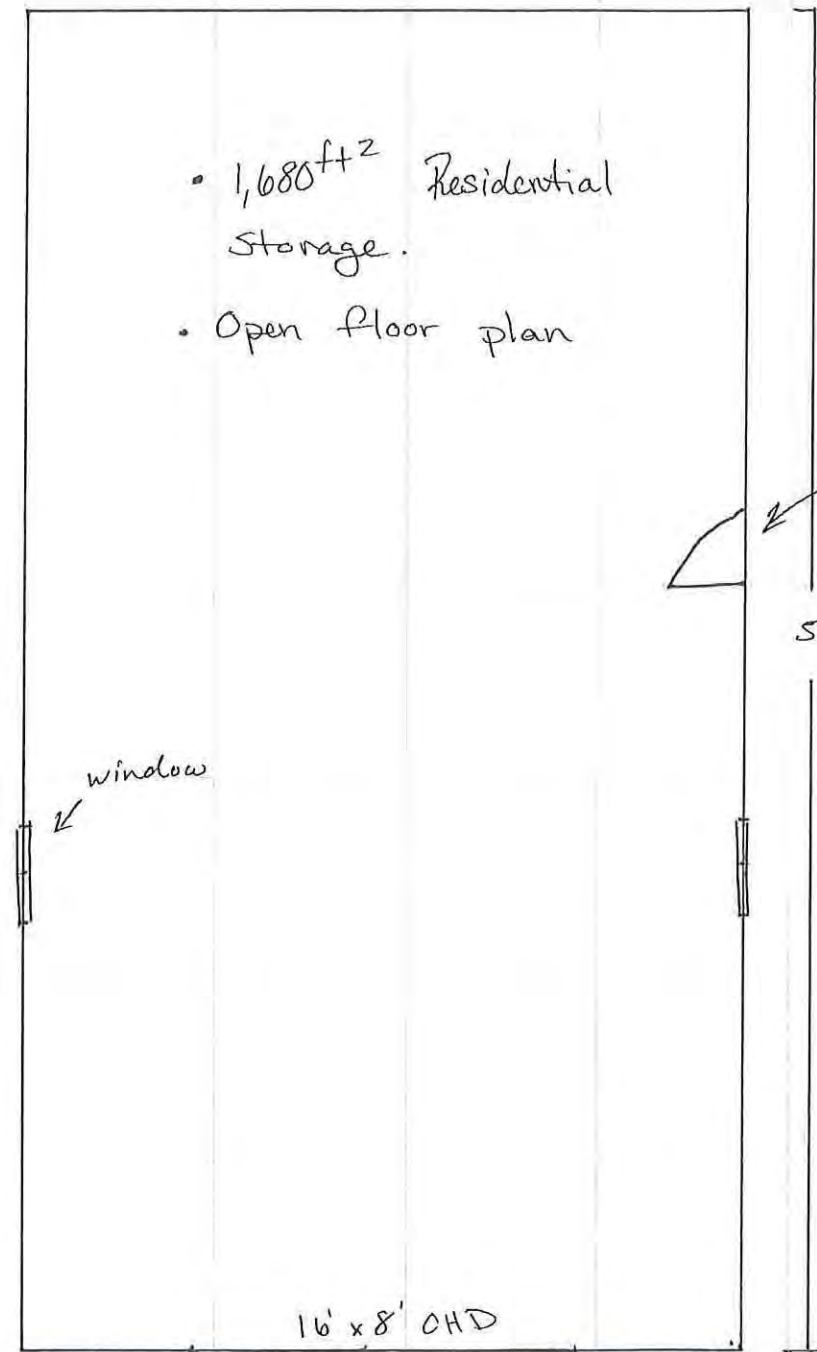
NOTE: ACTUAL WIDTH OF SLIDE DOOR CLEARANCE WILL BE 6" LESS THAN NOMINAL DOOR SIZE AND 12" LESS IF DOOR IS OFF THE CORNER. EXAMPLE: IF NOMINAL SLIDE DOOR IS 12'-0" WIDE, THE ACTUAL CLEARANCE IS 11'-6" ON STANDARD DOOR OR 11'-0" IF DOOR IS OFF THE CORNER

ENDWALL		SIDEWALL	
DOOR WIDTH _____	OPENING CLEARANCE _____	DOOR WIDTH _____	OPENING CLEARANCE _____
DOOR WIDTH _____	OPENING CLEARANCE _____	DOOR WIDTH _____	OPENING CLEARANCE _____
DOOR WIDTH _____	OPENING CLEARANCE _____	DOOR WIDTH _____	OPENING CLEARANCE _____

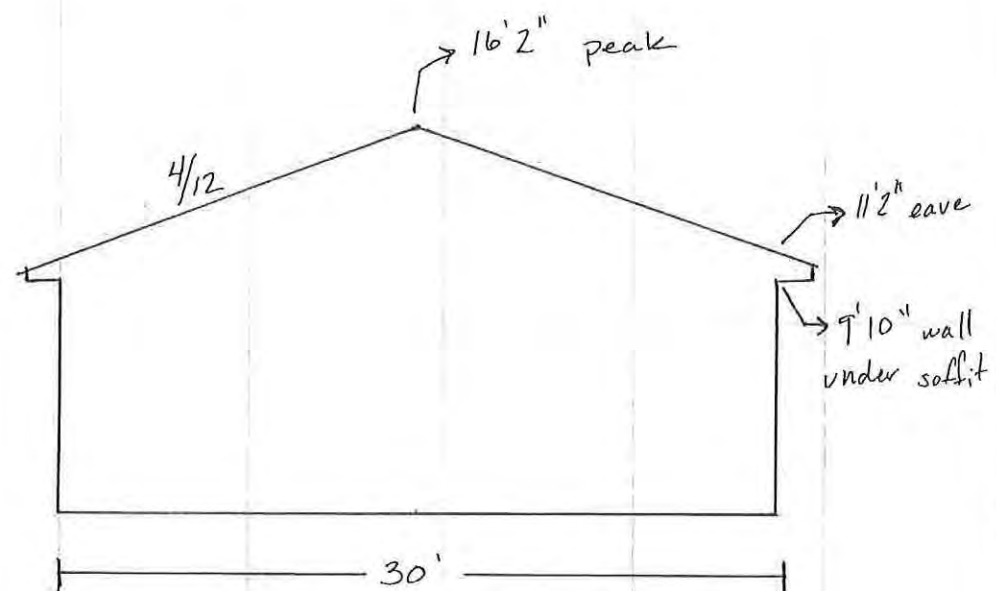
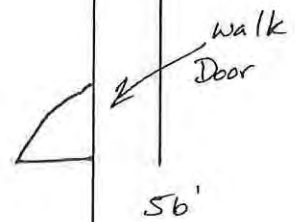
NOTE: ALL DOOR OPENINGS NEED TO BE CLEARLY DIMENSIONED FROM THE NEAREST CORNER. SHOW ALL CONDITIONS OF ALL ATTACHMENT (LEANS, PORCHES, ETC.) ON THE LAYOUT BELOW. INDICATE EAVE HEIGHTS AND ROOF PITCHES OF ALL ATTACHMENTS.

INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE. ARE THERE ANY BUILDINGS WITHIN 10' OF SITE: IF SO, THEN SEND A PICTURE OR LIST THE CONDITIONS OF THE BUILDING ON THE C-100. ALSO, INDICATE ANY UNDERGROUND UTILITIES ON THE C-100 (i.e. SEWER, WATER, ELECTRIC, ETC.)

30'



- 1,680ft² Residential Storage.
- Open floor plan



16' x 8' OHD

DATE _____ PURCHASER SIGNATURE _____ SELLER SIGNATURE _____