

# Dane County Conditional Use Permit Application

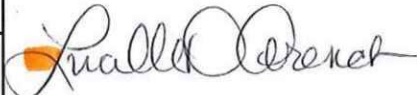


<b>Application Date</b>	<b>C.U.P Number</b>
11/13/2018	DCPCUP-2018-02448
<b>Public Hearing Date</b>	
01/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LUCIE ARENDT	Phone with Area Code (608) 345-1421	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 49 DANKS RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS LUCARENDT@HOTMAIL.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	
49 DANKS ROAD				49 DANKS ROAD	
TOWNSHIP RUTLAND	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP RUTLAND	SECTION 36
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-364-8180-7		---		0510-364-9500-7	

CUP DESCRIPTION
LIMITED FAMILY BUSINESS-ART STUDIO

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(m)	3

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

COMMENTS: LIMITED FAMILY BUSINESS-ART STUDIO



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

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>Normt Lucie Arendt</u>	Agent	<u>n/a (current address)</u>
Address	<u>49 Danks Rd</u>	Address	<u>6630 Cloverbrook Rd</u>
Phone	<u>Stoughton WI 53589</u>	Phone	<u>Middleton WI 53562</u>
	<u>608-345-1421</u>		<u>until January</u>
Email	<u>LucArendt@hotmail.com</u>	Email	

Parcel numbers affected: 052 0510 364 8180.7 Town: Rutland Section: 36  
~~052 0510 364 8170.0~~  
052 0510 364 9560.7 Property Address: 49 Danks Rd  
Stoughton WI 53589

Existing/ Proposed Zoning District: A-2(2) / A-2(2)

- o Type of Activity proposed: Artist Studio  
*Separate checklist for mineral extraction uses must be completed.*
- o Hours of Operation - Varies
- o Number of employees - 0
- o Anticipated customers - occasional lessons, occasional appointments
- o Outside storage - none
- o Outdoor activities - none
- o Outdoor lighting - none
- o Outside loudspeakers - none
- o Proposed signs - none at street, maybe by door to building
- o Trash removal - minimal
- o Six Standards of CUP (see back)

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: Xuehua Arendt Date: 11/9/18



## 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.

cutting glass by hand, some sand carving  
(compressor - medium size)

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.

occasional visitors - no affect to community  
this is a very part time "business", mostly  
see customers at 2-10 art shows  
in Wisconsin

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.

no activities will detract from community

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

increasing electric service to meet needs

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.

minimal / occasional visitors

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

Conversation with Town of Putland indicated  
no concerns, building was previously  
used by a metals artist/business  
that was full-time.

**Conditional Use Permit Application Requirements**  
per sec. 10.255(2)(e), Dane County Code of Ordinances

*Site Plan.* All applications for a conditional use permit must be accompanied by a site plan, drawn to a scale large enough to show detail, that includes, at a minimum the following information:

- a. All buildings and all outdoor use and / or storage areas, existing and proposed, including provisions for water and sewer. Existing and proposed uses must be clearly labeled.
- b. All dimensions and required setbacks, side yards and rear yards.
- c. Location and width of all driveway entrances onto public and private roadways, and of all interior roads or driveways. Traffic flow patterns must be indicated.
- d. Parking lot layout in compliance with Section 10.18 of the Dane County Zoning Ordinance.
- e. Proposed loading/unloading areas. *none*
- f. Zoning district boundaries in the immediate area. All districts on the CUP property and on all neighboring properties must be clearly labeled.
- g. All natural features such as lakes, ponds, streams (including intermittent watercourses), flood zone and wetland areas, and slopes over 12% grade.
- h. The Zoning Administrator may require, at his or her discretion, site plans to show additional detail, including, but not limited to contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, and possible future expansion areas.

*Operational Plan.* All applications for a conditional use permit must be accompanied by an operational plan that describes, at a detail acceptable to the Zoning Administrator, the following characteristics of the operation:

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



**DANE COUNTY**  
**CONDITIONAL USE PERMIT #1532**

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT: The Conditional Use Permit.

FOR: Limited Family Business - furniture manufacture.

EFFECTIVE DATE OF PERMIT: 2/9/99 EXPIRATION DATE: (See Below)



THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

Part of the NE 1/4 SE 1/4 and the SE 1/4 NE 1/4 Section 36, Town of Rutland described as follows: Starting from Southeast corner of Section 36, Town of Rutland Thence North 00°07'46" West 932.27 feet; thence S89°58'13" West 1300 feet; thence North 50 feet to the point of beginning; thence continuing North 450 feet; thence East 300 feet; thence South 300 feet; thence West 450 feet to the point of beginning.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

**Parcel Number - 052/0510-364-8180-7****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR10E	36	NE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 36-5-10 NE1/4SE1/4 EXC N 510 FT THF SUBJ TO ESMT IN R3352/74 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	NORMAN ARENDT	
Current Co-Owner	LUCIE ARENDT	
Primary Address	49 DANKS RD	
Billing Address	49 DANKS RD STOUGHTON WI 53589	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1 G4 G5 G5M	
Assessment Acres	25.000	
Land Value	\$107,100.00	
Improved Value	\$369,400.00	
Total Value	\$476,500.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~06/20/2018~~ - 05:00 PM

Ends: ~~06/20/2018~~ - 07:00 PM

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/28/2018~~ - 06:00 PM

Ends: ~~06/28/2018~~ - 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼



### Zoning Information

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

### Zoning

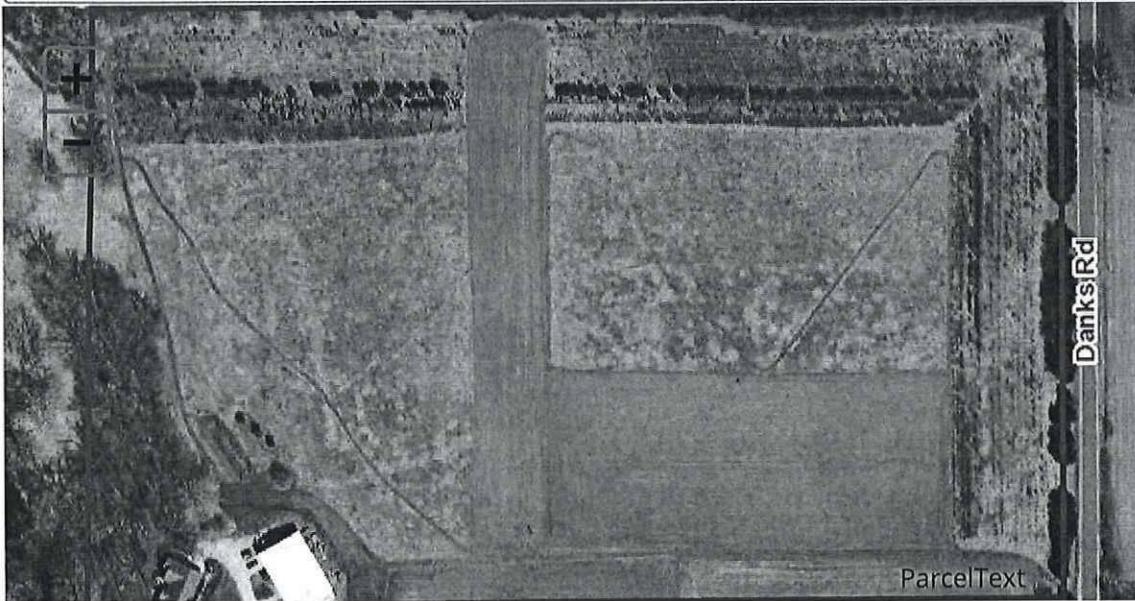
A-1(EX) ~~0.93~~ 3 acres

A-2(2) 0.93 Acres DCPREZ-0000-07424

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



[DCiMap](#)

[Google Map](#)

[Bing Map](#)



**Tax Summary (2017)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$107,200.00	\$369,400.00	\$476,600.00
<b>Taxes:</b>		\$8,330.01
<b>Lottery Credit(-):</b>		\$136.18
<b>First Dollar Credit(-):</b>		\$77.81
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$8,124.69

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26ST	STOUGHTON FIRE
OTHER DISTRICT	26ST	EMS STOUGHTON

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/30/2018	5451325		



[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: 0510-364-8180-7

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

**Parcel Number - 052/0510-364-9500-7****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR10E	36	SE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 36-5-10 PRT SE1/4SE1/4 LYG N OF LN RNG 1686 FT S OF & PARA TO SEC N LN <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	NORMAN ARENDT	
Current Co-Owner	LUCIE ARENDT	
Primary Address	<b>No parcel address available.</b>	
Billing Address	49 DANKS RD STOUGHTON WI 53589	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	11.800	
Land Value	\$6,000.00	
Improved Value	\$0.00	
Total Value	\$6,000.00	

Show Valuation Breakout

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[About Open Book](#)

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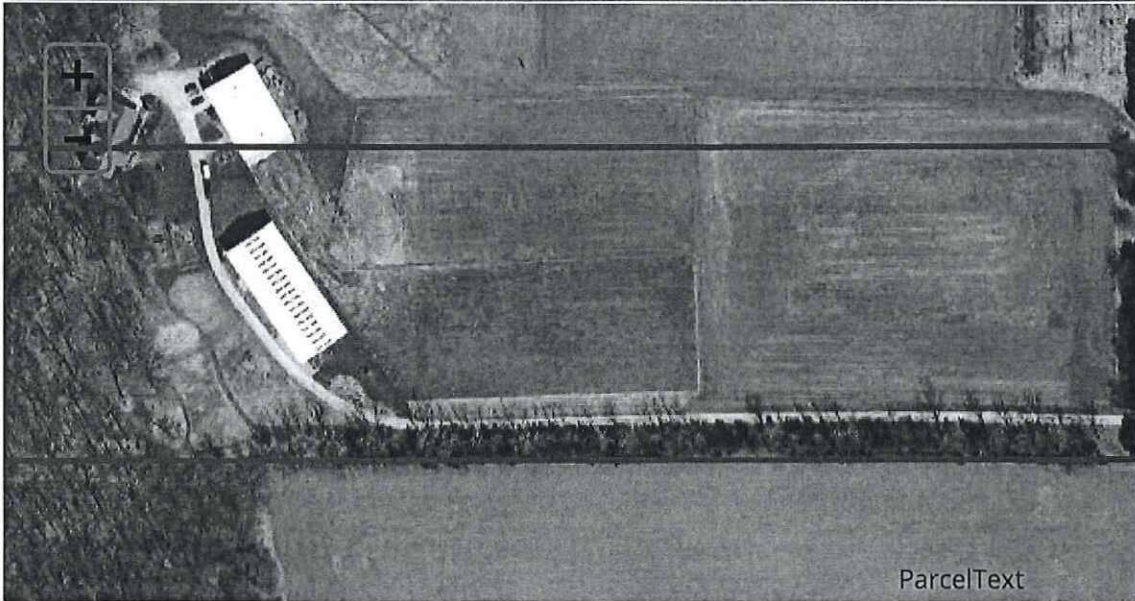
A-1(EX)

A-2(2) 2.17 Acres DCPREZ-0000-07424

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Zoning District Fact Sheets

**Parcel Maps**



**DCiMap**



**Tax Summary (2017)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$6,100.00	\$0.00	\$6,100.00
<b>Taxes:</b>		\$106.62
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$106.62

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26ST	STOUGHTON FIRE
OTHER DISTRICT	26ST	EMS STOUGHTON

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
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By Parcel Number: 0510-364-9500-7

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READ REV LIVING TR DOUGLAS & WENDY  
3277 OLD STAGE RD  
STOUGHTON WI 53589

MARY J LARSEN  
11334 N WEBSTER RD  
EVANSVILLE WI 53536

METZLER IRREV INCOME TR JEFFREY A & JANE L  
111 DANKS RD  
STOUGHTON WI 53589

JUSTAMERE FARMS INC  
155 STATE HIGHWAY 138  
STOUGHTON WI 53589

CARYL ANN SPRAGUE  
3205 OLD STAGE RD  
STOUGHTON WI 53589

WARREN P SCHUCK  
3217 OLD STAGE RD  
STOUGHTON WI 53589

NORMAN ARENDT  
LUCIE ARENDT  
49 DANKS RD  
STOUGHTON WI 53589

VIKE INVESTMENT GROUP LLC  
987 COTTONWOOD DR  
STOUGHTON WI 53589

NORMAN ARENDT  
LUCIE ARENDT  
49 DANKS RD  
STOUGHTON WI 53589

VIKE INVESTMENT GROUP LLC  
987 COTTONWOOD DR  
STOUGHTON WI 53589

NORMAN ARENDT  
LUCIE ARENDT  
49 DANKS RD  
STOUGHTON WI 53589

CHRISTOPHER BEEBE  
196 LEEDLES MILL RD  
STOUGHTON WI 53589



A-1(EX)  
DCPREZ-0000-00000

DCPREZ-0000-00000rd

3217

3205

A-1(EX)  
DCPREZ-0000-00000

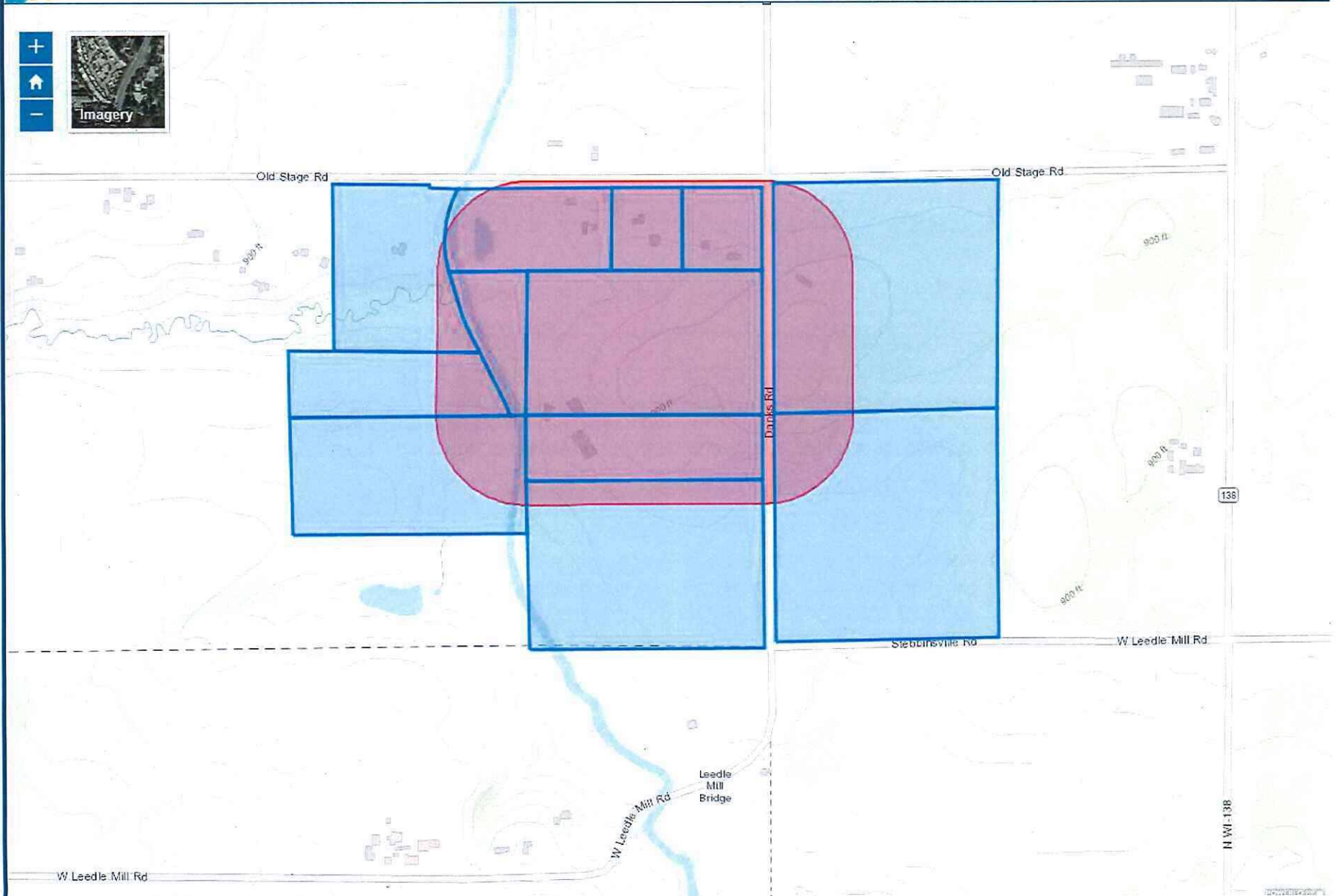
49

CUP  
1532  
Limited family businesses  
A-2(2)  
DCPREZ-0000-07424

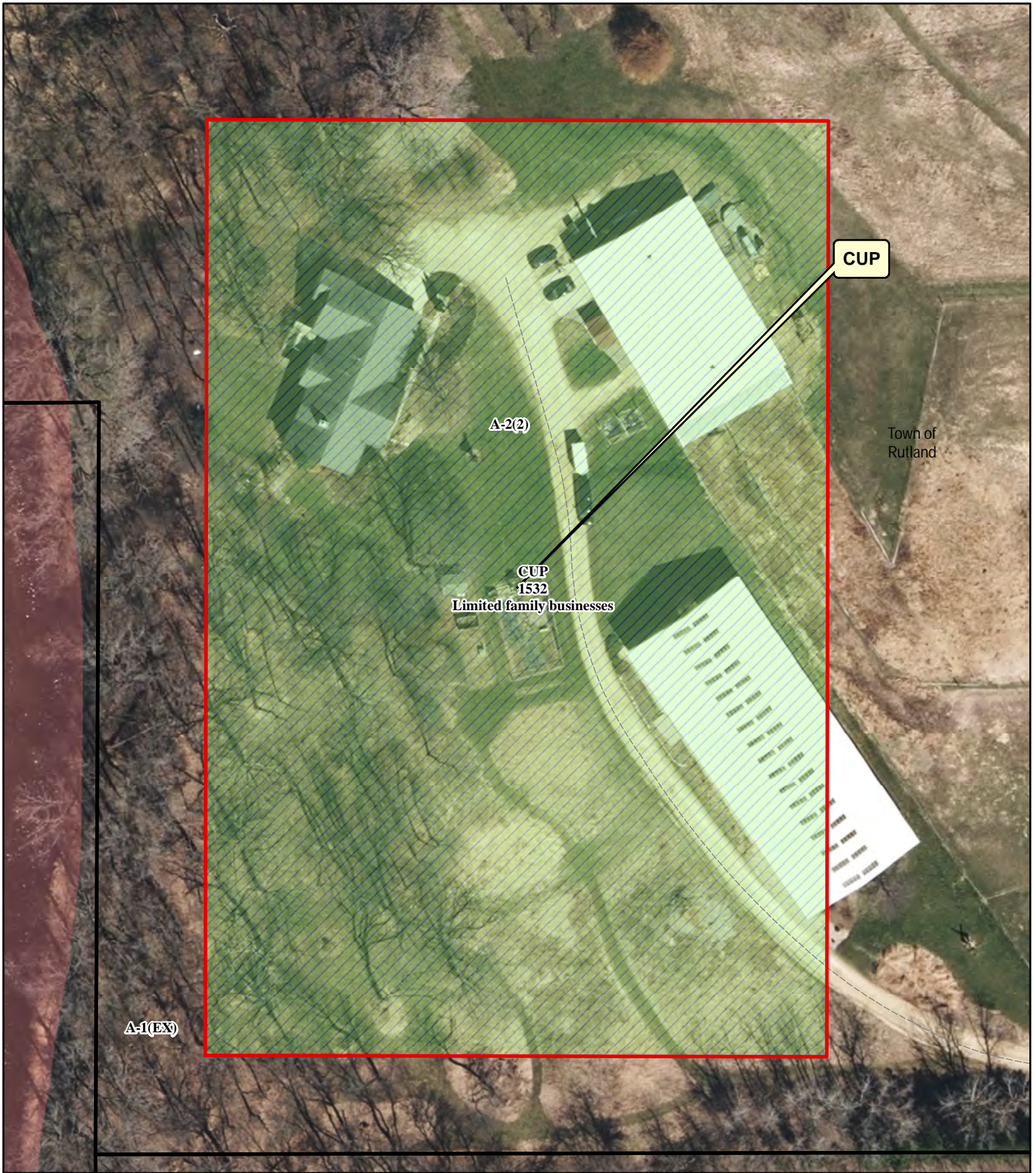
Danks Rd

1" = 200'









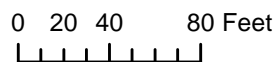




**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Class 1
-  Floodplain
-  Class 2



**CUP 02448  
LUCIE ARENDT**