

# Dane County Conditional Use Permit Application

|                            |                     |
|----------------------------|---------------------|
| <b>Application Date</b>    | <b>C.U.P Number</b> |
| 03/11/2015                 | DCPCUP-2015-02310   |
| <b>Public Hearing Date</b> |                     |
| 05/26/2015                 |                     |

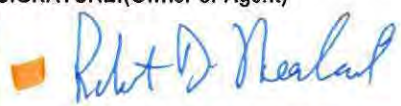

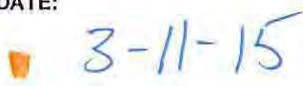
| OWNER INFORMATION   |  | AGENT INFORMATION                                    |                      |
|---|--|--|----------------------|
| OWNER NAME<br>ROBERT D NEERLAND                           | Phone with Area Code<br>(608) 206-7509 | AGENT NAME<br><input type="checkbox"/>               | Phone with Area Code |
| BILLING ADDRESS (Number, Street)<br>7993 COUNTY HIGHWAY G |  | ADDRESS (Number, Street)<br><input type="checkbox"/> |                      |
| (City, State, Zip)<br>VERONA, WI 53593                    |  | (City, State, Zip)                                   |                      |
| E-MAIL ADDRESS<br>BOB@KWIKKILL.NET                        |  | 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 |         |
| 7993 COUNTY HIGHWAY G      |               |                            |         |                            |         |
| TOWNSHIP<br>SPRINGDALE     | SECTION<br>25 | TOWNSHIP                   | SECTION | TOWNSHIP                   | SECTION |
| PARCEL NUMBERS INVOLVED    |               | PARCEL NUMBERS INVOLVED    |         | PARCEL NUMBERS INVOLVED    |         |
| 0607-251-9610-5            |               | ---                        |         | ---                        |         |

| CUP DESCRIPTION                    |
|------------------------------------|
| FAMILY OWNED PEST CONTROL BUSINESS |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.126(3)(m)                          | 5.04  |
| 10.126(3)(x)                          | 5.04  |

|  |                                 |
|--|---------------------------------|
| DEED RESTRICTION REQUIRED?<br><input type="checkbox"/> Yes <input type="checkbox"/> No | Inspectors Initials<br><br>PMK2 |
| Applicant Initials _____   |                                 |

|   |
|---|
| SIGNATURE:(Owner or Agent)<br> |
| PRINT NAME:<br>                |
| DATE:<br>                      |

COMMENTS: ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS WITH SANITARY PLUMBING FIXTURES. THIS WILL BRING THE CURRENT USE INTO COMPLIANCE.



DANE COUNTY  
**PLANNING DEVELOPMENT**

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

**Conditional Use Application**

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

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>Robert &amp; Sandra Neerland</u>      | Agent   | _____ |
| Address | <u>7993 County Rd G, Verona WI 53593</u> | Address | _____ |
| Phone   | <u>608-206-7509</u>                      | Phone   | _____ |
| Email   | <u>bob@kwikkill.net</u>                  | Email   | _____ |
|         | <u>bsneer@chorus.net</u>                 |         | _____ |

Parcel numbers affected: 0607-251-9610-5 Town: Springdale Section: 25  
 Property Address: 7993 County Road G  
Verona

Existing/ Proposed Zoning District : A-1 / A-2 (4)

- o Type of Activity proposed:
- 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)

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: Bob Neerland

Date: 3-10-2015



## CONDITIONAL USE APPLICATION FOR PARCEL #0607-251-9610-5

**Activity proposed:** A family owned and operated service business with the need to store service vehicles and run an office. Services are provided off site with no customers coming to this site. Basically need a heated building to store service vehicles over the winter months and to operate an office to process paper work.

**Hours of operation:** Monday through Friday 7am to 6pm with most activity between 8am and 4pm. There may be an occasional Saturday but no Sundays, evening or night hours.

**Number of employees:** 40 employee hours per week on site.

**Anticipated customers:** Our customers are located off site as we go to them to provide our service. Customers do not need to ever come to us.

**Outside Storage:** We will not be storing anything outside with the exception of a few employee vehicles parked in the paved parking area in the back of the building during hours of operation.

**Outdoor activities:** We do not anticipate any outdoor activities.

**Outdoor lighting:** One 100 watt light position over the back door with a deflector directing the light downward.

**Outside loudspeakers:** None

**Proposed signs:** None, we have no use for signage.

**Trash removal:** We generate little trash. Most trash is recyclables such as cardboard and small plastic containers. Our trash does not exceed our allowable limit for the town.

*We need approval for sanitary fixtures so we can have water and a sink inside the building.*

1. We are a family owned and operated service business for 36 years, and have always been a home based business. We are a service business, therefore the majority of our daily operations are performed off site. This building is needed to store vehicles and equipment, and office space. Nothing we do does or will affect the public health or safety of the neighborhood or our immediate neighbors. We maintain a very neat and orderly property.

2. This is a very nice looking building, not an eyesore that should be offensive to neighbors or passersby. Being a service oriented business, there is no customer traffic. Our technicians arrive to get what they need for the day, then leave to service their accounts, returning at end of day. They are minimally on site during the work day. Their vehicles may be parked on site in an area behind the building, furthest from the highway.

3. The placement of this building is on the footprint of a barn which was here when we purchased the property in 1997. The barn was in disrepair and unsafe, and was removed. This business and building has no impact on surrounding development.

4. The property has access through an existing driveway and has utilities. There are no drainage issues.

5. Incoming and outgoing traffic at this location is minimal. Visibility is very good in both directions. We drive Toyota Matrix's, not large heavy equipment or large vehicles. Our vehicles are not impeding traffic as they enter and exit the highway.

6. We are a structural pest control service only. We use only hand held equipment, no large trucks, no trailers, no truck mounted spray rigs. Our largest piece of equipment is a 24' ladder. Our business has been in operation since 1979 with no prior neighbor complaints, no violations, no liability complaints and over 100 positive customer reviews on Google, Yahoo, Yelp and Angie's List. We respect our neighbors and customers opinions, and are willing to work together to make things work for all.



A-1  
DCPREZ-0000-00000

2103

G

7093

55025C0555G

2073

A-1  
DCPREZ-0000-00000

2029



**SURVEYOR'S CERTIFICATE**  
 State of Wisconsin )  
 County of Dane ) SS.

**CERTIFIED SURVEY MAP**

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

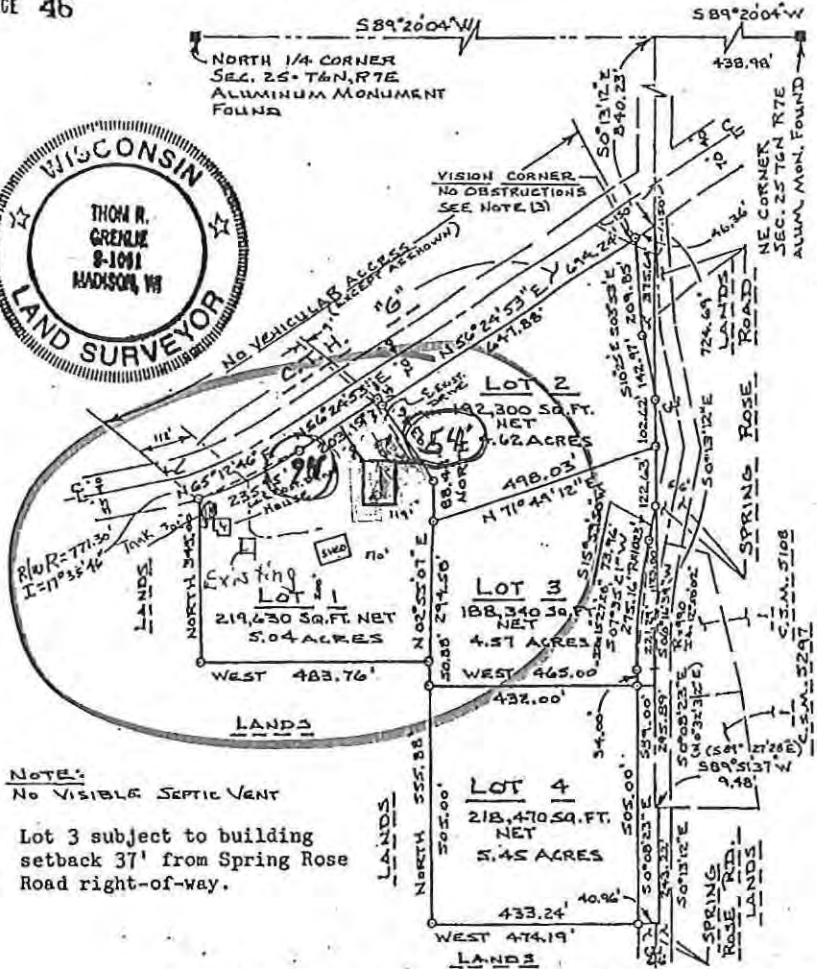
I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

*Thom R. Grenlie*  
 Thom R. Grenlie, Registered Land Surveyor

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BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 25-67 WHICH BEARS S89°20'04" N (ASSUMED).



**NOTE:**  
 No visible Septic Vent

Lot 3 subject to building setback 37' from Spring Rose Road right-of-way.

**LEGEND**  
 Scale: 1 inch = 300 ft.  
 ● iron stake found  
 ○ 1"x24" iron pipe set min. wt. = 1.13#/ln ft.

SURVEYED TRG ETP fAgk  
 DRAWN Agk  
 APPROVED TRG  
 FIELD BOOK 90/38  
 DATE 7/17/90  
 TAPE/FILE 15/28

SURVEYED FOR: DENNIS MIDTHUN 426 S. YELLOWSTONE DRIVE MADISON WI 53719 (608) 883-7629  
 DESCRIPTION-LOCATION: PART OF THE EAST 1/2 OF THE NE 1/4; PART OF THE SW 1/4, NE 1/4 OF SECTION 25, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.  
 APPROVED FOR RECORDING PER DANE COUNTY ZONING & NAT. RESOURCES Commission action of September 13, 1990.

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT  
 Received for recording this 13<sup>th</sup> day of SEPTEMBER, 1990 at 8:45 o'clock a.m. and recorded in Volume 30 of Certified Survey Maps of Dane County on pages 32 + 33.  
 JANE LICHT + KAREN L. SUBIETA Register of Deeds  
 DOCUMENT 2222650 DEPUTY CLERK  
 CERTIFIED SURVEY MAP# 6203 Vol. 30 Page 32.

**Lot 1**

Parcel Number -  
054/0607-251-9610-5

Current

Summary Report

← Parcel  
Parents

| Parcel Summary     |  | More + |
|--------------------|--|--------|
| Municipality Name  | TOWN OF SPRINGDALE   |        |
| Parcel Description | LOT 1 CSM 6203<br>CS30/32&33 R14736/46-9/13...   |        |
| Owner Names        | ROBERT D NEERLAND <br>SANDRA G NEERLAND  |        |
| Primary Address    | 7993 COUNTY HIGHWAY G  |        |
| Billing Address    | 7993 COUNTY HIGHWAY G<br>VERONA WI 53593   |        |

| Assessment Summary       |              | More + |
|--------------------------|--------------|--------|
| Assessment Year          | 2015         |        |
| Valuation Classification | G1           |        |
| Assessment Acres         | 5.040        |        |
| Land Value               | \$138,200.00 |        |
| Improved Value           | \$166,800.00 |        |
| Total Value              | \$305,000.00 |        |

Show Valuation Breakout

### Zoning Information

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

Zoning

A-1

Zoning District Fact Sheets

### Parcel Maps



DCiMap

Google Map

Bing Map

### Tax Summary (2014)

More +

E-Statement

E-Bill

E-Receipt

| Assessed Land Value     | Assessed Improvement Value | Total Assessed Value |
|-------------------------|----------------------------|----------------------|
| \$138,200.00            | \$166,800.00               | \$305,000.00         |
| Taxes:                  |                            | \$4,850.98           |
| Lottery Credit(-):      |                            | \$132.40             |
| First Dollar Credit(-): |                            | \$78.24              |
| Specials(+):            |                            | \$148.67             |
| Amount:                 |                            | \$4,789.01           |

### District Information



| Type              | State Code | Description          |
|-------------------|------------|----------------------|
| REGULAR SCHOOL    | 5901       | VERONA SCHOOL DIST   |
| TECHNICAL COLLEGE | 0400       | MADISON TECH COLLEGE |
| OTHER DISTRICT    | 27MH       | MT HOREB FIRE        |

| Recorded Documents |               |             |        |      |
|--------------------|---------------|-------------|--------|------|
| Doc. Type          | Date Recorded | Doc. Number | Volume | Page |
| WD                 | 02/03/1998    | 2907311     |        |      |

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: 0607-251-9610-5

By Owner Name: ROBERT D NEERLAND

By Owner Name: SANDRA G NEERLAND

Document Types and their Abbreviations

Document Types and their Definitions

