

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/22/2020	DCPCUP-2020-02502
Public Hearing Date	
08/25/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HELLENBRAND LIVING TR, JUDITH E	Phone with Area Code (608) 444-8499	AGENT NAME TROY HELLENBRAND	Phone with Area Code (608) 444-8499
BILLING ADDRESS (Number, Street) 2145 HILLEBRAND DR		ADDRESS (Number, Street) 2145 HILLEBRAND DR.,	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Cross Plains, WI 53528	
E-MAIL ADDRESS ltjhh2@tds.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	
lands nw of 8778 Airport Rd.,				nw of 8778 Airport Rd.,	
TOWNSHIP MIDDLETON	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP Middleton	SECTION 06
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-062-9185-0		---		0708-062-9170-0	

CUP DESCRIPTION
allowing height of accessory building to be 16' or less

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.254(3)	3.52





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

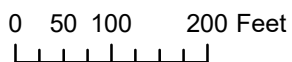
COMMENTS: 10.254 (3) ACCESSORY BUILDINGS GREATER THAN 12' BUT LESS THAN OR EQUAL TO 16'



Legend

Wetland > 2 Acres Significant Soils

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



**CUP 02502
HELLENBRAND LIVING
TR, JUDITH E**

C.U.P. Application

Written Statement of Intent and Operations Plan

Describe in detail the proposed Rezone/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.

Prior to 2018, 4704 Enchanted Valley Road was a single 5.39 acre parcel. In 2018 this parcel was subdivided, under CSM 14831, into four lots of roughly 1.7 acres each.

In March of 2020, the Judith E. Hellenbrand Living Trust purchased Lots #1, #2 and #3 of this CSM and will be building two single family homes on lots #1 and #2. Lot #1 will also have an outbuilding with a median roof height of 16 ft, which is why we are applying for the C.U.P. as it is listed as an acceptable use under the SFR-08 conditional uses.

The Conditional Use Permit is being requested to accommodate the construction of an outbuilding with a 16' tall median roof height. The entire parcel will be utilized solely as a residential property. The detached accessory building will contain storage for personal vehicles, maintenance equipment and a private woodworking shop.

We are working on this project with both Acker (for the home) and Cleary Builders (for the outbuilding). The outbuilding we are hoping to build with Cleary Builders will be approximately 2,600 square feet and will have a mean of roof height of 16'.

The applied for C.U.P./Rezoning does not request or provide for any commercial use of the property.

List the proposed days and hours of operation.

The applied for C.U.P. utilizes the property as a single-family home. The single-family home will likely be occupied 24/7 by one member of the family or another. The applied for C.U.P. does not request or provide for any commercial use of the property.

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

None. The property will be utilized only in a residential capacity.

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.

The conditional use permit shall only allow for the addition of a detached outbuilding with a median roof height of 16 feet. This C.U.P. approval will generate no more additional noise, odor, dust, soot or runoff than the parcel's currently approved usage would.

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

This C.U.P. will not grant, nor is the applicant proposing, the outside storage of any materials or the conducting of any processing or other commercial activities on this parcel.

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.

If approved, this C.U.P. will allow for the construction of a single-family residence with a detached outbuilding with a median height of 16 feet. The owners of this property and their general contractor, Acker Builders, pledge to abide by all relevant Dane County (Chapter 11 & 14) and Town of Middleton (Chapter 17) stormwater and erosion control standards both during and after the construction project.

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.

To support the home, a new well and septic system will be installed on the property. On 01-20-20, Septic Specialists performed a soil evaluation on this property. This report indicates that the land can support a six-bedroom private onsite wastewater treatment system utilizing a six-inch sand mound drain field. There will be no livestock housed on this property.

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

The parcel will be utilized to house a single-family residence with a detached outbuilding with a median roof height of 16 feet. As such, the homeowner will use the Town of Middleton's contracted solid waste removal vendor, Advanced Disposal Services, to remove all refuse and recycling. The residents will utilize Advanced Disposal Service's 95-gallon carts to store solid waste and recyclables within their attached garage until the scheduled retrieval dates. Garbage will be removed weekly while recyclables will be picked up every other week.

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

In 2018 this land was legally subdivided (under CSM 14831) into four single family residential lots and zoned SFR-08. Also, at this same time, a private access road was also designed and constructed to handle the traffic flow of four single family homes as they approach either Airport Road or Enchanted Valley Road. It is our intention to construct a single-family home on Lot #1, with an outbuilding with a median roof height of 16 feet. This will not impact the traffic flow in the area. At its maximum capacity this home should house up to four private vehicles. These vehicles will each likely travel to and from the residence, via the previously mentioned private access road, two or three times daily.

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

With the approval of this C.U.P., this property will continue to be utilized as a single-family residential parcel. As such, no hazardous, toxic or explosive materials will be stored upon this site.

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.

With the approval of this C.U.P., this property will continue to be utilized as a single-family residential parcel. The planned structures on this property shall be constructed according to all Dane County and Town of Middleton building codes. Exterior lighting on the proposed structures, and any landscape lighting, will be consistent with customary practices. No exterior lighting fixtures shall be greater than 2,500 lumens and all exterior lighting shall be shielded to provide no more than .5 foot-candles on the ground at the lot line.

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

With the approval of this C.U.P., this property will continue to be utilized as a single-family residential parcel. As such, there shall be no exterior signage on this property.

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

Prior to 2018, 4704 Enchanted Valley Road was a single 5.39-acre parcel. In 2018 this parcel was subdivided, under CSM 14831, into four lots of roughly 1.7 acres each. It is our intention to build single family homes on lots #1 and #2 and add an outbuilding with a median roof height of 16 feet on lot #1. This land is currently zoned as SFR-08. Lots #1 & #2 are currently vacant single-family residential lots.

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

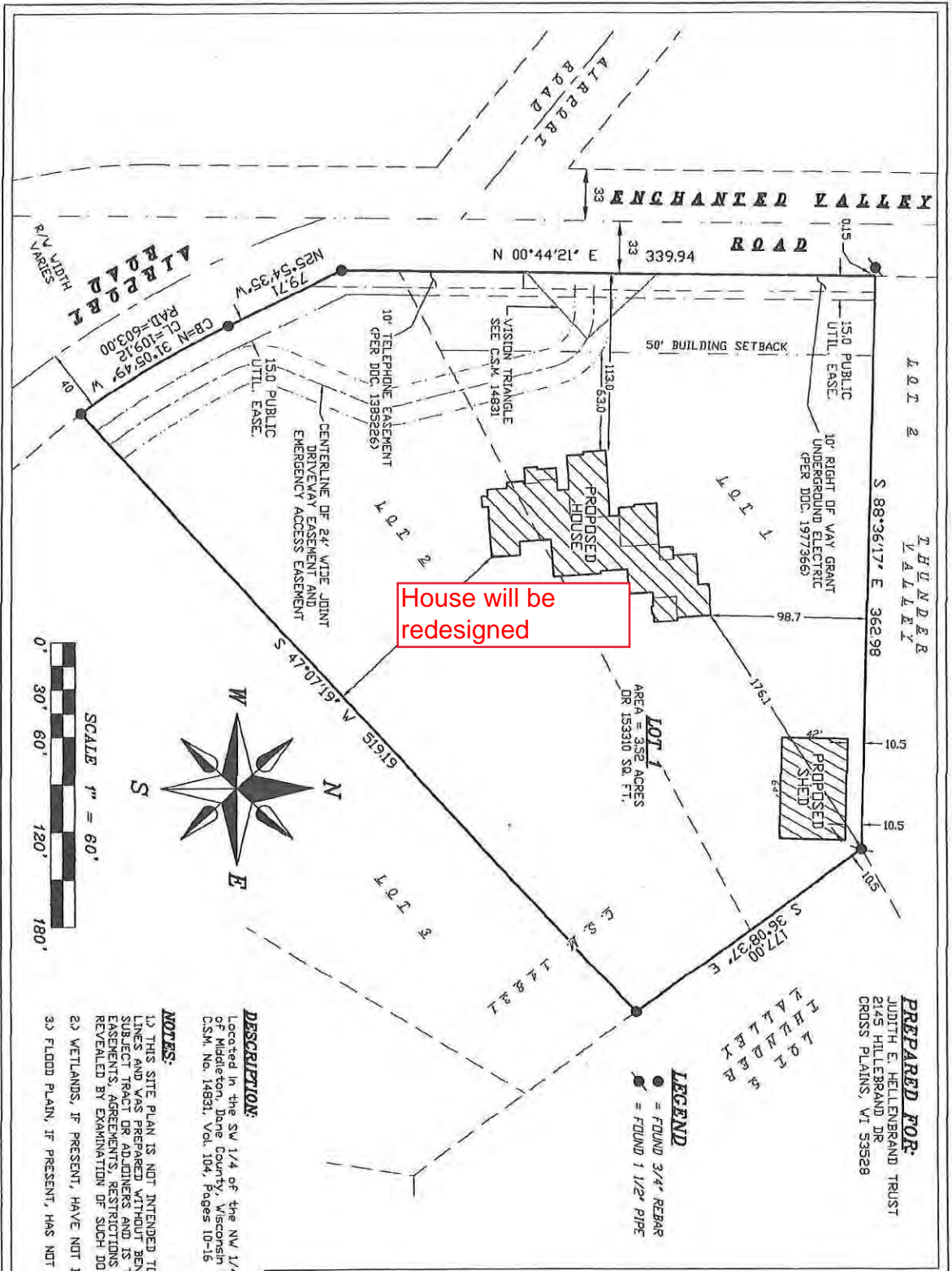
The following is a list of properties surrounding the subject parcel. The properties to the south and west of the subject properties all contain large single-family homes. The properties to the north and east of the subject property are zoned to contain single family homes, however, the land is either vacant or being utilized as farmland.

West of Subject Parcel – 070701198200 – Zoned RR-8 (Rural Residential)

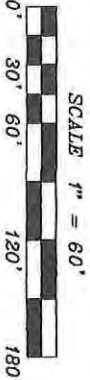
South of Subject Parcel – 070806292000 – Zoned SFR-08 (Rural Residential)

East of Subject Parcel – 070806290606 – Zoned RR-2 (Rural Residential)

North of Subject Parcel – 070806290302 – Zoned RR-4 (Rural Residential)



House will be redesigned



DESCRIPTION:
 Located in the SW 1/4 of the NW 1/4 of Section 6, T7N, R8E, Town of Middleton, Dane County, Wisconsin including all of Lots 1 and 2 of C.S.M. No. 14831, Vol. 104, Pages 10-16

NOTES:
 1) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.


PREPARED FOR:
 JUDITH E. HELLEBRAND TRUST
 2145 HILLEBRAND DR
 CROSS PLAINS, WI 53528

LEGEND
 ● = FOUND 3/4 REBAR
 ○ = FOUND 1 1/2" PIPE

SITE PLAN

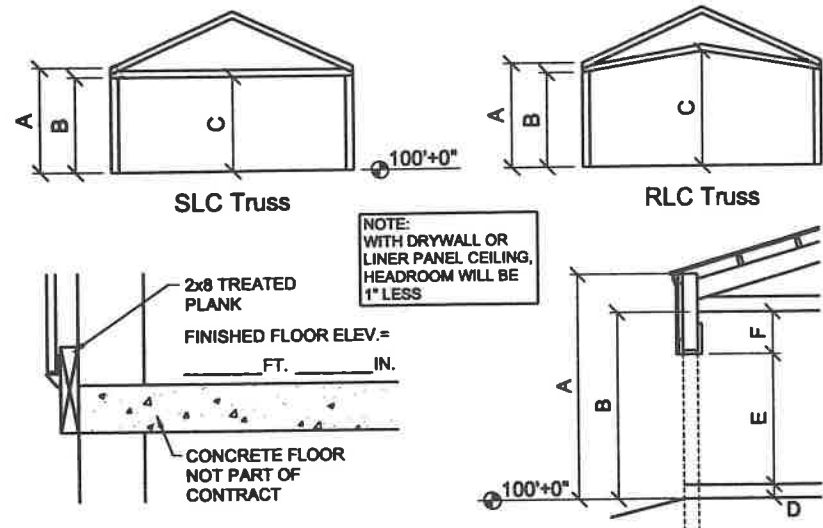
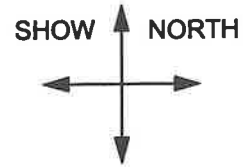
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DATE	MAY 5, 2020	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 60'		DRAWING NO.	20V-103
DRAWN BY	BRAD ROOSHA		SHEET	1 OF 1


WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

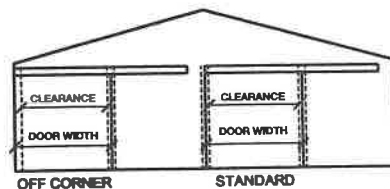


P.O. BOX 930220
 VERONA, WI 53593-0220
 (608) 845-9700
 FAX (608) 845-7070



- 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

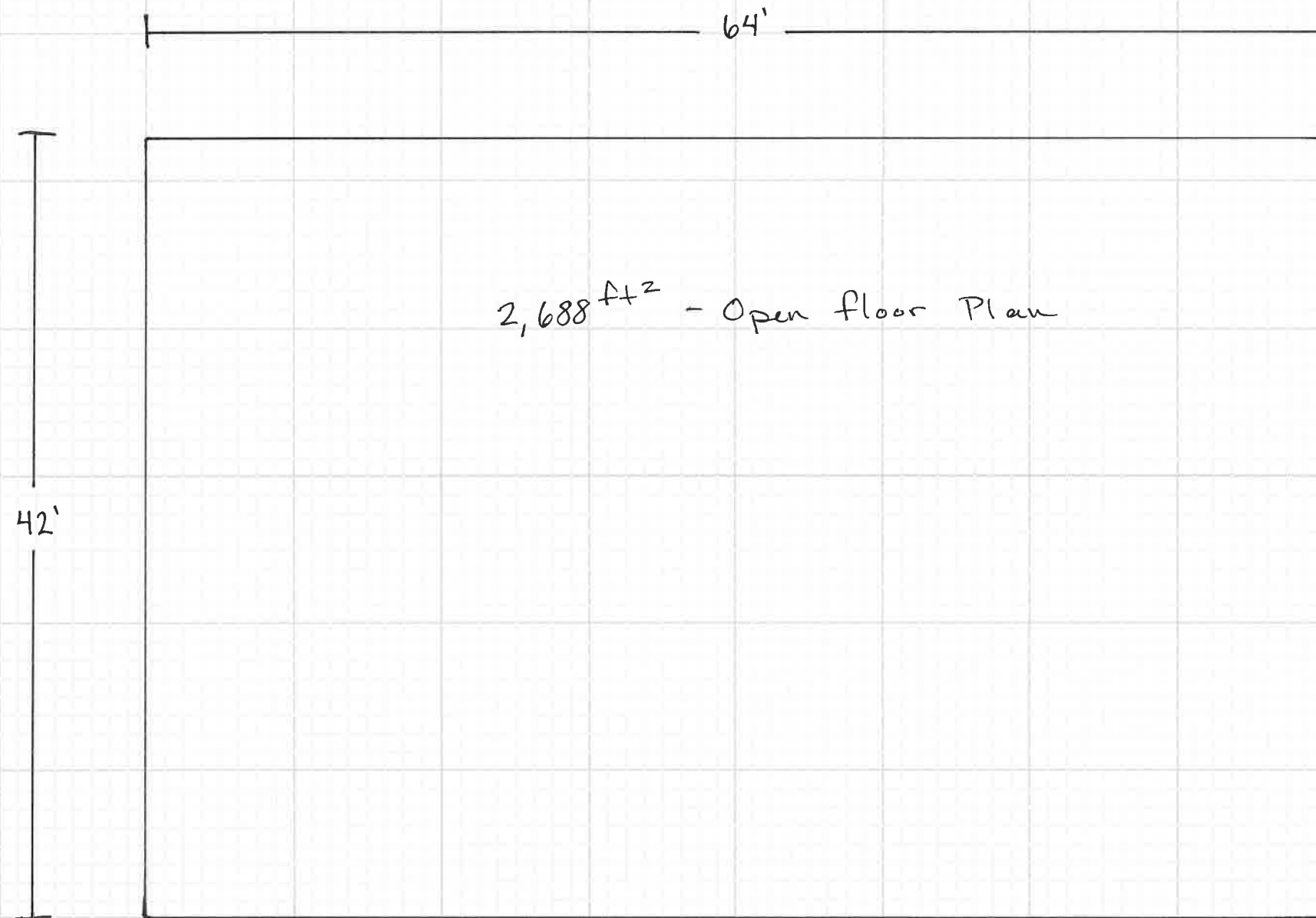


DOOR WIDTH _____	DOOR WIDTH _____
OPENING CLEARANCE _____	OPENING CLEARANCE _____
HEIGHT _____	HEIGHT _____
DOOR WIDTH _____	DOOR WIDTH _____
OPENING CLEARANCE _____	OPENING CLEARANCE _____
HEIGHT _____	HEIGHT _____

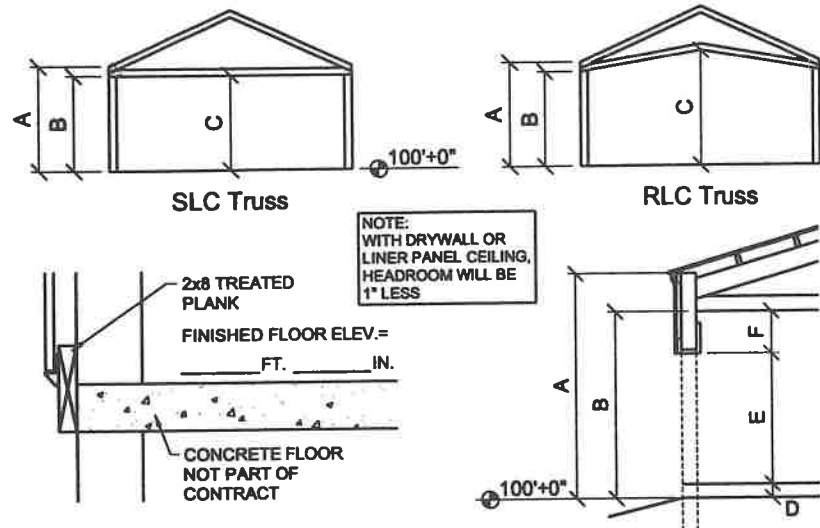
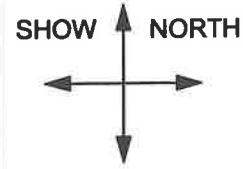
NOTE: ALL DOOR OPENINGS NEED TO BE CLEARLY DIMENSIONED FROM THE NEAREST CORNER. SHOW ALL CONDITIONS OF ALL ATTACHMENT (LEANS, PORCHES, ETC.) ON THE LAYOUT BELOW. INDICATE EAVE HEIGHTS AND ROOF PITCHES OF ALL ATTACHMENTS.

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.)

Hellenbrand Living Trust, Judith E.
 N 1/8" = 1'

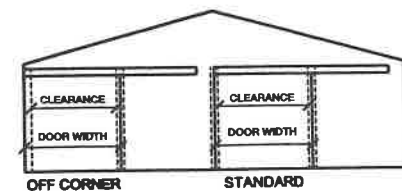


DATE _____ PURCHASER SIGNATURE _____ SELLER SIGNATURE _____



- 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 _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

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$\frac{1}{8}'' = 1'$

