

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/20/2015	DCPREZ-2015-10830
Public Hearing Date	C.U.P. Number
04/28/2015	DCPCUP-2015-02312

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME WILLIAM K GARFOOT	PHONE (with Area Code) (608) 437-8088	AGENT NAME JAMES NICHOLSON	PHONE (with Area Code) (60)832-1565
BILLING ADDRESS (Number & Street) 2161 SPRINGDALE CENTER RD 2161 SPRINGDALE		ADDRESS (Number & Street) 8623 DAVIS STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS garfootw@aol.com		E-MAIL ADDRESS	

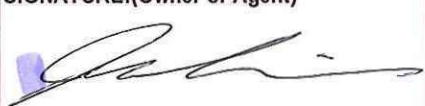
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
West of 8593 Davis Street		8623 Davis Street			
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-343-9645-0		0607-343-6211-0			

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	LIMITED FAMILY BUSINESS - LANDSCAPING
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1 Agriculture District	R-3 Residence District	0.6		
R-3A Residence District	R-3 Residence District	0.5		
R-2 Residence District	A-1 Agriculture District	0.4		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: 
DATE: 



Conditional Use Application

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
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.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner James L. Nicholson & Esperanza Nicholson Agent
Address 8623 Davis St. Address
Phone Verona, WI 53593 Phone
Email 608-445-9781 Email
jaybird@chorus.net

Parcel numbers affected: 0607-343-6211-0 Town: Springdale Section: 34
0607-343-9655-0 Property Address: 8623 Davis St.

Existing/ Proposed Zoning District: A-1 w/ Limited Family Business-Landscaping

- Type of Activity proposed: Lawn Care/Landscaping and snow removal
Hours of Operation 7:30am - 4:00pm
Number of employees 3 (One non-family member)
Anticipated customers 0
Outside storage Yes, 3 vehicles and 3 trailers
Outdoor activities In the morning and evening when loading to leave/arrive
Outdoor lighting One outdoor light used only if needed
Outside loudspeakers No
Proposed signs No
Trash removal Yes - A 2yd. Dumpster picked up bi-monthly on Wednesdays.
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: [Signature] Date: 3/26/05

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.

There is a clear open driveway/entrance with visibility in both directions. Noise is kept to a minimum and good tree screening of building and storage.

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.

By keeping operational hours between 7:30AM and 4:00 pm on weekdays. Most or all activity on site is upon arrival in morning and arrival back to shop in evening. All of our "work" is done off site at customers residences.

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.

We have no plans to expand operations beyond current use. If more space was needed, we would move facilities elsewhere within the county.

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

Yes. Drainage is provided by a recent update with a new culvert. Driveway is asphalt regriind maintained for drainage and appearance.

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.

Existing driveway has good vision in both directions whether entering or exiting.

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

We will meet any regulations and requirements needed.

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

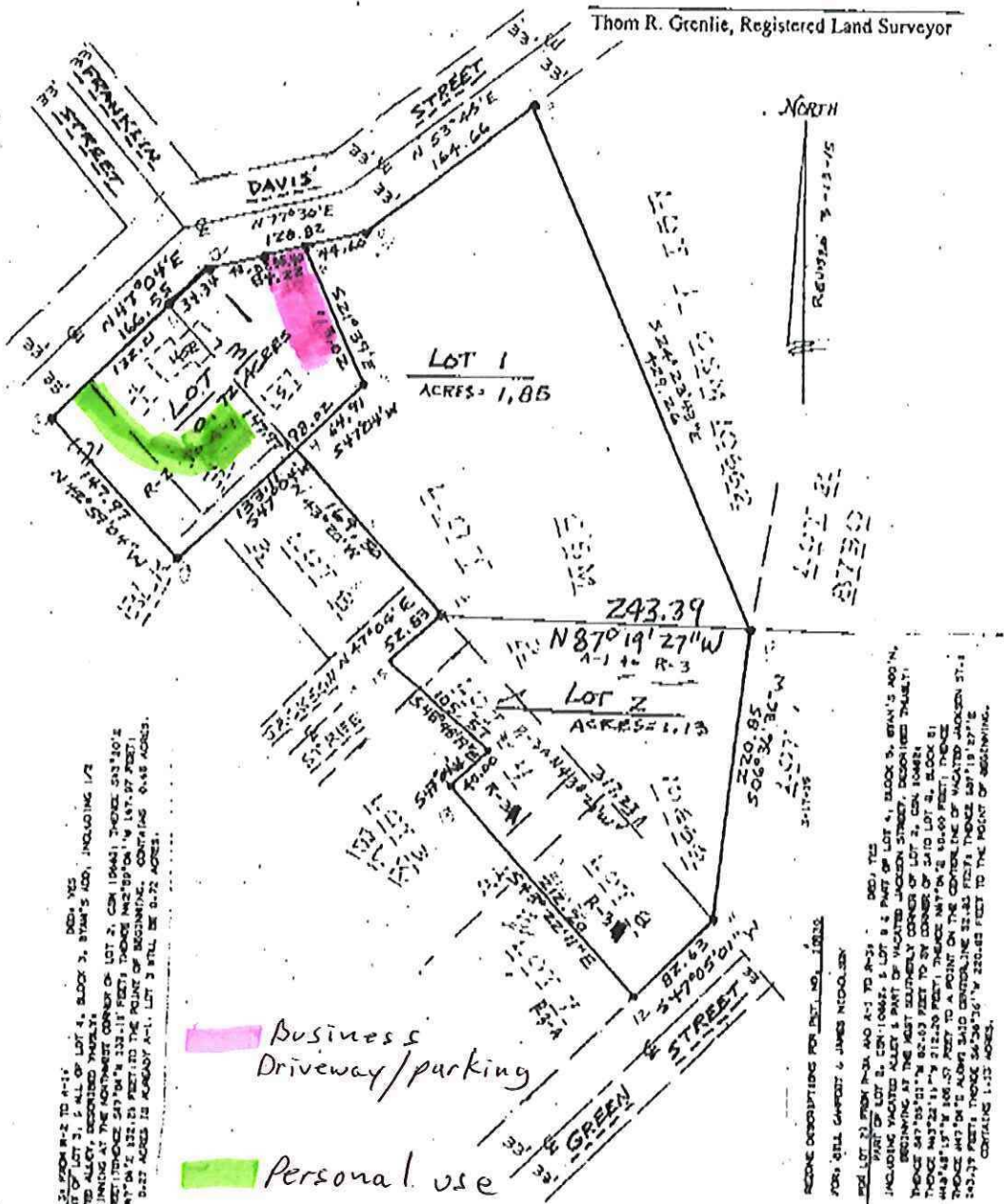
CERTIFIED SURVEY MAP PRELIMINARY

Will be

ZP# 10830

I, Thom R. Grenlie, hereby certify that this survey in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor



FOR LOT 2, FROM N 2 TO A-1-1, DOB, YES
 PART OF LOT 3, & ALL OF LOT 4, BLOCK 3, 2141'S ADD, INCLUDING 1/2
 OF VACATED ALLEY, DESCRIBED HEREIN,
 BEGINNING AT THE NORTHWEST CORNER OF LOT 2, C&M 10662, THENCE S 10° E
 187.17 FEET TO CORNER OF LOT 2, THENCE S 72° 10' W 187.17 FEET
 THENCE N 87° 19' 27\"/>

FOR LOT 2, FROM N 2 TO A-1-1, DOB, YES
 PART OF LOT 3, & ALL OF LOT 4, BLOCK 3, 2141'S ADD, INCLUDING 1/2
 OF VACATED ALLEY, DESCRIBED HEREIN,
 BEGINNING AT THE NORTHWEST CORNER OF LOT 2, C&M 10662, THENCE S 10° E
 187.17 FEET TO CORNER OF LOT 2, THENCE S 72° 10' W 187.17 FEET
 THENCE N 87° 19' 27\"/>

*Business
 Driveway/parking*

Personal use

LEGEND

Scale: 1 inch = 100 ft.
 ● Iron stake found
 ○ 1 1/2\"/>

SURVEYED Not
 DRAWN HC
 APPROVED TRG
 FIELD BOOK _____
 DATE 1-19-15
 TAP/FILE _____
 REVISED 3-12-15

SURVEYED FOR: WILLIAM GARFOOT 220-3833
2141 SPRINGDALE CENTER RD., VERONA, WI, 53593
 DESCRIPTION-LOCATION: LOT 2, C&M 10662, AND LOTS
1, 7 & 8, BLK. 3,

APPROVED FOR RECORDING PER DANE COUNTY ZONING &
LAND REG. COMM. action of _____

REGISTER OF DEEDS CERTIFICATE
 Received for recording this _____ day of _____
 and recorded in Volume _____ at _____ o'clock _____ m.
 Maps of Dane County on Page _____ of Certified Survey

Register of Deeds
 DOCUMENT # _____ Vol. _____ Page _____
 CERTIFIED SURVEY MAP # _____

OFFICE MAP NO. _____