

Dane County Rezone & Conditional Use Permit

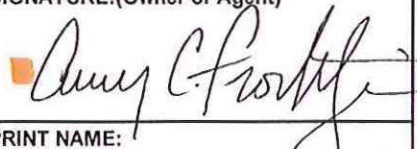
Application Date	Petition Number
05/08/2017	DCPREZ-2017-11154
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AMY C FROCHTZWEIG	PHONE (with Area Code) (608) 219-2194	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2277 RINDEN RD		ADDRESS (Number & Street)	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS CDWELDINGCO@GMAIL.COM		E-MAIL ADDRESS	

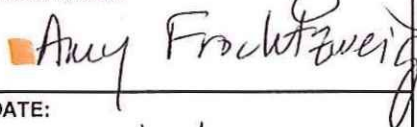
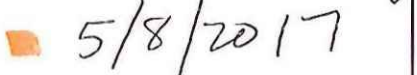
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2277 RINDEN ROAD					
TOWNSHIP PLEASANT SPRINGS	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-102-8001-5					

REASON FOR REZONE	CUP DESCRIPTION
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	A-2 (4) Agriculture District	6.94		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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 PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: REZONING FOR LIMITED FAMILY BUSINESS USE AND BATHROOM ALLOWANCES.

PRINT NAME: 
DATE:  5/8/2017

Dane County Conditional Use Permit Application


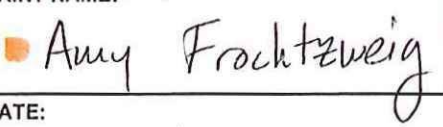

Application Date	C.U.P Number
05/08/2017	DCPCUP-2017-02383
Public Hearing Date	
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AMY C FROCHTZWEIG	Phone with Area Code (608) 219-2194	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 2277 RINDEN RD		ADDRESS (Number, Street)	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS CDWELDINGCO@GMAIL.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	
2277 RINDEN ROAD					
TOWNSHIP PLEASANT SPRINGS	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-102-8001-5		---		---	

CUP DESCRIPTION
FOR LIMITED FAMILY BUSINESS AND SANITARY PLUMBING FIXTURE USES.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(m) AND (x)	6.94

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

COMMENTS: REZONING FOR LIMITED FAMILY BUSINESS USE AND BATHROOM ALLOWANCE CONDITIONAL USES.



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

Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Amy & Charles Frochtzweig</u>	Agent's Name	_____
Address	<u>2277 Rinden Rd., Cottage Grove, WI</u>	Address	_____
	<u>53527</u>		_____
Phone	_____	Phone	_____
	<u>(608) 219-2194</u>		_____
Email	_____	Email	_____
	<u>cdweldingco@gmail.com</u>		_____

Town: Pleasant Springs Parcel numbers affected: 061110280015

Section: 10 Property address or location: 2277 Rinden Rd., Cottage Grove, WI 53527

Zoning District change: (To / From / # of acres) To A2-4 / From RH-2 / 6.940 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 91 % Other: 9 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

We're proposing to build a 40' x 50' x 10'4" accessory building with a bathroom to operate our aerospace welding shop in 1500 sq. ft. (see attached layout) as a family limited business per 10.192, and the remaining 500 sq. ft. for farm storage.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Amy Frochtzweig / Charles Frochtzweig

Date: 05/04/2017

Legal description of Zoning Boundaries

Lot one (1) of certified survey map no. 8699, recorded in volume 48 of certified survey maps, page 66, as document no. 2889713, in the Town of Pleasant Springs, Dane County Wisconsin. Parcel identifier no. 046/0611-102-8001-5, 6.940 acres, proposed zoning change from RH-2 to A2-4.



061100077 3300
061100077 3300
061100077 3300

061100077 3300

3300

600.00'

061100077 3300
061100077 3300

015 01'

3300

061100077 3300

061100077 3300

4300

061100077 3300

Planning, City of, (b)(6) - associations, associations, associations, associations



Rinden Rd

2236

2242

2295

2291

2277

Zone X

Parcel Number - 046/0611-102-8001-5

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR11E	10	NE of the NW
Plat Name	CSM 08699	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 8699 CS48/66&67 9/17/97 DESCR AS SEC 10-6-11 PRT NE1/4NW1/4 (6.94 ACRES INCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CHARLIE FROCHTZWEIG	🔒
Current Co-Owner	AMY C FROCHTZWEIG	🔒
Primary Address	2277 RINDEN RD	
Billing Address	2277 RINDEN RD COTTAGE GROVE WI 53527	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	6.940	
Land Value	\$109,800.00	
Improved Value	\$217,600.00	
Total Value	\$327,400.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/10/2017 - 12:00 PM~~

Ends: ~~04/10/2017 - 07:00 PM~~

Starts: ~~04/11/2017 - 09:00 AM~~

Ends: ~~04/11/2017 - 03:00 PM~~

[About Open Book](#)

Board Of Review

Starts: 05/25/2017 - 05:30 PM

Ends: To Adjourn

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

RH-2 DCPREZ-0000-06927

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$109,800.00	\$222,300.00	\$332,100.00
Taxes:		\$5,219.43
Lottery Credit(-):		\$142.16
First Dollar Credit(-):		\$75.59
Specials(+):		\$154.71
Amount:		\$5,156.39

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	06/21/2012	4883356		

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: 0611-102-8001-5

Document Types and their Abbreviations

Document Types and their Definitions

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.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703

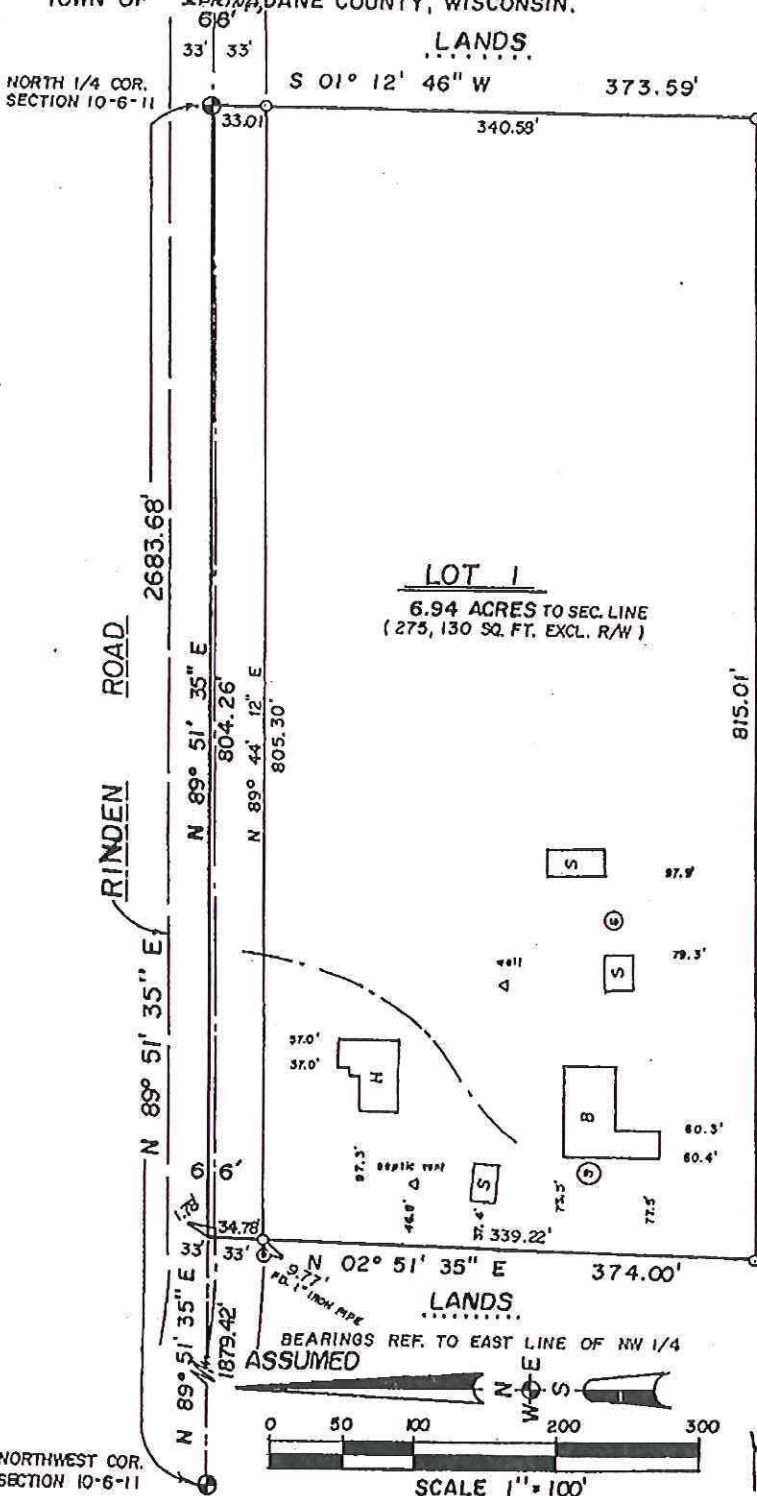


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DANE COUNTY CERTIFIED SURVEY MAP NO. 8699

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, T6N, R11E,
TOWN OF ^{ALEXANDER} ~~SPRING~~ DANE COUNTY, WISCONSIN.



LANDS

LEGEND

- FOUND ALUMINUM MONUMENT
- SET 1" X 24" IRON PIPE 1.13 LBS./FT.

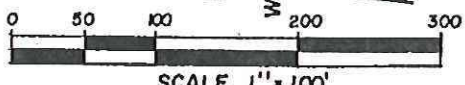
NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

SURVEYED FOR:
 JAMES W. WINTERS
 2295 RINDEN ROAD
 COTTAGE GROVE, WI.
 53527

SURVEYED BY:
 BADGER SURVEYING
 2121 N. SHERMAN AVE.
 MADISON, WI. 53704



BEARINGS REF. TO EAST LINE OF NW 1/4 ASSUMED



2/12



Stock No. 26273

0000312

DANE COUNTY CERTIFIED SURVEY MAP NO. 8699

SURVEYOR'S CERTIFICATE: I, MARK STEVEN GERHARDT, WISCONSIN LAND SURVEYOR, S-1983, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 10; THENCE N 89°51'35"E, ALONG THE NORTH LINE OF SAID NW 1/4, 1879.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N 89°51'35"E, ALONG SAID NORTH LINE, 804.26 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE S 01°12'46"W, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 10, 373.59 FEET; THENCE S 89°51'35"W, 815.01 FEET; THENCE N 02°51'35"E, 374.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE DANE COUNTY LAND DIVISION AND SUBDIVISION REGULATIONS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: SEPTEMBER 16, 1997

Mark Steven Gerhardt
MARK STEVEN GERHARDT,
WISCONSIN LAND SURVEYOR, S-1983

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75(1)(a), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE FOR APPROVAL.

James W. Winters
JAMES W. WINTERS, OWNER

STATE OF WISCONSIN)SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS 16TH DAY OF SEPTEMBER, 1997, NAMED THE ABOVE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: 11/7/1999 *Allen J. Hinkel*
NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

DANE COUNTY APPROVAL CERTIFICATE:

APPROVED FOR RECORDING THIS 17 DAY OF SEPTEMBER, 1997, PER THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE ACTION OF September 17, 1997.

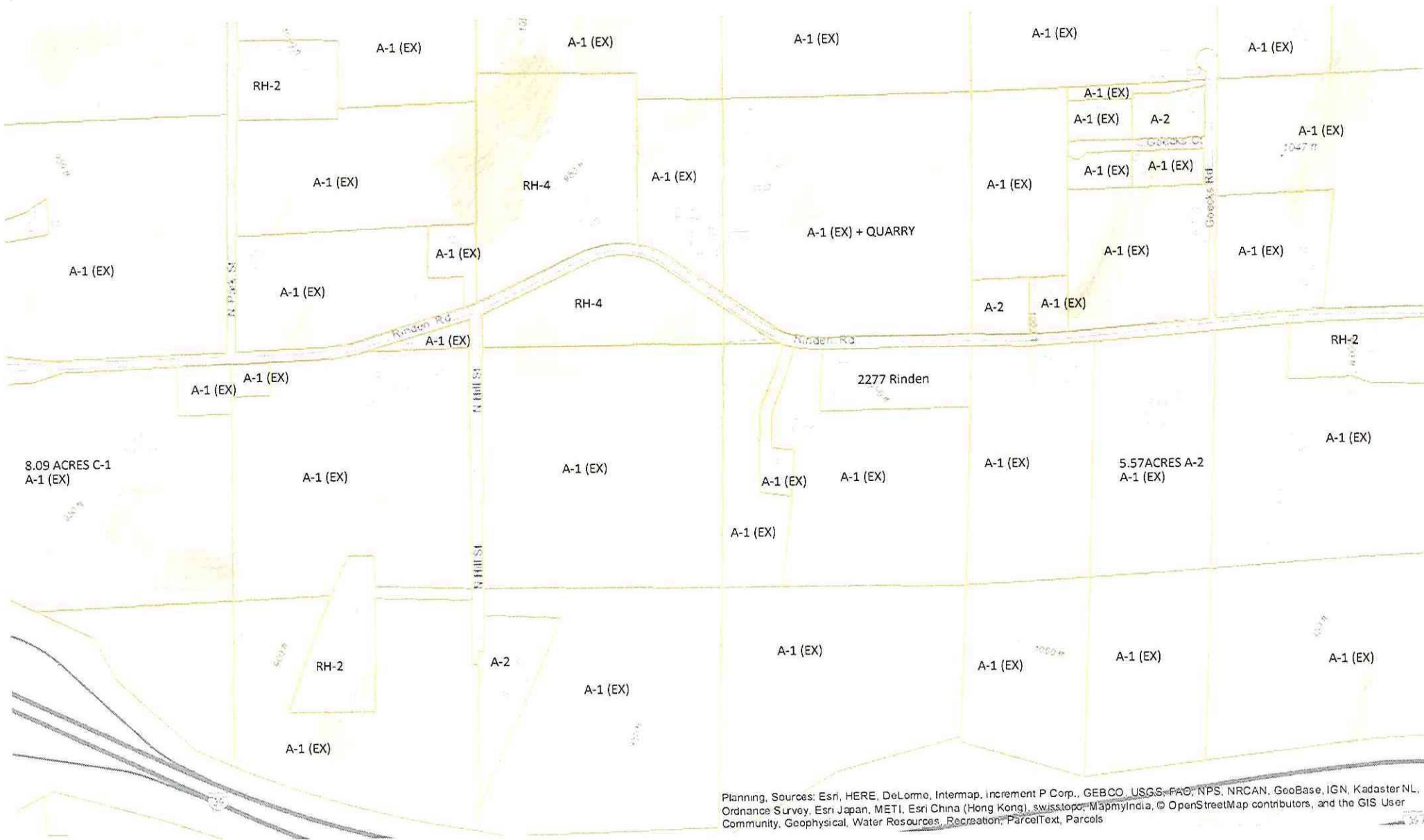
Norbert Scribner #6519
NORBERT SCRIBNER,
AUTHORIZED REPRESENTATIVE

REGISTER OF DEEDS CERTIFICATE:

APPROVED FOR RECORDING THIS 17th DAY OF September, 1997, AT 12:37 O'CLOCK P. M., AND RECORDED IN VOLUME 48 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 66 AND 67

Jane Licht By Marge Hurdson
JANE LICHT, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN
Deputy

DOCUMENT NO. 2889713
VOLUME 48 PAGE 67
CERTIFIED SURVEY MAP NO. 8699



Planning, Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Geophysical, Water Resources, Recreation, ParcelText, Parcels

DOCUMENT NUMBER:

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**SATISFACTION OF REAL ESTATE MORTGAGE --
BY LENDER**

**DOCUMENT #
5319988**

04/21/2017 10:32 AM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 1

The undersigned Lender certifies that the following is fully paid and

satisfied: a Mortgage executed by AMY C. FROCHTZWEIG
AND CHARLES I. FROCHTZWEIG, A/K/A CHARLES
FROCHTZWEIG, WIFE AND HUSBAND

to Lender and recorded in the office of the Register of Deeds of
DANE County,

as document number: 4883359

in volume/page:

covering the Real Estate described below:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 8699,
RECORDED IN VOLUME 48 OF CERTIFIED SURVEY MAPS,
PAGE 66, AS DOCUMENT NO. 2889713, IN THE TOWN OF
PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

Recording Area

Name and Return Address:

Amy C Frochtzweig
Charles I Frochtzweig
2277 Rinden Road
Cottage Grove WI 53527

046/0611-102-8001-5

Parcel Identifier No.

If checked, Real Estate description continues or appears on attached sheet.

STATE OF WISCONSIN

County of RACINE

Date: 4/20/2017

Johnson Bank

This instrument was acknowledged before me

on April 20, 2017

by JILL ROWE

By: *Jill Rowe*

as an officer of Johnson Bank

JILL ROWE

ASSISTANT VICE PRESIDENT

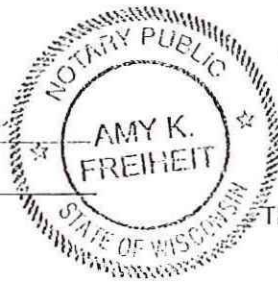
Amy K Freiheit

* AMY K FREIHEIT

Notary Public, State of Wisconsin

My Commission (Expires) (Is)

OCTOBER 19, 2018



This instrument was drafted by:

LINDA C. LAGUNAS

LN # 03290097341-300

TOWN OF PLEASANT SPRINGS
Plan Commission Application

Rezone/CUP Request or Certified Survey Request

**Complete application in ink. Do not leave any blank areas. If an area is not applicable, write N/A on that line. Only the property owners may initiate and sign this application.*

Contact Person: Michele Parker <small>(Assigned by Office)</small>	Telephone no. of Contact Person: 209-4189 <small>(assigned by office)</small>
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Section A: General Information

Land Owners Name(s): Amy & Charles Frochtzweig	Date of Application: 4/17/2017
Full address: (including City, State, Zip) 2277 Rinden Rd., Cottage Grove, WI 53527	Email Address: cdweldingco@gmail.com
Phone Number: 608-839-6000 (work) 608-219-2194 (cell)	

*Please note only property owners are allowed to make application to the Town for a rezone/CUP or CSM. An agent may be elected to speak on behalf of the

I, _____, authorize and agree to _____
(Owner's Name) (Agent's Name)
 acting on my behalf for this application pertaining to land I own in the Town of Pleasant Springs.

Signature of Land Owner _____ Date _____

Agent's Name:	Full address: (including City, State, Zip)
----------------------	---

Section B: Property Description and Information

Parcel Number: 046/0611-102-8001-5	Parcel Address: 2277 Rinden Rd., Cottage Grove, WI 53527
---	--

Total Acres in Parcel: 6.940	Total Acres to be Rezoned: 6.940	Present Zoning: RH-2	Request Zoning: A2-4
--	--	--------------------------------	--------------------------------

Intent, or purpose of rezone/CUP and or Map Request:

We're hoping to build a 2000 sq. ft. accessory building with a bathroom, with the intention of operating a family limited business per zoning 10.192 in 1500 sq. ft., and using the remaining space for farm storage. We rent a 1000 sq. ft. building at 360 Progress Dr. #106 in Cottage Grove, but are getting cramped for space (see attached photos).

Is there a residential dwelling or any other building on this parcel now? - Yes - No

If yes, list all buildings: 1 residential house, 1 1890's dairy barn, 1 milk shed, 1 grain bin, 2 hoop houses.

Is there a residential dwelling/other building on the proposed new parcel(s)? - Yes - No

If yes, list all buildings: Same as above.

Have you previously submitted an application for rezone on this parcel? - Yes - No

Is this the original tract of land from June 6, 1978? - Yes - No

Has the property been previously rezoned? - Yes - No

If yes, how many times? Once, 9/17/97, CSM 08699

Are there any deed restrictions on this property?(If yes, attach copies) - Yes - No

Is the property located on a gravel road?(If yes, see page 10) - Yes - No

Is the parcel served by gravel Town road? - Yes - No (If yes, see policy on increased development on gravel roads)

Explain land divisions, provide dates and attach documentation:

Section C: Requirements

- Fee must be submitted at time application is received. \$200 for residential uses, \$250 for all other requests including communication towers. All fees are non-refundable. Exact cash or a check made payable to the "Town of Pleasant Springs" is required. No application will be placed on an agenda until all fees are paid.

- If your application intends to create a new parcel or changes the use of an existing parcel, a Driveway Access Placement Form may need to be completed prior to approval of the Preliminary Certified Survey Map. Contact the Public Works Department at 608-205-9169.

- Submit an aerial photograph of the subject property. A photo for this purpose can be obtained by using Access Dane at (office staff can provide additional instructions on obtaining the map):
<http://accessdane.co.dane.wi.us>

- (Required if you will be creating a new parcel or rezoning a portion of a parcel) Orange flags must mark the boundaries of any proposed new parcel. Flags may be obtained by request at the Town office. Placed is required within 24 hours of filing the town application. Flags are not required if rezoning requested is for an entire existing parcel.

- **You must provide an original and nine (9) good-quality copies of all materials required with this application.** Be sure to keep copies of all materials for yourself.

SECTION D - ONLY REQUIRED IF CURRENT ZONING IS A-1EX N/A

(Please consult with contact person for additional information and assistance completing this section.)

- Provide Density Study information of the subject parcel(s) if the current zoning is A-1EX. This information can be obtained from Dane County Planning and Development at 210 Martin Luther King Jr. Blvd, Madison WI 53703, Telephone: 608-266-4251.

- Submit a site plan if the current zoning of the subject property is A-1EX, if your application intends to create a new parcel or changes the use of an existing parcel. You may submit a current recorded CSM with additional notations or use an aerial map from Access Dane to draw the site plan.

- Obtain soil interpretation sheets for the proposed parcel building site if the request affects lands zoned A-1EX. These are available from Dane County Land Conservation office, 1 Fen Oak Court, Madison WI. Telephone Number: 608-224-3730.

SECTION E -- Land Division N/A

The division of this parcel will create _____ lot(s) _____ parcel(s) _____ building site(s)

SECTION F -- Dane County Filing

Have you filed an application with Dane County? - Yes - No

If yes, Petition Number _____ Public Hearing Date _____

If yes, attach a copy of the Dane County petition with this application

SECTION G – Landowner's Statement

All the information on this form is accurate. My signature on this application constitutes authorization for members of the Plan Commission and Town board to make site visits on the subject property (for all applicable property owners).

Amy C. Fortney
Signature of Land Owner

4/17/2017
Date

Bob Jocz
Signature of Land Owner

4/17/2017
Date

Signature of Land Owner

Date

Signature of Land Owner

Date

Signature of Land Owner

Date

Do not use the section below unless directed to do so by your Plan Commission contact person

Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public, State of Wisconsin

SEAL REQUIRED

My Commission Expires _____ is permanent

SECTION II – (Only required if application is for both and rezone and CUP)

Please provide the following information:

Hours of Operation: 9-5 M-F

Number of Employees: 2, Amy Frochtweig & Charles Frochtweig

Anticipated Customers: We are closed to public. 97% of our work is shipped via Fedex for our customer Esterline Kirkhill-TA Division, Valencia, CA. Once a year we have an order from Ultra Tool Mfg. in Germantown for Harley Davidson speedometer brackets.

Any outdoor storage proposed?: No.

Any outdoor activities proposed?: No.

Any outdoor lighting proposed?: No.

Any proposed signage?: No.

What is your proposed trash removal? 1-2 additional recycling bins for shipping boxes.

Are there any deed restrictions on this property?(If yes, attach copies) - Yes - No

Section I – Six Standards for a CUP (Only required if application is for both and rezone and CUP)

Provide an explanation on how the proposed land use will meet all six standards. (attach additional pages if needed)

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health safety, comfort of general welfare.

Our shop uses GTAW welding, a process that uses argon and helium to shield melting metal from oxidation. It is safe, quiet, and for our applications requires indoor temperature-controlled facilities. All of the materials that we weld are customer-furnished, and shipped by Fedex (or in the case of Ultra Tool MFG shipped by their delivery vehicles). Each welding station has a HEPA filter air purifier to protect anyone in the shop.

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.

All of our work is required to be done inside, in a controlled environment. Our neighbors shouldn't see or hear from us while we're working. We're asking to install a bathroom inside the building for our own convenience, and for our auditors. Our neighbors across the road are operating the Kreuger Quarry, and we've talked to our other neighbors and they are supportive of

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.

The accessory building that we're proposing is proportional to the other accessory buildings in the area, and could be converted to a traditional agricultural accessory building if our CUP was ever revoked, and/or the Family Limited Business closed. The operation of our business will not affect any development or improvement of surrounding property.

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

See attached preliminary building siting and layout from Meigs Construction (contact Dave Budden, 608-767-2729). We'll be installing 200 amp service, Construction company will be assessing septic for tie-in, and accessory building will use existing driveway.

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.

We get a maximum of five deliveries a week via Fedex (one per day). We currently drop off deliveries in Madison to Fedex and will continue to do so (scheduled pickups take 24 hours to process). We already get frequent common carrier deliveries to our residence.

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

We meet all of the requirements of a Family Limited Business per 10.192 and defined uses of A2-4.

C & D Welding Co., Inc. Summary

We are looking into the possibility of rezoning our property from RH-2 to A2-4. We own two businesses, C & D Welding Co., Inc. (<http://www.cdweldco.com>), and Frochy Community Farm, LLC. (<http://www.frochyfarm.com>).

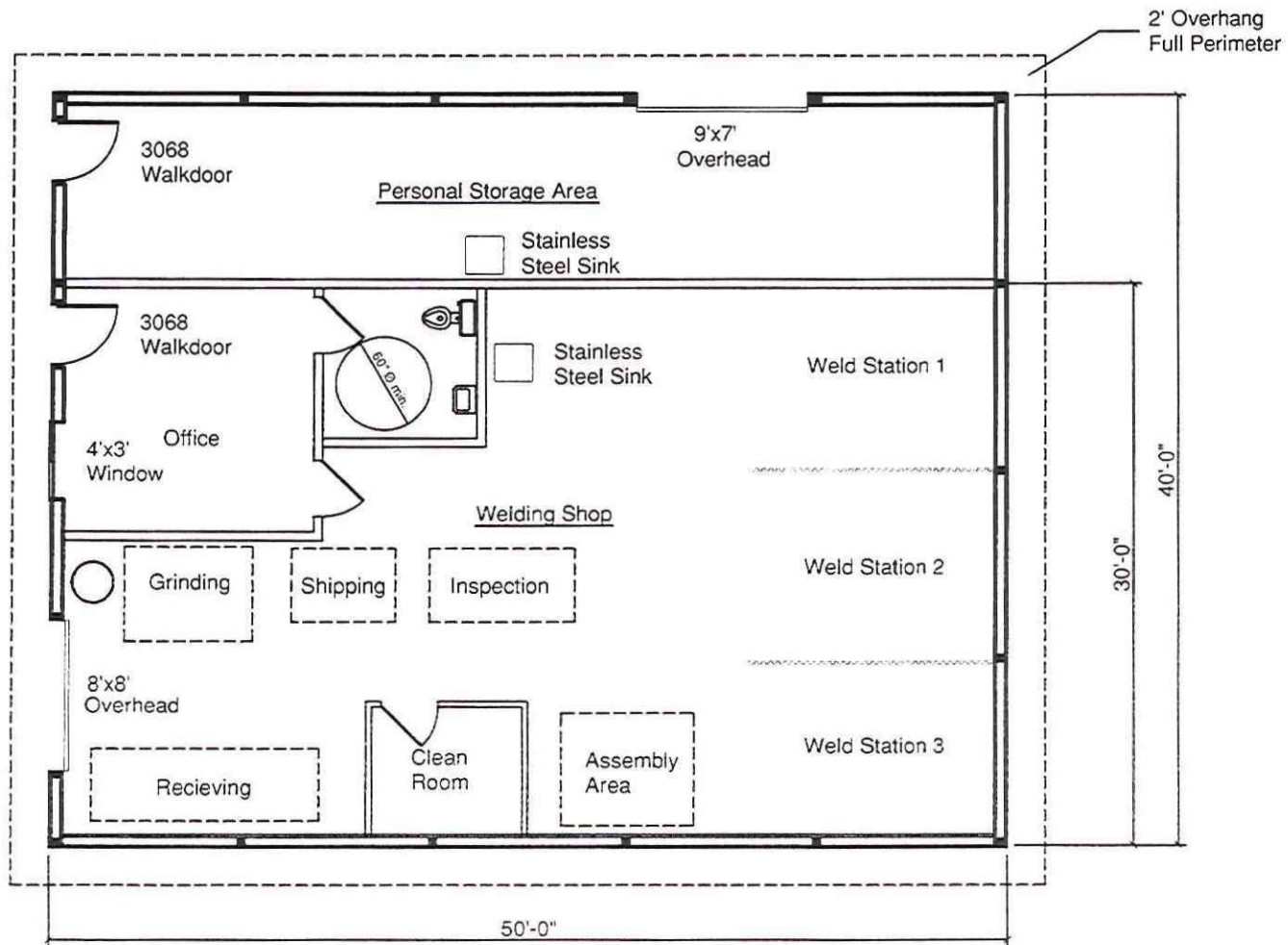
Our aerospace shop has been in business since 1992 in California, and we moved it here in 2012. We've begun to outgrow our current rental location (one of the small 1000 sq. ft. units at 360 Progress Dr., parcel: 112/0711-162-2135-2). We're looking to build a 40' x 50' accessory building on our property with an office, bathroom, welding shop (1500 sq. ft. total), and about 500sq. ft. of farm storage. We're looking for the extra space to be a little less cramped, and have better flow in our shop for the different steps in our process (receiving -> cleaning -> assembly/tooling setup -> welding -> grinding -> inspection -> shipping).

Our welding work is shipped from a customer in California (Kirkhill-TA Elastomers, <http://www.esterline.com/engineeredmaterials/TAProducts/Profile.aspx>). All of the work is for hydraulic clamps (small metal clamps that can fit in your hand), primarily for the F-35, but also Rolls-Royce, Boeing and UTC. The welding is GTAW (gas tungsten arc welding, https://en.wikipedia.org/wiki/Gas_tungsten_arc_welding). Our work is EAR restricted and Nadcap accredited (<http://p-r-i.org/nadcap/>). We regularly have customer and Nadcap audits for multiple days on site, and our auditors expect to have office space to work in and bathroom access. We have a cold saw, belt sander & drill press for modifying any tooling that we get, but we don't need any specialized rooms (like sandblasting).

All of this work has to be done indoors in a scrupulously clean environment, and we have HEPA filter units at each welder to remove any potential fumes during welding. Our shop is closed to the public. We currently get about 2-3 Fedex deliveries a week, but anticipate getting no more than 1 delivery per business day maximum. 85-90% of our work is for the F-35; the program is about 2/3 through ramping up, and will continue through at least 2032. My husband and I are the only employees, we're operating at about 2/3 capacity, and we don't anticipate ever hiring more than one full-time additional employee.

Our farm business has taken a substantial back burner as our aerospace work has increased. That said, we still have some livestock (chickens and ducks), and are growing annual vegetables in our two hoophouses and about 1 acre in our field. Our farm currently has 2 hoop houses, an irrigation well separate from the house well, and we'll be fencing in the property this summer. With the accessory building, we figure anyone who wanted to do organic vegetable farming full-time would have a good starting point with our property, and A-2 allows for that without a CUP.

We'd also like to remove the current barn on our property (there's knob & tube electric, the roof needed to be replaced >15 years ago, the foundation is iffy, and making the building safe and functional again would be prohibitively expensive).

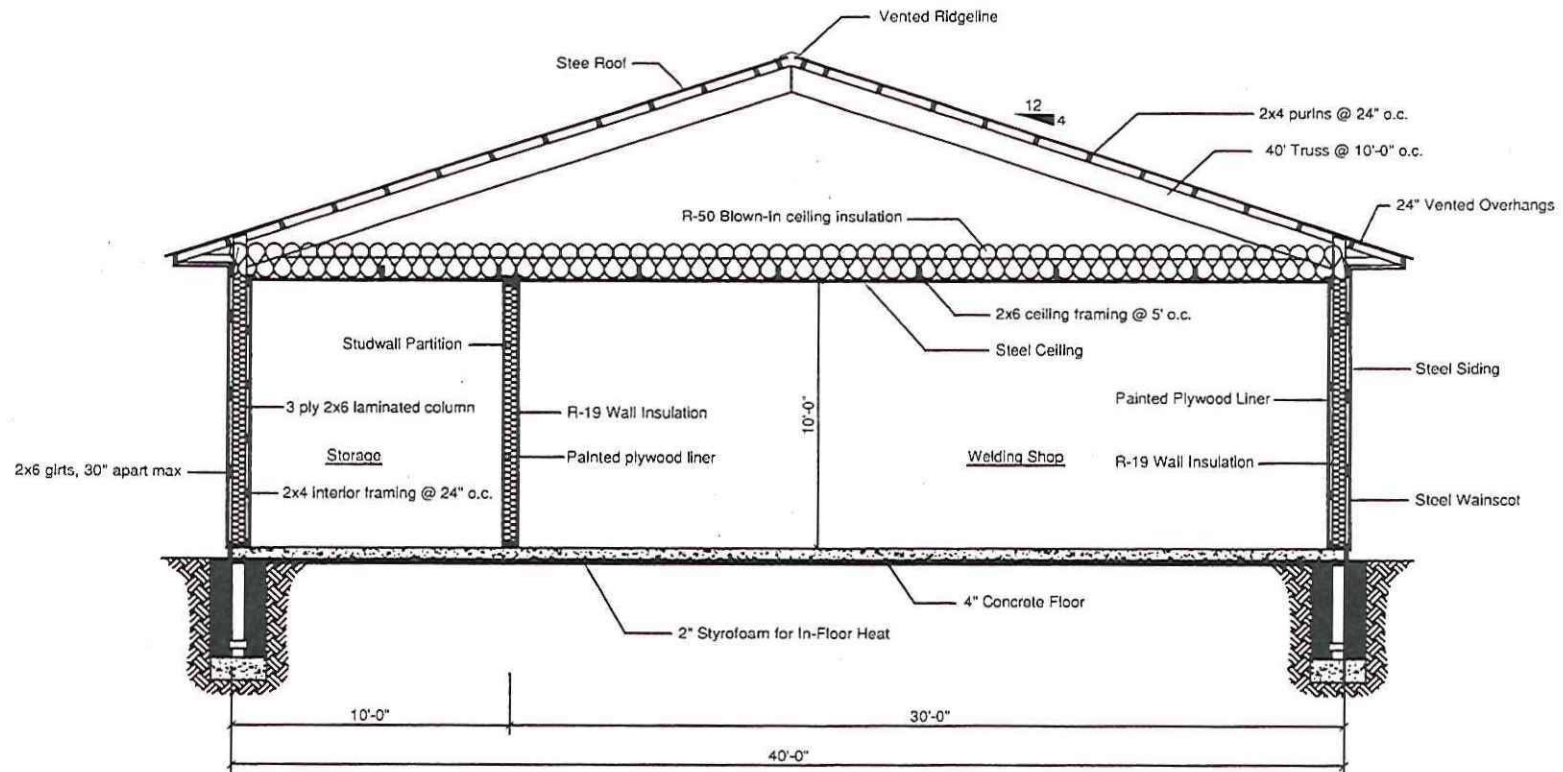


Meigs Inc.
 Dave Budden
 1527 Hwy 14
 Black Earth, WI 53515

WickBuildings.com
 Date: 4-3-2017
 Time: 8:30 AM
 DO NOT SCALE

Frochtweig
 40'-0" x 50'-0" x 10'-4" ICH

C & D Welding
 Amy & Charlie Frochtweig
 2277 Rinden Rd
 Cottage Grove, WI 53527



Meigs Inc.
 Dave Budden
 1527 Hwy 14
 Black Earth, WI 53515

WickBuildings.com

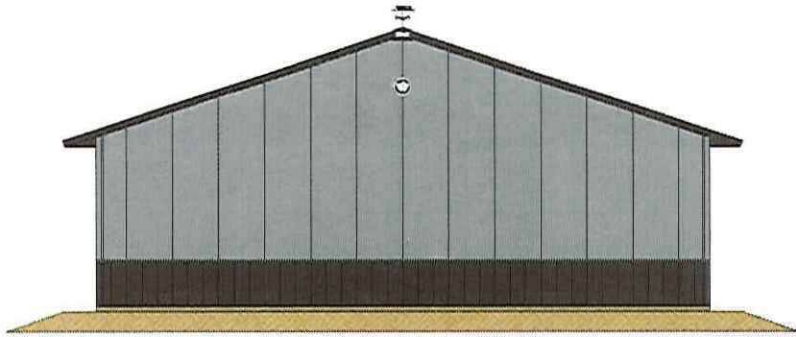
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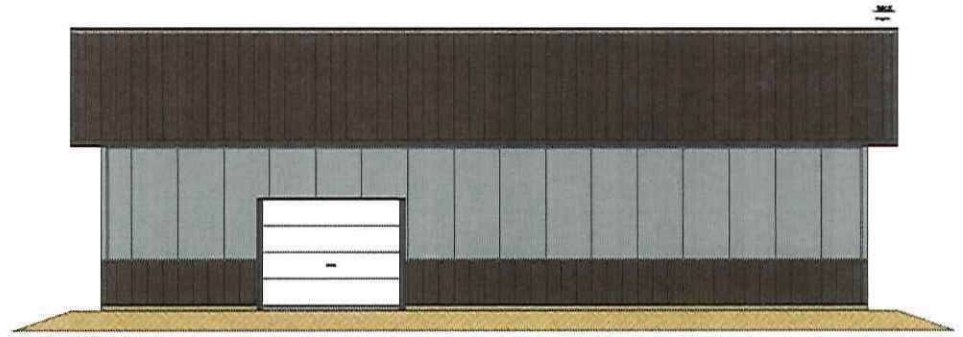
DO NOT SCALE

Frochtweig
 40'-0" x 50'-0" x 10'-4" ICH

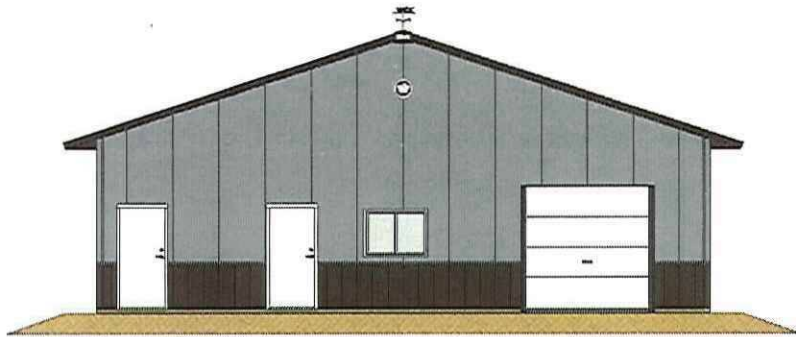
C & D Welding
 Amy & Charlie Frochtweig
 2277 Rinden Rd
 Cottage Grove, WI 53527



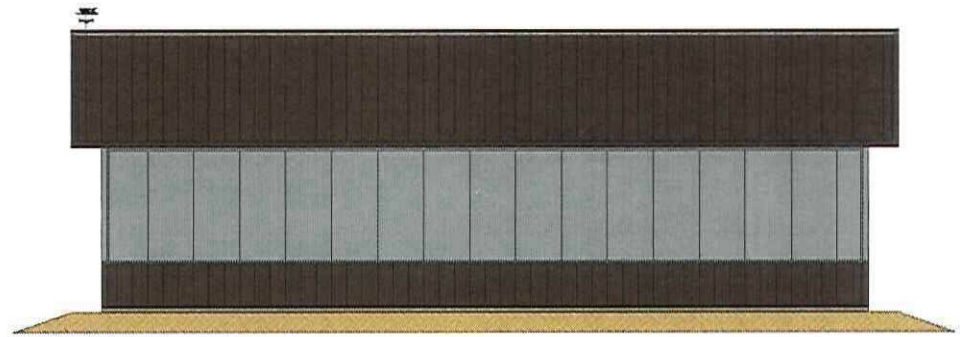
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation

Customer Signature



Meigs Inc.
 Dave Budden
 1527 Hwy 14
 Black Earth, WI 53515

WickBuildings.com
 Date: 4-14-2017
 Time: 11:30 AM
 DO NOT SCALE

Frochtweig 40x50
 40'-0" x 50'-0" x 10'-4" ICH

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 2277 Rinden Rd
 Cottage Grove, WI 53527

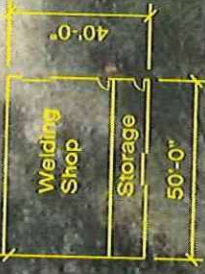


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C&D Welding
Charlie & Amy Frachtzweig
2277 Rinden Rd
Cottage Grove, WI 53527



131'-0"
32'-6"
2277

