

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/11/2018	DCPCUP-2018-02424
Public Hearing Date	
06/26/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TIMOTHY JON VALENZA	Phone with Area Code (608) 332-1600	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3625 Elvehjem Rd.,		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip)	
E-MAIL ADDRESS thevalenzas@yahoo.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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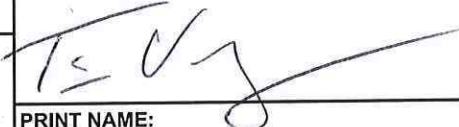
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2394 County Highway AB				3625 Elvehjem Rd.,	
TOWNSHIP DUNN	SECTION	TOWNSHIP	SECTION	TOWNSHIP Dunn	SECTION 11
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-112-8000-6		---		0610-112-8000-6	

CUP DESCRIPTION

Single Family Residence

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.13(2)(a)	2.2
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent)  PRINT NAME: Tim Valenza DATE: 4-11-18
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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:

- 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	<u>Tim Valenza</u>	Agent	_____
Address	<u>119 N. Prairie St.</u>	Address	_____
Phone	<u>Stoughton WI 53589</u>	Phone	_____
	<u>608-332-1600</u>		_____
Email	<u>thevalenzas@yahoo.com</u>	Email	_____

Parcel numbers affected: _____ Town: Dunn Section: _____

Property Address: 3625 E Ivehjem Rd
McFarland, WI

Existing/ Proposed Zoning District : C1 - Commercial

- Type of Activity proposed: Single-family residence as owner of business
- Hours of Operation 8-5
- Number of employees 1
- Anticipated customers 0
- Outside storage no
- Outdoor activities no
- Outdoor lighting no
- Outside loudspeakers no
- Proposed signs no
- Trash removal yes
- 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: 4-11-18

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.

See attachment

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.

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.

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

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.

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

Tim Valenza

- 1. The establishment, maintenance or operation of the conditional use will be detrimental to or endanger the public health, safety, comfort or general welfare.**

I am requesting approval for a single-family residence for myself as an owner of the business. This request involves building a single-family residence inside the footprint of an existing building zoned C-1 Commercial. The existing building is currently being used as my woodworking shop business. This request for the proposed land use for a single-family residence will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- 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.**

This request for approval for a single-family residence for myself as the owner of the business inside an existing building will not impair or diminish other property in the neighborhood. The existing building is in a residential area and the proposed land use is for a single-family residence.

- 3. That the establishment of the conditional use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed land use for a single-family residence for myself as an owner of the business inside an existing building will not impede the normal orderly development and improvement of the surrounding property, as the neighboring area land uses is residential.

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

There are no necessary site improvements for the proposed land use for a single-family residence for myself as an owner of the business inside an existing building, as the existing building already has adequate utilities, access roads, and drainage; however, the existing septic system (concrete holding tank) is outdated so I plan to replace it with a modern mound system.

- 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.**

There are no necessary measures to take to provide ingress and egress to minimize traffic congestion in the public streets, as the proposed land use is for a single-family residence for myself as an owner of the business inside an existing building. The existing building already has adequate ingress and egress and there will not be a significant increase in traffic from the proposed land use of a single-family residence.


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

The proposed land use for a single-family residence for myself as an owner of the business inside an existing building should conform to all applicable regulations of the district in which it is located, as the neighboring area land uses is residential.

Parcel Number - 028/0610-112-8000-6

Current

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

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	LOT 1 CSM 1742 CS7/128 DESCR AS SEC 11-6...	
Owner Names	VALENZA LE, ANTHONY & MARDELLE ANTHONY VALENZA JR KENNARD MICHAEL VALENZA NANCY JO ALSOM TIMOTHY JON VALENZA	
Primary Address	3625 ELVEHJEM RD	
Billing Address	2394 COUNTY HIGHWAY AB MCFARLAND WI 53558	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G2	
Assessment Acres	2.220	
Land Value	\$100,400.00	
Improved Value	\$37,100.00	
Total Value	\$137,500.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)

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

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$100,400.00	\$37,100.00	\$137,500.00
Taxes:		\$2,600.42
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$80.03
Specials(+):		\$8.67
Amount:		\$2,529.06

District Information

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14MF	FIRE-MCFARLAND
OTHER DISTRICT	14MF	EMS-MCFARLAND

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/26/2005	4015348		

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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



3625 C-1
DCPREZ-0000-01178

A-1(EX)
DCPREZ-0000-00000

Hidden Farm Rd

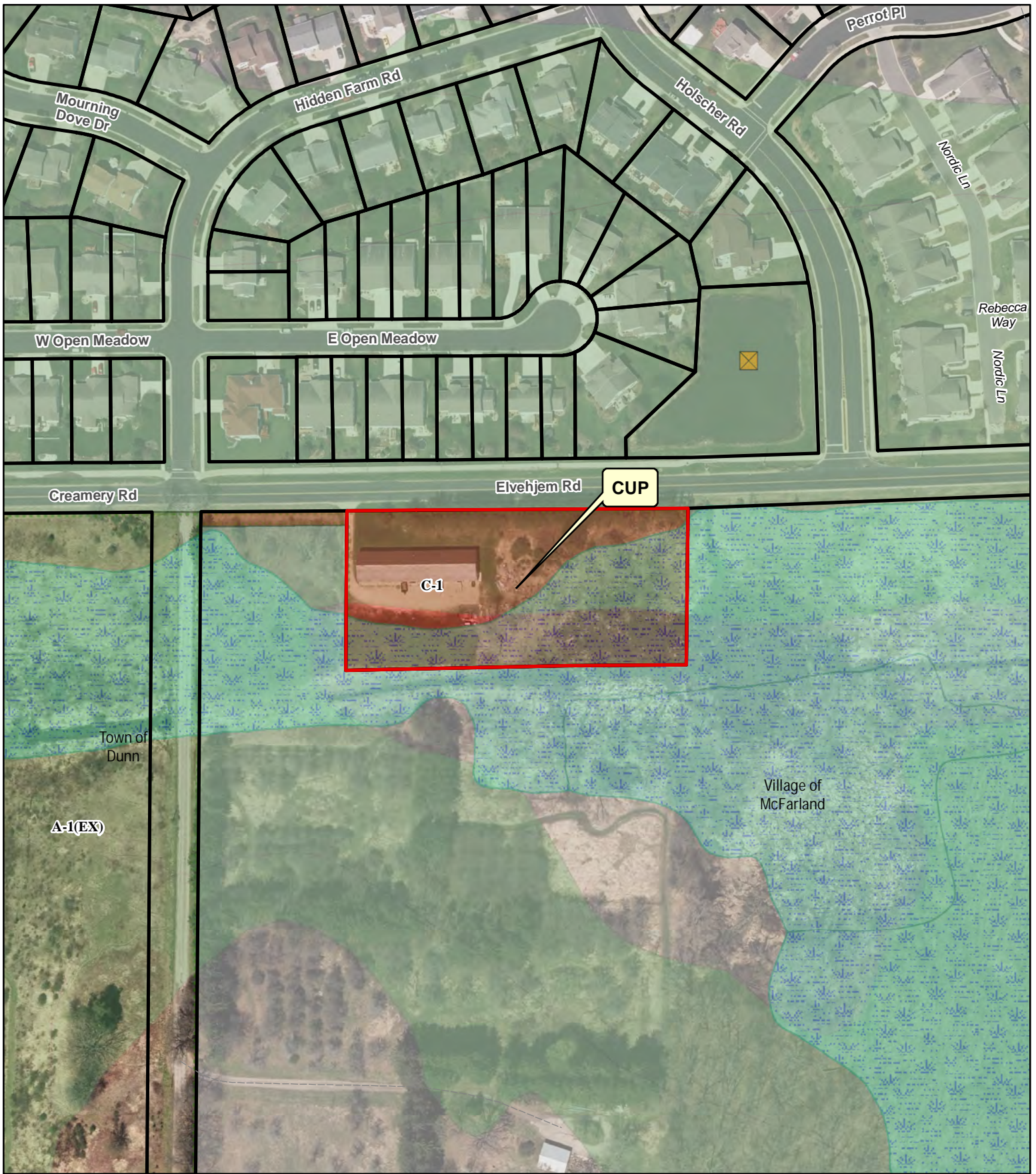


3625 C-1
DCPREZ-0000-01178







A-1(EX)
DCPREZ-0000-00000

Hidden Farm Rd



CUP 02424
TIMOTHY JON VALENZA

Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2

