

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/21/2017	DCPCUP-2017-02408
Public Hearing Date	
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES ACE	Phone with Area Code (608) 698-0031	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 1825 GREEN RD		ADDRESS (Number, Street)	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS		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	
1825 Green Rd					
TOWNSHIP DUNN	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-342-8002-6		---		---	

CUP DESCRIPTION
parking of trucks used for hauling ag commodities

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(a)3	5.53 15.92

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JA</u>	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) <i>James Ace</i>
		PRINT NAME: James Ace
		DATE: 12-21-17

COMMENTS: LIMITED RURAL BUSINESS

486



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:

- 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 Ace, Agent:
Address: 1825 Green Rd, Address:
Phone: Stoughton WI 53589, Phone:
608-698-0031, Email:
n/a, Email:

Parcel numbers affected: 0610-342-8002-6 Town: Dunn Section:
Property Address: 1825 Green Rd

Existing/ Proposed Zoning District :

Limited rural business

- Type of Activity proposed: Ag Commodities trucking
Hours of Operation: 6:30 AM - 7:30 PM
Number of employees: 5 part time
Anticipated customers: at location
Outside storage: yes - Trucks/Semis Parked outside
Outdoor activities:
Outdoor lighting:
Outside loudspeakers:
Proposed signs:
Trash removal:
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: James Ace

Date: 12-21-17

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.

This cup will allow me to park trucks/semis used for hauling Ag Commodities. Basically no activity at this location. So will not effect general welfare of neighborhood.

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.

The trucks/semis leave in morning & return in evening to Park. Daily during peak Harvest Season, otherwise 2-3 times per week throughout the rest of year.
no traffic during the day.

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.

There really are no acres available for development near where trucks/semis are parked. Should not effect development in any way.

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

Nothing will be charged or added.
The existing driveway access is used.


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.

As mentioned above, trucks/semis leave in morning and return in the evenings. No traffic of trucks/semis during the daytime.

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

Trucks/semis are used solely to haul Ag Commodities to & from other locations. Nothing to this location as well as nothing from this location except my personal crops.

Parcel Number - 028/0610-342-8002-6**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 34-6-10 N1/2 NW1/4 ELY & NLY OF HWYS...	
Owner Name	JAMES ACE	
Primary Address	1825 GREENE RD	
Billing Address	1825 GREEN RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G7	
Assessment Acres	15.920	
Land Value	\$84,900.00	
Improved Value	\$188,700.00	
Total Value	\$273,600.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~-04/20/2017 - 03:00 PM~~

Ends: ~~-04/20/2017 - 06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-05/16/2017 - 05:00 PM~~

Ends: ~~-05/16/2017 - 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$84,900.00	\$188,700.00	\$273,600.00
Taxes:		\$5,073.46
Lottery Credit(-):		\$136.18
First Dollar Credit(-):		\$77.81
Specials(+):		\$159.67
Amount:		\$5,019.14

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST	EMS-STOUGHTON
OTHER DISTRICT	14ST	FIRE-STOUGHTON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	02/08/2011	4743620		

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: 0610-342-8002-6

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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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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2534626

Erling and Mary Linnerud, his wife,

conveys and warrants to James Ace and Cindy Ace,
his wife,

the following described real estate in Dane County,
State of Wisconsin:

(See attached description)

partial

This deed is given in fulfillment of one certain land contract by and
and between the same parties hereto dated March 30, 1992.

V25150P 41
REGISTER OF DEEDS
DANE COUNTY WI
Oct 29 9 59 AM '93

RETURN TO
James Ace
1825 Greene Road
Stoughton, WI 53589

Tax Parcel No:

TRANSFER
\$ 18.00
FEE PAID

This is not homestead property.
~~(RESIDENCE)~~

Exception to warranties: Municipal and zoning ordinances, recorded easements for public utilities, recorded building and use
restrictions and covenants, and general taxes levied in the year of closing.

Dated this 18th day of October, 1993

(SEAL) Erling Linnerud (SEAL)
Erling Linnerud
(SEAL) Mary Linnerud (SEAL)
Mary Linnerud

AUTHENTICATION

Signature(s) Erling and Mary Linnerud

authenticated this 18th day of October, 1993

Lloyd A. Schneider

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 708.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Lloyd A. Schneider

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

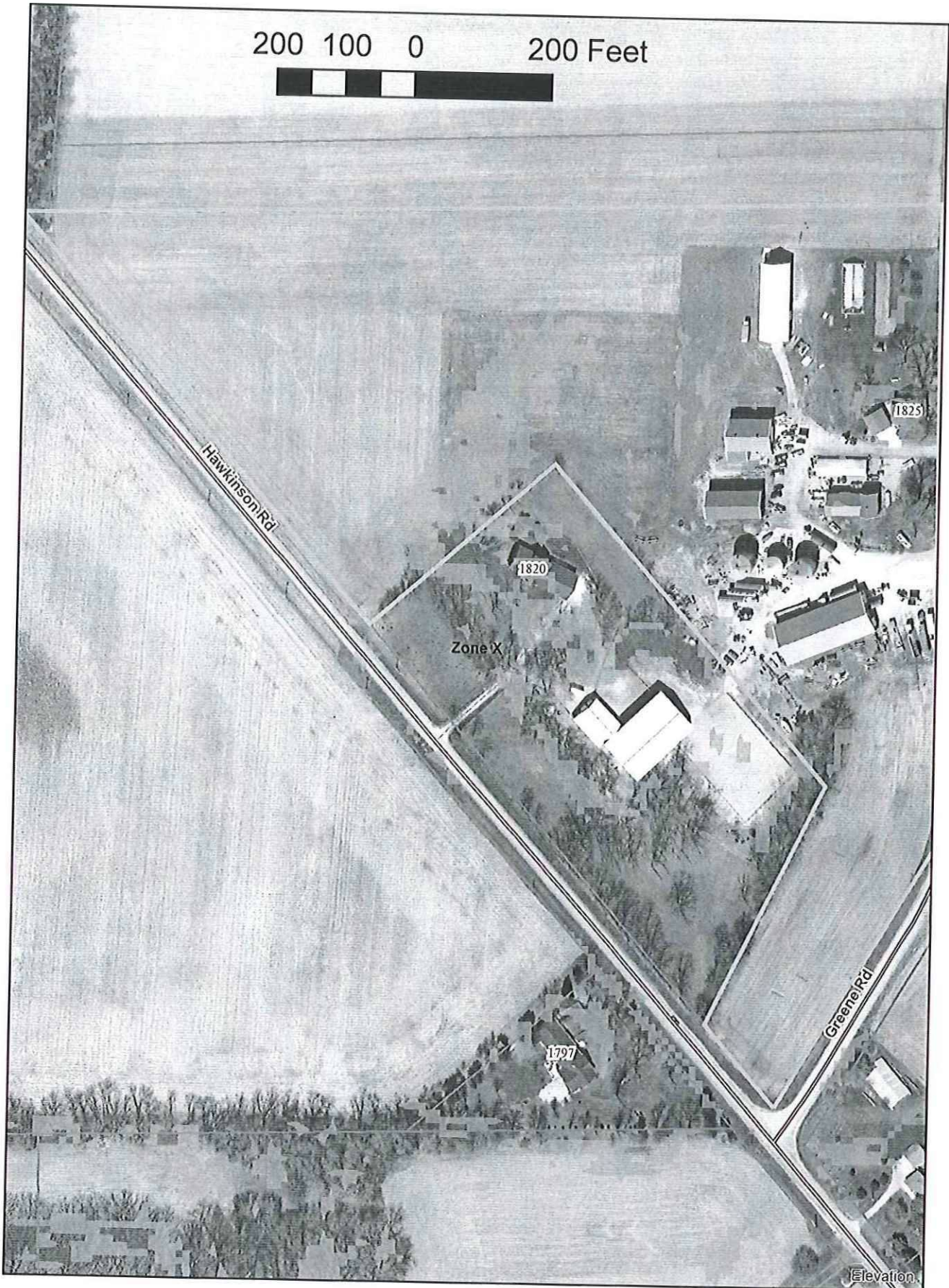
County, } ss.
Personally came before me this day of
....., 19..... the above named

to me known to be the person who executed the
foregoing instrument and acknowledge the same.

Notary Public County, Wis. 12
My Commission is permanent. (If not, state expiration
date:, 19.....)

*Names of persons signing in any capacity should be typed or printed below their signatures.

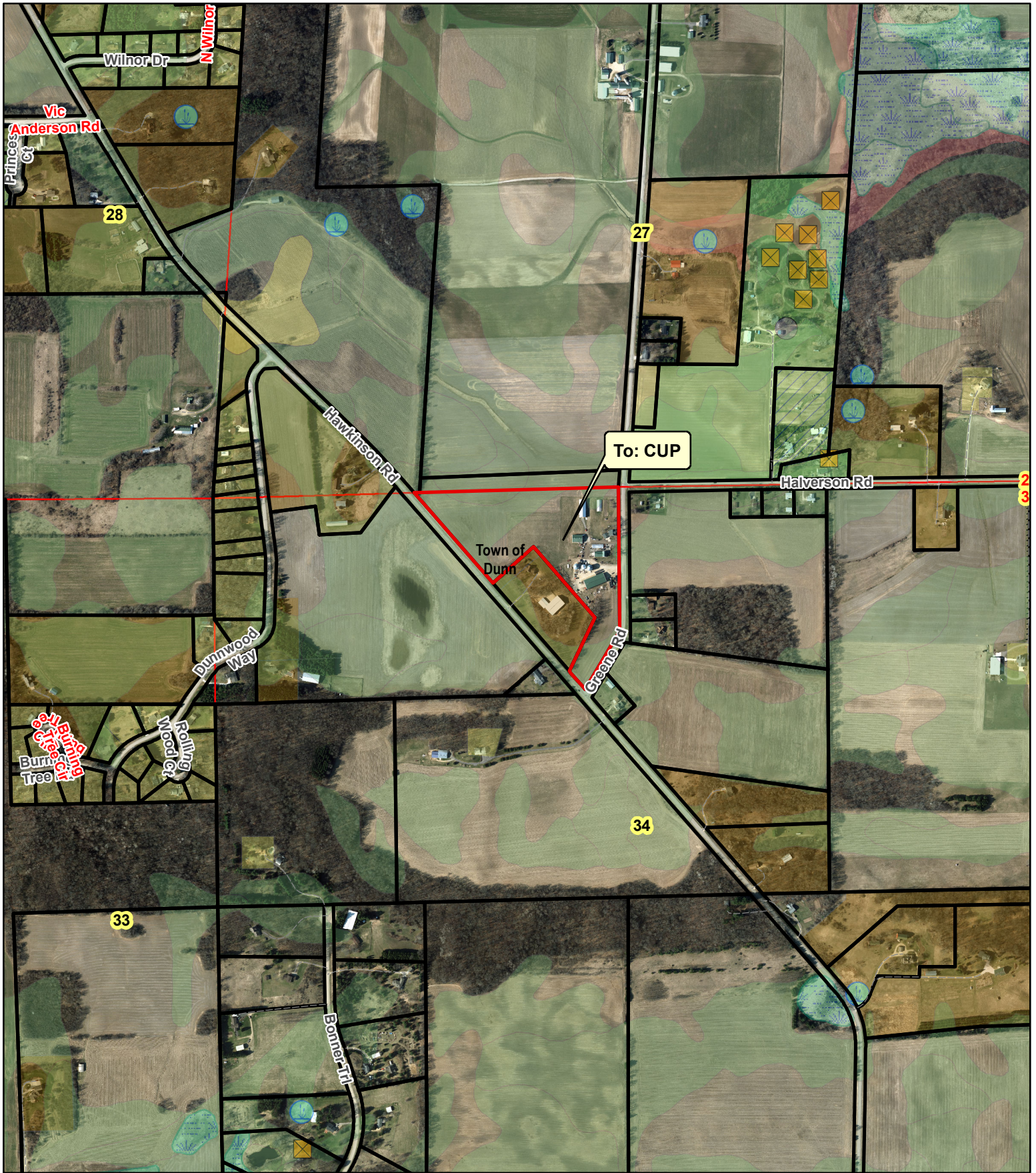
200 100 0 200 Feet



200 100 0 200 Feet



Elevation



Legend

Significant Soils Floodplain

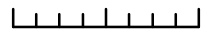
Class Wetland

Class 1

Class 2



0 275 550 1,100 Feet



CUP 02408
JAMES ACE