

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
01/19/2017	DCPCUP-2017-02372
Public Hearing Date	
03/28/2017	


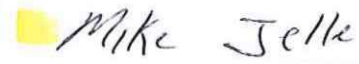
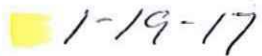
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL K JELLE	Phone with Area Code (608) 219-4422	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 425 PEERLESS RD		ADDRESS (Number, Street)	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS KATIEJELLE@YAHOO.COM		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	
425 PEERLESS ROAD				425 PEERLESS ROAD	
TOWNSHIP PRIMROSE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP PRIMROSE	SECTION 26
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-264-8001-0		---		0507-264-8502-0	

CUP DESCRIPTION
LIMITED FAMILY BUSINESS-AGRICULTURAL EQUIPMENT REPAIR BUSINESS.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(a)2.	0.55

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

COMMENTS: LIMITED FAMILY BUSINESS-AGRICULTURAL EQUIPMENT REPAIR BUSINESS.



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:

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

Owner	<u>Mike + Katie Jelle</u>	Agent	_____
Address	<u>425 Peerless Rd. Belleville WI</u>	Address	_____
Phone	<u>608-219-4422</u>	Phone	_____
Email	<u>Katiejelle@yahoo.com</u>	Email	_____

Parcel numbers affected: 050726485020 Town: Primrose Section: 26
05072648001-0 Property Address: 425 Peerless Rd, Belleville
53528

Existing/ Proposed Zoning District: A1 Exclusive to include CUP for
LFB

- o Type of Activity proposed: Maintenance
Maintain an Ag. Repair Business
- o Hours of Operation 7:30-6:30pm. M-F, 8-12 Saturdays - hours may fluctuate in Spring + Fall
- o Number of employees 1 plus self
- o Anticipated customers 5-10 week
- o Outside storage 5+ tractors/ implements
- o Outdoor activities Test Drive Tractors, Dyno Tractors, Some mechanical maintenance
- o Outdoor lighting -
- o Outside loudspeakers -
- o Proposed signs -
- o Trash removal Dumpster pickup 2x month
- o 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: Katie Jelle

Date: 12/6/11

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.

Because of the location of our business there are no safety concerns or health concerns to the public or neighbors.

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.

There are no reasons that neighboring properties should be impaired due to our business. There is approx. 40 acres of land between properties.

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.

Our business will not impede development + improvements of neighboring properties.

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

Utilities, access roads + drainage were all in place prior to our business.
There are no improvements to be 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.

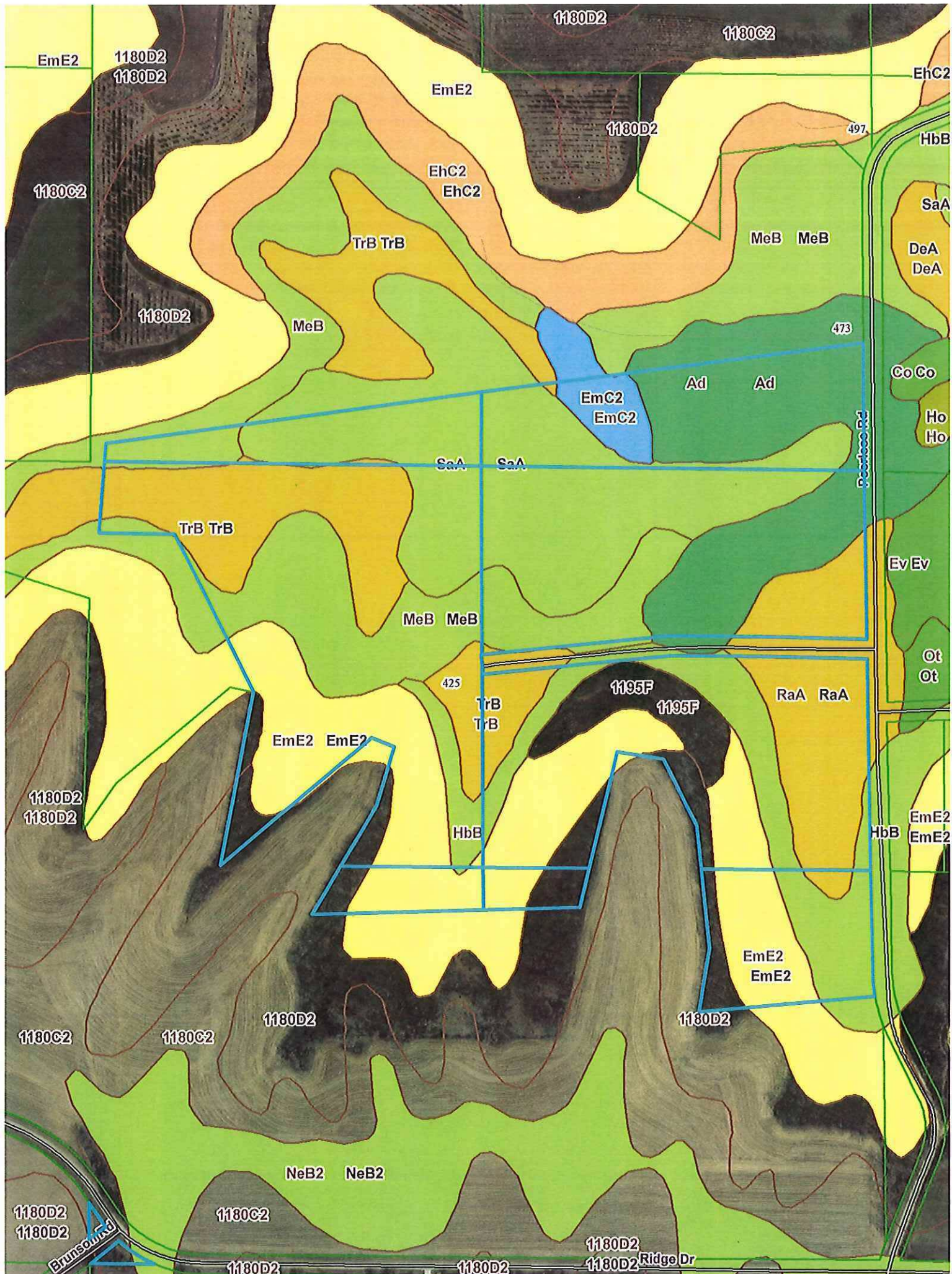
There is no traffic congestion on the public roads caused by our business.

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

We will agree to applicable regulations.









Parcel Number - 048/0507-264-8001-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR07E	26	NE of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 26-5-7 NE1/4 SE1/4 EXC DOC 3203939 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MICHAEL K JELLE	
Current Co-Owner	KATIE JELLE	
Primary Address	425 PEERLESS RD	
Billing Address	425 PEERLESS RD BELLEVILLE WI 53508	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5M G7	
Assessment Acres	37.000	
Land Value	\$26,000.00	
Improved Value	\$46,600.00	
Total Value	\$72,600.00	

Show Valuation Breakout

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 (2016)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$26,000.00	\$46,600.00	\$72,600.00
Taxes:		\$1,350.40
Lottery Credit(-):		\$146.59
First Dollar Credit(-):		\$77.95
Specials(+):		\$0.00
Amount:		\$1,125.86

District Information

Type	State Code	Description
REGULAR SCHOOL	3934	NEW GLARUS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24NG	NEW GLARUS FIRE
OTHER DISTRICT	24E3	EMS NEW GLARUS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	11/03/2005	4128657		

[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: 0507-264-8001-0

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

Parcel Number - 048/0507-264-8502-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR07E	26	NW of the SE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 26-5-7 NW1/4 SE1/4 EXC DOC 3203939 & ALSO EXC DOC #3360880 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MICHAEL K JELLE	
Current Co-Owner	KATIE JELLE	
Primary Address	No parcel address available.	
Billing Address	425 PEERLESS RD BELLEVILLE WI 53508	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	25.620	
Land Value	\$49,500.00	
Improved Value	\$111,700.00	
Total Value	\$161,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2016)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$49,500.00	\$111,700.00	\$161,200.00
Taxes:		\$2,998.41
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$77.95
Specials(+):		\$8.67
Amount:		\$2,929.13

District Information

Type	State Code	Description
REGULAR SCHOOL	3934	NEW GLARUS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24NG	NEW GLARUS FIRE
OTHER DISTRICT	24E3	EMS NEW GLARUS

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By Parcel Number: 0507-264-8502-0

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

DESCRIPTION

for

Conditional Use Permit (CUP)

Mike Jelle Properties:

Located in the NE ¼ of the SE ¼ and the NW ¼ of the SE ¼ of Section 26, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, described as follows:

COMMENCING at the East Quarter Corner of Section 26;

thence West, 1320 feet more or less along the north line of the SE ¼ of Section 26 to the northwest corner of the NE ¼ of said SE ¼;

thence South, 760 feet along the west line of the NE ¼ of the SE ¼ of Section 26 to the **POINT OF BEGINNING**;

thence S50°W, 140 feet;

thence S45°W, 120 feet;

thence S45°E, 130 feet;

thence East, 140 feet;

thence North, 53 feet;

thence N50°W, 52 feet more or less to the **POINT OF BEGINNING**.

Containing 24,000 square feet more or less, 0.55 acres more or less.

SEE EXHIBIT "A"

This description was prepared from recorded information and DCI mapping information and is not the results of an actual field survey.

This Description Prepared by:

Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor S-1699

January 17, 2017



PROPOSED C.U.P.
BOUNDARY
±24,000 SF
(±0.55 ACRES)

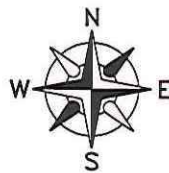
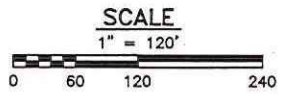
JELLE ROAD

PEERLESS ROAD

PAULSON & ASSOCIATES, LLC
136 WEST HOLM STREET - DEFOREST, WI 53532 - (608)846-2523

EXHIBIT "A"

MIKE JELLE PROPERTIES, CUP
LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE
NW 1/4 OF THE SE 1/4 OF SECTION 26, T5N, R7E
TOWN OF PRIMROSE, DANE COUNTY, WI



JOB NO. 1219-276	DRAWING NO.	DRAWN BY: DAP
REF:	REVISIONS:	DATE: 1-17-17