

**Dane County
Conditional Use Permit
Application**


Application Date	C.U.P Number
08/29/2014	DCPCUP-2014-02294
Public Hearing Date	
10/28/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MIDDLETON, TOWN OF	Phone with Area Code (608) 833-5887	AGENT NAME <input type="checkbox"/> <u>DAVID D. SHAW</u>	Phone with Area Code <u>608</u> <u>833 5887</u>
BILLING ADDRESS (Number, Street) 7555 W OLD SAUK RD		ADDRESS (Number, Street) <input type="checkbox"/> <u>SAME</u>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS dshaw@town.middleton.wi.us		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	
3957 Pioneer Rd					
TOWNSHIP MIDDLETON	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-202-8310-5		---		---	

CUP DESCRIPTION
Govt Uses

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.255(2)	12.19

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent)  PRINT NAME: <u>DAVID D. SHAW</u> DATE: <u>8/29/14</u>
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Legend

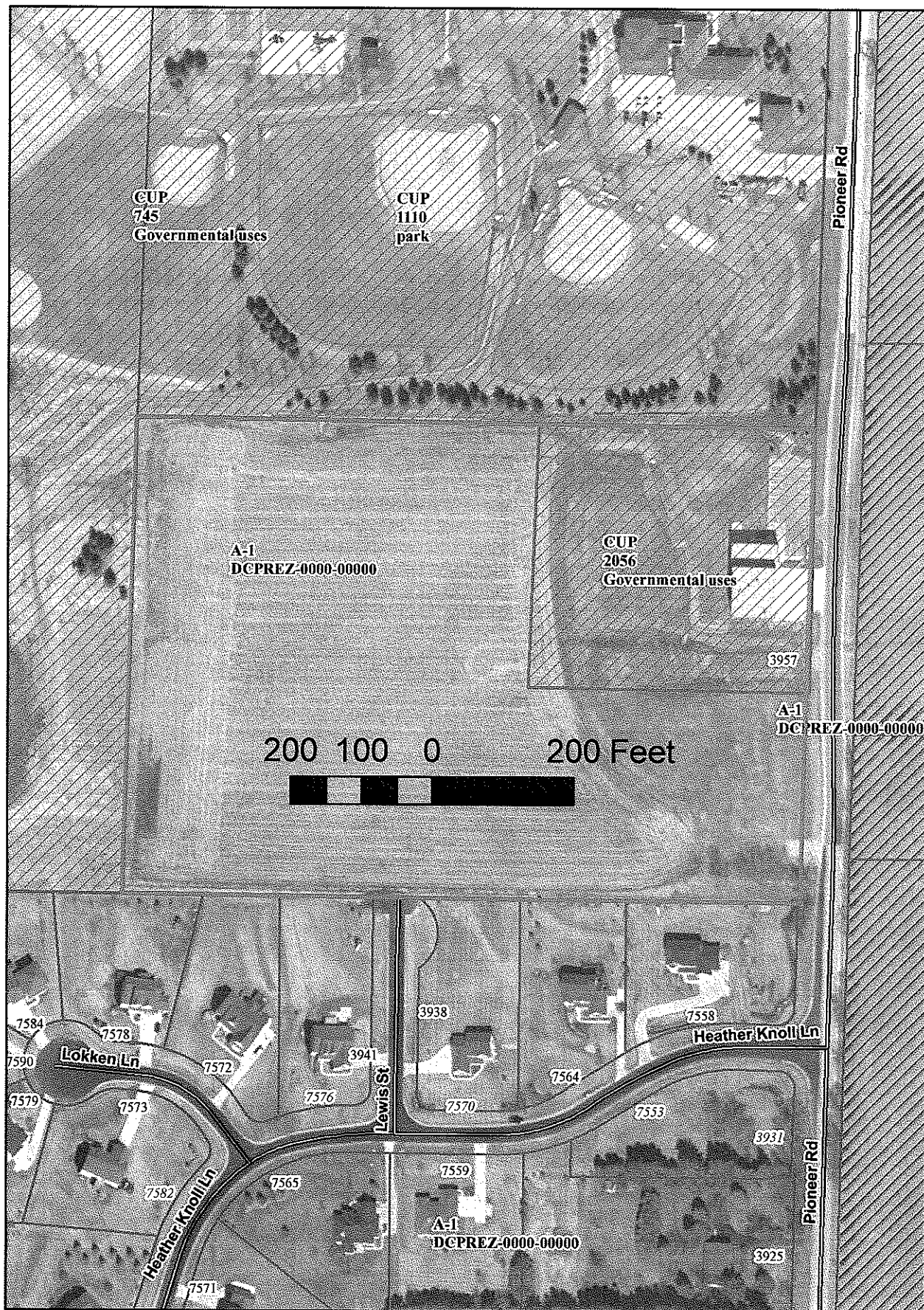
 Wetland



CUP 2294 CUP Boundary

0 150 300 600 Feet







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:

- 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>Town of Middleton</u>	Agent	<u>David Shaw, Town Administrator</u>
Address	<u>7555 W. Old Sauk Road</u>	Address	<u>Same</u>
Phone	<u>Verona, WI 53593</u>	Phone	<u></u>
	<u>608-833-5887</u>		<u></u>
Email	<u>dshaw@town.middleton.wi.us</u>	Email	<u></u>

Parcel numbers affected: 038/0708-202-8310-5 Town: Middleton Section: 20
Property Address: 3957 Pioneer Road

Existing/ Proposed Zoning District: A1

- o Type of Activity proposed: **Salt shed plus addition space for equipment storage**

- o Hours of Operation No set hours - active only when salt or equipment is needed
- o Number of employees No employee will be working at this location
- o Anticipated customers None
- o Outside storage None
- o Outdoor activities Loading and unloading trucks
- o Outdoor lighting Security lighting above doors
- o Outside loudspeakers None
- o Proposed signs None
- o Trash removal None
- 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: David Shaw

Date: 8/26/14

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.

The primary use of this facility will be for the storage of road salt. The road salt will be used to enhance public's safety on the roads.

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 closest neighbor will be Middleton Fire Station #2. It is partnering with the Town in use of the Storage shed. The closest residential neighbor will be approximately 540 feet to the south. We have worked hard to produce an aesthetically pleasing building that will integrate with the surrounding properties. All exterior lighting will be full cutoff to prevent visible hotspots. We will also provide landscaping to screen from the residential properties to south and west.

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 plan for this facility along with the accompanying parking lot were designed as part of a small subdivision that was ultimately not approved by the Town residents. Long term, it is unknown if the surrounding area will be developed as residential, commercial, park space or some combination. It has been laid out in a compact form to accommodate any of these possible outcomes.

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

Utilities - The only utilities need will be electricity which will come from Pioneer Road.

Roads - A driveway from Pioneer Road has been designed.

Drainage - A complete stormwater management plan has been designed to properly treat surface stormwater.

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.


Again, access will be from a driveway from Pioneer Road. The driveway will be built similar to road standards in terms of profile and radii.

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

We feel it is very important for us to set an example and meet the same requirements we ask others to meet. This facility will meet all of our standards as well as those of Dane county and the State.

Parcel Number - 038/0708-202-8310-5

Current

Parcel Summary More +	
Municipality Name	TOWN OF MIDDLETON
Parcel Description	SEC 20-7-8 PRT NE1/4 & SE1/4NW1/4 COM SE...
Owner Name	MIDDLETON, TOWN OF 
Primary Address	3957 PIONEER RD
Billing Address	7555 W OLD SAUK RD VERONA WI 53593

Assessment Summary More +	
Assessment Year	2014
Valuation Classification	X4
Assessment Acres	15.490
Land Value	\$0.00
Improved Value	\$0.00
Total Value	\$0.00

[Show Valuation Breakout](#)

Zoning Information

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

Zoning

A-1

[Zoning District Fact Sheets](#)

Parcel Maps


[DCiMap](#)
[Google Map](#)
[Bing Map](#)

Tax Summary (2013) More +

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
Taxes:		\$0.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$8.67
Amount:		\$8.67

District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	06/07/2006	4199848		

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: 0708-202-8310-5

By Owner Name: MIDDLETON, TOWN OF

Document Types and their Abbreviations

Document Types and their Definitions



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210 Martin Luther
City County Bldg
Madison, WI

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State of Wisconsin
Dane County

000444

Grantor: Louis W. Schiller and Carrol A. Schiller, Trustees of the Schiller
Trust dated October 21, 1997
Grantee: Town of Middleton

Tax Parcel ID: 038-0708-202-8310-5

Legal Description:

A parcel of land located in the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section Twenty (20), in Township Seven (7) North, Range Eight (8) East, in the Town of Middleton, Dane County, Wisconsin, to wit:

Commencing at the north quarter corner of said Section 20; thence South 1° 3' 36" West, along the Easterly line of said Northwest 1/4, 706.46 feet to the point of beginning; thence continuing South ~~1° 3' 36" West~~, 673.47 feet; thence North ~~89° 01' 10" West~~, 1003.90 feet; thence North ~~1° 3' 36" East~~, 673.47 feet; thence South ~~89° 01' 35" East~~, 1003.90 feet to the point of beginning.

Subject to easement across the Easterly 33 feet for Pioneer Road.

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

except
⇒ Located in part of the NE 1/4 of the NW 1/4 of Section 20, T7N, R8E, in the Town of Middleton, Dane County, Wisconsin, described as follows: Commencing at the North Quarter Corner of said Section 20; thence S 01° 36' 58" W, along the East line of the said NW 1/4, 706.46 feet to the point of beginning; thence continuing S 01° 36' 58" W, along the said East line of the said NW 1/4, 369.65 feet; thence N 89° 01' 10" W, 390.00 feet; N 01° 36' 58" E, 369.60 feet; thence S 89° 01' 35" E, 390.00 feet to the point of beginning. Containing 144,145 sq. ft. or 3.3091 acres, more or less.

CONDITIONS:

1. If external lighting is provided, the lighting shall be direct downlite and/or not cause a nuisance to the residential neighborhood to the south.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment.