

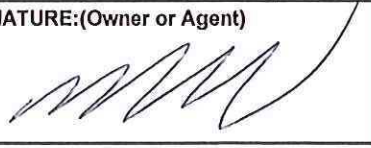
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/05/2017	DCPREZ-2017-11186
Public Hearing Date	C.U.P. Number
09/26/2017	DCPCUP-2017-02386

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KENNETH L PARIS	PHONE (with Area Code)	AGENT NAME A-1 LANDSCAPING	PHONE (with Area Code) (608) 834-8440
BILLING ADDRESS (Number & Street) 5009 THORSON RD		ADDRESS (Number & Street) 2864 BAILEY ROAD	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS mark.bursaw@yahoo.com	

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	
5009 Thorson Road					
TOWNSHIP BURKE	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-361-8190-2					

REASON FOR REZONE			CUP DESCRIPTION	
CHANGE ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS (LANDSCAPING BUSINESS)			LIMITED FAMILY BUSINESS - LANDSCAPING BUSINESS	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	A-2 (4) Agriculture District	5	10.192	5

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS  RWL1	SIGNATURE: (Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: MARK A. BURSAW
				DATE: 7-5-12

ek



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>MARK BURSAR</u>	Agent	_____
Address	<u>2864 BAILEY RD</u>	Address	_____
Phone	<u>SUN PRAIRIE, WI 53596</u>	Phone	_____
	<u>608-834-8440</u>		_____
Email	<u>mark.bursar@yahoo.com</u>	Email	_____

Parcel numbers affected: \_\_\_\_\_ Town: \_\_\_\_\_ Section: \_\_\_\_\_  
Property Address: 5009 THORSON RD.

Existing/ Proposed Zoning District : \_\_\_\_\_

- o Type of Activity proposed:

**Separate checklist for mineral extraction uses must be completed.**

- o Hours of Operation 7:30-5 PM
- o Number of employees 1
- o Anticipated customers Ø
- o Outside storage - LIMITED - BOULDERS / TOPSOIL.
- o Outdoor activities - MOVING TRUCKS & LEAVING.
- o Outdoor lighting - FOR SAFETY ONLY.
- o Outside loudspeakers - NO.
- o Proposed signs - NONE.
- o Trash removal - IDEALLY A 2 YD. DUMPSTER ON CALL - 1-2x MONTH IN SUMMER.
- 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: \_\_\_\_\_

Date: 6-12-17



## 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.

THE SHOP IS SET BACK QUITE A WAY FROM  
TADSON RD. WITH ONLY ONE NEIGHBOR WITHIN  
350' - SPOKE WITH THEM ON 6-12-17 - ~~NO PROBLEMS~~

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.

A TRUCK OR TWO IN THE MORNING &  
EVENING - THAT'S IT. NO RETAIL, NO  
BIG DELIVERIES.

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.

IDEALLY I WOULD LIKE TO PLANT A ROW OF  
EVERGREEN TREES ALONG PROPERTY TO THE NORTH,

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

HONESTLY, I CAN USE THE MAIN DRIVEWAY &  
GRAVEL PATH AS ACCESS, NO ADDITIONAL  
DRIVE LANES WILL BE NEEDED.

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.

WIDE OPEN ACCESS AT STREET, GOOD VISIBILITY  
BOTH WAYS.

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

LET ME KNOW WHAT I NEED TO DO.



## 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 MARK BURSAW

Agent's Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Phone \_\_\_\_\_

Email 608-235-5005

Email \_\_\_\_\_

Email mark.bursaw@yahoo.com

Town: BURKE Parcel numbers affected: \_\_\_\_\_

Section: 01 Property address or location: 5009 THORSON RD.

Zoning District change: (To / From / # of acres) \_\_\_\_\_

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_ % Class II soils: \_\_\_\_\_ % Other: \_\_\_\_\_ %

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:

I OWN & OPERATE A SMALL LANDSCAPING BUSINESS. I WOULD LIKE TO RESIDE IN THE HOUSE WITH MY FAMILY & RUN THE BUSINESS OUT OF THE "SHOP" AREA. i.e: Park trucks & TRAILERS, STOCKPILE BOULDERS & TOPSOIL WOULD BE THE ONLY THINGS OUTSIDE.

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

Submitted By: MAN

Date: 6-12-17





• Patios • Plantings • Designs • Retaining Walls

To: Town of Burke Plan Commission

Dance County Zoning

Re: 5009 Thorson Rd., Town of Burke

July 5<sup>th</sup>, 2017

My name is Mark Bursaw, I own and operate A-1 Landscaping, a small local landscape contractor in Sun Prairie.

My wife Chrissy and I are purchasing a home and shop space at 5009 Thorson Rd. in the Town of Burke with the intentions of using the shop to store my trucks and equipment etc. It is currently zoned A-2. I am a small business with one full time employee who is laid off in the winter months. Business pretty much comes to a halt in the winter with the exception of snow plowing which I do myself and sometimes my wife will help out. The main purpose of the move is to have my shop space and our home on the same property. Thus, not having to rent shop space to park my trucks etc.

I have been in business since 2000 and the position I am in now is the same position I plan on being in in the future...ie: small, seasonal. We specialize in brick patios, fire pits, retaining walls etc. We do not do any mowing or maintenance work that require additional trucks-trailers-employees. A-1 Landscaping is not and will not be retail, it won't grow in size as far as trucks and employees go, this is the wrong property for that.

My proposed intentions are to have a guy come in at 7:30am on days it does not rain... not 5:30, not 6:30. He will grab any tools we need, hop in a truck and take off for the day. Any materials I use, typically are picked up or delivered to the jobsite. Occasionally there are extra materials, If I can return them, I do. We are usually done around 5pm or so in the afternoons and Saturdays/Sundays are off.

For outside storage, I would have concrete block bins to keep things orderly and out of sight of neighbors, I would ideally want all my equipment parked inside on a regular basis. Any outside storage would be topsoil, fieldstone rocks, wash stone and that's about it. There is one large yard light on the front of the current building and I do not foresee adding any additional lighting unless required. I do not need any signage or loud speakers outside, again, I want to make this a home for my family and I can have my equipment there. For trash removal, currently I work with Pellitteri Waste Systems and have a 2 yard dumpster that is on-call, and those calls are few and far between.

I have gone to Dan Birrenkott of Birrenkott Surveying in Sun Prairie to draw up a 'proposed area' for the business and a detailed description of the property and how we intend to use (subject to change).

**A-1 LANDSCAPING** 2864 Bailey Road Sun Prairie, WI 53590  
Phone: 608 • 834 • 8440 Fax: 608 • 834 • 2101 Cell: 608 • 235 • 5005  
Email: mark.bursaw@yahoo.com Website: [www.A1Land.net](http://www.A1Land.net)



• Patios • Plantings • Designs • Retaining Walls

I know there have been concerns raised about a big commercial business going in there, this is why I have had Dan draw up the map and proposed areas to show my intentions. I do not intend or plan on multiple trucks, deliveries etc. coming up and down the driveway. I am planning on increasing the property value of my place and do not want the 'commercial look' for any part of what I do!! We do not work Saturdays or Sundays, this is time for the family. Neighboring properties ideally will not even know we are there. The shop is set back far from the street, there are already multiple mature pine trees that block the line of sight, and I propose installing more of the same along the property line to the north. The driveway that is there now is sufficient to handle the expected load and does not need to be widened etc. I will be working on some drainage tweaks on the property to keep the house dry in big rain events!!

The remaining property in back is beautiful and no immediate needs to do anything there. My wife and I are happy to meet and answer any questions that may come up. The plans that were drawn up and attached are just conceptual and can be changed to fit your needs.

I have never done this before, and appreciate the guidance that you give!! Please see attached maps and detailed descriptions of the proposed area.



Mark Bursaw

Owner

A-1 Landscaping

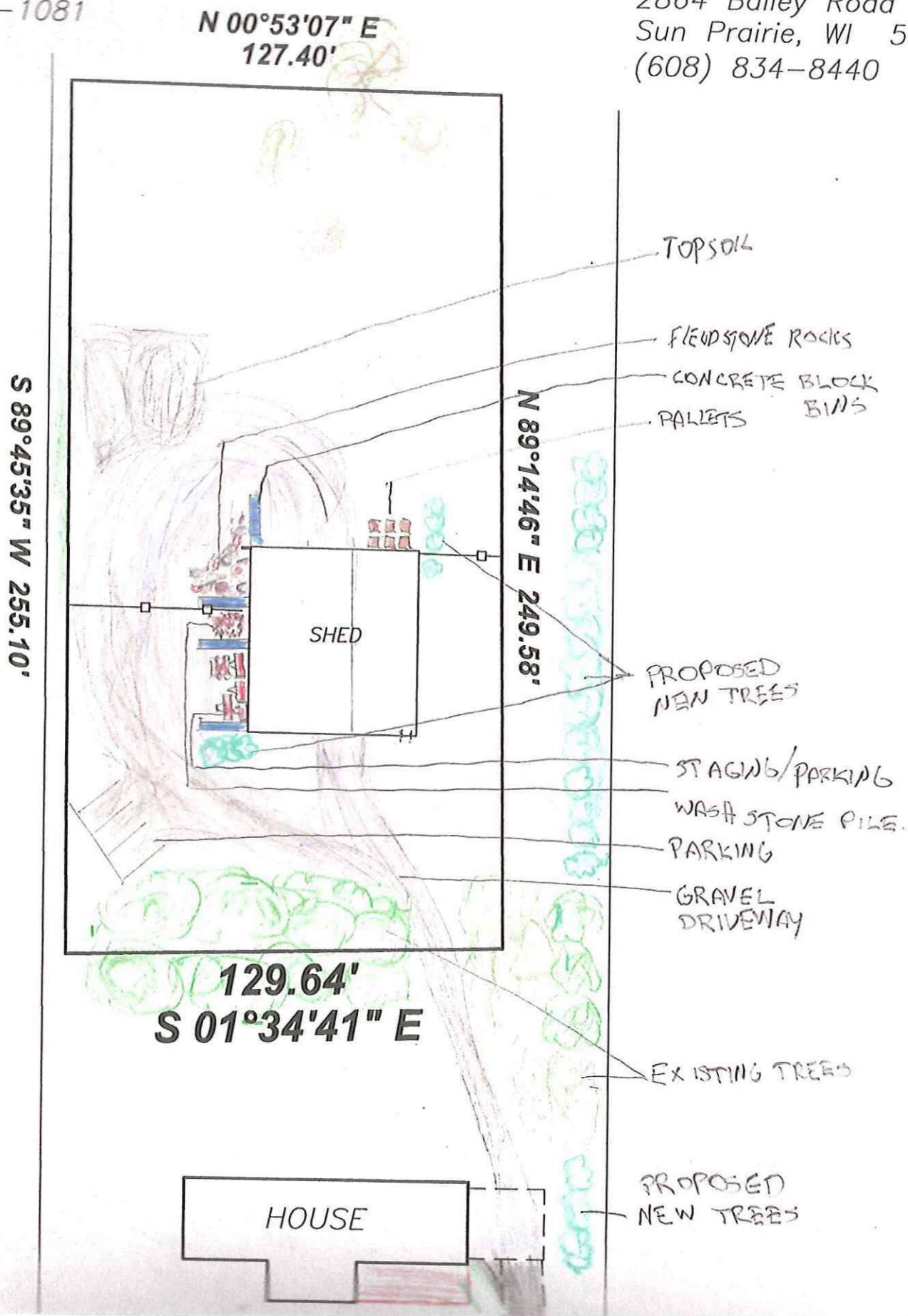


c 237



Bristol Street  
Pine, WI. 53590  
(608) 837-7463  
(608) 837-1081

### Prepared For:

A-1 Landscaping  
2864 Bailey Road  
Sun Prairie, WI 53590  
(608) 834-8440



**Parcel Number - 014/0810-361-8190-2****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF BURKE	
Parcel Description	SEC 36-8-10 PRT NE1/4NE1/4 COM SEC NE CO...	
Owner Names	KENNETH L PARIS PAULA S PARIS	 
Primary Address	5009 THORSON RD	
Billing Address	5009 THORSON RD SUN PRAIRIE WI 53590	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	5.020	
Land Value	\$123,800.00	
Improved Value	\$188,400.00	
Total Value	\$312,200.00	

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

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

**Zoning**

RH-2 DCPREZ-0000-05692

[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
\$123,800.00	\$188,400.00	\$312,200.00
Taxes:		\$5,437.00
Lottery Credit(-):		\$156.79
First Dollar Credit(-):		\$83.37
Specials(+):		\$239.71
Amount:		\$5,436.55

## District Information

Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	MADE	CITY OF MADISON EMS
OTHER DISTRICT	07SP	SUN PRAIRIE FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	04/24/2014	5065650		

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: 0810-361-8190-2

Document Types and their Abbreviations

Document Types and their Definitions

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210 Martin Luther King Jr. Blvd

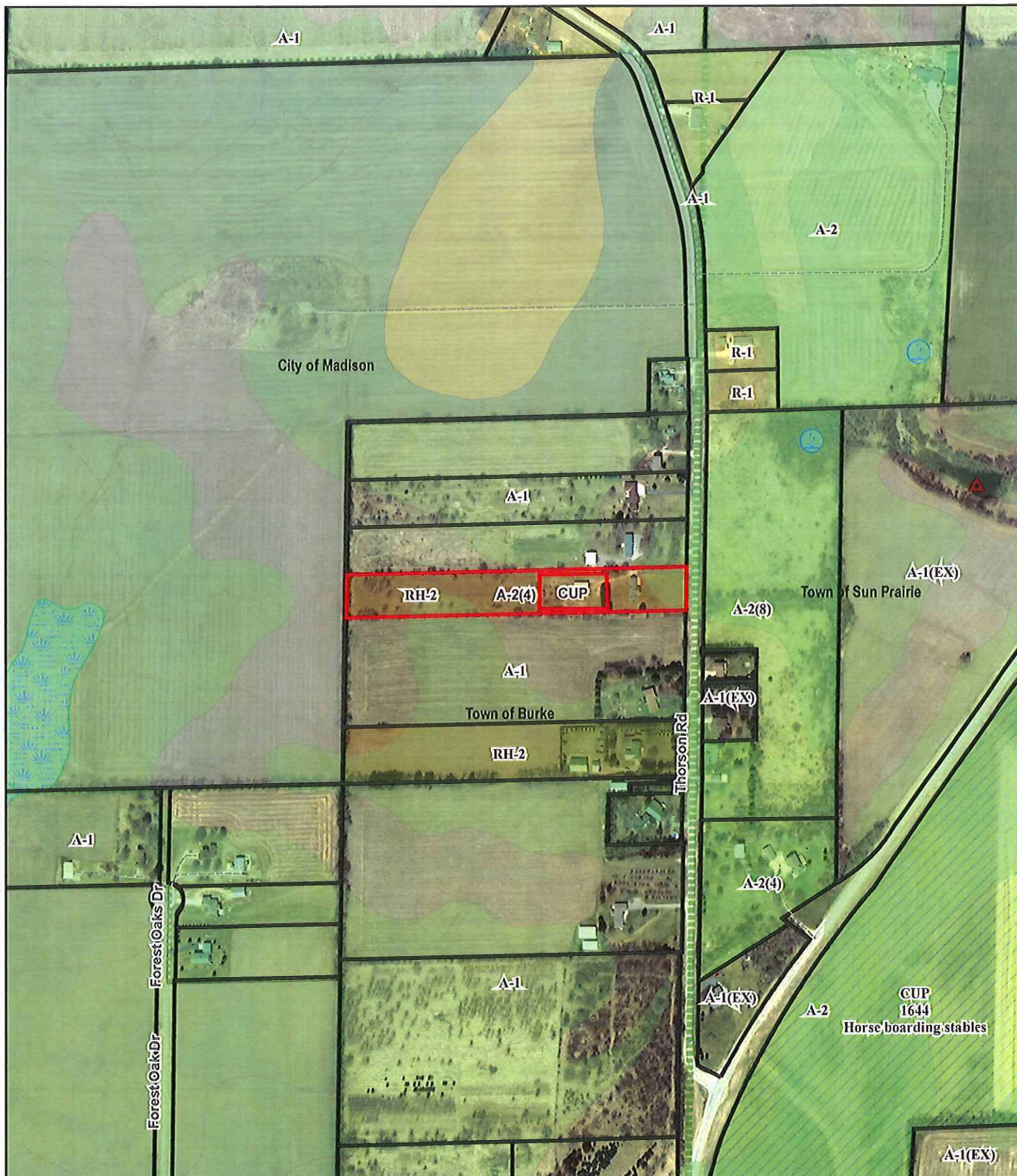
City-County Bldg. Room 116

Madison, WI 53703



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## Legend

**Significant Soils**

**Class**

Class 1

Class 2



Wetland



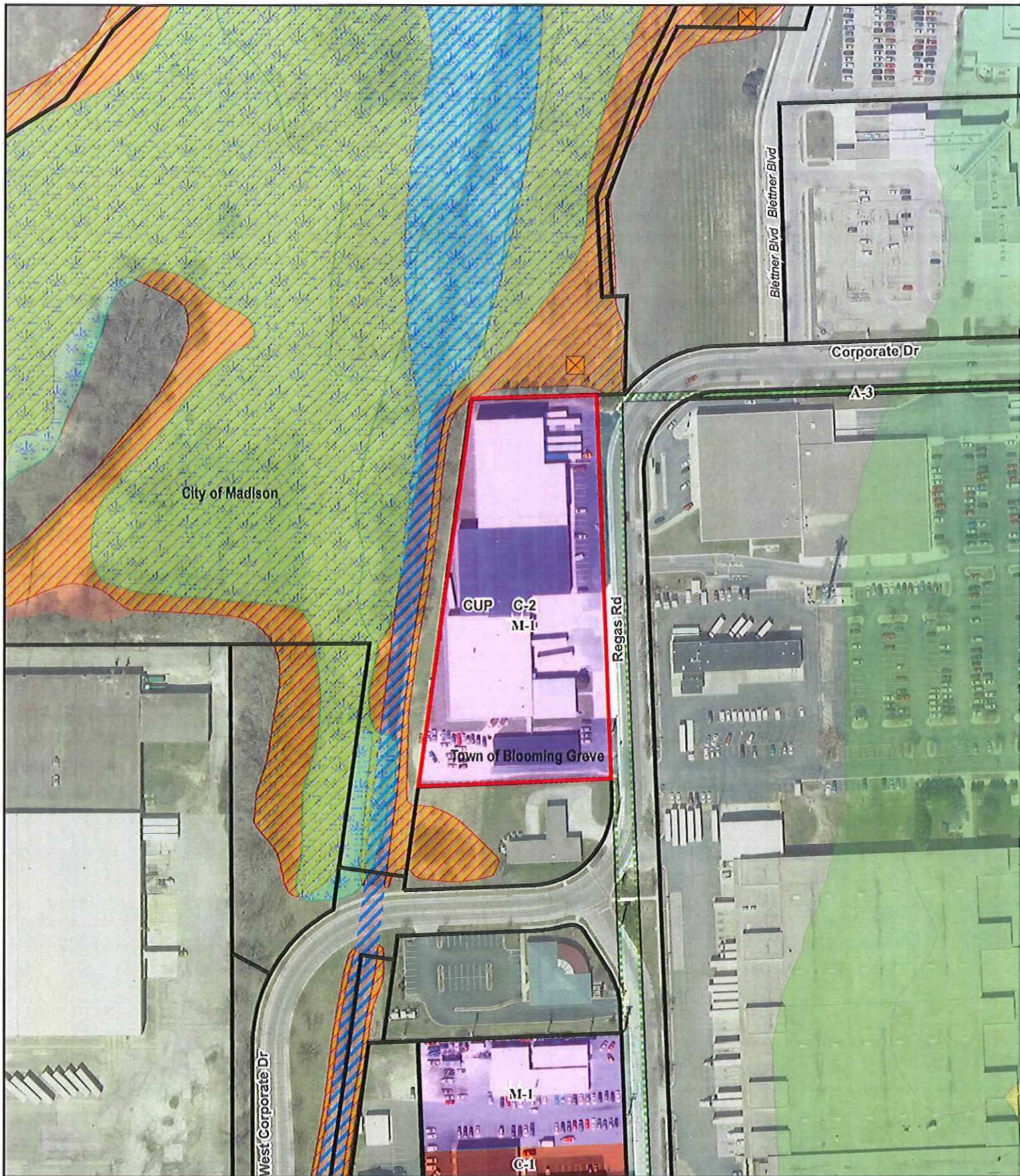
Floodplain



0 165 330 660 Feet

Petition 11186 /CUP 2386  
KENNETH L PARIS





## Legend

### Significant Soils Class

Floodplain  
Wetland

Class 1  
Class 2



0 65 130 260 Feet

Petition 11188 /CUP 2387  
REGAS COMPANY LLC





**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**ZONING MAP**

**Prepared For:**

A-1 Landscaping  
2864 Bailey Road  
Sun Prairie, WI 53590  
(608) 834-8440

