

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/18/2026	DCPCUP-2026-02714
Public Hearing Date	
07/28/2026	

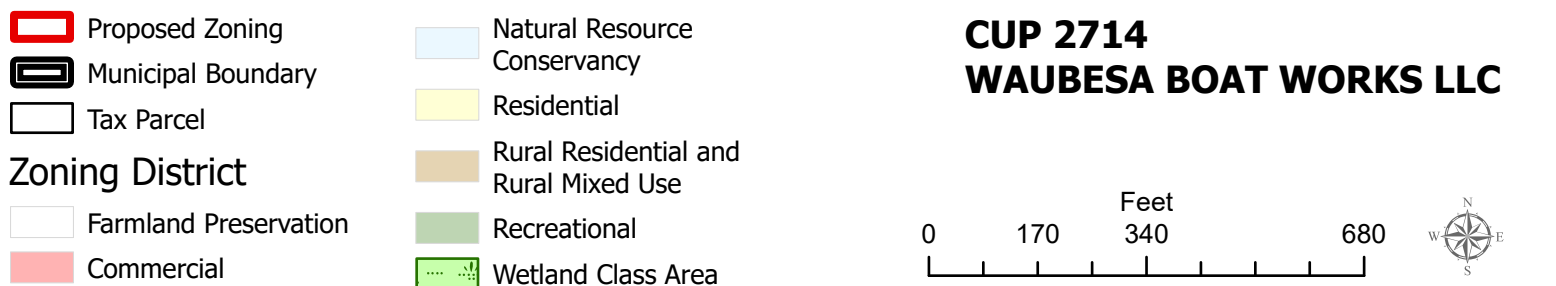
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WAUBESA BOAT WORKS LLC	Phone with Area Code	AGENT NAME WAUBESA BOAT WORKS LLC	Phone with Area Code
BILLING ADDRESS (Number, Street) 2996 WAUBESA AVE		ADDRESS (Number, Street) 2996 WAUBESA AVE	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) MADISON, WI 53711	
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	
4423 GOODLAND PARK RD					
TOWNSHIP DUNN	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-082-6323-7		---		---	

CUP DESCRIPTION	
CARETAKER'S RESIDENCE	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.272(4)(l)2.a.	.45

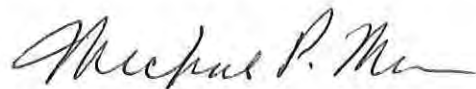
DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	Inspectors Initials HJH3	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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To: Dane County Planning and Development
Attn: Hans Hilbert
From: Michael Moran
Subject Property: 4423 Goodland Park Rd, Madison WI. 53711

Attached is the application for a Conditional Use Permit for the above mentioned property, the following narrative is the planned continued use of the building we built in 2019 after purchasing from the town of Dunn. The site previously housed a gas station and private residence. The purpose of the permit is to request permission to build an attached private residence for the owner operator, Michael Moran, I currently reside at 2996 Waubesa Ave, down the street from this location and have sold this home. The new home will be built attached to the east side of the existing building and match the current design, it will be a custom home approximately 1800 sq. feet. The home fits well in the neighborhood and matches that of many new builds in the area. There will be no change to the current operations of the business. I am the sole proprietor and employee. My wife and I plan to reside in the new home.

Attached are the required documents, site plan, legal description, neighborhood map, proposed and existing building plans, etc. I look forward to working with Dane County and the Town of Dunn on the process and hopeful approval. I can be reached at 608-516-7778, mmoran1022@charter.net.

A handwritten signature in cursive script, reading "Michael P. Moran". The signature is written in dark ink and is positioned below the typed text.



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees
General: \$495
Mineral Extraction: \$1145
Communication Tower: \$1145
(+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS
STARTED PRIOR TO ISSUANCE OF PERMIT

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name: Waubesa Boat Works. Moran Agent Name: Ed Heftv Construction
Address (Number & Street): 4423 Goodland Park Rd Address (Number & Street): 1036 Hillcrest Ln.
Address (City, State, Zip): Madison Wi. 53711 Address (City, State, Zip): Oreadon Wi. 53575
Email Address: Email Address:
Phone#: Phone#:

SITE INFORMATION

Township: Dunn Parcel Number(s): 028/0610-082-6323-7
Section: 8,T6N,R10E Property Address or Location: 4423 Goodland Park Rd.
Existing Zoning: Proposed Zoning: CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):

The addition of a single family home attached to the existing business building, see attached

Is this application being submitted to correct a violation?

Yes ☐ No ☒

Provide a short but detailed description of the proposed conditional use:

Refurbish wooden antique wooden boats, currently operated and previously approved. Looking to adjoin a small residential home for owner to live. Owner is Michael and Lorrie Moran, they have resided down the street at 2996 Waubesa Ave for nineteen years and have sold this property with hopes of living at the described property which is zoned General Commercial. GC. Section 10.272 and was previously a fuel station and single family home before being torn down. Note: there is currently a shared well agreement in place, if approved we will also dig a new well and no longer use the

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

☒ Complete attached information sheet for standards ☒ Site Plan drawn to scale ☒ Detailed operational plan ☒ Written legal description of boundaries ☒ Detailed written statement of intent ☒ Application fee (**non-refundable**), payable to Dane County Treasurer

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Michael Moran

Date: _____

5/14/26

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections and of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

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 is a one employee business that has been operational for five years in that location. Has no detrimental effect on public safety, or general welfare. Work on boats is performed with the doors shut and very minimal noise and no debris.

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 addition of a residence on this lot attached to the existing building will actually fit very nicely architecturally with surrounding homes and rural community.

3. 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 addition of the single family home does not impede any of the surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Utilities are existing to the existing building, driveway has already been installed in prior construction, any additional revisions will be made to accommodate, any additional drainage requirements will be addressed.

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 will be no change to ingress or egress, any recommendations will be accommodated. We expect zero impact to any of the above noted.

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

The conditional use will conform to all regulations of the district, including set backs, building size etc.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Yes, we will meet with the Town and follow all recommendations necessary,

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Not located in FP zone

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

This conditional use request is for the addition of a single family residence attached to the existing business "Waubesa Boat Works" the planned improvement to the property is an approx. 42' wide by 45' deep attached single family home on the east side of the existing building. The new home will blend in with the existing building, additional landscaping will be added to the property on the east and north border to dress up the property. Operation of the existing business will continue as is during normal part time in the window of 8:00 am - 5:00 pm on weekdays.

The owner, Michael Moran currently and has owned the home down the street at 2996 Waubesa Ave for 19 years and has sold the home with the hope to build at this site and reside here.

List the proposed days and hours of operation.

Monday-Friday 8:00 am- 5:00 pm

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

1 full time owner operator

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

No noise

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

No outside activities or storage

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under _____ of _____, Dane County Code.

This property is within 1000' of the Waubesa shoreline, we will comply with standards just as I did when building the building. There will be

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

This single family home will have 2 baths

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

The current trash is contractor for the Town and building is Pellitteri, and this will not change.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

There will be no traffic delays or increased traffic

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

None

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors. No plan for outdoor lighting other than house entry lights and decorative landscape lighting, which fits current lighting in the neighborhood

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s.

None

Briefly describe the current use(s) of the property on which the conditional use is proposed.

The current business is an antique wooden boat repair shop focused on 1920-1960 wooden boats, 15' to 20' long, the home will be a

Briefly describe the current uses of surrounding properties in the neighborhood.

Primarily rural residential, with one restaurant nearby, and farmland across the street.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☒ **SCALED SITE PLAN.** Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☒ Scale and north arrow.
- ☒ Date the site plan was created.
- ☒ Existing subject property lot lines and dimensions.
- ☒ Existing and proposed wastewater treatment systems and wells.
- ☒ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☒ All dimension and required setbacks, side yards and rear yards.
- ☒ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☒ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☒ Parking lot layout in compliance with s.
- ☒ Proposed loading/unloading areas. *NA*
- ☒ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☒ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☒ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☒ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS.** Describe existing land uses on the subject and surrounding properties:

- ☒ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☒ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☒ **OPERATIONS PLAN AND NARRATIVE.** Describe in detail the following characteristics of the operation, as applicable:

- ☒ Hours of operation.
- ☒ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☒ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☒ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☒ Compliance with county stormwater and erosion control standards under _____ of _____, Dane County Code.
- ☒ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☒ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☒ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☒ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☒ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☒ Signage, consistent with section _____

☐ **ADDITIONAL MATERIALS.** Additional information is required for certain conditional uses listed in s. _____ :

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an _____.
- ☐ _____ or _____ must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. _____.
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. _____.
- ☐ Mineral extraction proposals must submit additional information as required in s. _____.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 028/0610-082-6323-7

A part of Block Three (3) Assessor's Plat #1 of Dunn, in the Town of Dunn, Dane County, Wisconsin, described as follows: a parcel of land located in the Northwest Quarter (NW 1/4) and in part of Government Lots 3 and 4 of Section 8, Town 6 North, Range 10 East, Town of Dunn, which is more fully described as follows: commencing at the West 1/4 corner of said Section 8; thence North 85° 25' East 1,200 feet to the extension of the East line of Berkan Street; North 1° 48' West along the East line of Berkan Street 2,026.7 feet to the point of beginning; thence continuing North 1° 48' West, 135 feet to the South line of Center Avenue; thence East along the South line of Center Avenue 146 feet; thence South 1° 48' East parallel to Berkan Street, 135 feet; thence West parallel to Center Avenue 146 feet to the point of beginning of this description.

TAX ROLL PARCEL NUMBER: 028/0610-082-6323-7

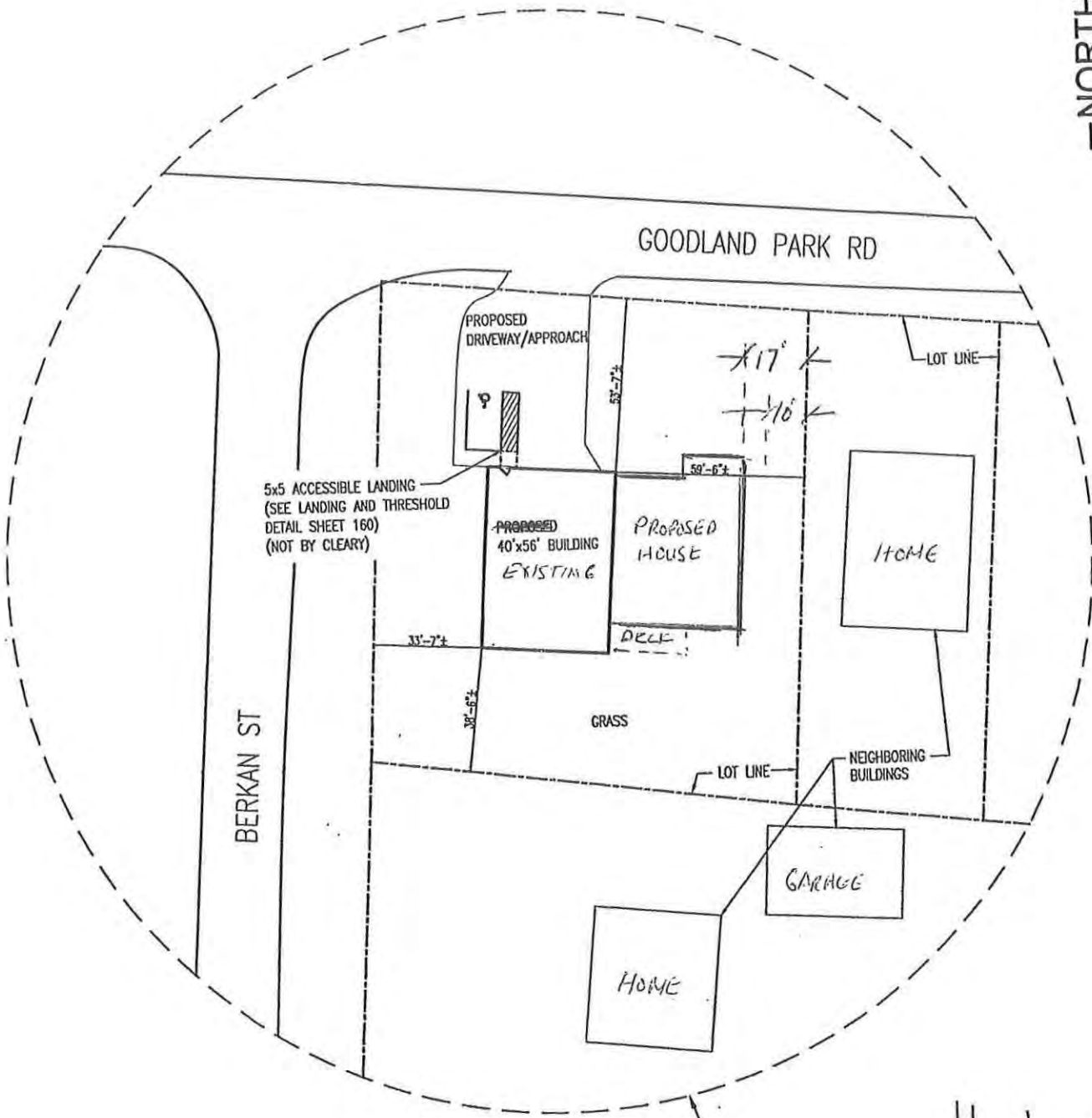
ADDRESS PER TAX ROLL: 4423 GOODLAND PARK RD, Madison, WI 53711

This issue is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is subject to the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, Schedule B, Part II-Exceptions, a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (06/01/2016)

— NORTH —

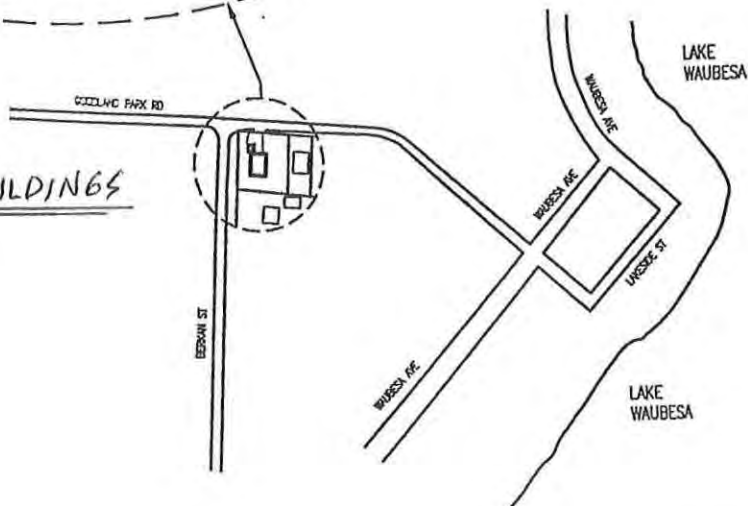


SCALE: NONE

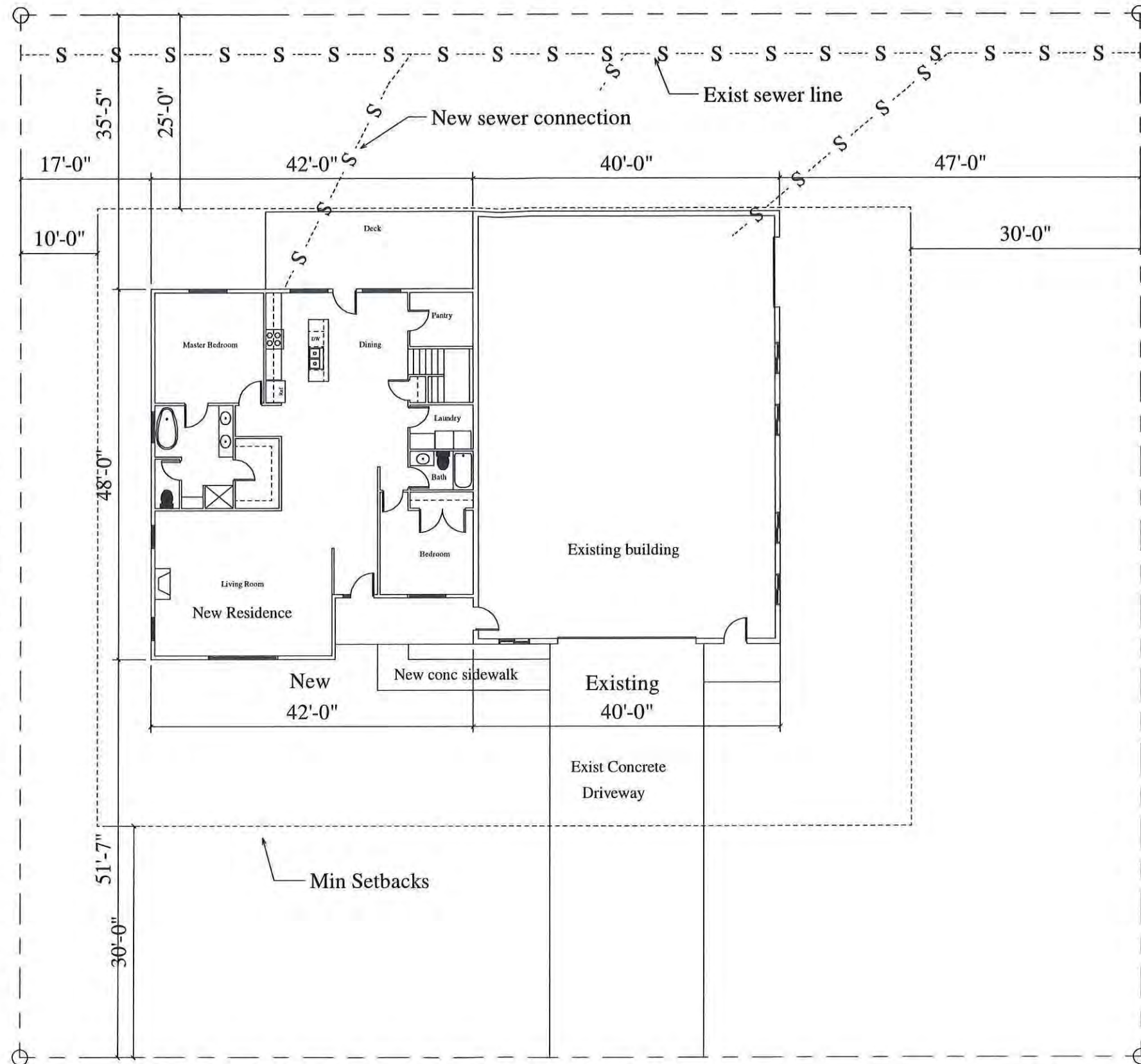
SITE WITH SURROUNDING BUILDINGS

4423 GOODLAND PK RD,

MADISON WI 53711



N2 31'53" E 135.00'



N85 25' 07" W 146.00'

Goodland Park Road



Site Plan

Scale = 1/16"=1'-0"



North

Project:
Address:

Michael Moran
4423 Goodland Park Road

Date: 05-13-2026

Scale: As Noted

Job #: 05-01

Sheet Title:
Site Plan

Proposed for:
Ed Hefty Construction

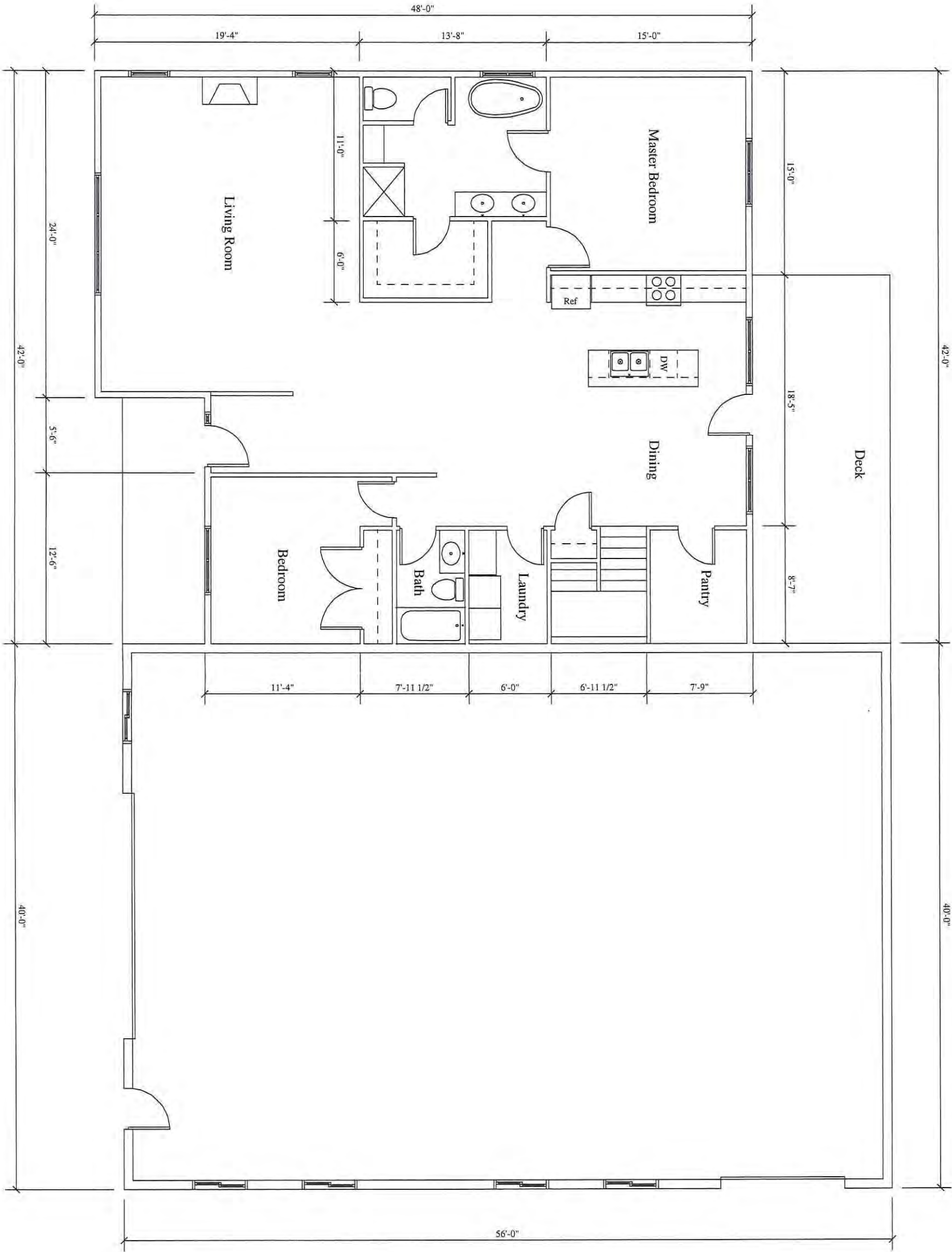
Address:
1036 Hillcrest Lane
Oregon, WI 53575
608-835-7804

Concepts
In

Architecture, LLC

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196
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SHEET
C1



First Floor Plan - 1,872 SF

Scale = 1/8"=1'-0"



North

Project: Michael Moran

Address: 4423 Goodland Park Road

Sheet Title: First Floor Plan

Proposed for: Ed Hefty Construction

Address: 1036 Hillcrest Lane
Oregon, WI 53575
608-835-7804

Concepts
In
Architecture, LLC

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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A1

SHEET

Job #:

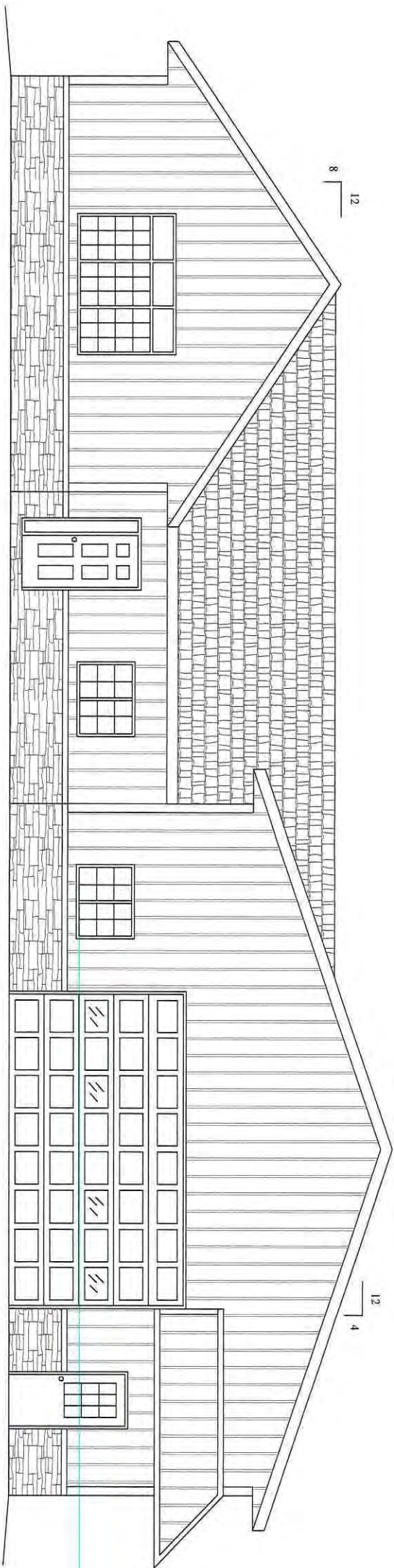
05-01

Scale:

As Noted

Date:

04-29-2026



North Elevation

Scale = 1/8"=1'-0"

d Park Rd



sin

et View

more dates





Edit

Share

