

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/04/2024	DCPCUP-2024-02617
Public Hearing Date	
06/18/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MATT KIRT	Phone with Area Code (608) 295-7471	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1794 SCHUSTER RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS exembium@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
1794 Schuster Road		
TOWNSHIP DUNN	SECTION 31	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0610-312-8720-3	---	---

CUP DESCRIPTION

Limited Family Business -Contractor

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.241(3) Limited Family Business	1.5
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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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:	Matt Kirt	Agent Name:	
Address (Number & Street):	1794 Schuster Rd	Address (Number & Street):	
Address (City, State, Zip):	oregon, WI 53575	Address (City, State, Zip):	
Email Address:	exembium@gmail.com	Email Address:	
Phone#:	608 295 7471	Phone#:	

SITE INFORMATION			
Township:	Dunn	Parcel Number(s):	028-0610-312-8720-3
Section:		Property Address or Location:	1794 schuster rd
Existing Zoning:	RR1	Proposed Zoning:	
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Limited Family Business</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>My business is performed on-site at the customers location. I do have a room in my house I use as an office, and I would like to park my trucks and trailers on the property to be available for daily use. They will all be operational, registered and necessary and kept in an organized way. I do have two seasonal employees. There isn't any noise, odor or debris to mention.</p>	

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.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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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:

Date: 4-4-24

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 [10.220\(1\)](#) and [10.103](#) 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.

The business is operated off site (on location of customers address). The request is to store the minimal equipment and vehicles required to perform my work. They equipment and vehicles are well maintained, registered, and used daily during the year, weather permitting. There isn't any detriments to the land or public.

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.

I regularly operate approximately 8 am until 5 pm Monday through Friday, It will not affect the property around me.

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.

My house is located in the perfect position to allow my use and not bother any surrounding property.

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

No changes are necessary.

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.

The impact to traffic in this area will be minimal. We only leave and arrive back once per day, ensuring no additional congestion.

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

Yes the conditional use will conform to all applicable regulations of the district in which it is located.

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

Yes, our CUP is consistent with the adopted town and county comprehensive plans as well as similar to other CUP in area.

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:

N/a

- 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.

<p>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.</p> <p>Southern Wisconsin Concrete is a small decorative concrete business who does light grading, installs new concrete or restores and improves existing concrete. We are seeking approval to store a couple of passenger trucks and several tow trailers, at the rear of the property. Other equipment used, such as John Deere skid steer, wood, forms, stamps and tools, would all be stored inside the existing buildings. All major operations are carried out at the customer residence. The only work that would be done at this location would be light mechanical work indoors.</p>
<p>List the proposed days and hours of operation.</p> <p>8AM-5pm mon-fri</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>2 part time employees that work at the job sight. They would occasionally park at my house to drive a truck and/or trailer to the job sight,</p>
<p>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.</p> <p>No extra noise is expected to result from this storage arrangement.</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>We are requesting permission to store several trailers and a few pallets of blocks. They will be stored in a orderly way.</p>
<p>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 Chapter 11 of Chapter 14, Dane County Code.</p> <p>No construction required</p>
<p>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.</p> <p>N/A</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>1-3 yard dumpster</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>1 car in, 2 passenger trucks and trailers out weekdays, twice a day approximately >15,000. This does not have an impact on the amount o</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>N/A</p>
<p>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.</p> <p>No additional lighting is required.</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.</p> <p>None</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>The property primarily serves as my residence and for storing equipment essential for daily operations of business.</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>Bus garage, Commercial farming, Plumbing service, RV sales</p>

Legal Description

Sec 31-6-10 Prt Nw1/4 N/w1/4 Com At Pt On W Ln 193.38 Ft N Of Sw Cor Th E 440 Ftto Sw Cor Lot1
Raylen Meadows Plat Th N 165 Ft W To W Ln Th S To Pob

Special Requirements for Limited Family Businesses per Dane County Zoning Ordinance

10.103(12)

Limited family business.

- (a)** A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time protecting the interests of adjacent property owners. Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the business is expanded. No limited family or rural business shall conflict with the purposes of the zoning district in which it is located.
- (b)** The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
- (c)** Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business.
- (d)** The conditional use permit holder may be restricted to a service oriented business and thus prohibited from manufacturing or assembling products or selling products on the premises or any combination thereof.
- (e)** The conditional use permit may restrict the number and types of machinery and equipment the permit holder may be allowed to bring on the premises.
- (f)** Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional use permit.
- (g)** Sanitary fixtures to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.
- (h)** The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.



Holm Rd

Schuster Rd

1794

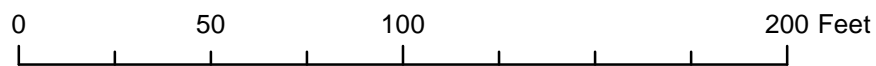
Existing Residence

Indoor Storage

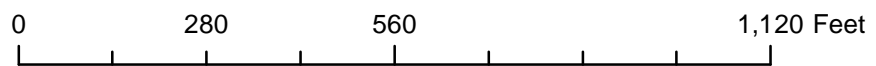
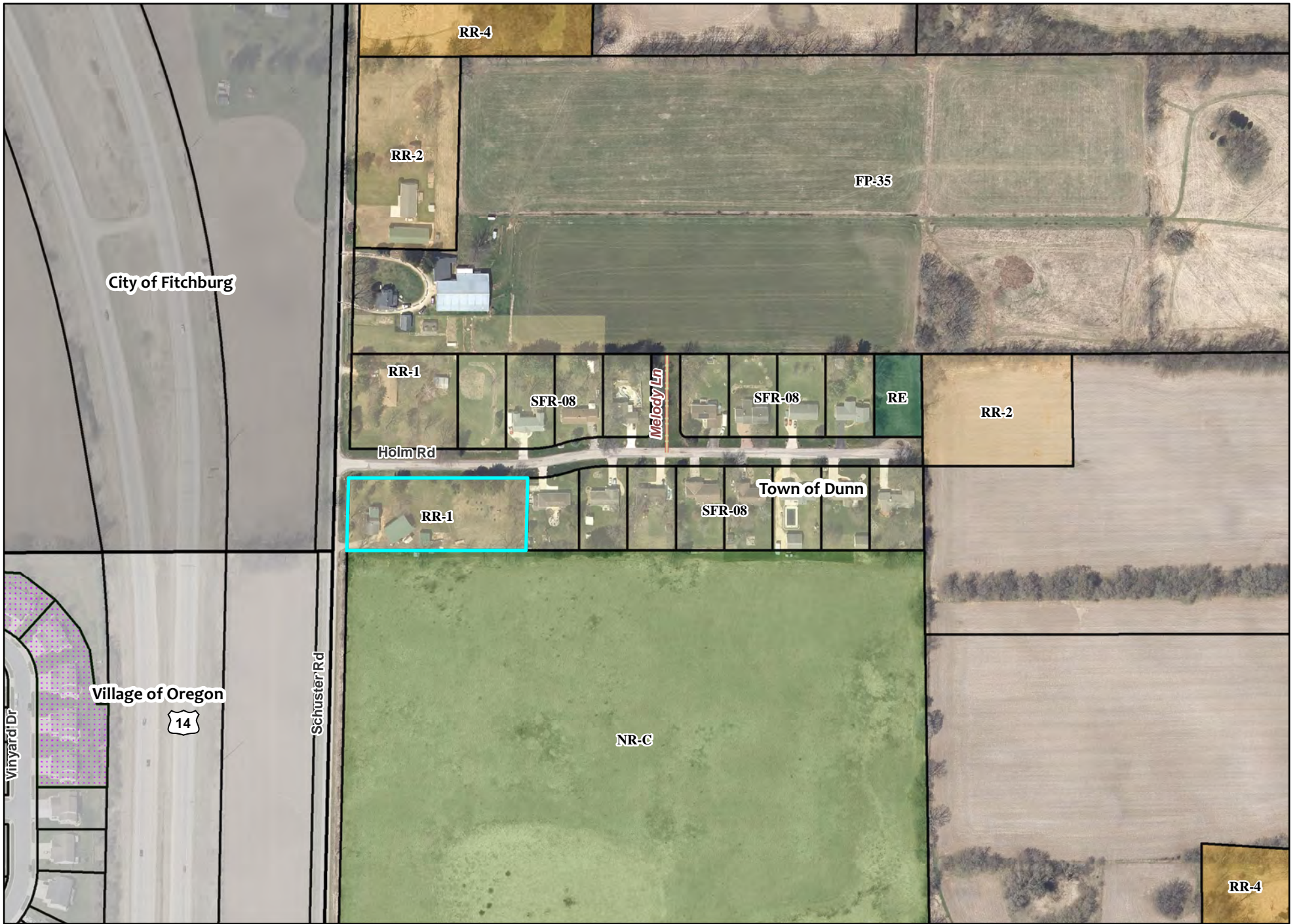
Existing Screening

Indoor Storage

Gravel area loading/unloading



1794 Schuster Road
Operations Plan

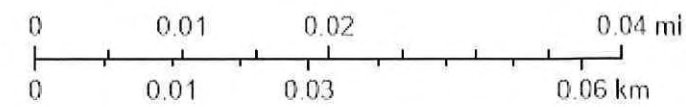


1794 Schuster Road
Neighborhood Plan



April 4, 2024

1:1,128



Maxar, Microsoft, Esri Community Maps Contributors,
 County of Dane, © OpenStreetMap, Microsoft, Esri,
 TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,
 METI/NASA, USGS, EPA, NPS, US Census Bureau,
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