

TOWN OF ALBION
PLANNING COMMISSION PUBLIC HEARING
TUESDAY, JUNE 6, 2017
6:30 P.M. ALBION TOWN HALL

Conditional Use Permit# DCPCUP-2017-02382 of Pettit Properties, LLC, 360 Haugen Rd., Edgerton, WI for a 15.27 acre parcel m/l for outdoor storage of more than 12 vehicles and pieces of construction equipment.

Adjourn

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/15/2017	DCPCUP-2017-02382
Public Hearing Date	
06/27/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME PETTIT PROPERTIES LLC	Phone with Area Code (608) 884-4455	AGENT NAME GINGER HAGEMANN	Phone with Area Code (608) 884-4455
BILLING ADDRESS (Number, Street) 360 HAUGEN RD		ADDRESS (Number, Street) 360 HAUGEN RD	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) EDGERTON, WI 53534	
E-MAIL ADDRESS gingers191@gmail.com		E-MAIL ADDRESS gingers191@gmail.com	

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	
318 Goede Rd					
TOWNSHIP ALBION	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-263-8780-0		---		---	

CUP DESCRIPTION

OUTDOOR STORAGE OF MORE THAN 12 VEHICLES AND PIECES OF CONSTRUCTION EQUIPMENT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.111(3)(E)	14.9
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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>Pelitt Properties LLC</u>	Agent	<u>Ginger Hageman</u>
Address	<u>360 Hungen Rd</u>	Address	<u>360 Hungen Rd</u>
Phone	<u>Edgerton, WI 53534</u> <u>608-884-4455</u>	Phone	<u>Edgerton, WI 53534</u> <u>608-884-4455</u>
Email	<u>Gingers191@gmail.com</u>	Email	<u>Gingers191@gmail.com</u>

Parcel numbers affected: 0512-263-8780-0 Town: Albion Section: 2C
Property Address: 318 Goede Rd

Existing/ Proposed Zoning District: LC-1 Limited Commercial Dist.

Type of Activity proposed:

Separate checklist for mineral extraction uses must be completed.

- Parking of Trucks, Equipment, Boats, Trailers, Items for Storage
- o Hours of Operation 8 AM - 4 PM M-F for sale There is currently no lighting
 - o Number of employees w/ appropriate gravel parking area is established
 - o Anticipated customers - Same @ current
 - o Outside storage - All items vehicles, equipment, trailers ect.
 - o Outdoor activities - Sales, demonstrations, parking
 - o Outdoor lighting - N/A - may submit plan in future
 - o Outside loudspeakers - none
 - o Proposed signs - There is an existing sign SE corner of property
 - o Trash removal N/A
 - 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: [Signature]

Date: 5-3-17

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.

It is just parking nothing more

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.

This is an industrial / commercial area

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.

Will only help grow the area

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

Everything is done by Road / Freeway Improvements

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 changes

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

Correct.

Empty Lot

LC-1

C-1
C-2
Empty Lot

C-2
Empty Lot

C-2

C-2
C-2

C-2

C-2

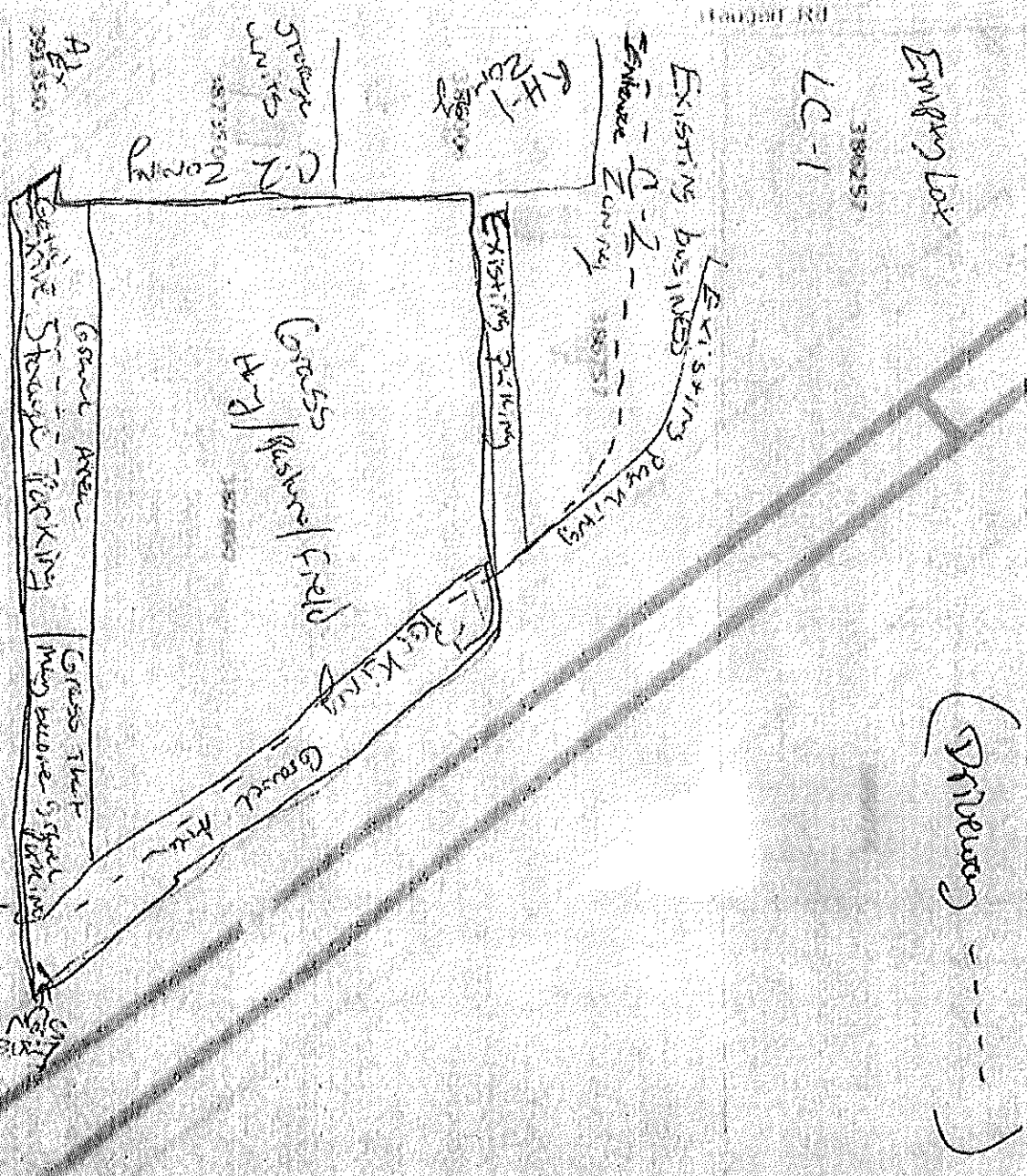
A-1(E)

A-1(E)

A-1(E) zoning

A-1(E) zoning

(Dotted line)



461200
450400
450400
450400
450400
450400

1651000

A-1(E)

Storage Units
C-2 zoning

R.H. 1st

Existing Business
Boundary
C-2 zoning

Existing Parking

Grass Area
Gravel Area

Gravel Area
Gravel Area

Gravel Area
Grass with many mature trees

1651000

1651000

Pettit Properties, LLC
360 Haugen rd.
Edgerton, WI 53534
May 4, 2017

Dane County Planning & Development & Albion Township

Dear Dane County Planning & Development & Albion Township :

This is the written Operations Plan describing the proposed Conditional use application for 318 Goede RD Edgerton, WI 53534.

We plan to keep parking our items for sale along the interstate on the gravel haul road that was left from the widening of I39/I90 for the ramps to exit #160. Our goal is to get the Conditional use permit to be in compliance with zoning ordinances. As of now the property is LC-1 which only allows up to 12 Items. And we would like unlimited amount of parking thorough the property as we do have storage along the South side of our property and as of now it is contained to the fence line but we do not want to be limited to that If we would like to have more parking whether it be for our items for sale or for storage of items such as but not limited to construction and forestry equipment, trucks, cranes, trailers, boats etc....

Sincerely,

Pettit Properties, LLC
Ginger Hagemann, Agent



Pettit Properties, LLC
360 Haugen rd.
Edgerton, WI 53534
May 4, 2017

Dane County Planning & Development & Albion Township

Dear Dane County Planning & Development & Albion Township :

This is the written Statement on how the proposal meets the 6 standards of the Conditional use for 318 Goede RD Edgerton, WI 53534.

We plan to keep parking our Items for sale along the interstate on the gravel haul road that was left from the widening of I39/I90 for the ramps to exit #160. Our goal is to get the Conditional use permit to be in compliance with zoning ordinances. As of now the property is LC-1 which only allows up to 12 items. And we would like unlimited amount of parking thorough the property as we do have storage along the South side of our property and as of now it is contained to the fence line but we do not want to be limited to that if we would like to have more parking whether it be for our items for sale or for storage of Items such as but not limited to construction and forestry equipment, trucks, cranes, trailers, boats etc....

1. There will be no danger in public health, safety, comfort or general welfare It is just parking nothing more
2. This is an industrial and commercial area and It is developing so the values should just go up with more business in the area. There is one RH-1 property adjoining and it is surrounded by C-2 zoned properties. If there becomes concern for parking items a fence could be put up on the property of 318 Haugen rd. to help block the view.
3. I believe that our business will only help grow the area and will not impede the normal development
4. Parking will not require any more utilities or access roads as we will enter from 360 Haugen road as we currently are and there is an established driveway on 318 Goede rd. for storage entrance. The parking area was left from improvements to I39,90 and everything was left in their compliance.
5. There will be no more congestion as we are just expanding the parking area from the 5 acres we started with to the additional 15 that we have.
6. To the best of my Knowledge the Conditional use conforms to applicable regulations of the district in which it is located.

Sincerely,

Pettit Properties, LLC
Ginger Hagemann, Agent

