

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2018-07**

**EXTENSION REQUEST OF VILLAGE BOARD RESOLUTION 2017-100 FOR CONDITIONAL USE
PERMIT TO CONSTRUCT AN OVER-SIZED ACCESSORY BUILDING AND TO OPERATE A LIMITED
FAMILY BUSINESS AT 4129 GRAY ROAD, IN THE VILLAGE OF WINDSOR**

WHEREAS, Kurt Woodburn ("Petitioner"), as owner of 4129 Gray Road ("Subject Property"), requested approval of Conditional Use Permit ("CUP") for a limited family business (Kurt Woodburn dba Preferred Electric & Heating, LLC) and construction of a 6,800-square foot accessory building to be located on the Subject Property; and

WHEREAS, the Plan Commission reviewed the request and recommended approval, subject to conditions, all as set forth in Plan Resolution 2017-26; and

WHEREAS, following consideration of the Plan Commission's recommendation, the Village Board approved the Petitioner's request, subject to the conditions, all as set forth in Village Board Resolution 2017-100; and

WHEREAS, the Petitioner has determined that he cannot comply with Condition #19 of Village Board Resolution 2017-100 in the required timeframe which states:

"The Village Board's approval expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner is unable to or does not commence construction prior to expiration, then this approval shall expire."

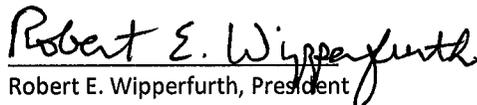
As a result, the Petitioner is requesting an extension of Village Board Resolution 2017-100 until September 09, 2019.

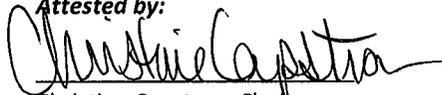
NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

1. The extension request of Village Board Resolution 2017-100 until September 09, 2019 is hereby approved.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on January 18, 2018, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, President

Attested by:

Christine Capstran, Clerk

INCORPORATED BY REFERENCE:
Village Board Resolution 2017-100

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2017-100**

**APPROVAL OF CONDITIONAL USE PERMIT AND OVER-SIZED ACCESSORY BUILDING
FOR LIMITED FAMILY BUSINESS AT 4129 GRAY ROAD, IN THE VILLAGE OF WINDSOR**

WHEREAS, Kurt Woodburn (“Petitioner”), as owner of 4129 Gray Road (“Subject Property”), is requesting approval of Conditional Use Permit (“CUP”) for a limited family business (Kurt Woodburn dba Preferred Electric & Heating, LLC) and construction of a 6800 square foot accessory building to be located on the Subject Property, which is all within the A-1EX zoning district of the Village of Windsor; and

WHEREAS, the Plan Commission reviewed the request and recommended approval, subject to conditions, all as set forth in Plan Resolution 2017-26, which is incorporated by reference; and

WHEREAS, the Village Planner has prepared a Staff Report (the “Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following consideration of the Plan Commission’s recommendation and the Staff Report, the Village Board has decided to approve the Petitioner’s request, subject to the conditions specified in the Staff Report and as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

The Village of Windsor Board **Approves** the Conditional Use request for Kurt Woodburn located at 4129 Gray Road, DeForest, WI 53532, subject to the following conditions:

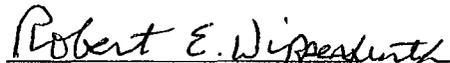
1. The conditional use approval is subject to the Petitioner obtaining approval by the Village of Windsor Plan Commission and Board for a rezone of the subject property from A-1EX, Exclusive Agriculture District to A-2(4), Agriculture District. The Village of Windsor Plan Commission will act on the application on October 17, 2017 and the Village of Windsor Board will act on the application on October 19, 2017.
2. The conditional use approval shall automatically expire on sale of the property or the business to an unrelated third party.
3. The conditional use approval is limited to 4129 Gray Road, DeForest, WI 53532 (Tax Parcel ID 196/0910-282-8100-4).
4. The conditional use approval shall limit the principal building with its accessory buildings so that it does not exceed 30% of the area of the Subject Property.
5. The conditional use approval is limited to Kurt Woodburn (dba Preferred Electric & Heating, LLC) to allow the operation of a limited family business, an electric and heating company, known as Preferred Electric & Heating, LLC.
6. The conditional use approval shall limit all employees, except one or one full-time equivalent, to be a member of the family residing on the Subject Property.
7. The conditional use approval shall limit the number and types of machinery and equipment the Petitioner may be allowed to bring on the subject property as: two service trucks, one boom truck, three job trailers, and one back hoe, or the equivalent thereof.
8. The conditional use approval shall reflect the hours of operation as 7:30 am to 5:00 pm.

9. The conditional use approval shall allow the Petitioner to construct a 50'x136' (6,800 ft²) accessory building to include an office, storage area for trucks, trailers, and equipment, storage area for parts, a work shop, and storage area for personal items. The conditional use approval shall prohibit the Petitioner from housing animals in the accessory building.
10. The accessory building shall be constructed in accordance with the site plan, plans and specifications, and documents presented to the Village Board on October 19, 2017.
11. The accessory building shall comply with the requirements of Sec. 52-57 A-2, *Agriculture District* of the Village of Windsor Code of Ordinances.
12. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan by the Village of Windsor and Dane County. The Petitioner shall comply with any and all recommendations by the Village of Windsor and Dane County prior to the start of construction.
13. The Petitioner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the subject property will not detract from neighboring properties. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
14. The Petitioner shall allow representatives from the Village of Windsor inspect the subject property following a 24-hour notice for the purposes of determining compliance with the conditional use approval.
15. The Petitioner shall acknowledge the terms and conditions described herein and accept the terms and conditions of the same in its entirety in writing.
16. The Petitioner shall record the conditional use approval, in a form approved by the Village Attorney, allowing the operation of an electric and heating business as a limited family business and the construction of a 50'x136' (6,800 ft²) accessory building for Kurt Woodburn (dba Preferred Electric & Heating, LLC) located at 4129 Gray Road, DeForest, WI 53532.
17. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
18. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the CSM and Rezone, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
19. The Village Plan Commission's recommendation expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner is unable to or does not commence construction prior to expiration, then this approval shall expire.
20. Other Conditions.
 - a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
 - b. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.

- c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use.
- d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- e. Unless this conditional use expressly states otherwise, plans that are specifically required by this conditional use may be amended upon the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- f. Should any paragraph or phrase of this conditional use be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- g. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Village of Windsor.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on October 19, 2017, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, ~~President~~

Attested by:

Christine Capstran, Clerk

INCORPORATED BY REFERENCE:

Staff Report
Application Materials



Staff Review

TO: Village of Windsor Board
CC: Robert Wipperfurth, Amy Anderson Schweppe, Kevin Richardson, Connie Anderson
FROM: Jamie Rybarczyk
RPT DATE: October 10, 2017
MTG DATE: October 19, 2017
SUBMTL DATE: June 28, 2017
APRVL DATE: N/A
FOTH FILE: 17W022.01/15
RE: Kurt Woodburn – Conditional Use Request

BACKGROUND:

1. Petitioner/Agent: Kurt Woodburn
2. Property Owner: Kurt Woodburn
3. Location/Address: 4129 Gray Road, DeForest, WI 53532
4. Taxkey Number: 196/0910-282-8100-4
5. Area: 5.00 acres
6. Existing Zoning: A-1EX, Exclusive Agriculture District
7. Proposed Zoning: A-2(4), Agriculture District (Will be Discussed at the October 17th Plan Commission Meeting and October 19th Board Meeting)
8. Future Land Use: Agricultural Preservation / Agricultural Enterprise Area

OVERVIEW:

The Petitioner is requesting discussion and action by the Village of Windsor Board to operate a limited family business and to construct a 50'x136' (6,800 ft²) accessory building on the subject property.

The proposed limited family business is an electrical and heating business (Preferred Electric & Heating, LLC). The business has two employees and has been operating in the Village of Windsor for the past 36-years at 6981 Leonard Road. In addition to the location at 6981 Leonard Road, the Petitioner stores equipment for the business at two rental sites.

The proposed 50'x136' (6,800 ft²) accessory building would include an office; storage area for trucks, trailers, and equipment; storage area for parts; and a work shop. The accessory building would also include a storage area for personal items owned by the Petitioner. With the construction of the accessory building, the Petitioner would be able to consolidate the storage of equipment used for the business and the storage of personal items to one location eliminating the need for the two rental sites. The height of the accessory building is 23' as measured from the grade to the peak. The accessory building will include a two-tone color steel exterior with overhangs, soffit, fascia, copulas and a front entry canopy.

The Petitioner states in the application that trees will be planted by the building and a raised planter with a sign and flag pole will be installed on the north side of the building. Plans and specifications for the stated landscape and signage were not provided with the application.



Staff Review

PLANNER COMMENTS:

Staff provides the Village of Windsor Board with the following planning comments:

1. Per Sec. 52-20(4)(d)1&3 of the Village of Windsor Code of Ordinances, residential accessory structures shall be limited to 625 ft² in size unless a special exception to the size is approved through the conditional use process.
2. Per Sec. 52-28 of the Village of Windsor Code of Ordinances, limited family businesses may be permitted as a conditional use in the agricultural districts subject to the following requirements:
 - a. All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises;
 - b. Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business;
 - c. 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;
 - d. 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;
 - e. Structures used in the business shall be considered to be residential accessory structures 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; and
 - f. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.
3. Per Sec. 52-57(3)(l) of the Village of Windsor Code of Ordinances, a limited family business is allowed as a conditional use in the A-2, Agriculture District, subject to Sec. 52-28.
4. Per Sec. 52-57(4) of the Village of Windsor Code of Ordinances, accessory buildings shall not exceed 35' in height.
5. Per Sec. 52-57(5)(d) of the Village of Windsor Code of Ordinances, no principal building with its accessory building shall occupy in excess of 30% of the area of the lot.
6. Per Sec. 52-57(6)&(7) of the Village of Windsor Code of Ordinances, the required setbacks for accessory buildings in the A-2, Agriculture District are as follows:
 - a. Front yard setback: 30'
 - b. Side yard setback: 25' total with no single side yard being less than 10'
 - c. Rear yard setback: 35'
7. The proposed limited family business and accessory building are located in Area E of the DeForest/Windsor Cooperative Plan. The Village of Windsor staff has discussed this matter with the Village of DeForest staff. The Villages of DeForest and Windsor agree that both the Cooperative Plan and the A-2 zoning district anticipated within Area E "limited family businesses" along the lines of what is proposed. Such businesses need not be farm-related under the "Dane County zoning rules" still required under the Cooperative Plan. Notably, though, such rules limit employees to members of the family residing on the subject property, except for up to one full-time equivalent employee from off-site. The proposed limited family business will meet this limitation.



Staff Review

VILLAGE POLICY COMMENTS:

Staff provides the Village of Windsor Board with the following policy comments:

1. The Village of Windsor Board shall evaluate the conditional use request based on the following:
 - a. How is the proposed conditional use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?
 - b. How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?
 - c. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters effecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of this [chapter], the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development?
 - d. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
 - e. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?
 - f. Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in subsections (d)(1) through (5) of this section), after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner to ameliorate such impacts?

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board **Approves** the Conditional Use request for Kurt Woodburn located at 4129 Gray Road, DeForest, WI 53532, subject to the following conditions:

1. The conditional use approval is subject to the Petitioner obtaining approval by the Village of Windsor Plan Commission and Board for a rezone of the subject property from A-1EX, Exclusive Agriculture District to A-2(4), Agriculture District. The Village of Windsor Plan Commission will act on the application on October 17, 2017 and the Village of Windsor Board will act on the application on October 19, 2017.
2. The conditional use approval shall automatically expire on sale of the property or the business to an unrelated third party.
3. The conditional use approval is limited to 4129 Gray Road, DeForest, WI 53532 (Taxkey 196/0910-282-8100-4).
4. The conditional use approval shall limit the principal building with its accessory buildings to not excess of 30% of the area of the subject property.



Staff Review

5. The conditional use approval is limited to Kurt Woodburn (dba Preferred Electric & Heating, LLC) to allow the operation of a limited family business, an electric and heating company, known as Preferred Electric & Heating, LLC).
6. The conditional use approval shall limit all employees, except one or one full-time equivalent, to be a member of the family residing on the subject property.
7. The conditional use approval shall limit the number and types of machinery and equipment the Petitioner may be allowed to bring on the subject property as: two service trucks, one boom truck, three job trailers, and one back hoe, or the equivalent thereof.
8. The conditional use approval shall reflect the hours of operation as 7:30 a.m. to 5:00 p.m.
9. The conditional use approval shall allow the Petitioner to construct a 50'x136' (6,800 ft²) accessory building to include an office; storage area for trucks, trailers, and equipment; storage area for parts; a work shop; and storage area for personal items. The conditional use approval shall prohibit the Petitioner from housing animals in the accessory building.
10. The accessory building shall be constructed in accordance with the site plan, plans and specifications, and documents presented to the Village of Windsor Board on October 19, 2017.
11. The accessory building shall comply with the requirements of Sec. 52-57 A-2, *Agriculture District* of the Village of Windsor Code of Ordinances.
12. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan by the Village of Windsor and Dane County. The Petitioner shall comply with any and all recommendations by the Village of Windsor and Dane County prior to the start of construction.
13. The Petitioner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the subject property will not detract from neighboring properties. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
14. The Petitioner shall allow representatives from the Village of Windsor inspect the subject property following a 24-hour notice for the purposes of determining compliance with the conditional use approval.
15. The Petitioner shall acknowledge the terms and conditions described herein and accept the terms and conditions of the same in its entirety in writing.
16. The Petitioner shall record the conditional use approval, in a form approved by the Village Attorney, allowing the operation of an electric and heating business as a limited family business and the construction of a 50'x136' (6,800 ft²) accessory building for Kurt Woodburn (dba Preferred Electric & Heating, LLC) located at 4129 Gray Road, DeForest, WI 53532.
17. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
18. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the conditional use, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
19. The Village Board's approval expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner is unable to or does not commence construction prior to expiration, then this approval shall expire.
20. Other Conditions.
 - a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver,



Staff Review

exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

- b. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
- c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use.
- d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- e. Unless this conditional use expressly states otherwise, plans that are specifically required by this conditional use may be amended upon the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- f. Should any paragraph or phrase of this conditional use be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
- g. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Village of Windsor.

EXHIBIT:

- A. Petitioner Application

VILLAGE OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Village of Windsor Plan Commission typically meets on the Third Tuesday of every month at 6:00 p.m., and the Windsor Village Board typically reviews planning issues on the third Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

- Requested actions: Rezone (checked), Concept Plan, Site Plan Review, Conditional Use Permit (checked), Preliminary Plat, Final Plat, Variance, Certified Survey Map.

Other Agencies that may need to be addressed (staff will provide direction):

- Agencies: Dane County, City of Sun Prairie, Village of DeForest, Token Creek Conservancy Committee or Windsor Parks Commission, Capital Area Regional Plan Commission (CARPC), Wisconsin Department of Transportation (DOT), Wisconsin Department of Natural Resources (DNR).

Project Location:

4129 GRAY ROAD DEFOREST, WI

Parcel Number(s)

LOT 1 CSA 7360 CS37/309+211

Current Zoning Classification:

A-1

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Village of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Village's recommendations and decisions.

I understand an administrative fee will be assessed for review of my project by the Village and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in addition to any application fees.

Applicant Signature and Date (6-28-17)

Contact Information

Applicant:

Name: KURT WOODBURN
Address: 6891 LEONARD ROAD
City, State, Zip: DEFOREST, WI 53532
Phone Number(s): 608-846-2960
Cell Phone(s): 608-513-6877
Email Address(es): KURT.WOODBURN@GMAIL.COM

Surveyor:

Name:
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Attorney:

Name:
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Owner:

Name: SAME AS ABOVE
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Engineer:

Name:
Address:
City, State, Zip:
Phone Number(s):
Cell Phone(s):
Email Address(es):

Village of Windsor Conditional Use Permit Review

Item		Applicant
1	Legal Description – of the land for which the permit is requested. Include the size of the CUP area in acres or square feet.	
2	Tax parcel Number(s) – of the lot(s) or parcel(s) for the CUP.	
3	Site Plan – drawn to scale large enough to show detail; including all existing and proposed buildings and outdoor uses labeled with dimensions and setbacks and showing provisions for water and sewer; location and width of all driveway entrances onto public or private roadways and all interior roads or driveways and indicating traffic patterns; parking lot layout; zoning district boundaries in the immediate area; and more complicated CUP's shall show additional detail such as contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, possible future expansion areas, etc.	
4	<p>Written Statement – including existing uses of the property, existing uses on all neighboring properties, proposed uses of the CUP area indicating why the CUP is appropriate, and a time schedule for development.</p> <p>a. Existing Zoning <u>A1-Ex</u></p> <p>b. Proposed Zoning (if a rezone is required) <u>A2 (Per Army)</u></p> <p>c. Type of activity proposed <u>OPERATE AND</u> <u>STORE EQUIPMENT FOR</u> <u>ELECTRIC + HEATING BUSINESS</u></p> <p>d. Hours of Operation <u>7:30 AM TO 5:00 PM</u></p> <p>e. Number of Employees <u>NONE</u></p> <p>f. Anticipated Customers <u>FEW</u></p> <p>g. Outside Storage (describe) <u>NONE</u></p> <p>h. Outdoor Activities (describe) <u>NONE</u></p> <p>i. Outdoor Lighting (describe) <u>LED MINIMAL</u></p> <p>j. Outside Loudspeakers? <u>NONE</u></p> <p>k. Proposed Signs (describe) <u>YARD SIGN</u></p> <p>l. Trash Removal (describe) <u>CONTRACTED</u></p>	
5	<p>Provide answers to the following 6 questions completely. The proposed land use must meet all 6 conditions in order to be approved.</p> <p>#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.</p> <p>#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.</p> <p>#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.</p> <p>#4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.</p> <p>#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.</p> <p>#6 That the conditional use shall conform to all applicable regulations of the district in which it is located.</p>	

CONDITIONAL USE PERMIT INFO

Kurt Woodburn
4129 Gray Road
Deforest, WI 53532

Lot#1 of CSM #7360 5 Acres

This is the site of my personal residence. It is surrounded by agriculture land. I would like to construct a building to house my electrical and heating business and have some personal storage. We presently operate as a Limited Family Business. I do not plan on changing this.

I plan to construct an attractive looking building, using two color steel exterior with overhangs soffit, fascia, copulas and a canopy by the front entrance. There will be trees planted by the building and a raised planter on the north side of the building with our sign in it facing Gray Road and a flag pole near it.

I feel this building will not impair or impede or hamper any neighborhood activities or public safety by its self or my operation.

We will use the current driveway for my residence to access the new building.

To the Village Of Windsor,

I would like to apply for a Conditional Use Permit for my property at 4129 Gray Road Deforest, WI. To build a new shop/storage building for my business.

My business that I own with my father Richard Woodburn, Preferred Electric & Heating LLC has been operating for the last 36 years from a building at 6981 Leonard Road, Richards home.

My father has been serving customers in our local area for over 41 years. I have worked with dad for 23 years and been and been part owner for 18 years. We are devoted to keeping our business to this local. We have supported local events and user groups for years.

I now have a son. My hope is to bring him into a thriving business as my father did with me. It has been a very rewarding and sometimes interesting time working with my father. I might be able to improve on that a bit.

We currently rent two structures off site to store our equipment.

My father will retire some time (I hope) in the future.

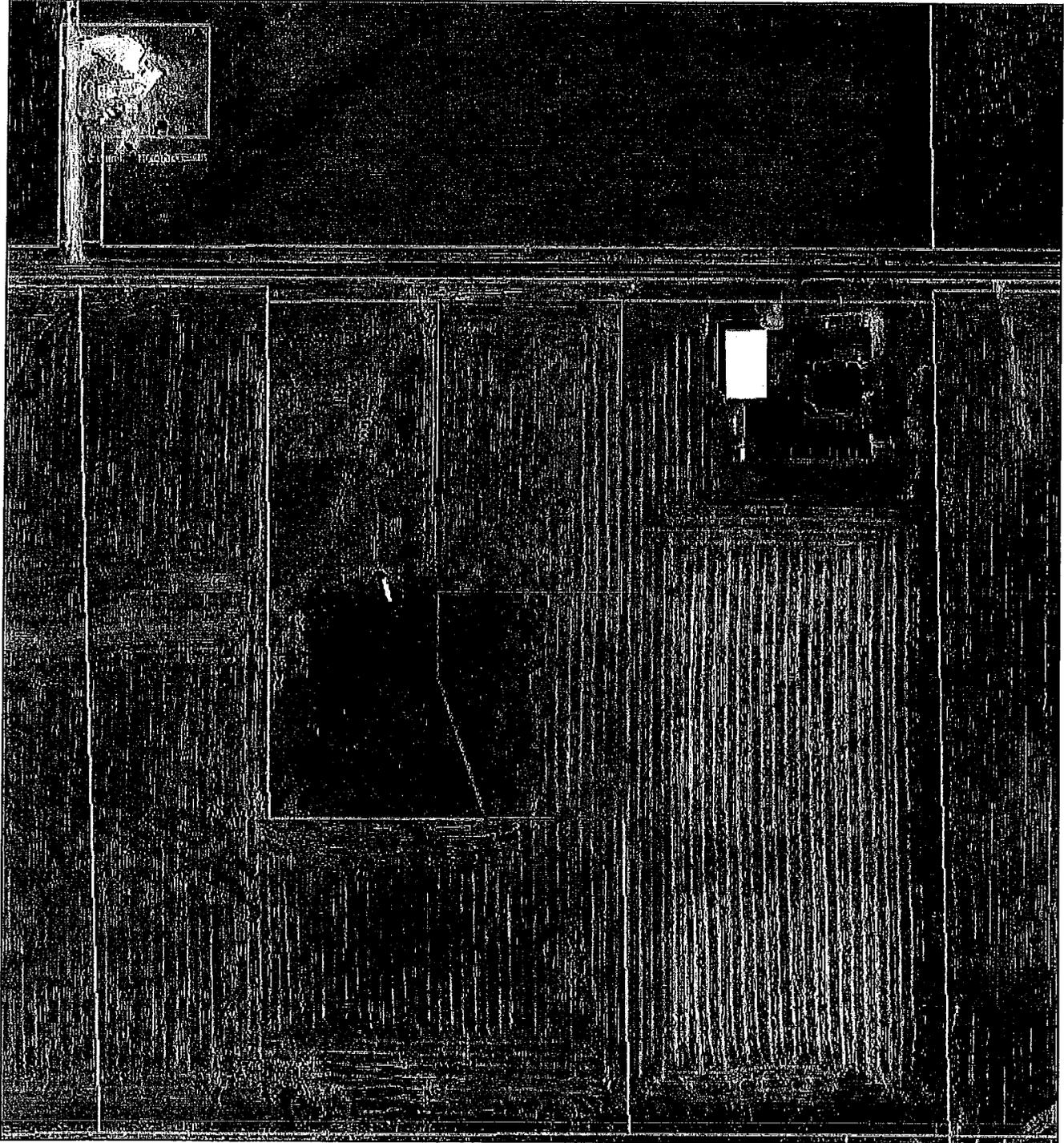
I would like to build a new building to house all of our equipment and some personal storage for me. This new building would allow me to grow my business at my home with my son.

We presciently have no employees and there are no plans to hire any.

Sincerely,

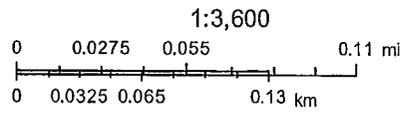
Kurt Woodburn

Dane County Web Map

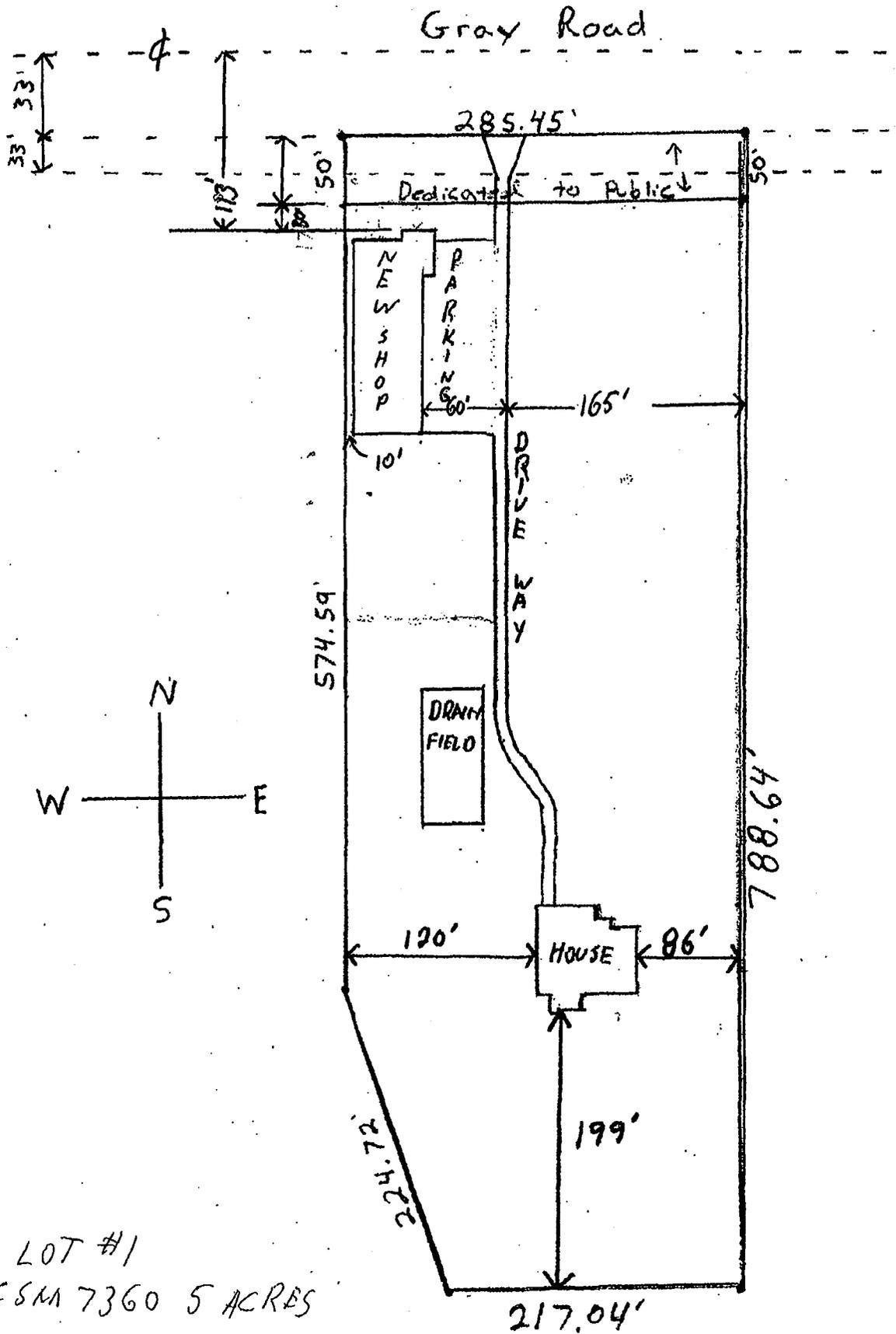


October 10, 2017

Tax Parcels



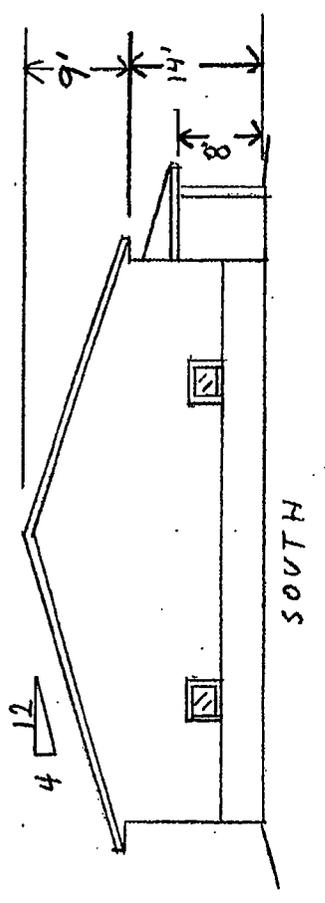
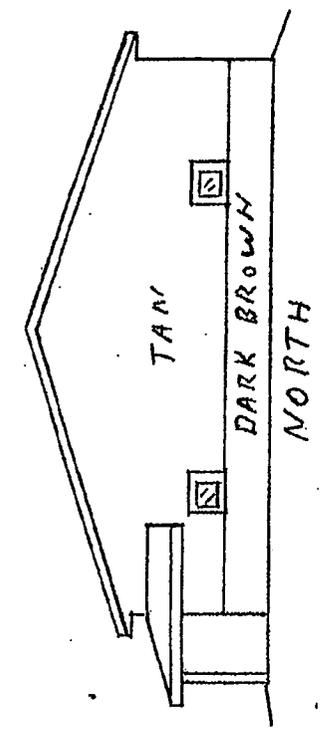
NA
Parcels

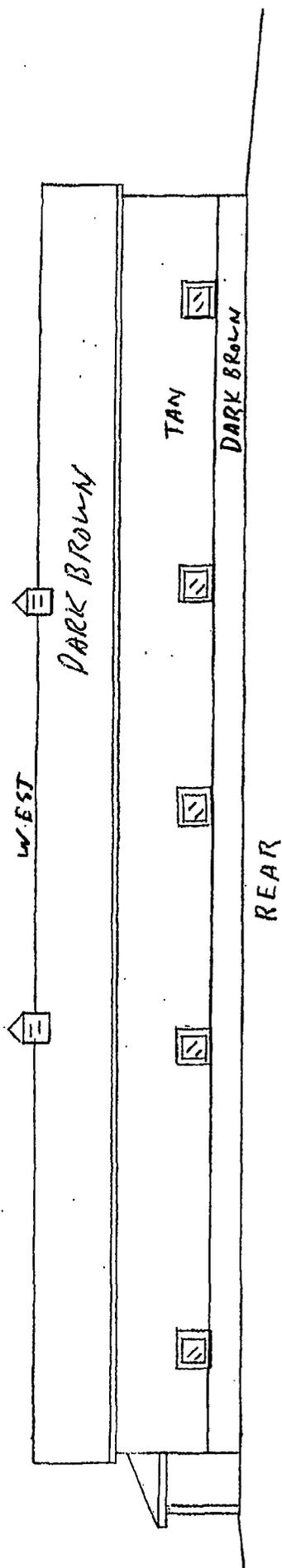
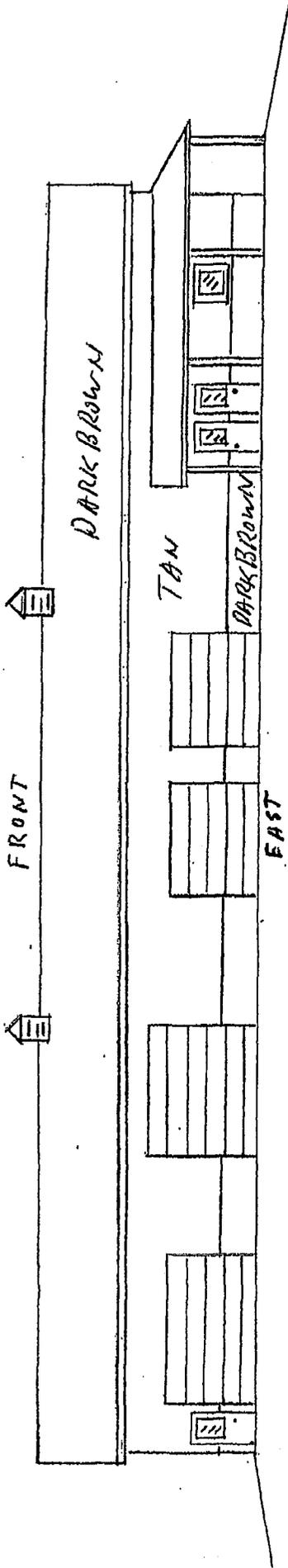


SCALE 1" = 100'

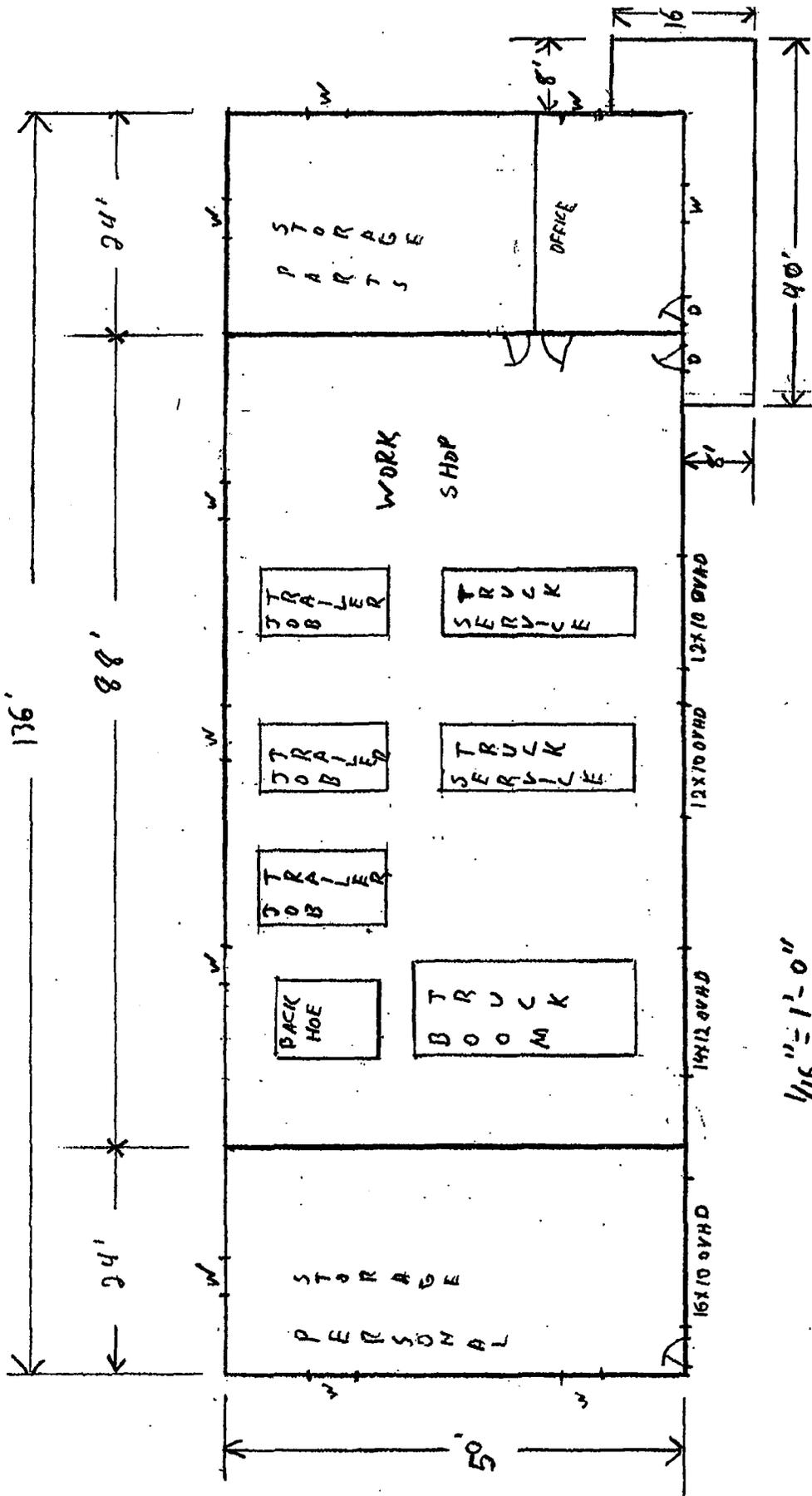
LOT #1

CSM 7360 5 ACRES





DARK BROWN SOFFIT AND FACIA



STORAGE
PARTS

OFFICE

WORK
SHOP

TRAILER
JOBBLER

TRUCK
SERVICE

TRAILER
JOBBLER

TRUCK
SERVICE

TRAILER
JOBBLER

BACK
HOE

TRUCK
BROOM

STORAGE
PERSONAL

1/16" = 1'-0"



MY BUILDING WILL BE SIMILAR
TO THE ONE ABOVE