

CONDITIONAL USE PERMIT APPLICATION

Village of Rochester
300 W. Spring St., Rochester, WI 53167
(262) 534-2431

APPLICANT INFORMATION

Property Owner Name:	Dionn Dassow	Agent/Architect Name:	N/A
Address (Number & Street):	31340 Academy Rd	Address (Number & Street):	
Address (City, State, Zip):	Burlington WI 53105	Address (City, State, Zip):	
Email Address:	dionndassowplumbing.com	Email Address:	
Phone #:	414-614-4010	Phone #:	

SITE INFORMATION

Legal Description:	see attached
Zoning District:	A2
Property Address or Location:	31340 Academy Rd.

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (For example: manufactured home community, quarry, wind turbine, amendment, or any other listed conditional use. Include Code section, if known.):	Is this application being submitted to correct a violation?
To run plumbing business	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide the project name and a short summary of the proposed conditional use:	
Dassow & Sons Plumbing Inc. - Residential Plumbing Shop	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with Village 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 checked="" type="checkbox"/> Complete attached planning overview	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Agreement for Reimbursable services form	<input type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Village of Rochester. See current fee schedule for fee amounts
---	--	--	---	---	--

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 Village of Rochester 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: [Signature]

Date: 12/27/23

Racine County

Owner (s):

**DIONN DASSOW REVOCABLE TRUST DATED
NOVEMBER 28, 2019**

Location:

Sect. 10, T3N,R19E

Mailing Address:

**DIONN DASSOW REVOCABLE TRUST DATED
NOVEMBER 28, 2019**

School District:

**6083 - WATERFORD UNION HS
6113 - WATERFORD ELEM**

**31340 ACADEMY ROAD
BURLINGTON, WI 53105**

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

Status:

176-03-19-10-029-030 176-VILLAGE OF ROCHESTER Active

Alternate Tax Parcel Number:Government Owned:Acres:

8.0200

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

**PT NE1/4 COM N1/4 COR S777 TO POB E437 S197 E260 S389 SW270 ALG CRV W407 N455 W45 N136 TO POB
FROM 031910029000 IN 92 FOR 93 ROLL FROM 176031910029020 IN 2010 FOR 2011 ROLL **TOTAL ACRES**
8.02**

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

31340 ACADEMY RD BURLINGTON, WI 53105

Taxes

1 Lottery credit claimed effective 1/1/2014

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2023	<input type="checkbox"/>	\$7,624.86	\$7,624.86	\$0.00	\$0.00	\$0.00	\$0.00
2022	<input type="checkbox"/>	\$6,803.10	\$6,803.10	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$7,269.74	\$7,269.74	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$7,425.06	\$7,425.06	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$7,615.72	\$7,615.72	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$7,786.20	\$7,786.20	\$0.00	\$0.00	\$0.00	\$0.00
2017	<input type="checkbox"/>	\$8,112.18	\$8,112.18	\$0.00	\$0.00	\$0.00	\$0.00
2016	<input type="checkbox"/>	\$7,848.79	\$7,848.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	<input type="checkbox"/>	\$7,692.52	\$7,692.52	\$0.00	\$0.00	\$0.00	\$0.00
2014	<input type="checkbox"/>	\$8,160.42	\$8,160.42	\$0.00	\$0.00	\$0.00	\$0.00
2013	<input type="checkbox"/>	\$8,430.15	\$8,430.15	\$0.00	\$0.00	\$0.00	\$0.00
2012	<input type="checkbox"/>	\$7,856.63	\$7,856.63	\$0.00	\$0.00	\$0.00	\$0.00
2011	<input type="checkbox"/>	\$7,827.47	\$7,827.47	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$0.00

NOTE: Current year tax bills may not be processed by the county.

WRITTEN STATEMENT OF INTENT

Applicants must provide a detailed written statement of intent describing the proposed conditional use. 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.

CONDITIONAL USE PERMIT PLANNING OVERVIEW

Applicants must provide adequate evidence demonstrating to the Village of Rochester Plan Commission that the proposed conditional use complies with the following standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in Chapter 35 of the Village of Rochester Code.

Please explain how the proposed land use will comply with the following (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.
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. Briefly describe the current uses of surrounding properties in the neighborhood.
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.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
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.
6. The conditional use shall conform to all applicable regulations of the district in which it is located. Briefly describe the current use(s) of the property on which the conditional use is proposed.
7. The conditional use is consistent with the adopted Village land use plans.
8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.

Village of Rochester
Agreement for Reimbursable Services
By Petitioner/Applicant/Property Owner

Any person or applicant presenting a proposal, petition, or project, whether or not a permit or license is required, will be charged costs and fees equivalent to the cost to the Village for reviews and/or other work performed by the consulting Village Engineer, Village Attorney, Zoning Administrator, and any other consultants engaged by the Village.

Such persons or applicants shall be required to pay fees equivalent to the cost to the Village for any work associated with the drafting of agreements or other documents associated with any project, proposal, petition, permit, license, review or approval required, including but not limited to engineering, design, and/or inspection fees for public improvements that are associated with the review.

The Village may require a person or applicant to sign an agreement for payment, and to make a deposit toward such costs and fees. If a deposit is required, the deposit shall be in an amount reasonably estimated by the Village Clerk to cover the anticipated costs and fees, however, the person or applicant shall be liable for the full amount of the Village's costs and fees regardless of the amount of the deposit, unless otherwise prohibited by law. If the deposited amount falls below the amount reasonably estimated to complete the work, the Clerk may require an additional deposit. Any portion of the deposit that is not used by the Village for costs and fees shall be returned to the applicant.

Review fees which are charged to a person or applicant, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

Dionn Dassow

Name(s)

, the applicant/petitioner/property owner(s) for

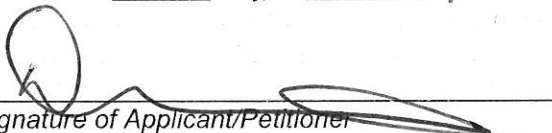
Conditional Use Permit

Nature of application/petition

, dated 12/27, 2023

agree(s) to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this 27 day of December, 2023.


Signature of Applicant/Petitioner

Signature of Property Owner, if different from Applicant/Petitioner

These questions are pulled directly from Code section 35-100(I), related to non-agricultural businesses:

- Completed fire inspection of the premises by the Rochester Volunteer Fire and Rescue Company within the previous 12 months of the date of application.

Was supposed to be done week of December 18-23. No one showed up or called. I called on 12/23/23 to find out why.

- Type and amount of hazardous materials (including fuel and oil) to be used or stored, if any.

500 gallons of off road diesel

500 gallons of unleaded gas

- Size, location, and use of the buildings to be constructed or utilized on the site for business purposes.

80' x 90'

- Smoke and dust control devices to be utilized, if any.

NONE

- Access and egress plan for business-related vehicular traffic to and from the site, as well as anticipated daily traffic volume.

Delivery 3 times a week

- Deodorants or odor control devices, if any.

NONE

- Anticipated noise-generating activities and proposed methods of muffling noise, if any.

NONE

- The employment of safety devices to protect the public from dangers inherent to the proposed use.

NONE

- Method of screening or concealing from public view unsightly deposits, including outdoor storage, if any.

Hill with trees.

- Employee and machinery/equipment parking areas.

Behind trees and hill.

- Any other pertinent data which the applicant deems material, or as requested by the Village.

When we built the house and shop in 2005, we were told we could run the business from here and no permit was needed.

- Zoning of the site to be used. Existing land use and zoning abutting subject property.

A2

- Days and hours of operation.

6:30AM to 5:00PM Monday through Friday.

- Number of employees working on site daily.

4

- Method and manner of draining surface water and accumulated water from the premises.

Catch basin & drain to ditch.

- Landscaping berms, fencing, and gates.

NONE

- Sign location and size. Only one sign is permissible per business site, permitted separately. The sign may be a non-illuminated nameplate (name, address and type of business) not to exceed two square feet in area either mounted flat on a building or a yard light post or signpost set back a minimum of five feet from the street right-of-way line.

NONE

- Existing and proposed access roads.

NONE

- Water supply facilities, including the source quantity and disposition of the water to be used.

Well and septic

- Proposed sanitary facilities (obtain Racine County sanitary approval for on-site sanitary facilities).

Septic and that was approved when house and shop were built in 2005.

- Highway access restrictions, deed restrictions, and traffic control, along with repair plans for Village roads adversely affected by the operation. If determined necessary by the Village Plan Commission, the applicant shall submit a financial surety for the projected road repair.

NONE

These questions are from the Operations Plan section of the permit application:

- Specific use of site and building(s). (See 35-250 for general use restrictions.)

House and personal shop with small section for plumbing business and materials.

- Hours of operations.

6:30AM to 5:00PM Monday through Friday.

- Number of full and part time employees.

4

- Type of materials and equipment to be stored on site.

PVC pipe & fittings, copper & iron fittings. 1 skidsteer, 1 excavator, 3 trailers, 1 dump truck.

- Method of handling solid and liquid waste disposal.

Septic system

- Method of exterior maintenance (site and buildings).

Pressure wash

- Method of site and building security other than local police.

~~Do not use cameras~~

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

Delivery, box truck, 3 times a week.

- Copies of all special use permits issued by state or county agencies.

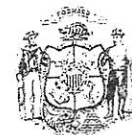
Never had to get one.

- Any other information which will assist the Plan Commission in making a determination and recommendation of the proposal.

We were approved in 2005 when we built the house and shop. We were told nothing more was needed.



FIRE INSPECTION REPORT CORRECTION ORDER



51340 Academy Rd

LOCATION (Legal address of building)

12/28/2023

INSPECTION DATE

business

OCCUPANCY TYPE

Violations marked or listed
below for corrective action

COMPLIANCE DATE

* §101.14 Wisconsin Statutes constitutes every Fire Chief a deputy of the Wisconsin Department of Safety & Professional Services, and requires the chief or appointed inspectors to make inspections periodically for the purpose of ascertaining and causing to be corrected any conditions liable to cause fire, or any violation of any law or local ordinance relating to fire hazards or prevention of fires per SPS 314 and NFPA 1

Dion Dessau

NAME (Business owner / occupant / building owner / owner's representative)

51340 Academy Rd

MAILING ADDRESS

Dorlington

CITY

WI

STATE

53105

ZIP CODE

EXTERIOR	
Fire lanes marked/unobstructed	18.2.3.5.1
<input type="checkbox"/> Address visible from roadway	10.12.1.1
<input type="checkbox"/> Fire Hydrant(s) accessible	18.5.2
<input type="checkbox"/> Fire Hydrant clear space 36"	18.5.3
<input type="checkbox"/> Combustible accumulation	10.19.1.19.2
<input type="checkbox"/> Gas meter/piping protected	11.4.2, 60.5.1.9
<input type="checkbox"/> FD connections visible/condition caps/OK, Post Indicator Valve/OK	13.1.3, 13.1.4
<input type="checkbox"/> Lock box/Current keys	18.2.2.1
<input type="checkbox"/> Exits clear	14.4.1
EXIT FEATURES	
<input type="checkbox"/> Exits, aisles & corridors free of obstructions	14.4.1
<input type="checkbox"/> Exit hardware proper/operational	14.5.3.4.1
<input type="checkbox"/> Exit signs present/operational	14.14.1.5.1
<input type="checkbox"/> Exit corridors/stairways protected	14.2
<input type="checkbox"/> Emergency lighting present & operational	14.13.1.1
<input type="checkbox"/> Occupant load posted/maintained	20.1.1.10.3.1
BUILDING FEATURES	
<input type="checkbox"/> Fire separations properly maintained	6.1.14.4.1, 12.7.2.1
<input type="checkbox"/> Structural elements properly maintained	10.1.4.1
<input type="checkbox"/> Rated fire doors operational	12.4, 12.4.6
Last Test date: _____	
<input type="checkbox"/> Vertical openings properly maintained	4.4.5, 12.4.6.8.1
<input type="checkbox"/> Interior finish proper	12.5.3, 12.6
STORAGE	
<input type="checkbox"/> Storage neat/orderly	10.16, 34.4, 60.4
<input type="checkbox"/> Combustibles in boiler/mechanical rooms	10.19.5.1
<input type="checkbox"/> Combustibles under unprotected stairways	10.19.1, 10.19.6
<input type="checkbox"/> Storage 2' below ceiling (no sprinklers)	10.19.3.1
18" below sprinkler heads	10.19.3.2

STORAGE (continued)	
<input type="checkbox"/> Aisle width maintained	34.7.3.3.1, 34.7.3.3.2
<input type="checkbox"/> Oily rags, properly stored/disposed	16.2.2.3
<input type="checkbox"/> Combustible waste material properly stored	19.1.2, 19.1.3
FLAMMABLE/COMBUSTIBLE LIQUIDS	
<input type="checkbox"/> Proper storage/dispensing	66.18
<input type="checkbox"/> No sources of ignition	66.6.5.4.1
<input type="checkbox"/> Adequate ventilation	66.9.14
<input type="checkbox"/> Proper electrical equipment/wiring	66.7.3.1
UTILITY, MECHANICAL, HVAC EQUIPMENT	
<input type="checkbox"/> Adequate clearances from appliances	34.4.2.4
<input type="checkbox"/> Clean ducts & filters	4.5.8
FIRE EXTINGUISHERS	
<input type="checkbox"/> Readily accessible/suitable location	13.6.8.1.3.1, 13.6.8.1.3.2
<input type="checkbox"/> Proper type	13.6.7.1, 13.6.8.1.1
<input type="checkbox"/> Routine inspection & labelling	13.6.9.2.1.2
<input type="checkbox"/> Visible, no obstruction	13.6.8.1.3.3.1
<input type="checkbox"/> Properly serviced / maintained	13.6.9.1.1
Last Service Date: _____	
HAZARDOUS MATERIALS	
<input type="checkbox"/> Proper quantities	60.1.3.1
<input type="checkbox"/> Proper storage/dispensing	60.4.1.1, 60.5.1.4.2.2
<input type="checkbox"/> Proper separation/compatibility	60.5.1.12.1
<input type="checkbox"/> Marking/identification system (NFPA 704)	60.5.1.8.2
<input type="checkbox"/> Compressed gas cylinders secured	83.3.1.8.4
MISCELLANEOUS	
<input type="checkbox"/> No smoking	ss.101.123
SPRINKLER SYSTEMS	
<input type="checkbox"/> Controls readily accessible	13.7.1.4.1.3
<input type="checkbox"/> Valves locked, open, or supervised	13.4.3.1

SPRINKLER SYSTEMS (continued)	
<input type="checkbox"/> Properly serviced & maintained	13.3.3.1
<input type="checkbox"/> Heads in good condition	13.3.3.5.1.8
<input type="checkbox"/> Wrench/spare heads present	13.3.3.5.1
<input type="checkbox"/> Central station monitoring provided	13.3.1.7.1
Last Date inspected, tested: _____	
FIRE ALARM EQUIPMENT	
<input type="checkbox"/> Smoke/Heat detectors properly maintained	13.7.1.2
<input type="checkbox"/> Pull stations properly maintained	13.7.1.4.8.3
<input type="checkbox"/> Alarm equipment serviced/maintained	13.7.4.4.1
<input type="checkbox"/> Tests/drills conducted	13.7.1.4.3, 13.7.3.1.1.2
Date inspected, tested: _____	
<input type="checkbox"/> Carbon monoxide alarms (R occupancies)	ss. 101.149
OTHER FIRE PROTECTION EQUIPMENT	
<input type="checkbox"/> Standpipe/hose condition good	13.2.3.1
<input type="checkbox"/> Hood extinguishing system-fuel shutoff present	50.4.6.1
<input type="checkbox"/> Hood extinguishing system serviced	50.5.2.3
Last Date system serviced: _____	
<input type="checkbox"/> Hood properly cleaned/maintained	50.5.6.1
<input type="checkbox"/> Cooking equipment maintenance	50.5.7.1
ELECTRICAL	
<input type="checkbox"/> Panels/appliances/fixtures in good condition	11.1.1
<input type="checkbox"/> Clear access to electrical panel	11.1.9.2
<input type="checkbox"/> Covers present, condition good	11.1.10
<input type="checkbox"/> Overcurrent protection present	11.1.3
<input type="checkbox"/> Proper use of wiring, connections & equipment	11.1.2
<input type="checkbox"/> Extension cords used properly, condition good	11.1.7.6
<input type="checkbox"/> Power strips, taps, listed & in good condition	11.1.6.1
<input type="checkbox"/> Photovoltaic system shut-off present, marked	11.12.2.1.1
<input type="checkbox"/> Elevator access, operation & testing	11.3.4, 11.3.4.2
Last Test Date: _____	

Correction order: Pursuant to section 101.14 Wis. Stats., you are hereby ordered to correct the items marked or listed, by the compliance date.

Right to Appeal: An appeal to any orders must be submitted in writing within 10 days of the date of the order to: _____

Petition for Variance: The department may grant a variance to a provision of ch. SPS 314 Wis Admin Code in accordance with ch. SPS 303.

pressurized tanks need to be secured (propane tank by front door, tank by gas pump)

☐ No violations observed during this inspection. ☒ Violations observed during this inspection were corrected while inspector on site.

A COPY OF THIS NOTICE WILL BE KEPT ON FILE IN THE OFFICE OF THE FIRE INSPECTOR FOR FURTHER ACTION
Personal information you provide may be used for secondary purposes (Privacy Law, s. 19.04 (1)(m)).

Inspector Kristine Albert, RVPC