



CONDITIONAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION

Property Owner Name:	Dassow & Sons Plumbing, Inc.	Agent/Architect Name:	Attny. Peter J. Ludwig
Address (Number & Street):	31340 Academy Rd.	Address (Number & Street):	PO Box 717
Address (City, State, Zip):	Burlington, WI 53105	Address (City, State, Zip):	Burlington, WI 53105
Email Address:	office@dassowplumbing.com	Email Address:	pludwig@btownlaw.com
Phone #:	262-492-4182	Phone #:	262-763-1888

SITE INFORMATION

Legal Description:

Zoning District: **A2** Property Address or Location: **31340 Academy Rd., Burlington, WI 53105**

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.):

Amendment to existing CUP

Is this application being submitted to correct a violation?

Yes ☒ No ☐

Provide the project name and a short summary of the proposed conditional use:

Continued CUP- amendment sought to bring property into compliance with alleged violations.

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 type="checkbox"/> Complete attached planning overview | <input 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 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: _____

Date: 1/14/2026

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.

Dassow and Sons Plumbing, Inc. is seeking an amendment to its current CUP to bring the property into compliance with alleged violations of the current and existing CUP. Amendments would be as follows:

1. It is not clear the CUP requires construction of an accessory structure. Property owner believes he indicated he was considering building a new structure on the property. He has since determined that it is not economically feasible. He is retiring, and is looking to only maintain his CUP until he can sell the business to a third party. The business would then likely be run out of a different location. Property owner seeks to drop any requirement, should such requirement currently be in place, to construct an accessory structure.
2. Property owner has placed large block near the entrance to the property to form two large, U-shaped bins for the storage of gravel and other material. He would like to continue to maintain those block walls.
3. Property owner has placed three storage containers on the property for interior storage of work and other materials. He would like to continue to maintain those storage containers.
4. Property owner seeks permission to maintain a scrap pile for scrap materials in a location out of sight of the roadway and which would be taken to the dump no less than quarterly.
5. Keeping the fuel storage, although empty, we would still like to keep them.

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.

This determination previously made.

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.

This determination previously made.

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.

This determination previously made.

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

This determination previously made.

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.

This determination previously made.

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.

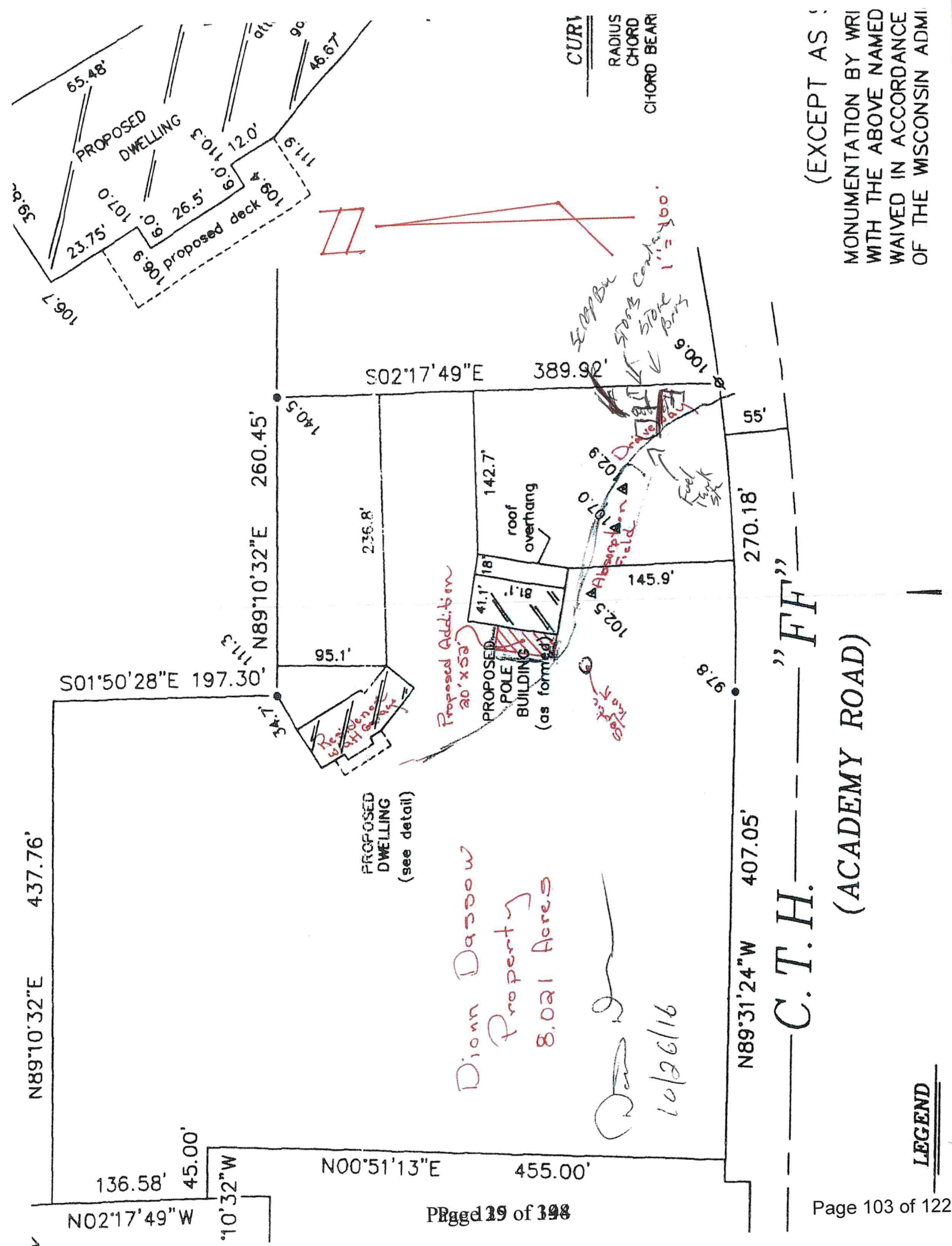
This determination previously made.

7. The conditional use is consistent with the adopted Village land use plans.

This determination previously made.

8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.

This determination previously made.



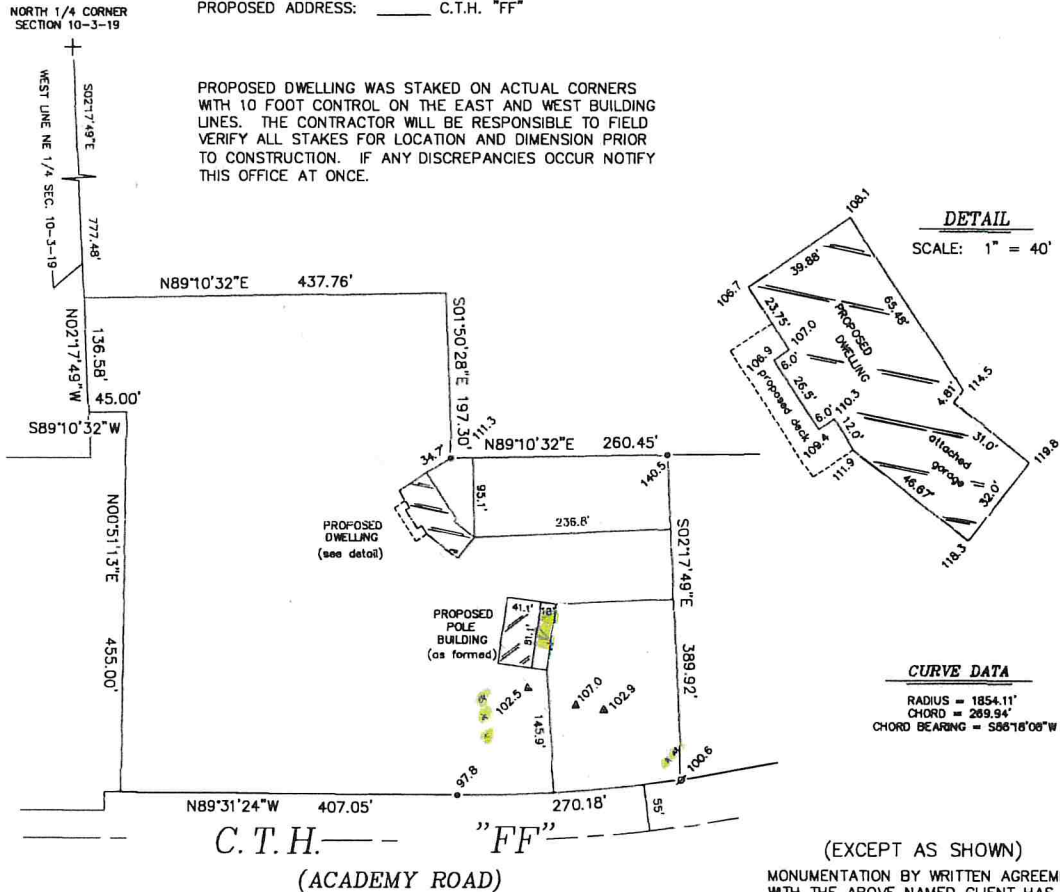
PLAT OF SURVEY -OF-

THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 19 EAST, TOWN OF ROCHESTER, RACINE COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 02°17'49" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION, 777.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'32" EAST 437.76 FEET; THENCE SOUTH 01°50'28" EAST 197.30 FEET; THENCE NORTH 89°10'32" EAST 260.45 FEET; THENCE SOUTH 02°17'49" EAST 389.92 FEET TO THE NORTH LINE OF C.T.H. "FF"; SAID POINT BEING LOCATED 55.00 FEET NORTHERLY OF AND MEASURED NORMAL TO THE CENTERLINE OF C.T.H. "FF" AND BEING A POINT ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1854.11 FEET AND WHOSE CHORD BEARS SOUTH 86°18'08" WEST 269.94 FEET; THENCE ON AN ARC OF SAID CURVE TO THE RIGHT ON SAID NORTH LINE, 270.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°31'24" WEST 407.05 FEET ON SAID NORTH LINE; THENCE NORTH 00°51'13" EAST 455.00 FEET; THENCE SOUTH 89°10'32" WEST 45.00 FEET TO THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 02°17'49" WEST 136.58 FEET TO THE POINT OF BEGINNING. CONTAINING 8.021 ACRES OF LAND.

SURVEY FOR: DIONN DASSOW

PROPOSED ADDRESS: _____ C.T.H. "FF"

PROPOSED DWELLING WAS STAKED ON ACTUAL CORNERS WITH 10 FOOT CONTROL ON THE EAST AND WEST BUILDING LINES. THE CONTRACTOR WILL BE RESPONSIBLE TO FIELD VERIFY ALL STAKES FOR LOCATION AND DIMENSION PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES OCCUR NOTIFY THIS OFFICE AT ONCE.



DETAIL

SCALE: 1" = 40'

CURVE DATA

RADIUS = 1854.11'
CHORD = 269.94'
CHORD BEARING = S86°18'08"W

(EXCEPT AS SHOWN)

MONUMENTATION BY WRITTEN AGREEMENT WITH THE ABOVE NAMED CLIENT HAS BEEN WAIVED IN ACCORDANCE WITH A-E 7.01(2) OF THE WISCONSIN ADMINISTRATIVE CODE.

LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- ✕ SET IRON PIPE
- 110.0 EXISTING ELEVATION
- ▲ SOIL BORING

"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

SCALE:

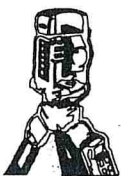
1" = 150'



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.

B.W. SURVEYING, INC.

LAND SURVEYS
MAPPING AND PLANNING
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



Robert J. Wetzel
ROBERT J. WETZEL S-1778
JUNE 7, 2005 6880
DATE JOB NUMBER