

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/08/2021	DCPCUP-2021-02548
Public Hearing Date	
01/25/2022	

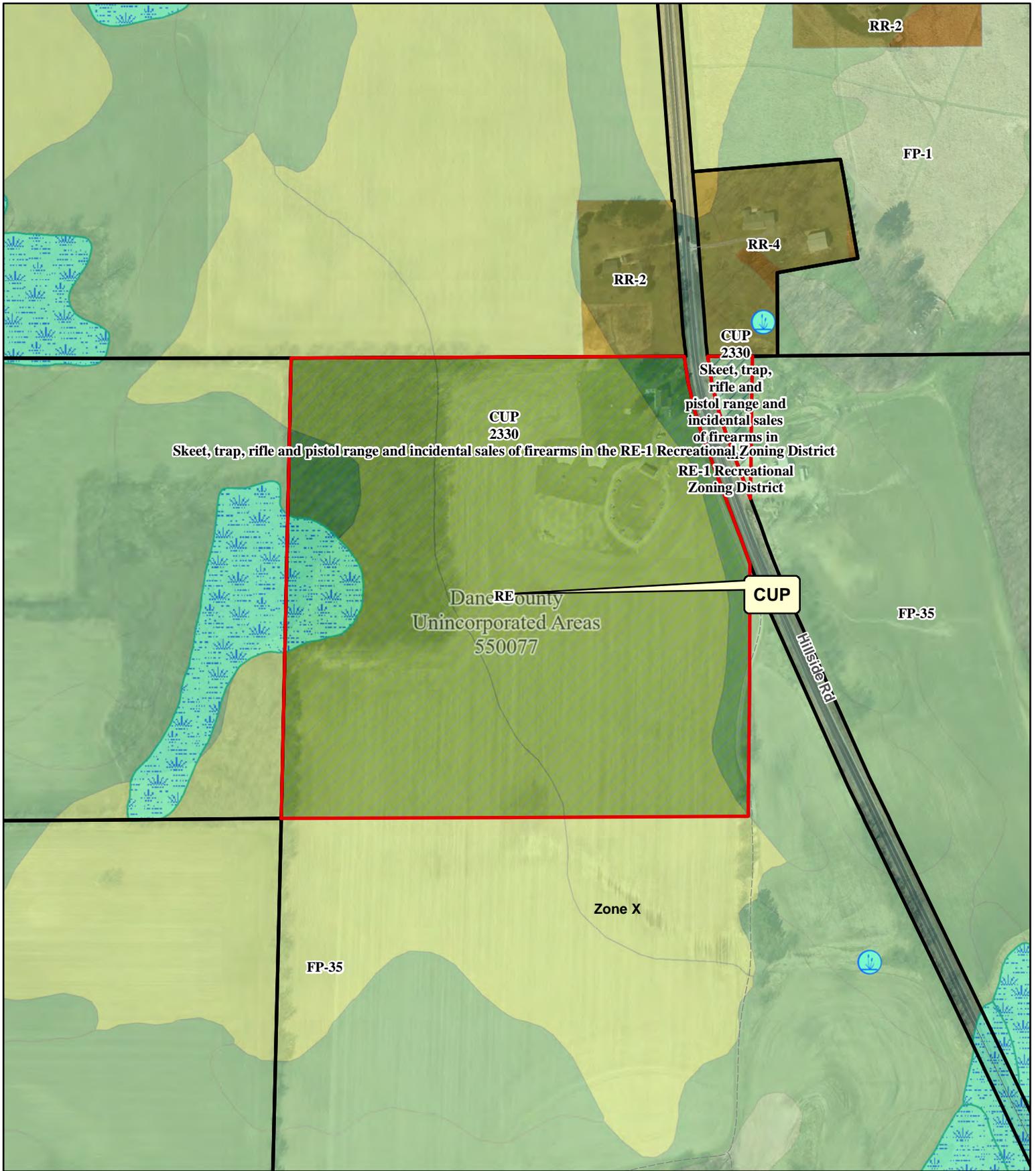
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EASTMAN HUNTING CLUB INC	Phone with Area Code	AGENT NAME CHARLES SWEENEY	Phone with Area Code (608) 283-6743
BILLING ADDRESS (Number, Street) 411 WINDWOOD CIR		ADDRESS (Number, Street) 2 E MIFFLIN, SUITE 200	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS alanfoltman@gmail.com		E-MAIL ADDRESS csweeney@axley.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
527 Hillside Road					
TOWNSHIP ALBION	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-261-8500-9		---		---	

CUP DESCRIPTION
Updating the hours of operation for an existing shooting range (CUP 2330)

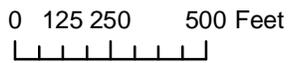
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.212(3)	40

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02548
EASTMAN HUNTING
CLUB INC



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:	<i>EASTMAN HUNTING INC</i>	Agent Name:	<i>Charles VSweeney</i>
Address (Number & Street):	<i>411 Winward Cir</i>	Address (Number & Street):	<i>2E MIFFLIN SUITE 200</i>
Address (City, State, Zip):	<i>Edgerton WI 53534</i>	Address (City, State, Zip):	<i>MADISON WI 53703</i>
Email Address:	<i>clawfol@gmail.com</i>	Email Address:	<i>CSWEENEY@axley.com</i>
Phone#:		Phone#:	<i>608-283-6743</i>

SITE INFORMATION

Township:	<i>ALBION</i>	Parcel Number(s):	<i>0512-261-8500-9</i>
Section:	<i>26</i>	Property Address or Location:	<i>527 Hillside Rd</i>
Existing Zoning:		Proposed Zoning:	
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: <i>CHANGE OF HOUS FOR TARGET SHOOTING</i>	

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 |
|--|---|--|--|---|--|

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: _____

Beck Sweeney

Date: 10/13/21

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.

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.

I WANT TO CHANGE MY HOURS OF OPERATION FOR TARGET SHOOTING NOT THE HUNTING HOURS
CURRENT HOURS ARE DUSK TO DAWN
I SEE 7 AM TO 9 PM

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

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.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

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.

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.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

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

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

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.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Briefly describe the current use(s) of the property on which the conditional use is proposed.

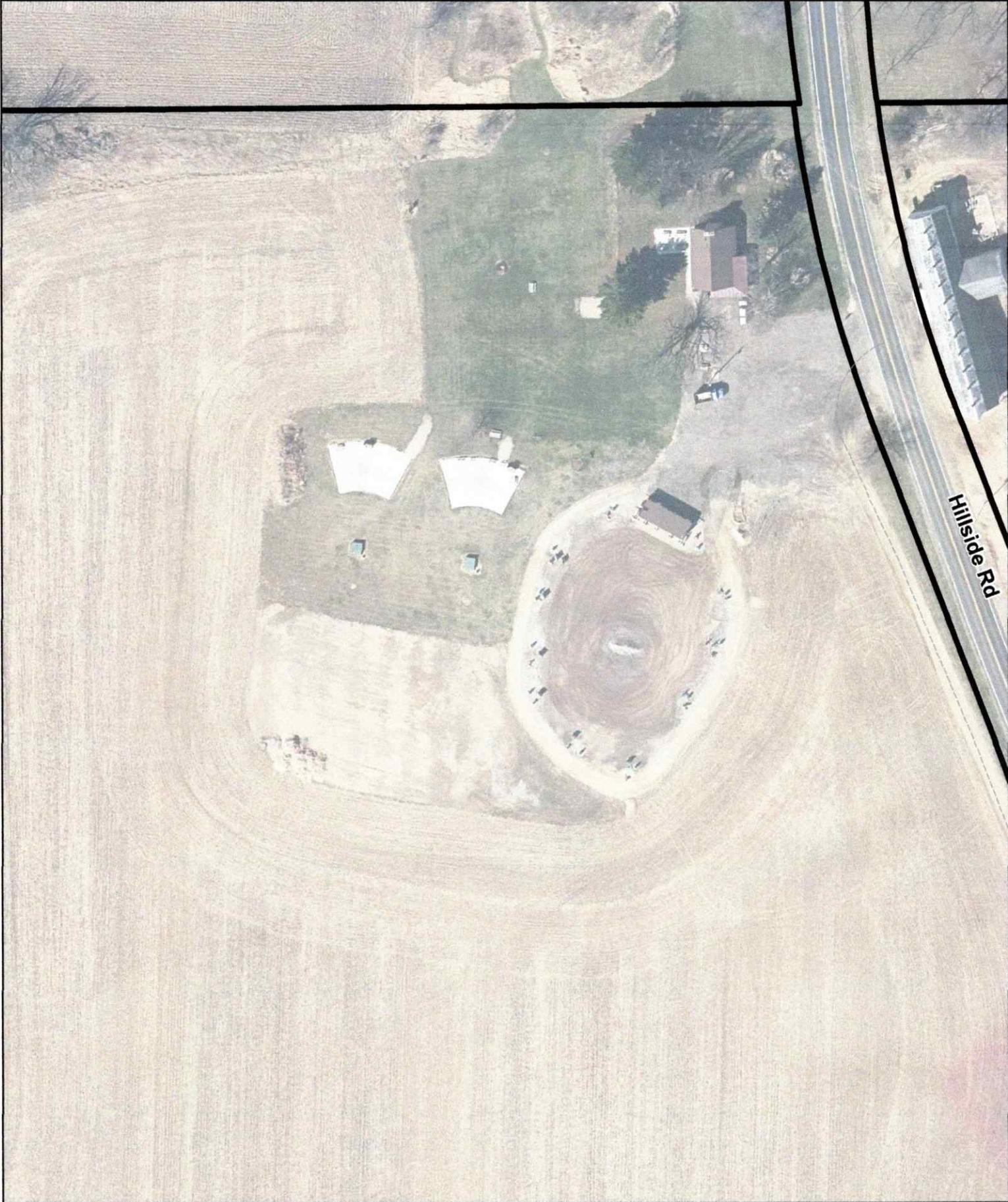
Briefly describe the current uses of surrounding properties in the neighborhood.

I WOULD LIKE TO CHANGE MY HOURS OF OPERATION FOR MY TARGET SHOOTING AT THE EXCLUSIVE HUNTING CLUB

MY CURRANT HOURS AT DUSK TO DAWN IN SUMMER SPRING DAWN IS 9-PM IN FALL WINTER DAWN IS 5-PM THAT IS WHY I AM ASKING FOR THE CHANGE OF HOURS SO I CAN CONTINUE THE BUISNEES IN THE FALL WINTER MONTHS AS I DO IN SPRING SUMMER

MY PROPOSAL HOURS ARE 7-AM TO 9 PM WEDNESDAY THREW SUNDAY I HAVE BEEN DOING THIS FROM 2015 TO CURRANT WITH NO COMPLANTES

I ATTACHED LETTERS FROM ALL MY NEIGHBORS AND NONE HAVE A PROBLEM WITH THAT ACTION



I have lived across the street from the former Eastman Hunting Club and now the Exclusive Hunting Club for over 10 years. I remember talking to Al when he had considered putting sporting clays and trap shooting at the club. At the time I had a few concerns. One of those being noise. I have shot at courses all over the United States and in Canada and I have made several recommendations to Al. First and foremost, muzzle blast from a discharge of a shot gun needs to travel in the direction of unoccupied spaces- homes, businesses, and any other outdoor activities. Al set his shooting course up to face directly south and there is not a home currently in that direction within $\frac{3}{4}$ of a mile. The other suggestion I had, face the course with your back into the wind to carry the noise away from where you are shooting. The wind is normally from the north northwest and fortunately for Al this is the perfect location for this club to exist. The noise from the shooting is non existent 90% of the time. When you do hear it, it's minimal. The interstate is considerably louder if I was standing on my deck entertaining. Al also does a great job with the youth of our community. Educating them through hunters safety and shooting sport activities. It is always safe and brings great joy to these young adults. I strongly support Al's request in the additional hours of operation. What he is really asking for is to be able to light the course due to the short hours of daylight with his current dusk to dawn restrictions. Typically when Al would use lighting would be in the fall, winter, or spring when the days are shorter and house windows would typically be shut- blocking any and all noise.

Thank you,

Mark Sievert
Plant Manager
LKQ Star 1502/Keystone 3590
608-373-6728

Lori Irmen

SIGNED NAME *Lori Irmen*

DATE 9/29/21

I DONOT HAVE ANY PROBLEM WITH THE HOURS CHANGE FOR THE TAEGET SHOOTING IN THE FALL WINTER MONHS AT THE EXCLUSIVE HUNTING CLUB LOCATED AT 527 HILLSIDE RD IN EDGERTON WI

TO YEAR AROUND HOURS GOING FROM 8-AM TO 9-PM INSTEAD OF 6-AM TO DUSK



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2330

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2330 for Skeet, trap, rifle, and pistol range and incidental sales of firearms in the RE-1 Recreational Zoning District pursuant to Dane County Code of Ordinances Section 10.10 and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: DECEMBER 9, 2015

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

527 Hillside Road, Town of Albion, Dane County, Wisconsin

Boundary Description:

The NW 1/4 of the NE 1/4 section 26, Town of Albion, Dane County, Wisconsin

CONDITIONS:

1. A deflecting roof shall be constructed over the 4-lane shooting range and skeet shooting area.
2. Shooting of firearms is limited to 8:00am to dusk.
3. The area for the incidental sales of firearms shall be not larger than 10% of the floor area of the lodge.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

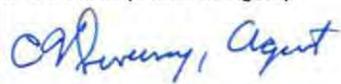
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/15/2015	DCPREZ-2015-10912
Public Hearing Date	C.U.P. Number
11/24/2015	DCPCUP-2015-02330

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EASTMAN HUNTING CLUB INC	PHONE (with Area Code)	AGENT NAME CHARLES V SWEENEY	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 411 WINDWOOD CIR		ADDRESS (Number & Street) 2 E MIFFLIN SUITE 200	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS alanfoltman@gmail.com		E-MAIL ADDRESS csweeney@axley.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
527 HILLSIDE RD					
TOWNSHIP ALBION	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-261-8500-9					

REASON FOR REZONE			CUP DESCRIPTION	
ALLOW SKEET, TRAP, RILFE AND PISTOL RANGE			SKEET, TRAP, RIFLE AND PISTOL RANGES AND SALE OF ALCOHOLIC BEVERAGES BY THE DRINK	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RE-1 Recreational District	40.4	10.10(2)(e)	40.4
			10.10(2)(d)	40.4

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CVS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CVS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CVS</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
PRINT NAME: <u>Charles V. Sweeney</u>				
DATE: <u>9/15/2015</u>				



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

Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Eastman Hunting Club, Inc.</u>	Agent's Name	<u>Charles V. Sweeney</u>
Address	<u>527 Hillside Road, Edgerton, WI 53534</u>	Address	<u>2 E. Mifflin, Suite 200, Madison 53703</u>
Phone	<u>(608) 884-6588</u>	Phone	<u>(608) 283-6743</u>
Email	<u>alanfoltman@gmail.com</u>	Email	<u>csweeney@axley.com</u>

Town: Albion Parcel numbers affected: 0512-261-8500-9

Section: 01 26 Property address or location: 527 Hillside Road, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) RE-1 / A-1E6 40 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Charles V. Sweeney Agent

Date: 9/15/15



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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

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>Eastman Hunting Club, Inc.</u>	Agent	<u>Charles V. Sweeney</u>
Address	<u>527 Hillside Rd, Edgerton, WI 53534</u>	Address	<u>2 E. Mifflin St., Ste. 200</u>
Phone	<u>608. 884. 6588</u>	Phone	<u>Madison, WI 53703</u>
Email	<u>alanfoltman@gmail.com</u>	Phone	<u>608. 283. 6743</u>
		Email	<u>c.sweeney@axley.com</u>

Parcel numbers affected: 0512-261-8500-9 Town: Albion Section: 26
 Property Address: 527 Hillside Rd, Edgerton

Existing/ Proposed Zoning District : RE-1/A-LAK 40 acres

- o Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- 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: Charles V. Sweeney, Agent

Date: 9/15/15

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.

Trap shooting has been going on for years. This is simply getting property into compliance.

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.

Same things have been going on for years. This is simply getting into compliance.

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.

Same things have been going on for years. This is simply getting into compliance.

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

Same things have been going on for years. This is simply getting property into compliance.

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.

Same things have been going on for years. This is simply getting property into compliance.

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

Likely a non-conforming use but applicant desires to get in with new re-zone and CUP.

Dane County

Things I want to do now and in the future

- clay bird shoots
- Sporting clays
- Shooting range
- Apply for beer wine license
- Apply for FFL sales of guns

5-stand it will consist of 8-10 trap thrower and a construction trailer that is cooled and heated

Hours of operation Tuesday –Sunday Summer 8-am to 9-PM

Shooting range will consist of 4-lanes pistol rifles shot guns

Apply for a beer wine license to add to additional revenue and service to my customer base /members

FFL fire arms license for the sale of fire arms



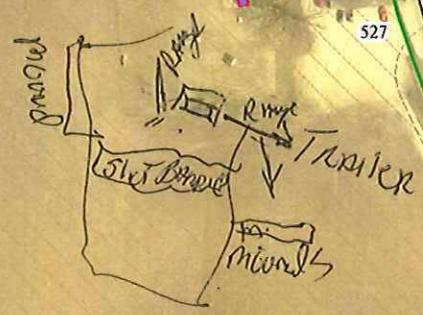


Hillside Rd

A-4
DCPREZ-0000-10205
Not Effective
A-1(EX) DCPREZ-0000-00000

547
RH-1
DCPREZ-2011-10333
Not Effective
A-1(EX) DCPREZ-0000-00000

548
Not Effective
RH-1 DCPREZ-0000-8827
RH-2
DCPREZ-0000-09422



~~Dog Kennel
To A-2(1)
CUP
Dog Kennel~~

A-1(EX)
DCPREZ-0000-00000
Not Effective
CUP1816

A-1(EX)
DCPREZ-0000-00000

RE-1
(CUP)

051226185009

487



Staff Report

Public Hearing: **November 24, 2015**

Petition: **Rezone 10912
CUP 2330**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to RE-1 Recreational
District**

Town/sect:
**Albion
Section 26**

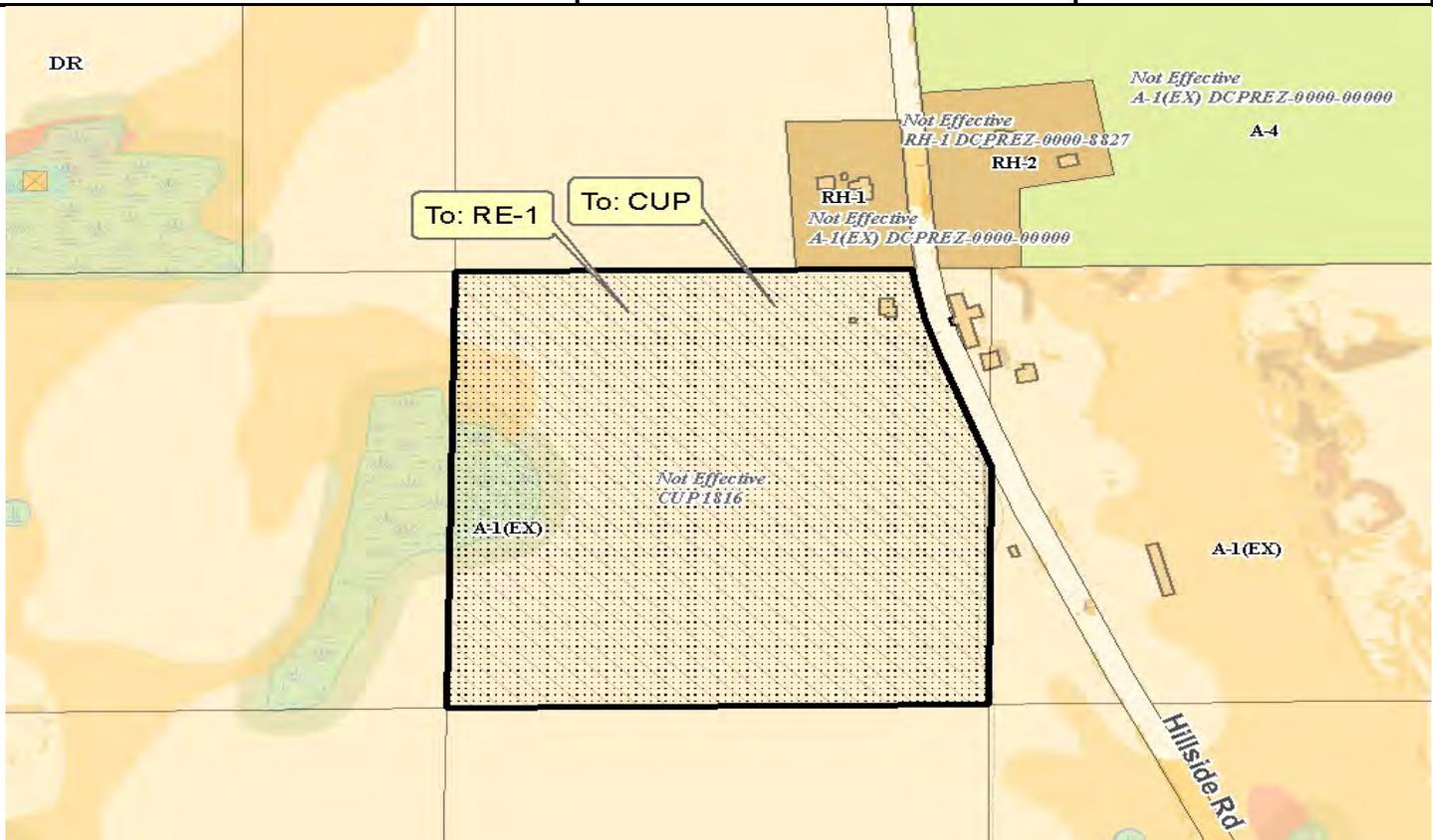
Acres: **40.4**
Survey Req. No

Applicant
**Eastman Hunting Club
Inc**

Reason:
**Allow a skeet, trap, rifle and
pistol ranges with incidental gun
sales**

Location:
527 Hillside Road

Zoning and Land Regulation Committee



DESCRIPTION: The Eastman Hunting Club would like to rezone 40 acres of the 490-acre property to be allowed to install a trap shooting area, a 4-lane shooting range, and to be allowed to have incidental sales of firearms at the lodge/office.

OBSERVATIONS: The Eastman Hunting Club has been operating a hunting preserve since 1942. The property is currently being used for a pheasant hunting preserve and shooting area. There are wetlands located at the far west end of the zoning boundary.

TOWN PLAN: The property is identified as a protected open space area. The area is designated for permanently managed open space, wildlife habitat conservancies, and hunting and fishing preserves.

RESOURCE PROTECTION: A small area of resource protection corridor associated with a small wetland is located at the westerly edge of the proposed rezone area.

STAFF: The proposal appears to be consistent with the Town Plan Policies. Staff suggests that incidental sales of firearms be limited to 10% of the floor area of the lodge.

TOWN: The change of zoning was approved with no conditions.
The CUP was approved with 2 conditions.

Proposed Conditional Use Permit # 2330

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or 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.
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; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. A deflecting roof shall be constructed over the 4-lane shooting range and skeet shooting area.
2. Shooting of firearms is limited to 8:00am to dusk.
3. The area for the sales of firearms shall be not larger than 10% of the floor area of the lodge.