

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
08/02/2022	DCPCUP-2022-02574
Public Hearing Date	
10/25/2022	

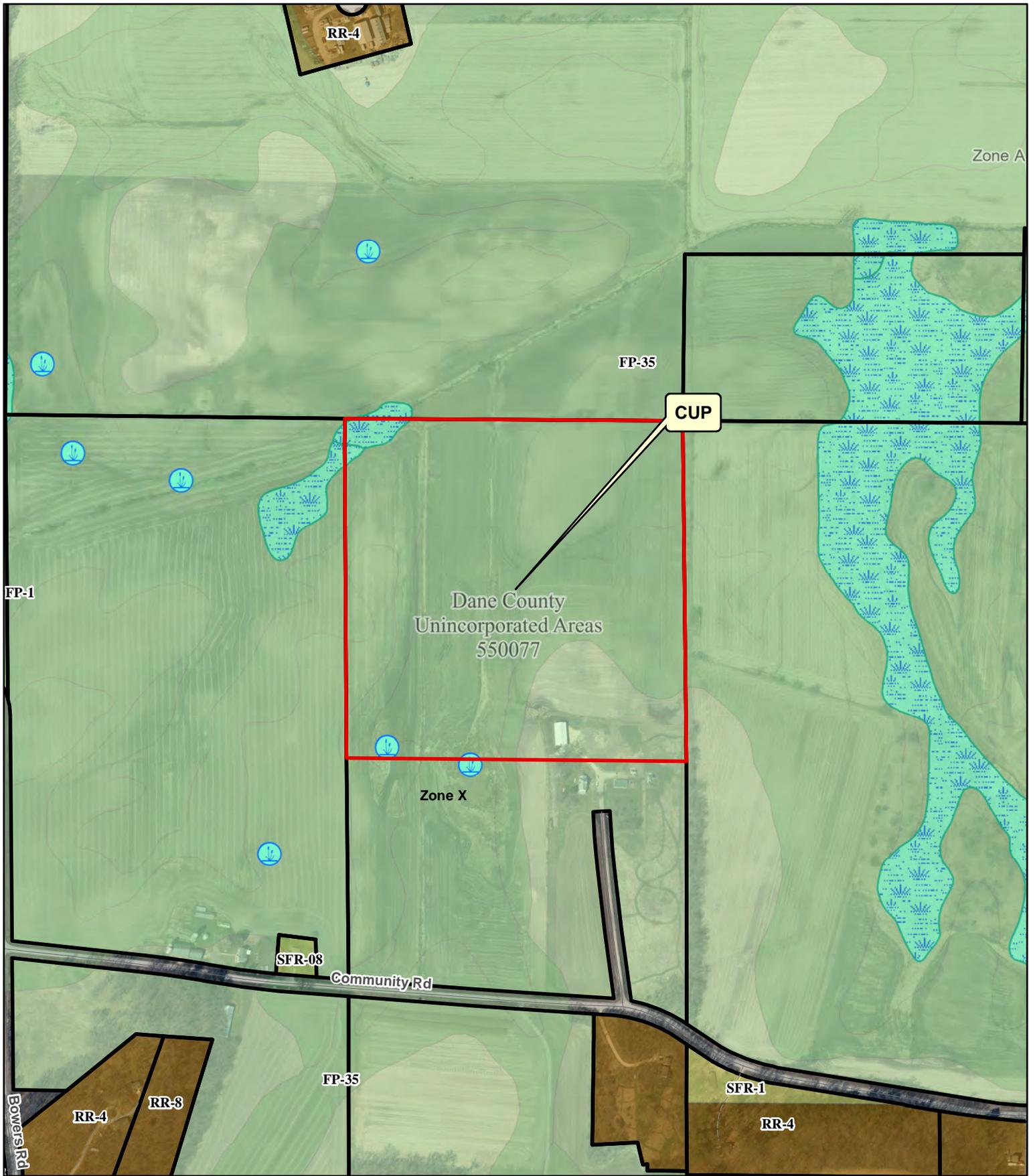
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SNIDER FARM LLC (ROGER SNIDER)	Phone with Area Code (608) 527-4815	AGENT NAME T&L ELECTRIC	Phone with Area Code (608) 438-8402
BILLING ADDRESS (Number, Street) 8403 RIDGE RD		ADDRESS (Number, Street) 8326 COMMUNITY ROAD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS rogsni@tds.net		E-MAIL ADDRESS tlelectric@tds.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
8326 Community Road					
TOWNSHIP PRIMROSE	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-233-8000-9		---		---	

CUP DESCRIPTION
Limited Farm Business - electrical contractor

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)(a)6	40

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
	COMMENTS: COMPLIANCE FOR LIMITED FARM BUSINESS LOCATED IN EXISTING POLE BARN	



Legend

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



CUP 02574
SNIDER FARM LLC
(ROGER SNIDER)



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:	Roger Snider	Agent Name:	T & L Electric
Address (Number & Street):	8326 Community Road	Address (Number & Street):	8326 Community Road
Address (City, State, Zip):	Belleville, Wi 53508	Address (City, State, Zip):	Belleville, Wi 53508
Email Address:	rogsni@tds.net	Email Address:	
Phone#:	608-527-4815	Phone#:	608-438-8402

SITE INFORMATION

Township:	Primrose	Parcel Number(s):	048/0507-233-8000-9
Section:	23-5-7 SE1/4SW1/4	Property Address or Location:	8326 Community Road, Belleville Wi 53508
Existing Zoning:	FP-35	Proposed Zoning:	FP-35
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Limited Family Business</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>Limited Family Business: Use of existing farm buildings to house vehicles for electrical company business. Maximum of 6 employees, 5 company vehicles. Hours of operation between 7am and 6pm, Monday through Friday, except in an emergency.</p>	

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 checked="" type="checkbox"/> Complete attached information sheet for standards | <input checked="" type="checkbox"/> Site Plan drawn to scale | <input checked="" type="checkbox"/> Detailed operational plan | <input checked="" type="checkbox"/> Written legal description of boundaries | <input checked="" type="checkbox"/> Detailed written statement of intent | <input checked="" 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: Roger R. Snider, Sr. Snider Farm LLC Date: 7-28-2022

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (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.

The use of the facility is only to coordinate employees for work, and storage of vehicles. All work is done off-site. There is no manufacturing, pollution of any kind, or undue traffic due to normal business operations.

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.

Other than vehicular use, no other impact shall be put on the neighborhood. Maximum vehicular traffic is expected to be arrival and departure of up to 4 employees per day and use of up to 5 company vehicles per day.

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.

Surrounding property is limited to residential and farming use. There will be no impact on these uses.

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

No additional improvements to the existing site are required.

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.

Existing driveway and public road access is sufficient. No congestion on public roads is expected.

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

The Conditional Use will not impact the FP-35 use of the property.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

In that the Conditional Use suggested allows for the continued use of the property as a farm, it is consistent with the town and county comp

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Primrose is a Farmland Preservation district. The original farmhouse and buildings will remain unchanged in structure. The land associate

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Several active dairy farms in the area have been able to continue milking with little "down-time" due to the quick response of T&L's electrici

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

No conversion of land use is required. Only conversion is from storage of farm vehicles to business vehicles in the barn.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

At any time the property can be converted to full farm use without structural change.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

There is no construction damage to the property, or the surrounding farmland.

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.
The pole shed will be used for storage of vehicles and a rendezvous point for workers. There are no plans for property improvements. Business name is "T&L Electric" and is a small family-run electrical contractor.

List the proposed days and hours of operation.
Monday - Friday 7am to 6pm, except during emergencies

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

Owners, Tom & Ingrid Sommers work. Employees are 2 adult sons and 1 non-family employee. 2 high-school apprentices occasional.

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.
No noise, odors, dust, runoff or pollution is associated with the business.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
none

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.

none

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.

na

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

copper scrap kept in vehicles until recycled.

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

up to 4 cars in, up to 5 company vehicles day use, usually only 3.

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

none

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.

no changes to current farm lighting.

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

none

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

Rental property (residential) and farmed fields.

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

Surrounding properties are either residential or farmland.

T&L Electric

8326 Community Road, Belleville Wi

Application for a Conditional Use Permit

Neighborhood characteristics:

Current use of the property is residential rental of the original farmhouse and cropping of surrounding fields.

Current use of surrounding properties in the neighborhood:

Please refer to attached Map (Exhibit B). Active farm fields surround the property. The nearest residential home is over 1200 feet away, and across Community Road.

048/0507-233-8000-9



1,323.6'

1,328.4'

1,343.7'

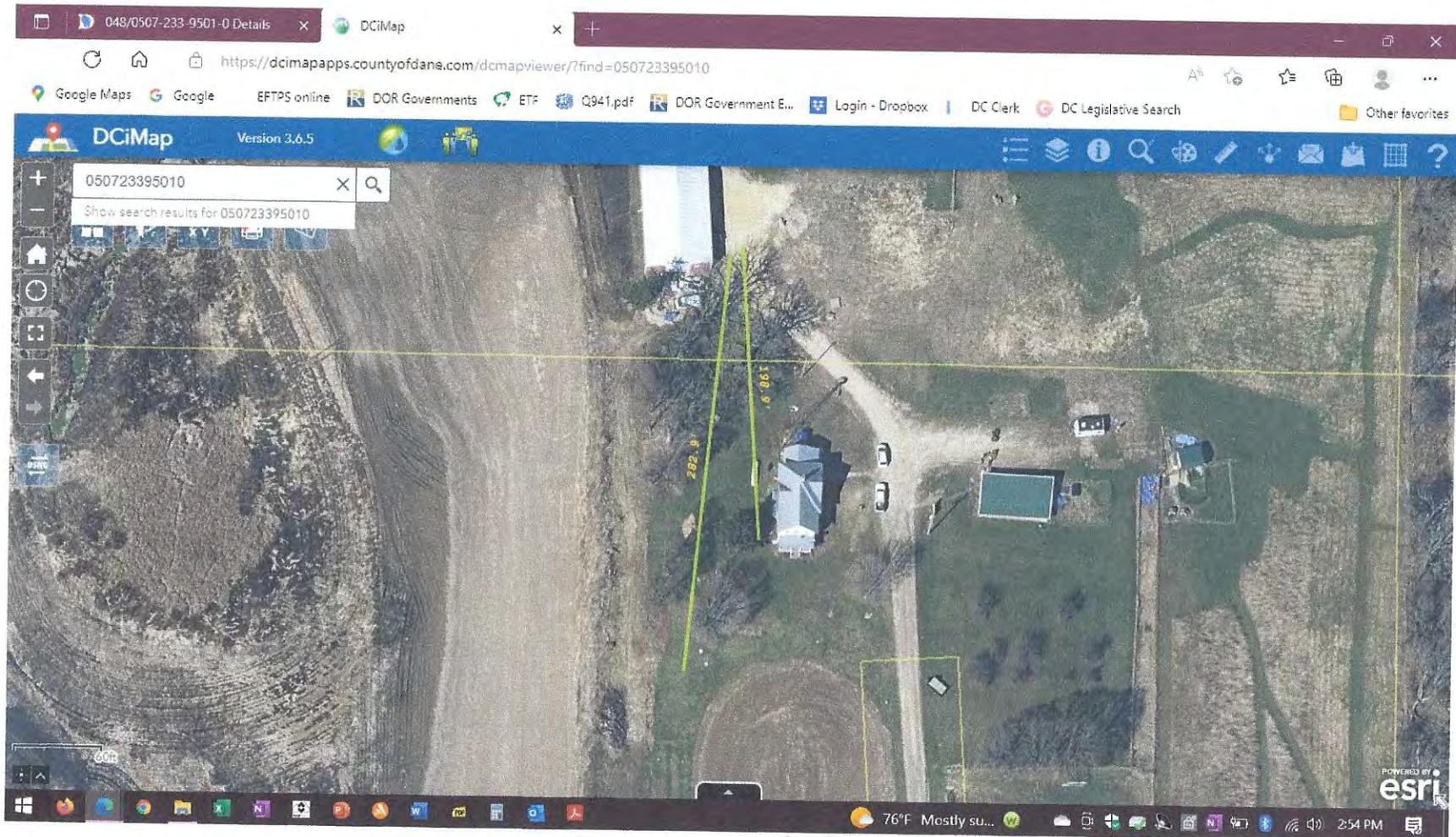
Proposed location
of T&L Electric

1,334.3'

July 28, 2022

FP-35

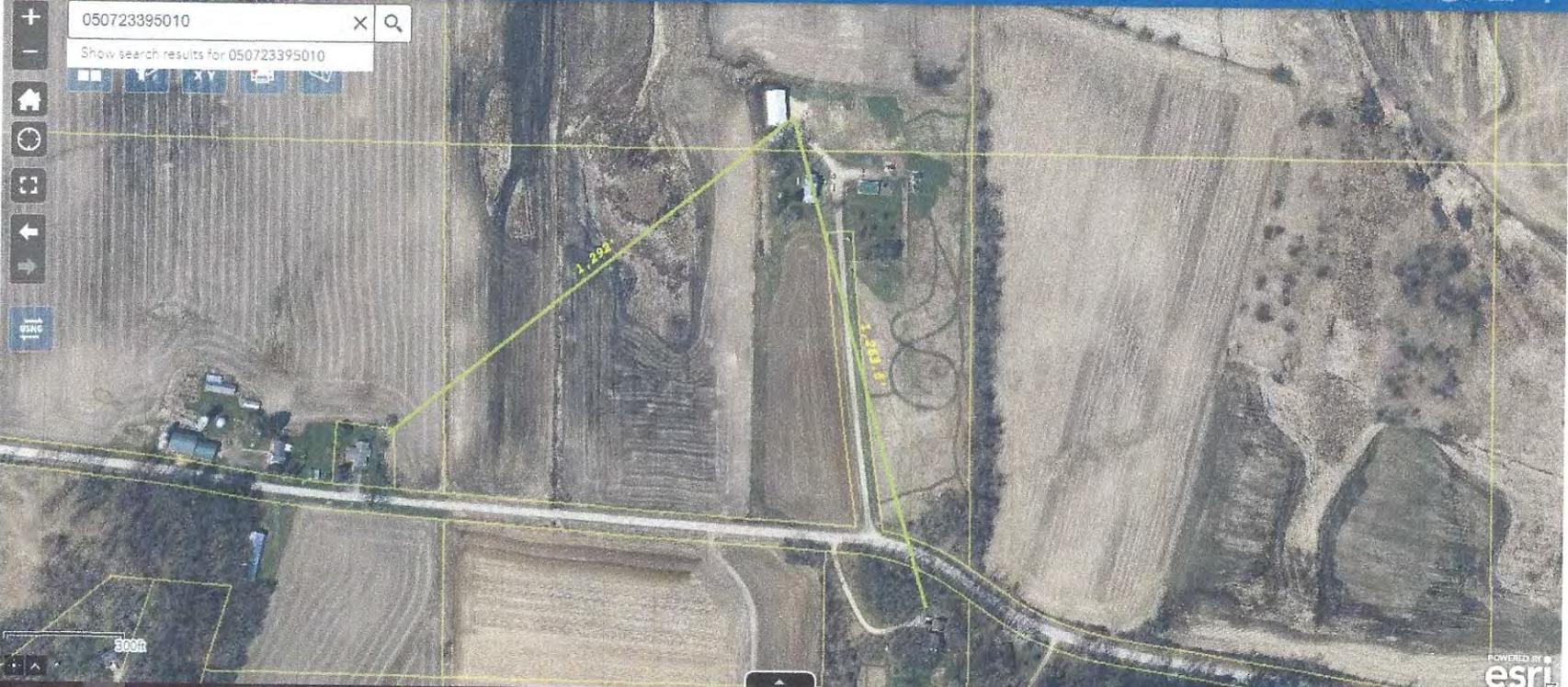
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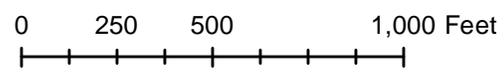
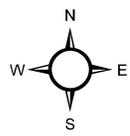
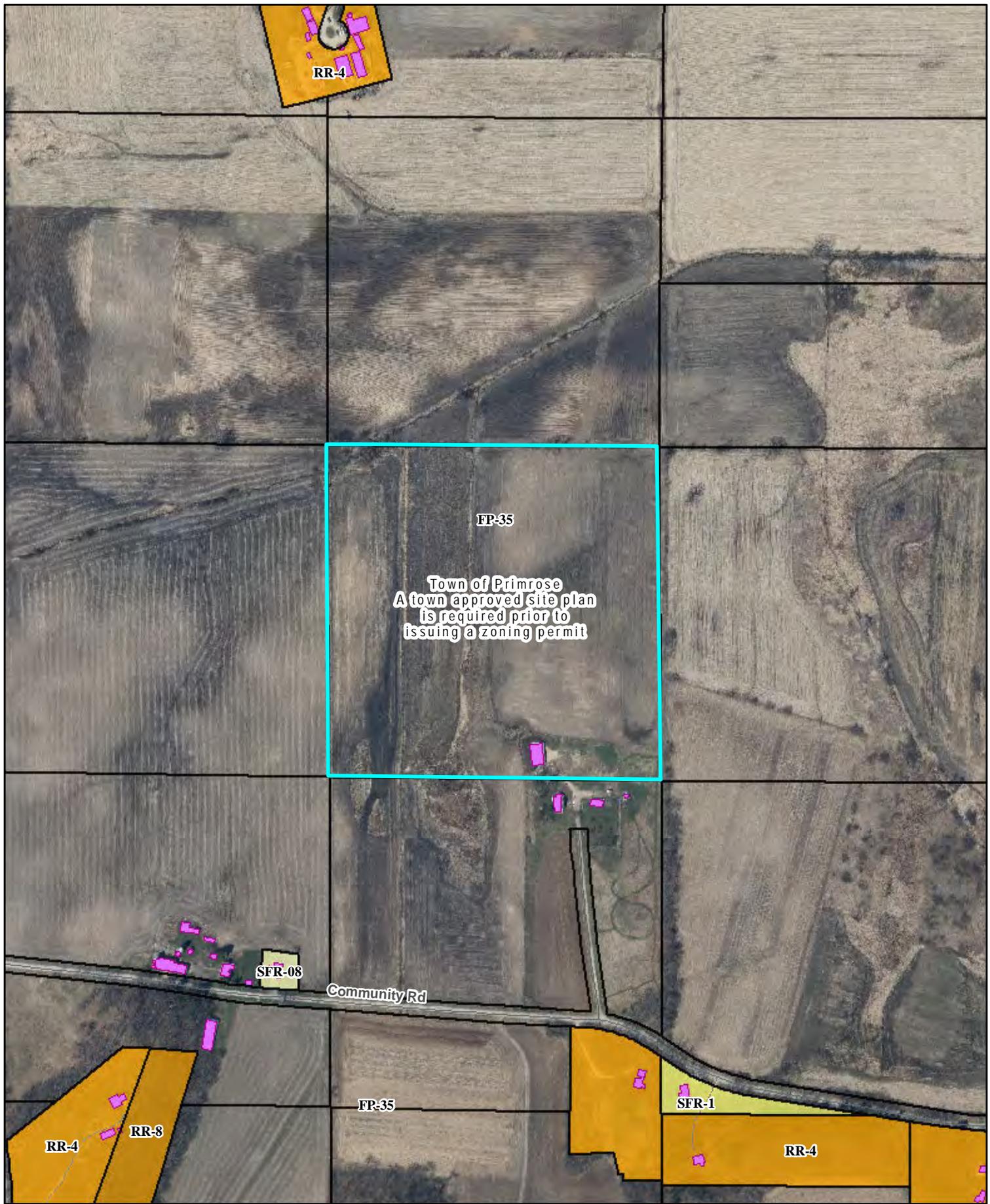


↑
N

↑
SEPTIC

↑
WELL





CUP 2574 Neighborhood Map

CUP Legal Description

NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Town of Primrose