

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/04/2022	DCPCUP-2022-02581
Public Hearing Date	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREEN FIRE PROPERTIES LLC	Phone with Area Code (608) 277-9960	AGENT NAME MICHAEL HEALY	Phone with Area Code (608) 277-9960
BILLING ADDRESS (Number, Street) 1882 STATE HIGHWAY 92		ADDRESS (Number, Street) 1882 STATE ROAD 92	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Mount Horeb, WI 53572	
E-MAIL ADDRESS mike@adaptiverestoration.com		E-MAIL ADDRESS mike@adaptiverestoration.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	
8864 Offerdahl Road					
TOWNSHIP SPRINGDALE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-212-8200-0		---		---	

CUP DESCRIPTION
Caretaker's Residence; outdoor storage; storage of more than 12 vehicles/equipment on the property

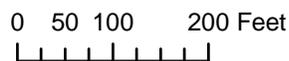
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.271(3)	5.0

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**
-  Class 1
-  Class 2



**CUP 02581
GREEN FIRE
PROPERTIES LLC**



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
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:	

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
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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: 

Date: 9/12/22

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):

<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. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</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>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p>
<p>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.</p> <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: • Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: • Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: • Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: • Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

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.
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.

Dane County CUP Application for Green Fire Properties LLC

Neighborhood Characteristics Narrative

Current uses of the property:

The property hosts a forestry, ecological restoration and land management business, Adaptive Restoration LLC. Business operations are primarily offsite, on the land we manage or restore. There are 3 existing outbuildings on the property - an old dairy barn, a garage and a quonset hut. The property also supports a tree farm and nursery, as well as a savanna restoration.

Current uses of surrounding properties:

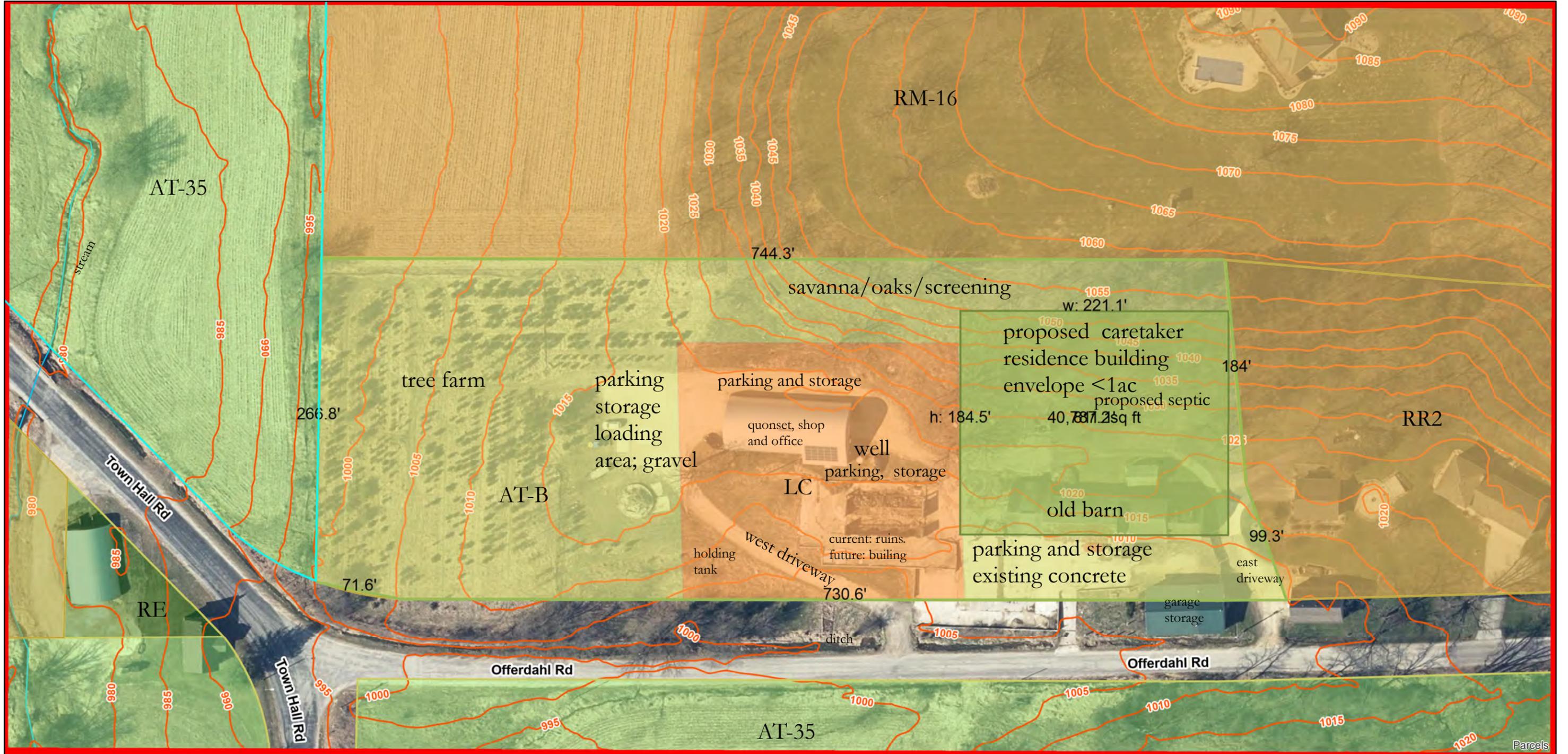
The properties to the north and west of the subject parcel are in residential and agricultural land use. The property to the east of the subject parcel is in residential use. The land south of the property is in agricultural use. Springdale Town Hall is near the southwest corner of the property.

Operational Narrative

- The business hours of operation are typically 730AM - 430PM Monday - Friday.
- Green Fire Properties LLC has no employees. Green Fire Properties leases a portion of the property to Adaptive Restoration LLC. Adaptive Restoration LLC has 15 employees; most work offsite on the land or and/or work remotely. Since our work is off site on other properties, typically no more than 6 full time equivalent employees are on the property at any time.
- Anticipated noise related to our operation includes noise from trucks, tractors and other equipment related to forestry, ecological restoration, and tree farm maintenance. The operation does not generate dust, soot, runoff or pollution.
- Materials stored outside include gravel for driveway repairs, logs, plant material.
- Property activities are in compliance with Dane County stormwater and erosion control standards. The proposed caretaker residence is outside the shoreland zoning zone, in an upland area. The residential site will be <1 acre and it is already served by an existing driveway
- Sanitary facilities on the property are a permitted 3000 gallon holding tank next to the west driveway, which serves the quonset hut used by the business. The caretaker residence will be served by at grade or mound septic system. A septic expert (Paul Hardy) has done a preliminary evaluation of soil suitability for a residential septic system.
- Trash and recyclables may be removed by the town trash service curbside or via a dumpster removed by a solid waste company.
- Daily traffic typically does not exceed 12 trips/day. Adaptive Restoration LLC has no more than 6 trucks with a half-ton to 1-ton rating, and 4 trailers. Occasionally the trucks pull trailers to haul a tractor, mower, seed drill, utv, etc. The largest truck/trailer combination is a 1-ton dually truck with a 14,000lb gross vehicle weight rating (GVWR) and a gooseneck trailer with 24,900 GVWR. The actual weight of this combination is less than the GVWR.
- Chemicals stored onsite include herbicide, which is in a locked room in the quonset. Herbicide is stored in containers provided by the vendor, and these containers are in double containment. Fuel for small power equipment and off-road diesel is stored in steel safety cans in steel cabinets near the west entrance of the quonset. Off road diesel is also stored in an aboveground tank located on a concrete pad onsite.
- Outdoor lighting includes 3 motion-operated security lights on the quonset building. Lighting for the caretaker's residence would be consistent with the Town of Springdale dark sky ordinance.
- There are no permanent signs on the property, other than a ~3'x3' sign from the former dairy operator. If a sign is installed it would be done per the town and county ordinances for signs.

September 12, 2022

Green Fire Properties CUP/Rezone Map



Created 9/12/22

Dane County Mask
 Index Depression

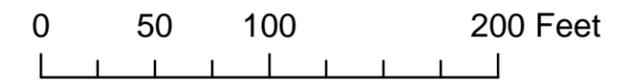
Certified Survey Map - CSM

Parcels

Road Names

5 foot Intervals

contour 5'



004112

CERTIFIED SURVEY MAP NO. 10521

Document #
3539886

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	TAN. BEARING
1-2	207.00'	100.92'	27°56'00"	99.92'	S76°47'58"E	① S62°49'58"E
3-4	4995.00'	67.37'	0°46'22"	67.37'	N88°50'51"E	④ N88°27'40"E
5-6	921.00'	200.50'	12°28'24"	200.11'	S89°13'06"E	⑧ S84°21'06"E
7-8	2800.00'	66.95'	1°22'12"	66.95'	S83°40'00"E	⑨ S57°12'08"E
9-10	174.00'	101.93'	33°33'50"	100.48'	S73°59'03"E	⑩ N88°35'24"E
11-12	4962.00'	55.76'	0°38'38"	55.76'	N88°54'43"E	⑪ S83°18'30"E
13-14	954.00'	207.69'	12°28'24"	207.28'	S89°13'06"E	
15-16	2767.00'	15.78'	0°19'36"	15.78'	S83°08'42"E	

LEGEND:



2" outside diameter iron pipe found.

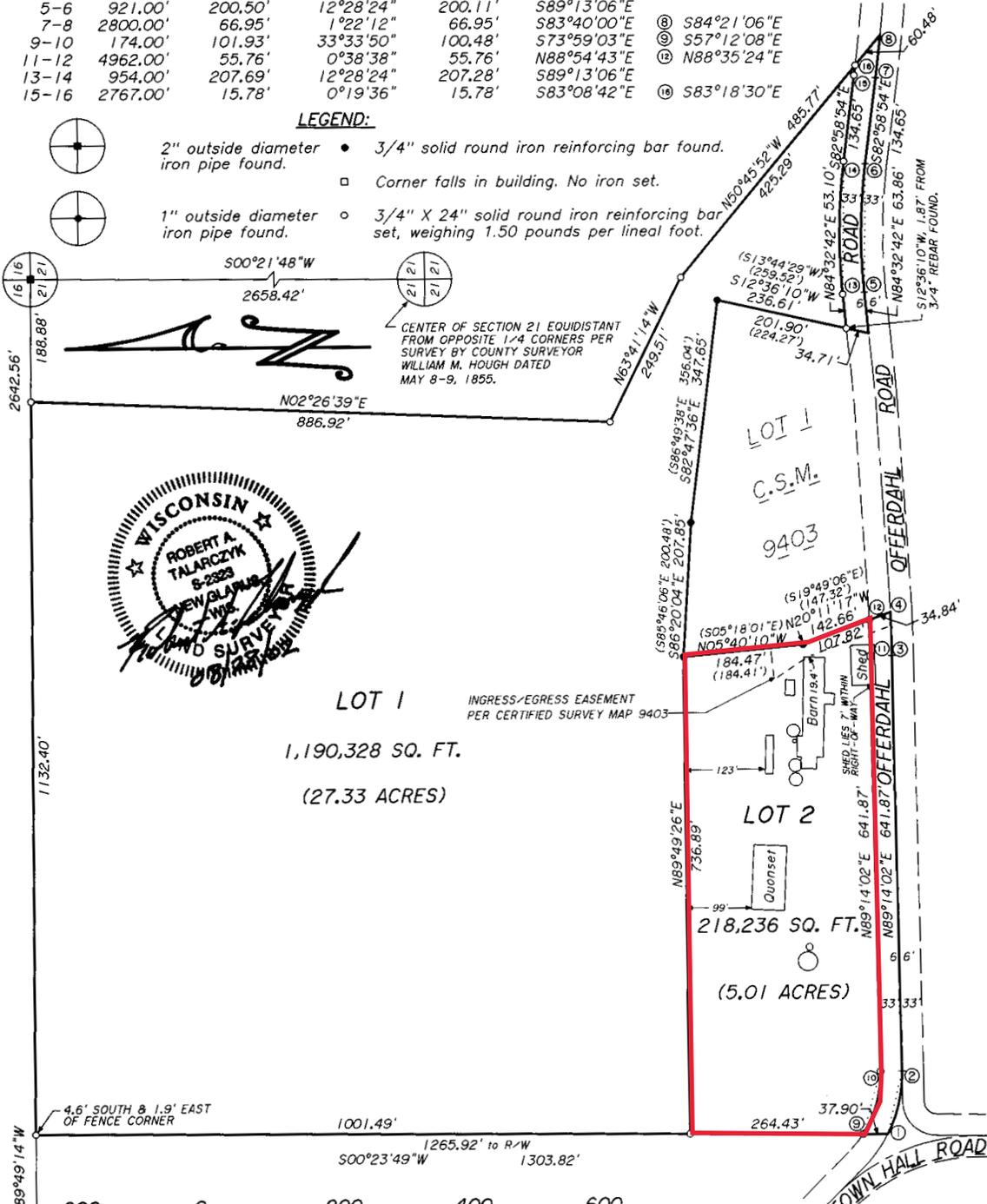
• 3/4" solid round iron reinforcing bar found.



1" outside diameter iron pipe found.

□ Corner falls in building. No iron set.

○ 3/4" X 24" solid round iron reinforcing bar set, weighing 1.50 pounds per lineal foot.



SCALE: 1" = 200'

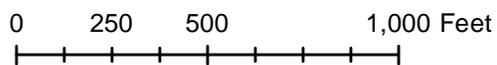
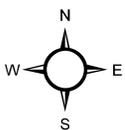
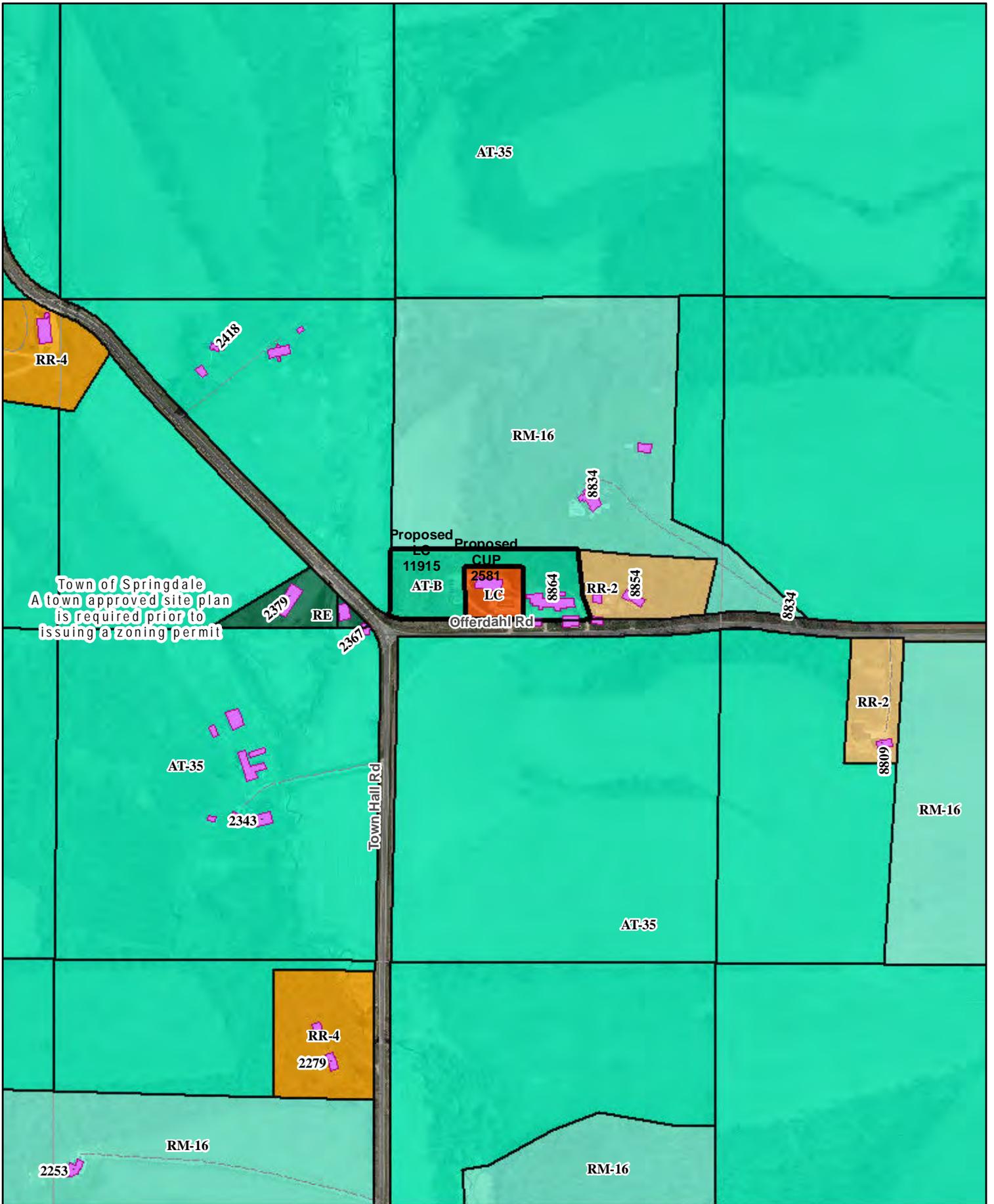
PREPARED FOR:
Philip & Delores Esser
2014 Erb Rd.
Verona, WI 53593
(608) 832-6432

TALARCZYK & ASSOC., INC.
W5105 KUBLY ROAD
P.O. BOX 235
NEW GLARUS, WI 53574
PHONE 608/527-5216
FAX 608/527-5357

JOB NO. 02092
POINTS 02092
DRWG. 02092F
CHECKED [Signature]
DRAWN BY MST

SHEET 1 OF 2

2/13



CUP 2581 Neighborhood Map
Town of Springdale

CUP 2581 boundary

Lot 2 of Certified Survey Map #10521, Section 21, T06N, R07E, Town of Springdale, Dane County, Wisconsin