

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/13/2021	DCPCUP-2021-02525
Public Hearing Date	
07/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HEARTLAND FARM SANCTUARY, INC	Phone with Area Code (608) 440-0118	AGENT NAME JENNIFER KORZ	Phone with Area Code (608) 466-2822
BILLING ADDRESS (Number, Street) PO Box 45746		ADDRESS (Number, Street) 10 GREENHAVEN CIRCLE	
(City, State, Zip) Madison, WI 53744		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS info@heartlandfarmsanctuary.org		E-MAIL ADDRESS jen.korz@heartlandfarmsanctuary.org	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
424 US Highway 151				-	
TOWNSHIP ALBION	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-063-9500-7		---		0512-063-9340-1	

CUP DESCRIPTION

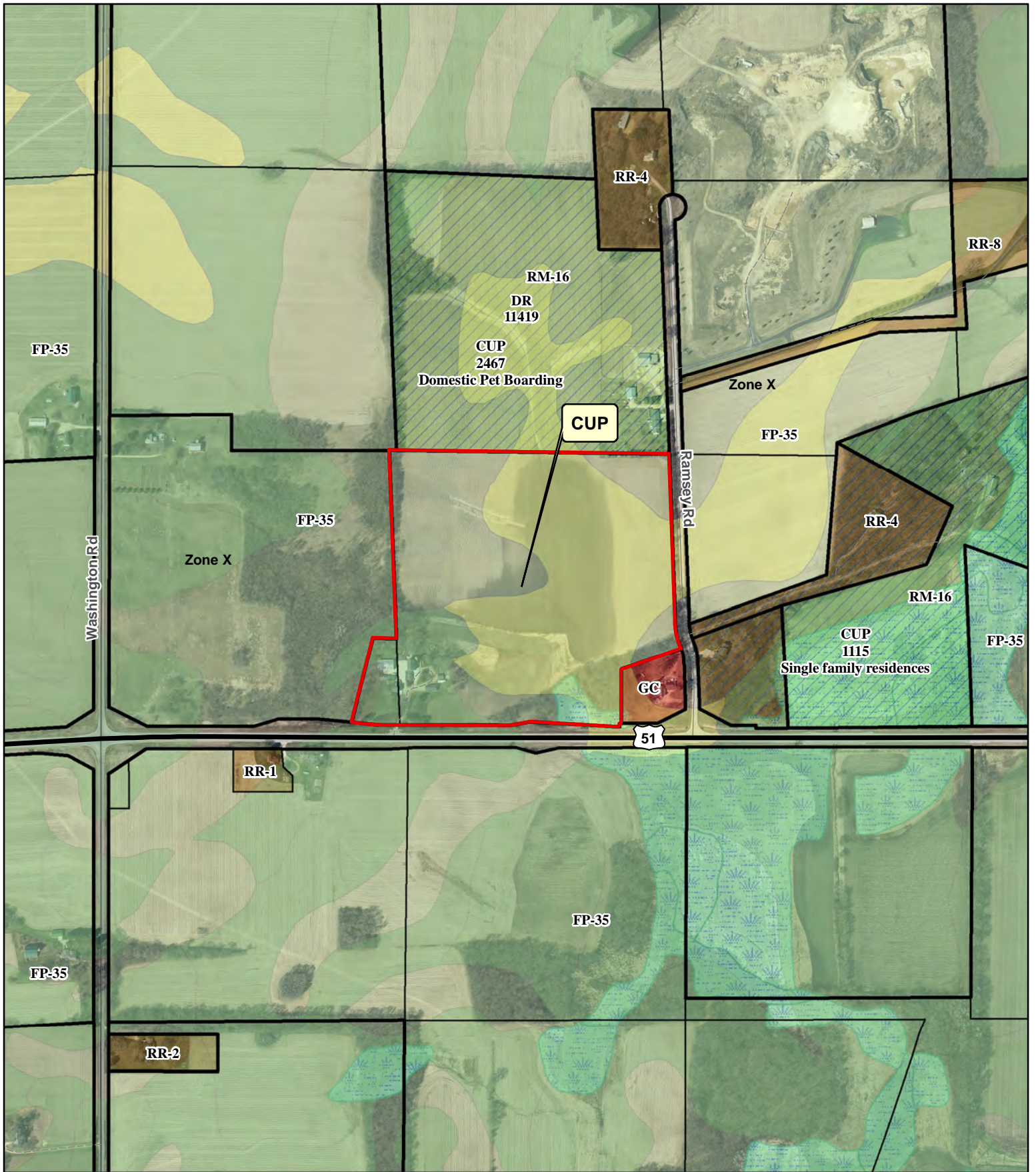
Agriculture Entertainment and Farm Related Exhibitions (animal sanctuary)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.222(3)(a)1. and 4.	38
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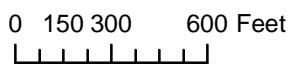
COMMENTS: Wetlands may be present on property. Area may need to be delineated.

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

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



CUP 02525
Heartland Farm Sanctuary,
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:	Heartland Farm Sanctuary, Inc	Agent Name:	Jennifer Korz
Address (Number & Street):	PO Box 45746	Address (Number & Street):	10 Greenhaven Circle
Address (City, State, Zip):	Madison, WI 53744	Address (City, State, Zip):	Madison, WI 53717
Email Address:	info@heartlandfarmsanctuary.org	Email Address:	jen.korz@heartlandfarmsanctuary.org
Phone#:	608-440-0118	Phone#:	608-466-2822

SITE INFORMATION

Township:	Town of Albion	Parcel Number(s):	002/0512-063-9500-7
Section:	SEC 6-5-12	Property Address or Location:	424 US Highway 151
Existing Zoning:	FP-35	Proposed Zoning:	FP-35
CUP Code Section(s):	10.222 (3)		

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>Agricultural accessory uses for farm animal sanctuary.</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>Agricultural Entertainment more than 10 days/year, Farm related exhibitions, sales or events, over 10 days a year and incidental sale of non-alcoholic beverages and snack in the FP-35 zoning so that a farm animal sanctuary for natural, educational and therapeutic purposes can be allowed.</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 <i>Exhibit A</i>	<input checked="" type="checkbox"/> Detailed operational plan <i>Exhibit B</i>	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent <i>Exhibit B</i>	<input checked="" 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: *Jennifer Korz* Date: 5/10/21

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.
Applicant will comply with all applicable use restrictions, conditions, ordinances, statutes, laws and other requirements related to the property. The proposed use will not be noxious or harmful.
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.
The proposed use will provide both therapeutic services and educational agricultural programming and will be congruous with the surrounding agricultural uses.
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.
The use of the property will continue to be agricultural in nature. Applicant will ensure the continued normal and orderly development of the surrounding properties.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
Applicant is undertaking the necessary limited site improvements to facilitate the proposed use of the property. See attachment.
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.
Applicant will comply with all requirements, ordinances, laws and regulations when planning activities to minimize traffic congestion.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
Applicant intends to comply with all rules, regulations, ordinances, and requirements of the district in which it is located.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
Applicant ^{reviewed} ~~spoke with~~ Town of Albion and the proposed use is consistent with the town and county comprehensive plans. ^{comp plan}
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:
The proposed use of the property will continue to be agricultural in nature.
 - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
Applicant's proposed use is a farm animal sanctuary thereby exceptionally reasonable and appropriate for FP zoning.
 - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
The proposed purpose is to care for farm animals in their natural environment-which is the basis of our education/therapy programs.
 - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
The proposed use compliments the future agricultural use of surrounding parcels.
 - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:
Any planned (limited) construction will be done in accordance with all regulations, ordinances and requirements.

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.

SEE Exhibit B -- attached

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.



Exhibit B to Conditional Use Permit Application

Written Statement of Intent And Operations Plan

Heartland Farm Sanctuary (Applicant) is a non-profit organization with a mission to inspire compassion for all beings. Heartland runs a safe, inclusive space for rescued farm animals and provides humane education and therapeutic programming to residents of Dane County community and beyond.

Heartland's three levels of sanctuary programming are as follows:

- **Farm Animal Rescue and Care:** Heartland provides lifetime care for injured and abused farm animals. This is their lifetime sanctuary, and that is the organization's promise to them.
- **Humane Education:** Through Heartland's humane education camps, field trips and enrichment clubs, students of all ages learn to foster compassion and respect for all beings. Heartland programs teach children empathy and acceptance of others.
- **Experiential Therapy:** Heartland provides experiential therapy programs for people seeking support on their journey to health and well-being with a focus on inclusion and integration. Heartland ensures that therapy participants graduate as Heartland campers, volunteers or active members of our community.

1) Proposed Conditional Use *(Describe in detail the proposed conditional use. Provide the specific location of the use, type of equipment use, planned property improvements, including description/size of existing 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.)*

Heartland proposes to use the property in question for the following activities:

Humane Education Activities: Daily educational programming (via camps, clubs, classes, field trips) related to caring for farm animals, learning barn chores, caring for the environment and also each other.

Experiential Therapy Activities: Heartland's individual and small group programs will use expressive tools and activities such as animal care, arts and crafts, music, and guided imagery to address the individual or group needs and goals.

Supervision Activities: On-site living quarters allowing for overnight supervision, when necessary, of premises and farm animals.

Fundraising Activities: Occasional fundraising activities on site to support the core Heartland programs including weekly educational public tours of the sanctuary on weekends.

Support Activities: On-site administrative functions including office space, educational programming classrooms, therapeutic office space, laundry room, food preparation areas, welcoming/ reception center with merchandise, snacks and non alcoholic beverages possibly for sale, and similar functions and spaces at the property for support of Educational Activities, Therapeutic Activities and Fundraising Activities.

*Applicant/Heartland understands that these activities would be considered "Agricultural entertainment activities more than 10 days per year" "Farm related exhibitions, sales or events, over 10 days/year" and/or "Incidental sale of non-alcoholic beverages and snacks" under the FP-35 zoning.

In addition, Heartland will have the following Activity:

Farm Shelter Activities: Heartland will use the property for agricultural use in the day to day chores and activities required to care for farm animals. These activities are already reasonable and appropriate for FP-35 zoning).

To further explain the above stated uses, the Humane Educational and Experiential Therapeutic Activities will include improvements to the existing restored barn to allow for accessibility, to facilitate educational programming, and modernization of the space to efficiently provide inclusive services to the community. The Supportive Activities will include either renovations of existing buildings or may construction of a new building upon the property to house the areas or permit the functions above. Any such activities will be in support of, or ancillary to, the provision of educational programming, therapeutic services and other farm animal care/educational activities.

The Supervision Activities will be limited to overnight quarters for the person (and family) providing such services. The overnight quarters will have occupancy rules, such that an employee may occupy the quarters with a spouse, significant other, and otherwise entertain houseguests while abiding to all ordinances and regulations.

To facilitate these activities, Heartland/Applicant proposes to have a permanently dedicated parking area sufficient to provide for 50 parking stalls. To handle overflow parking during pick up and drop off times for the Humane Educational or Therapeutic Activities or temporary additional parking for Fundraising Activities, Heartland will reserve empty space adjacent to the permanent parking that would have capacity for an additional 75 parking spaces on a temporary basis.

2) Hours of Operation: *(List the proposed days and hours of operation.)*

Humane Education Activities: Programming would typically be daily recurring activities, mainly educational classes, programs, clubs, nature walks, field trip visits - with likely more volume in the late spring, summer and fall. Summer programming may include traditional 'day camp' activities. And weekends may include public an/or private tour visitors. The hours of operation of the Humane Education Activities would typically commence no earlier than 7:00 am and end no later than 8:00 p.m. Monday through Sunday.

Experiential Therapy Activities: Programming would typically be individual or group therapy sessions. Hours of operation would typically commence no earlier than 7:00 a.m. and end no later than 8:00 p.m.

Supervision Activities: Supervisory activities would occur 24 hours per day, 7 days a week. A Heartland employee would reside on the premises to be immediately available to address any concerns at the property, including any emergencies with farm animals or otherwise.

Fundraising Activities: Fundraising activities would occur, at a maximum of 24 times per year. Of these events, approximately 5 to 7 events per year would be "large events; with respect to the number of 'customers'. Fundraising activities would typically commence no earlier than 8:00 a.m. and end no later than 10:00 p.m. Employees and volunteers providing services to Heartland for such activities may arrive at the property or remain at the property before or after such hours as may be necessary to prepare for a clean up after and Fundraising Activities.

Support Activities: Any Support Activities would occur during the regular hours of the Humane Education Activities, Therapeutic Activities and Fundraising Activities, as applicable.

3) Number of Employees *(List the number of employees, including both full-time equivalents and maximum number or personnel to be on the premises at any time.)*

Humane Education Activities: Heartland/Applicant anticipates having 4 regular employees to oversee the Humane Education Activities. Of the 4 year- round employees, Applicant anticipates 3 to be full time. Depending on the size of the program, particularly in summer when programming is in full swing and/or day camps are taking place, Heartland may have up to 5 additional employees and 10 volunteers to assist with programs.

Experiential Therapy Activities: Heartland/Applicant anticipates having 4 regular employees to oversee/provide therapeutic services via the Therapeutic Activities. Of the 4 year-round employees, Applicant anticipates 2 to 3 to be full time.

Supervision Activities: The employees involved in the Humane Educational Activities, Therapeutic Activities, and Support Activities would assist with Supervision Activities during the regular hours of operation. After such hours, a Heartland employee (or a stand-in employee in the event of an emergency, sickness or vacation of such employee) will undertake the Supervision Activities. This caretaker would be a full-time employee

Fundraising Activities: Heartland/Applicant anticipates that the number of regular employees assigned with Fundraising Activities would be 3. Of the 3 year-round employees, Applicant anticipates 1 to be full time. Heartland may have up to 20 volunteers to assist with the Fundraising Activities.

Support Activities: Heartland/Applicant anticipates that the number of regular employees assigned with Support Activities would be 4 full time employees.

Farm Animal Shelter Activities: Heartland/Applicant anticipates that the number of regular employees providing care to the farm animals will be 15 total with approximately 5 staff there daily. Of the 15 year-round employees, Applicant anticipates 3 to be full time.

The maximum number of both part time and full time personnel anticipated to be on the premises at any given time is 30 (Only for occasional staff meetings). Outside of staff meetings the max number is anticipated to be 20.

4) Anticipated disturbances *(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.)*

Humane Education Activities: Applicant does not anticipate noise, odors, dust, soot, runoff or pollution associated with the conditional use with the exception of the occasional laughs of happy children.

Experiential Therapy Activities: Applicant does not anticipate noise, odors, dust, soot, runoff or pollution associated with the conditional use with the exception of the occasional laughs of happy children.

Supervision Activities: Applicant does not anticipate noise, odors, dust, soot, runoff or pollution associated with the conditional use.

Fundraising Activities: Regarding noise: Applicant may have a loudspeaker installed in case of an emergency to communicate effectively with attendees of an event, but will not play loud music, regularly communicate with employees, visitors or students through the use of such medium.

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

Humane Education Activities: Applicant doesn't anticipate any materials stored outside relating to Humane Education Activities. Most of the Humane Education Activities will occur outside of an enclosed building, weather permitting. Activities could include nature walks, traditional 'day camp' activities, visiting and caring for farm animals and outdoor activities of a similar nature.

Experiential Therapy Activities: Most of the Experiential Therapy Activities will occur outside of an enclosed building weather permitting. These outside sessions may include journal writing, arts and crafts, barn chores, and visits with and caring for farm animals and outdoor activities of a similar nature.

Supervision Activities: Applicant doesn't anticipate any materials stored relating to Supervision. And Supervision Activities will happen both inside the enclosed building and outside

Fundraising Activities: During Fundraising Activities, temporary store of equipment necessary to support the Fundraising Event. Most Fundraising Activities will happen both inside an enclosed building and outside if the weather permits. Events may include nature walks, animal visits in the pasture, picnics, and similar outdoor activities showcasing the property, farm animals and programming.

Support Activities: Applicant doesn't anticipate any materials stored relating to Support Activities. No Support Activities would be held outside.

6) Construction *(For proposals involving construction of new facilities and/or infrastructure, describe, as applicable any measures being taken to ensure compliance with country stormwater and erosion control standards under Chapter 11 or Chapter 14, Dane County Code)*

This Conditional Use Permit for 'Agricultural entertainment, 10 days/year or more' does not involve any proposed new construction at this time. Applicant does anticipate ensuring certain outbuildings comply with ADA requirements. If such infrastructure construction is required, Applicant will work with town and county ordinances and comply with Dane County Code standards.

7) Existing or proposed sanitary facilities *(List and describe any existing or proposed sanitary facilities including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For use involving domestic pets or livestock, list and describe measures taken to address manure storage or management).*

Property currently has adequate private well and septic systems on-site.

Farm Shelter Activities (approved in FP-35): Heartland staff will muck all places animals reside (including the pasture) daily and maintain a manure pile. Manure will be well maintained and restricted to a designated area and spread on pasture two to four times a year via a pasture rotation system and farm machinery. Applicant intends to comply with all regulations and ordinances surrounding manure storage and management.

8) Trash removal *(List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.)*

Applicant will have sufficient garbage and recycling containers to handle waste and recyclable material produced in connection with regular activities at the property. Applicant will contract with a regular waste disposal contractor to regularly dispose of the waste and recyclable materials. During some Fundraising Activities and Humane Education Activities, Applicant may have additional waste receptacles at the property and contract for single event waste management to handle larger volumes of waste and recyclable materials.

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

Applicant anticipates daily traffic from approximately 10-15 staff members throughout the day.
Applicant anticipates daily traffic from approximately 5-8 volunteers members throughout the day.
Applicant anticipates daily traffic from approximately 10-15 parents/guardians for drop off/pick up during Humane Education and Therapeutic programming throughout the day. During summer when programming is in full swing and/or day camps are taking place, Applicant anticipates up to 25 parents/guardians entering the property for drop off and pick up.

Applicant is actively applying for driveway access off adjacent road (Ramsey Road).

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

Applicant anticipates minimal use of toxic materials for occasional rodent control. Applicant also anticipates the storage of 5 to 10 gallons of gas and diesel fuel cans for a mower and tractor. All will be safely stored and in compliance with safety standards and regulations.

11) Outdoor lighting *(Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties.)*

Regular outdoor lighting will be limited to outdoor lighting necessary for the safety and wellbeing of the farm animals, employee caretaker, Humane Education students, Experiential Therapy participants, staff and volunteers. During Fundraising Activities that may go beyond daylight hours, minimal outdoor lighting for the safety of attendees may be implemented. Applicant will use dark sky approved lighting when feasible. Applicant will comply with all requirements, ordinances and regulations surrounding outdoor lighting.

12) Proposed signage: *(Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.)*

Applicant intends to install an above ground permanent sign, meeting applicable zoning requirements for signage, at the entry of the property. Applicant may install de-minimis signage on all out buildings, or along certain parts of the property to direct volunteers, attendees, students and therapy participants to correct buildings or areas on the property.

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

Current owners use property for residential purposes and also run a private security/electronics business out of the outbuildings. They have service vehicles and employees on site for their day to day operations.

14) Current use of surrounding properties *(Briefly describe the current uses of surrounding properties in the neighborhood.)*

The current uses of the surrounding properties include a residence, a commercial dog kennel, and a commercial quarry.

Legal Description

004489

Exhibit A

Part of the Fractional Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 12 East, in the Town of Albion, Dane County, Wisconsin, described as follows: Beginning at the point of intersection of the East line of said Fractional Southwest 1/4 of the Southwest 1/4 with the center of U.S. Highway 51; thence Westerly 33 feet to the point of beginning of this description; thence North parallel to and 33 feet West of said East line, 462.75 feet; thence West 108.0 feet; thence South 17°18' West, 478.9 feet to the center of U.S. Highway 51; thence Easterly along Highway, 250.5 feet to the point of beginning.

The East 2 rods of the Fractional Southwest 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Fractional Southwest 1/4 of Section 6, Township 5 North, Range 12 East, in the Town of Albion, Dane County, Wisconsin, EXCEPT Certified Survey Map 2034, recorded in Vol. 8 of Certified Survey Maps, page 206 and 207, #1471633, as corrected by Affidavit recorded in Vol. 907 of Records, page 306, #1556861. Also EXCEPT that part conveyed to State of Wisconsin Department of Transportation recorded in Vol. 15498 of Records, page 62, #2248841.

Potential Wetland area



TOWN OF ALBION

ACCESS "DRIVEWAY" APPLICATION AND PERMIT FROM PRIVATE PROPERTY TO A TOWN ROAD

Cost of Access Permit is \$50.00 Deposit: \$2500.00

Name of Applicant Heartland Farm Sanctuary
Street Address: 424 Hwy 51
City, State, Zip: Stoughton WI 53589 Phone: 608-466-2822

← Property to purchase

Property Owner Name (if different from Applicant) Current Location Jen Korz
Street Address: 11713 Mid Town Rd
City, State, Zip: Verona WI 53593

This property is: residential commercial agricultural manufacturing(circle one)
Parcel # 002/0512-063-9500-7

Construction location: North / South / East West Side of Ramsey Rd
(Road on which access is located)
located 800 Ft from Hwy 51
(Distance) (Intersection of town/town or town/county rd)

in Section 25, Town of Albion.

ATTACH A DRAWING OR MAP SHOWING ACCESS LOCATION ON ABOVE PROPERTY. Specify footage from lot lines and show all existing accesses.

Stopping Sight Distance Available: 500 + Ft

Posted Speed Limit: Not Posted. Dead End

Stopping Sight Distance Required at Posted Speed Limit: _____

Remarks: The road is a dead end with a lot of visibility in both directions

NOTE: Stopping sight distance for driveways is measured with an eye height of 3.5 feet above the pavement and an object height of 0.5 feet above shoulder elevation. To Determine "Stopping Sight Distance", please refer to the DOT Values Table.

Design Speed MPH	Stopping Sight Distance
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

CONDITIONS

Width of driveway: 20 feet.

Center of driveway from property line: 495 feet.

No drainage culvert needed

Drainage culvert Size: Length: _____ Diameter: _____

* WisDOT Approved apron endwalls are also required.

If this request is for an additional access:

- Property size in acres: 39 acres
- Total road frontage on the road from which the proposed access would serve the parcel
800 Ft
- Measurement between centerlines of the existing and proposed accesses in feet
Current Access on Hwy 51, requested access on Ramsey Rd
- Distance from the side setbacks of the property 250 Ft
- Zoning classification of the subject property FP-35
Number of feet from intersections of any town/town or town/county roads: 800 Ft from Hwy 51

Other Requirements:

1. Finished accesses must remain at, or below, the grade of the roadway edge for a minimum of ten feet.
2. A driveway may consist of concrete, gravel, or asphalt. The first (10) ten feet of driveway from the edge of the road inward may not be concrete, it must be gravel or asphalt from property to the edge of the road (hereinafter referred to as "Driveway Concrete Setback")
3. The "Driveway Concrete Setback" shall not be constructed of concrete. The "Driveway Concrete Setback" must be constructed using gravel or asphalt. In the event that the property owner violates the Concrete Driveway Setback requirement and concrete is so installed, it will be removed and the cost thereof charged against the deposit; of if no deposit, against the property in violation of the ordinance.
4. In the event that Property owner violates the Concrete Driveway Setback requirement, Property owner hereby agrees to defend and indemnify the Town for any costs or damages incurred by the Town as a result of the Property owner's violation of the Concrete Driveway Setback requirement. Property owner further agrees to defend and hold the Town harmless for any and all damages or costs incurred by Property owner as a result of the Property owner's violation of the Driveway Concrete Setback requirement.
5. If a Property owner violates the Driveway Concrete Setback and a Town roadway improvement project results in a change of grade between the Town roadway and the

