

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/05/2014	DCPREZ-2014-10725
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/22/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEVIN L KLAHN	PHONE (with Area Code) (608) 845-1096	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) N8995 HIGHWAY 104		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
4562 US Highway 92					
TOWNSHIP RUTLAND	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-311-9001-0					

REASON FOR REZONE	CUP DESCRIPTION
RECLASSIFICATION OF SMALL WETLAND AREA TO ALLOW FILLING	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
Wetland	Non-wetland	0.2		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		



# 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:

- **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.
- **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>Kevin Klahn</u>	Agent's Name	_____
Address	<u>N8995 Hwy 104</u>	Address	_____
	<u>Brooklyn, WI 53521</u>		
Phone	_____	Phone	_____
	<u>(608) 845-1096</u>		
Email	_____	Email	_____
	<u>klondikefarms@frontier.com</u>		

Town: Rutland Parcel numbers affected: 0510311900010

Section: 31 Property address or location: 4562 Hwy 92 Brooklyn, WI 53521

Zoning District change: (To / From / # of acres) Wetland to Non Wetland

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:

See attached document for narrative.

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

Submitted By: \_\_\_\_\_

Date: \_\_\_\_\_



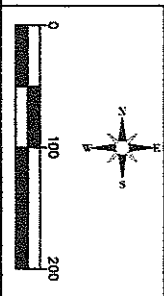
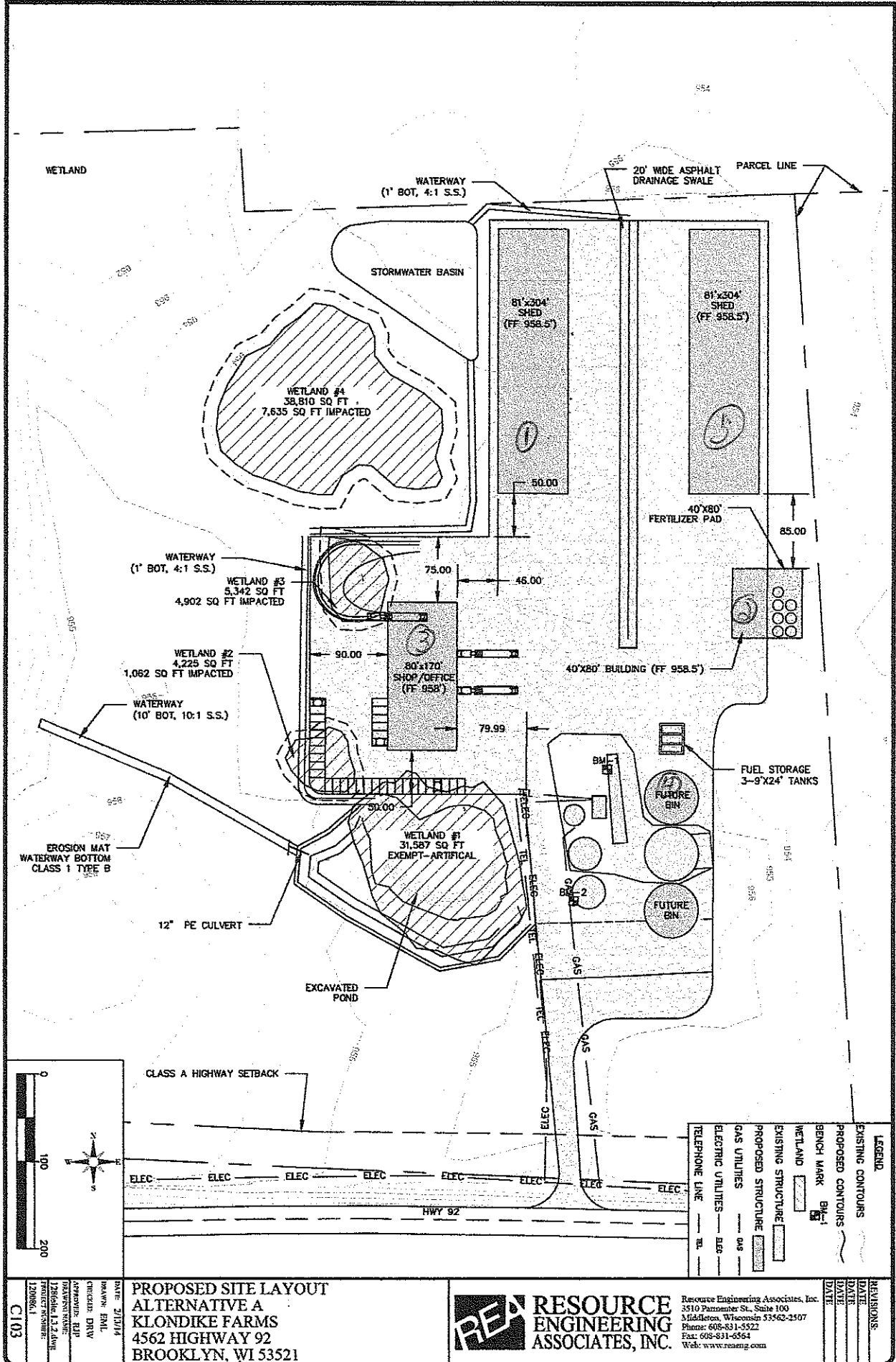
View of site looking N/W



View of site looking N







LEGEND	
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
WETLAND	--- (hatched)
BENCH MARK	BM-1
EXISTING STRUCTURE	--- (dotted)
PROPOSED STRUCTURE	--- (solid)
ELECTRIC UTILITIES	ELEC
GAS UTILITIES	GAS
TELEPHONE LINE	TEL

**PROPOSED SITE LAYOUT  
ALTERNATIVE A  
KLONDIKE FARMS  
4562 HIGHWAY 92  
BROOKLYN, WI 53521**

**REA RESOURCE ENGINEERING ASSOCIATES, INC.**

Resource Engineering Associates, Inc.  
3510 Panmenier St., Suite 100  
Middleton, Wisconsin 53562-2507  
Phone: 608-831-3522  
Fax: 608-831-0564  
Web: www.reaeng.com

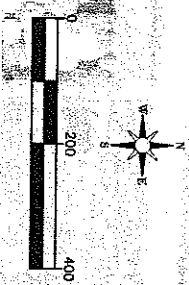
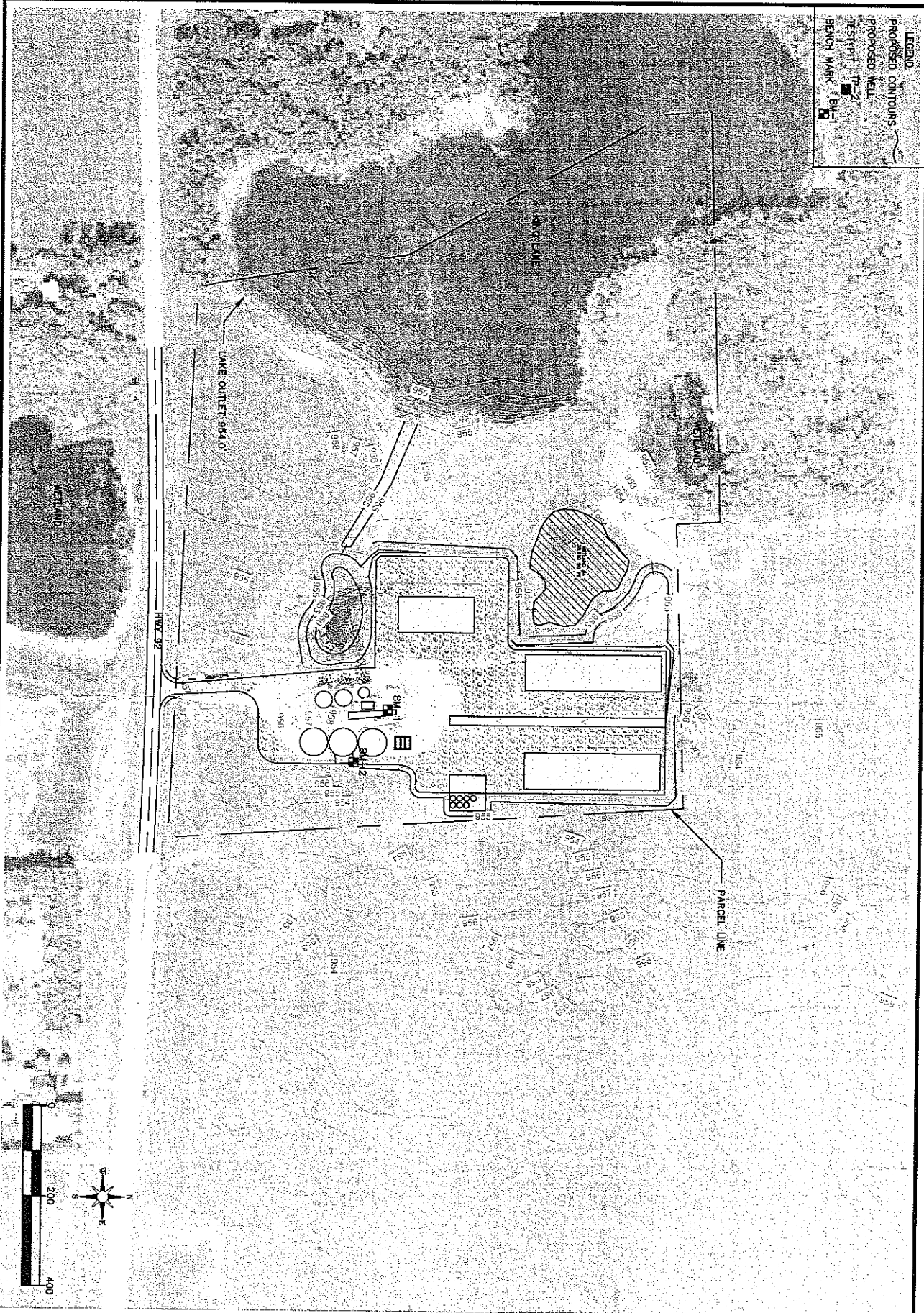
DATE: 2/10/14  
DRAWN: BML  
CHECKED: DRW  
APPROVED: REP  
PROJECT NUMBER: 1286site.1.3.2.dwg  
PROJECT NAME: 120086.1  
C103

REVISIONS	
DATE	
DATE	
DATE	
DATE	



**LEGEND**

- PROPOSED CONTOURS
- PROPOSED WELL
- TEST PIT
- BENCH MARK



**PROPOSED SITE LAYOUT**  
**FACILITY EXPANSION**  
**KLONDIKE FARMS**  
**4562 HIGHWAY 92**  
**BROOKLYN, WI 53521**

DATE: MAY 2014  
 DRAWN BY: EML  
 CHECKED BY: DRW  
 APPROVED BY: EJP  
 DRAWING NAME: 1286Site A.dwg  
 PROJECT NUMBER: 120086.1

**REA RESOURCE ENGINEERING ASSOCIATES, INC.**

Resource Engineering Associates, Inc.  
 2510 Parmenter St., Suite 100  
 Middleton, Wisconsin 53562-2507  
 Phone: 608-831-5522  
 Fax: 608-831-6564  
 Web: www.reaeng.com

REVISIONS:	
DATE	
DATE	
DATE	
DATE	

C101



## Zoning Change Application

Klondike Farms

Parcel #: 0510311900010

### Parcel Legal Description

SEC 31-5-10 PRT SE1/4NE1/4, PRT SW1/4NE1/4 & PRT NW1/4NE1/4 DESCR AS COM AT E1/4 COR OF SD SEC 31 TH N3DEG46'39"W 118.86 FT ALG E LN OF SD NE1/4 TO NLY R/W OF STH 92 TH N86DEG39'22"W 692.73 FT ALG SD NLY R/W TO POB TH CONT ALG SD NLY R/W N86DEG39'22"W 1221.19 FT TH N11DEG56'19"W 89.51 FT TH N6DEG32'19"W 382.12 FT TH N29DEG35'49"W 652.24 FT TH N3DEG47'10"W 100.00 FT TH N88DEG16'59"E 891.77 FT TO E LN OF SD NW1/4NE1/4 TH S3DEG47'10"E 100.00 FT ALG SD E LN TO NW COR OF SD SE1/4NE1/4 TH N88DEG16'59"E 636.00 FT ALG N LN OF SD SE1/4NE1/4 TH S3DEG47'10"E 1153.86 FT TO POB

### Scaled Drawings

Scaled drawings are attached that show the remaining delineated wetlands that aren't impacted by the farm expansion.

### Narrative

The owner plans to construct a shop, two storage sheds, fertilizer storage and pad, fuel storage, and associated driveway areas and site drainage. Additionally the site is planned to have 2 future grain bins. The site will be filled and site grading modified to direct stormwater to a stormwater basin.

The Zoning Change is to rezone area now classified as wetland to non wetland.

As part of the wetland zoning change the following criteria need to be addressed as per Dane County Ordinance.

Wetlands were delineated in the project area by Taylor Conservation. These wetlands were numbered 1-4. Wetland 1 was determined to be an exempt artificial wetland as determined by the DNR will be modified to be a stormwater basin. Wetland 2 and Wetland 3 are planned to be filled. While the largest wetland, wetland 4 was avoided. A general Wetland permit was approved by DNR for the filling of Wetland 2 and Wetland 3.

As part of the wetland zoning change the following criteria need to be addressed as per Dane County Ordinance.

(2) A wetland, or a portion thereof, in the shoreland-wetland or inland-wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

(a) Storm and flood water storage capacity;

Wetland 2 and Wetland 3 are in a flat area but and don't have an apparent storage capacity

- (b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;

Wetland 2 and Wetland 3 have minimal storage capacity and therefore do not provide much recharge

- (c) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;

Wetlands 2 and 3 are typically cropped and currently don't provide little filtering of sediments. The proposed stormwater basins will be designed to trap sediment from the project area.

- (d) Shoreline protection against soil erosion;

Not applicable, not part of a shoreline

- (e) Fish spawning, breeding, nursery or feeding grounds;

Not applicable, not part of a waterbody

- (f) Wildlife habitat;

Not applicable, typically a cropped area

- (g) Areas of special recreational, scenic or scientific interest, including scarce wetland types.

Not applicable, typically a cropped area

Klondike Farms

Sole Proprietorship. My wife and I started in 1992

Main operation is cash grain, corn, soybeans and wheat

Started LLC for trucking as a way to protect from liability issues. In an effort to sustain employees, added some custom hauling to keep employees busy when the farm is not. This entity provided 7.2% of our gross income in 2013 and 4.7 % in 2012. This figure includes straw, hay and grain Klondike Express hauled for the farm.

Have been doing some custom farming since the beginning of our operation as a way to afford equipment. Now it's been proven to be a good lead into future landlords.

Custom farming represented 5% of income in 2013 and 4.3% in 2012.

We do not buy and sell grain, fertilizer, or seed. All sales are from our commodities that are grown on our farm.

We currently are operating out of two separate hubs, north on Sunrise road in Oregon and south on Amidon road in Brooklyn. The idea behind the project is to consolidate our activities and therefore gain efficiencies. We currently are undersized in shop space and storage for grain, hay and straw. We also have no office or fertilizer storage.

The proposed project would add to existing site on highway 92, which offers great access through state roads. This site houses existing grain facility.

The expansion would take place over a number of years, but most of the fill material and the ground work would happen now as I have access to the material at this time through local sources. This access is only for a limited time.

#### **Phasing Plan 1 – Year 1 - 2014**

Fill and grade material and build machine and straw storage building on the northwest of the site.

#### **Phasing Plan – Year 2**

Construct liquid fertilizer facility and possible additional grain storage.

#### **Phasing Plan – Year 3**

Shop/Office construction

#### **Phasing Plan Year 4-6**

Future addition of machinery storage

## Building Uses

- 1) Storage Shed north and west 81 x 304 = 24624 sq ft  
North 2/3 open to east to enable easy access for straw and hay storage  
South 1/3 machinery storage
- 2) Fertilizer storage facility  
Vertical tanks in state approved containment  
State approved loading pad offering containment of loading and unloading  
Operations inside building facility will store liquid fertilizers used in crop production
- 3) Shop and office -- 80 x 170 = 13600 sq ft (5600sq ft office & parts storage & 8000 sq ft shop )

This building will facilitate repairs and maintenance of farm equipment. It will also provide storage for parts and supplies and serve as a office and reception area for customers and clients as well as landlords and salesmen.

This space also houses a kitchen used to prepare for employees and helpers. We envision this space also being utilized for some small family functions and employee meetings

- 4) Additional grain storage to bring us up to 70% of production capacity.
- 5) Additional machinery storage. This will provide us the ability to discontinue renting other older structures from neighbors and sporadic old farmsteads in area.



Date: May 6, 2014

To: Whom it may concern

From: Jill Armbruster EA  
Sr Tax Consultant

Re: Gross Income % Ag vs Non-Ag

Kevin Klahn operates 2 entities, a farming operation (Klondike Farms) and a trucking operation (Klondike Express). Klondike Express is structured as a single member LLC in order to separate liability. It does haul for farmers, including Klondike Farms as well as some non-ag businesses. Kevin and his wife Erika operate Klondike Farms, a cash crop operation comprised of 6000+ acres. They also do some custom work for area farmers.

Looking at the combined gross income of the two operations in 2013, 5% of the total came from custom farming and 7.2% of the total came from the trucking business. In 2012, 4.3% of the total income was from custom farming and 4.7% of the total was from the trucking business. Therefore, nearly 90% of his total gross income earned during the past two years came from production agriculture.

**RECEIPT**

MADISON  
 MADISON  
 210 MARTIN LUTHER KING, JR. BLVD  
 CITY TREASURER OFFICE

**Application:** DCPREZ-2014-10725  
**Application Type:** DaneCounty/Zoning/Rezone/NA  
**Address:** 4562 STATE HIGHWAY 92, TOWN OF RUTLAND, WI 99999

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
671047	15730	\$536.00	06/05/2014	RWL1		

**Owner Info.:** KEVIN L KLAHN  
 N8995 HIGHWAY 104  
 BROOKLYN, WI 53521

**Work Description:** Rezoning wetland area to non-wetland area