

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/24/2016	DCPREZ-2016-11026
Public Hearing Date	C.U.P. Number
08/23/2016	DCPCUP-2016-02353

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MEIER ROAD LLC	PHONE (with Area Code) (608) 831-0349	AGENT NAME JEANNE WHITISH	PHONE (with Area Code) (608) 358-8978
BILLING ADDRESS (Number & Street) PO BOX 620856		ADDRESS (Number & Street) PO BOX 620856	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) MIDDLETON, WI 53562	
E-MAIL ADDRESS JWHITISH@PURPLECOWORGANICS.COM		E-MAIL ADDRESS JWHITISH@PURPLECOWORGANICS.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3395 MEIER RD					
TOWNSHIP BLOOMING GROVE	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-242-9000-5					

REASON FOR REZONE	CUP DESCRIPTION
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COMPLIANCE WITH A-2 CUP LAND USE	SOLID MATERIAL RECYCLING CENTER
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	40	10.126(3)H	40

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>Jeanne Whitish</i>
Applicant Initials <i>J</i>	Applicant Initials <i>J</i>	Applicant Initials <i>J</i>		

PRINT NAME:
JEANNE WHITISH

DATE:
6/24/2016



8 4 0 6 4 9 8
Tx:8360606

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4883054**

06/20/2012 3:54 PM
Trans. Fee: 1650.00
Exempt #:
Rec. Fee: 30.00
Pages: 1

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between Leland C. Bruce and Jeanne H. Whitish

("Grantor," whether one or more), and Meler Road, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

LD
All that part of the SW 1/4 NW 1/4 Section 24, T 7 N, R 10 E, lying east of Meler Road, together with that part of the SE 1/4 of the NW 1/4 of said Section 24 described as follows: Commencing at the NW corner of Section 24, thence S 1324 feet, thence N 88 deg 34' E 1604.19 feet to the point of beginning of this description; thence S 1 deg 26' E 1320 feet more or less to the S line of said 1/4 1/4 section; thence W along S line of said 1/4 1/4 section to the SW corner of said 1/4 1/4 section; thence Northerly along the W line of said 1/4 1/4 section to the NW corner thereof, thence E along the N line of said 1/4 1/4 section to the point of beginning of this description.

Recording Area

Name and Return Address

Attorney William L. Fahey
PO Box 1507
Madison, WI 53701-1507

008/0710-242-9000-5

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Dated June 7, 2012

(SEAL)

Leland C. Bruce
* Leland C. Bruce

(SEAL)

(SEAL)

Jeanne H. Whitish
* Jeanne H. Whitish

(SEAL)

AUTHENTICATION

Signature(s) Leland C. Bruce and Jeanne H. Whitish

authenticated on June 14, 2012

* William L. Fahey

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:

Attorney William L. Fahey
Boardman & Clark, LLP

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

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FORM NO. 3-2003

*Type name below signatures.

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(1)



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

Conditional Use Application

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

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>MEIER ROAD, LLC</u>	Agent	<u>JEANNE WHITISH</u>
Address	<u>P.O. Box 620856</u>	Address	<u>P.O. Box 620856 Middleton</u>
Phone	<u>Middleton WI 53562</u>	Phone	<u>608-358-8978</u>
	<u>608-831-0349</u>		
Email	<u>JWHITISH@PURPLECOWORGANICS.COM</u>	Email	<u>JWHITISH@PURPLECOWORGANICS.COM</u>

Parcel numbers affected: 008/0710-242-9000-5 Town: 7N Section: 24
 Property Address: 3395 Meier Road
Madison WI

Existing/ Proposed Zoning District : A-1-Ex Ag to A-2

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)

10,186(3) h
Solid waste recycling center

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: Jeanne Whitish

Date: 6/24/18



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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 _____	Agent's Name _____
Address _____	Address _____
Phone _____	Phone _____
Email _____	Email _____

Town: B G Parcel numbers affected: _____

Section: 24 Property address or location: 395 Meier Rd

Zoning District change: (To / From / # of acres) A-1 ex A-2

Soil classifications of area (percentages) Class I soils: _____% Class II soils: 60% Other: 40%

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 CVP App.

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

Submitted By: _____ Date: _____

Type of Activity Proposed:

This site has been functioning as a yard residuals composting site and has been licensed by the WDNR for over 15 years. We have enjoyed a good working relationship with the Town, and our neighbors.

Our hours of operation are typically 7 am – 4:30 pm, with some additional hours seasonally depending on work flow and weather, but always in daylight.

There are generally 2 – 3 employees that work on this site, but varies with various activities. Most of the products when finished are hauled to our customers with our own trucks, but we do supply multiple landscape operations, general contractors, and some resellers of bulk products from this site.

Our outside storage consists of yard residual material in various states of production, as well as wood mulch in various stages of production. Our equipment is obviously left on site when not in operation. Usually 2 – 3 loaders, screener and coloring machine.

We are aerobically composting yard residuals that are brought to us from various municipalities. Includes occasional grinding of material, turning, screening, and loading of finished product. Ongoing general site maintenance throughout the year. There is one yard light near the entrance to the site. There are no outside loudspeakers and there is one 4x8 sign at the road identifying the facility, but again has been in place since prior to the ordinance changes and previously permitted. Trash removal occurs on an as needed basis.

Six Standards for Conditional Use

1. This operation has already demonstrated that it is not a risk or be detrimental or endanger public health, safety, comfort or general welfare. We are taking what was once considered a “waste” product, and manufacturing a product that returns important organic matter to the soil, and assists in the production of quality food production, both conventional and certified organic.
2. Again, we have co-existed with our neighbors for a very long time, with little to no negative interaction.
3. We are part of the transition area and will become a part of the City of Madison in 2020, per the boundary agreement. We have already met with Rick Roll of the City of Madison, and their long range plan for the area takes into account the operation currently in place, and they do not see it as an issue.
4. We have installed the utilities required, and have an on site well for our coloring operation, pursuant to a discussion with the City on timing for extension of services, and they agreed that the best route was for us to install the well. We have access from Meier Road, and we continually maintain the site to drain well.
5. Meier Road is lightly traveled, and connects relatively quickly to major highway systems, Femrite Drive, which is industrial in nature, and then Hwy 51 to the Beltline.
6. This use is allowed as a conditional use inside of the A-2 district, and does conform once complete. This action is being requested to take a non-conforming classification, and make it conforming.