

Dane County  
Conditional Use Permit  
Application

Application Date	C.U.P Number
10/31/2024	DCPCUP-2024-02644
Public Hearing Date	
11/19/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VILLAGE EDGE LLC	Phone with Area Code (608) 218-0004	AGENT NAME JOHN HALVERSON	Phone with Area Code
BILLING ADDRESS (Number, Street) 1704 BLUE MOUNDS ST		ADDRESS (Number, Street) 6381 COON ROCK ROAD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS barbparrell@gmail.com		E-MAIL ADDRESS john@halversonsurveying.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	
North of 1704 Blue Mounds Street				-	
TOWNSHIP BLACK EARTH	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-263-9710-8		---		0806-352-8050-1	

CUP DESCRIPTION	
Animal use exceeding one animal unit per acre	
PIN corrected 10/31	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.243(3)	5.85

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

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
09/18/2024	DCPCUP-2024-02644
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TOWNSHIP BLACK EARTH	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-263-9710-8		---		0806-263-9680-5	

CUP DESCRIPTION	
Animal use exceeding one animal unit per acre <i>not to exceed 50 animals</i>	
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.243(3)	5.85

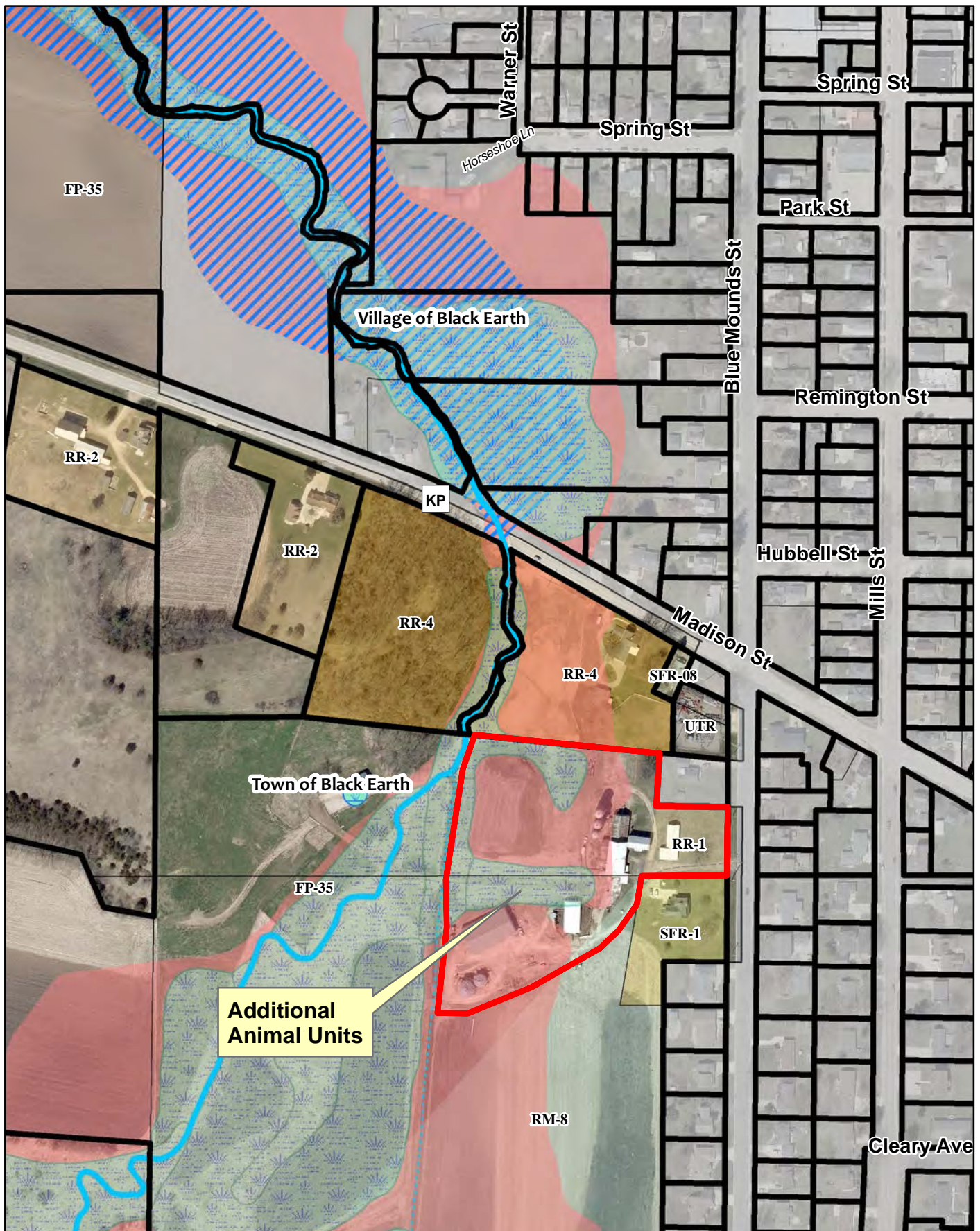
DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE: (Owner or Agent) <i>Steve Parrell</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>BP.</i>	RWL1	
		PRINT NAME: STEVE PARRELL
		DATE: 9-18-24

Form Version 01.00.03

We will be farming as usual, no changes. We do have a manure management plan on file with the county.

We have about 140 acres that we can spread the manure on when needed. We don't spread near the Vermont Creek. The creek is fenced off with a 60' buffer of grass along the creek.

Our goal is to keep the farm from development for the future generation. We are working on an agriculture easement for the crop land.



## Legend



Wetland



Floodplain



0 150 300 600 Feet

CUP 2644  
Village Edge 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:	Village Edge LLC	Agent Name:	John Halverson
Address (Number & Street):	1704 Blue Mounds Tr.	Address (Number & Street):	6381 Coon Rock Rd
Address (City, State, Zip):	Black Earth, WI 53513	Address (City, State, Zip):	Arenza, WI 53503
Email Address:	barbaparrallegmail.com	Email Address:	John@halversonsurveying.com
Phone#:	608-218-004	Phone#:	608-843-7498

### SITE INFORMATION

Township:	Black Earth	Parcel Number(s):	006/0806-263-9710-8 006/0806-263-9680-5
Section:	26 1/2 35	Property Address or Location:	1704 Blue Mounds St. Black Earth, WI
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): <b>Exceeding livestock limit</b>	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: <b>Existing parcel used for livestock.</b>	

### 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 ( <b>non-refundable</b> ), 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: 9/17/2024

## 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.

no change in existing use

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.

no change in existing use

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.

no.

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

existing

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.

no change

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

Yes

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

Yes

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:

existing condition - no change

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

only location of buildings

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

no change in use

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

no change in use

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

no construction damage



## 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 buildings on ATTACHED Proposed CSM shows a barn that houses livestock on occasion. The other buildings are used for farming equipment storage and crops

List the proposed days and hours of operation.

livestock their At any time

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

- 0 -

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.

manure but no different from existing.

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

Minimal farm equipment

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.

existing manure, if any, is loaded AND spread on adjacent land

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

NONE

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

farm truck

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.

none

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.

farm buildings in use for livestock and crops

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

Residential - farming

## NEIGHBORHOOD CHARACTERISTICS

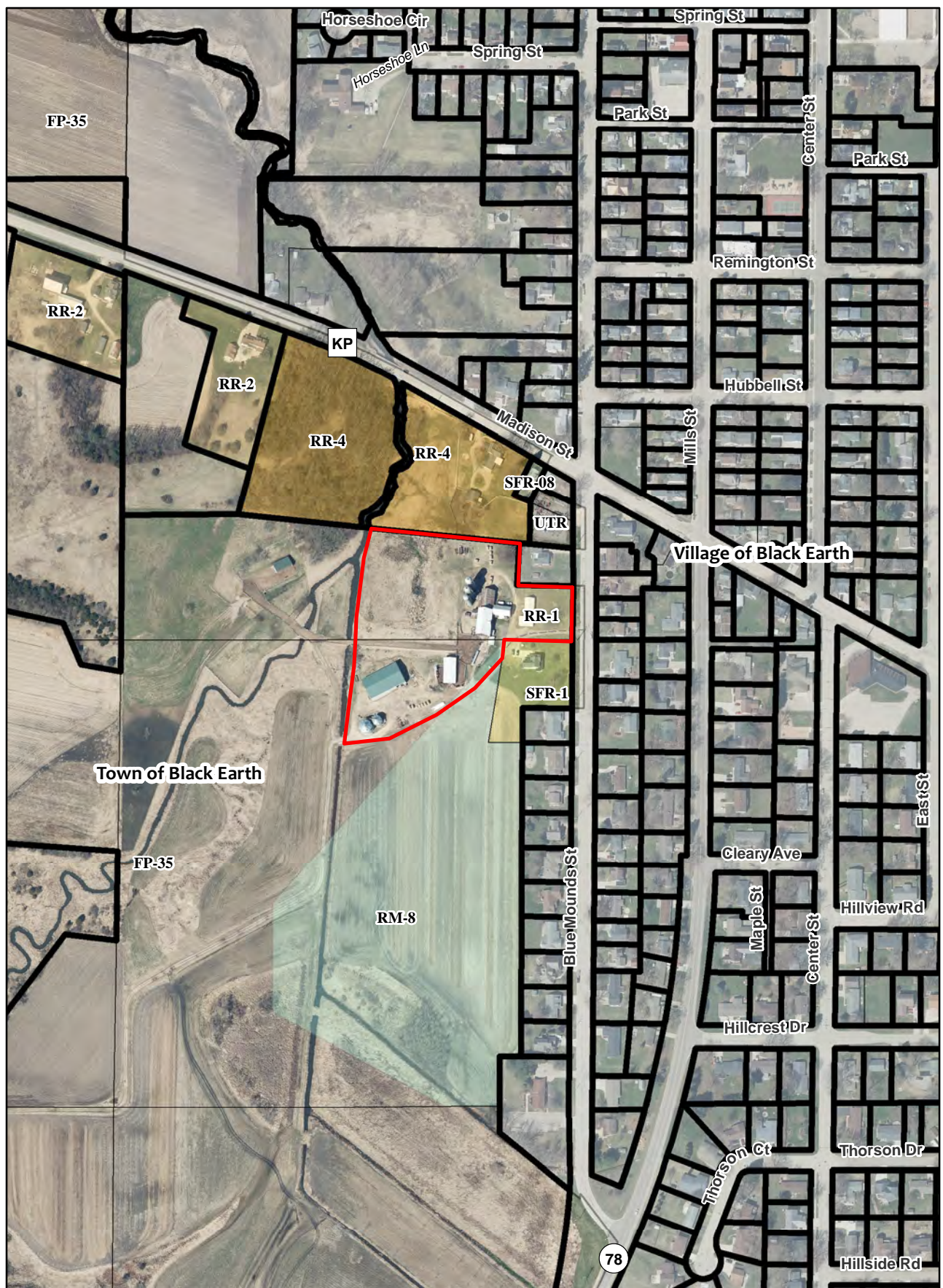
THERE IS AN EXISTING SET OF FARM BUILDINGS LOCATED ON THE PARCEL AND SOME LIVESTOCK IS LOCATED ON THE PARCEL. SEVERAL SHEDS THAT ARE SHOWN ARE USED FOR STORAGE OF FARM MACHINERY.

THE LAND ALONG BLUE MOUNDS STREET NORTH AND SOUTH OF THIS PARCEL ARE SINGLE FAMILY RESIDENCES, THE SOUTHERLY HOUSE IS OWNED BY APPLICANT.

THE LAND ON THE EAST SIDE OF BLUE MOUNDS STREET IS ALL SINGLE FAMILY HOUSES.

THE LAND SOUTH WESTERNLY AND WESTERLY OF THIS PARCEL IS OWNED BY APPLICANT AND IS EITHER CROPLAND OR PASTURE





0 250 500 1,000 Feet

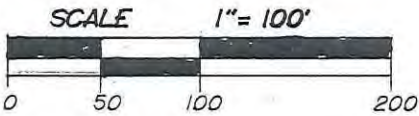
Neighborhood Map



DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
LOCATED IN THE SE ¼-SW ¼ OF SECTION 26 AND THE NE ¼-NW ¼ OF SECTION 35, TOWN  
8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

LEGEND AND NOTES

- Found 3/4" iron pipe
- Found 18" section of steel post
- Found 3/4" rebar
- Found section corner as noted
- Set 3/4"x24" iron rebar weighing 1.50 lbs./lin. ft.
- ( ) Recorded as



FEMA Flood Panel

North 1/4 corner  
Section 26, T8N, R6E  
Found 1-1/4" iron rod &  
verified ties

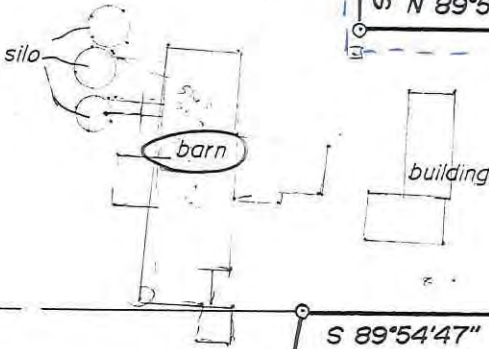
Bearings are referenced to the N-S 1/4 line of Section 26 which  
bears N 00°26'07" E based on the Wisconsin County Coordinate  
System, Dane County Zone, NAD83 (2011)

VILLAGE EDGE LLC.  
1704 Blue Mounds Street  
Black Earth, WI 53515

BOONING TRUST  
RT-4

Village of Black  
Earth  
THEIS  
RESIDENTIAL  
HOMES

LOT 1  
5.85± ACRES  
255,031± SQ. FT.



LANDS OF OWNER  
DRAINAGE

AREA

building

bin

South 1/4 corner  
Section 26, T8N, R6E  
Found Dane County  
aluminum monument

LOT 1 C.S.M. NO. 9259

Village Edge LLC  
SFR-1

LANDS OF OWNER

FP35

**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LOCATED IN THE SE ¼-SW ¼ OF SECTION 26 AND THE NE ¼-NW ¼ OF SECTION 35, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed a parcel of land located in the SE ¼-SW ¼ of Section 26 and the NE ¼-NW ¼ of Section 35, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South ¼ corner of said Section 26; thence S 89°54'47" W, 224.44 feet along the North line of Lot 1 of Dane County Certified Survey Map No. 9259; thence S 09°03'13" W, 56.00 feet along the West line of Lot 1 of Dane County Certified Survey Map No. 9259; thence S 35°39'04" W, 71.58 feet; thence S 49°48'19" W, 57.17 feet; thence S 60°39'31" W, 178.07 feet; thence S 66°29'34" W, 155.18 feet; thence S 87°46'30" W, 67.82 feet; thence N 06°12'40" E, 195.09 feet; thence N 02°08'39" W, 106.94 feet; thence N 09°01'30" E, 251.13 feet; thence N 14°41'30" E, 83.88 feet; thence S 83°05'10" E, 418.48 feet; thence S 00°30'33" W, 123.94 feet; thence N 89°54'47" E, 193.00 feet; thence S 00°26'07" W, 153.47 feet along the N-S ¼ line of said Section 26 to the point of beginning, containing 5.97 acres, more or less.

That I have prepared the above certified survey map for Steven J. Parrell.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

\_\_\_\_\_  
John M. Halverson  
Professional Land Surveyor  
6381 Coon Rock Road  
Arena, WI 53503  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**OWNER'S CERTIFICATE:**

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

\_\_\_\_\_  
Village Edge LLC  
Steven J. Parrell

\_\_\_\_\_  
Village Edge LLC  
Barbara J. Parrell

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)  
County of Dane )

\_\_\_\_\_  
Notary Public  
My Commission Expires\_\_\_\_\_