

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/11/2014	DCPCUP-2014-02268
Public Hearing Date	
04/29/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HAROLD T EICHELKRAUT JR	Phone with Area Code (608) 279-2217	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 6742 SUN VALLEY PKWY		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
SE of 6742 Sunny Valley Pkwy					
TOWNSHIP MONTROSE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-111-8500-9		---		---	

CUP DESCRIPTION
Secondary Residence for owner/operator

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(4)(a)	39

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>H.E.J.</u>	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) <i>Harold Eichelkraut, Jr.</i>
		PRINT NAME: Harold Eichelkraut, Jr.
		DATE: 2-11-2014

COMMENTS: SECONDARY FARM RESIDENCE FOR OWNER/OPERATOR

486



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>Harold, Jr. + Jean A. Eichelkraut</u>	Agent	_____
Address	<u>6742 Sun Valley Pkwy</u>	Address	_____
	<u>Bellville, WI 53508</u>		_____
Phone	<u>608-845-7462</u>	Phone	_____
	<u>608-279-2217</u>		_____
Email	_____	Email	_____

Parcel numbers affected: D40/0508-111-8500-9 Town: Montrose Section: 11

Property Address: 6742 Sun Valley Pkwy
Bellville, WI 53508

Existing/ Proposed Zoning District: A-1 (EX)

Type of Activity proposed: Second on farm residence for landowner.

- Hours of Operation 24/7
- Number of employees None
- Anticipated customers None
- Outside storage None
- Outdoor activities Porch setting
- Outdoor lighting Front door + side door
- Outside loudspeakers None
- Proposed signs None
- Trash removal Every other week pickup
- Six Standards of CUP (see back)

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: Harold Eichelkraut Jr

Date: 2-10-2014

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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.

Building site is well contained within property boundaries.

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.

Farming is the primary use of land in our township and should continue to hold precedence above all other uses.

3. That 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.

Montrose has an excellent land use plan in effect to protect property rights and preserve farming.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. Power and water already there. Driveway already there. All drainage goes onto our own cropland.

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.

Traffic flow increase will be negligible due to already present daily use of driveway for livestock and farming.

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

See attached letter.

Reasons for CUP Request

Our 3rd generation dairy farm is ready to begin transition to the 4th generation. (Darren R. Eichelkraut). Darren has been working full time with me since September, 2010. He needs to move into the house at the home farm to be able to take over management of the farm operation. Therefore, we need to move out of the house.

I will continue to be 100 % involved in the daily operation of the farm. The location of the proposed residence will greatly enhance the ability of us to be able to transfer the farm to the next generation.

The site is presently served by a well constructed driveway. The transformer pole is presently located within 50 feet of the proposed residence. The well is presently located within 100 feet of the proposed house. The residence would be constructed on non-tillable land. The only thing requiring tillable land would be the septic system.

The residence would add to the security and the safety of our heifer raising facilities. The previous house at the building area was destroyed by fire in 1942.

Harold Jr. and Jean A. Eichelkraut

6742 Sun Valley Pkwy
Belleville, WI 53508

Section 2 & 11 Town 5 Range 8

Farm Acreage: Owned - 250 acres
 Rented - 85 acres

Farm Type: Certified Organic Dairy
 53 Head Milk Cows
 45 Head Young Stock
 Crops: Hay, Oats, Corn, Soybeans, Pasture

Employees: 4-8 (all part time)

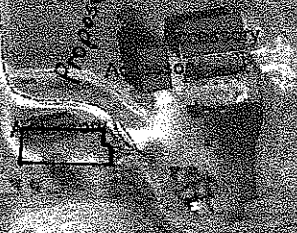
200 100 0 200 Feet

778002401000
HAROLD EICHELKRAU & LEAN EICHELKRAU

Sun Valley Pkwy

Northwest Quarter (NW 4) of the Northeast Quarter (NE 4),
Section Eleven (11), Town Five North (T5N), Range Eight
East (R8E), Town of Montrose, Dane County, Wisconsin

Proposed Home Using existing Driveway



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HAROLD EICHELKRAU & LEAN EICHELKRAU

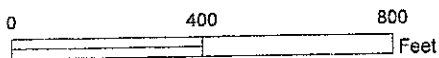
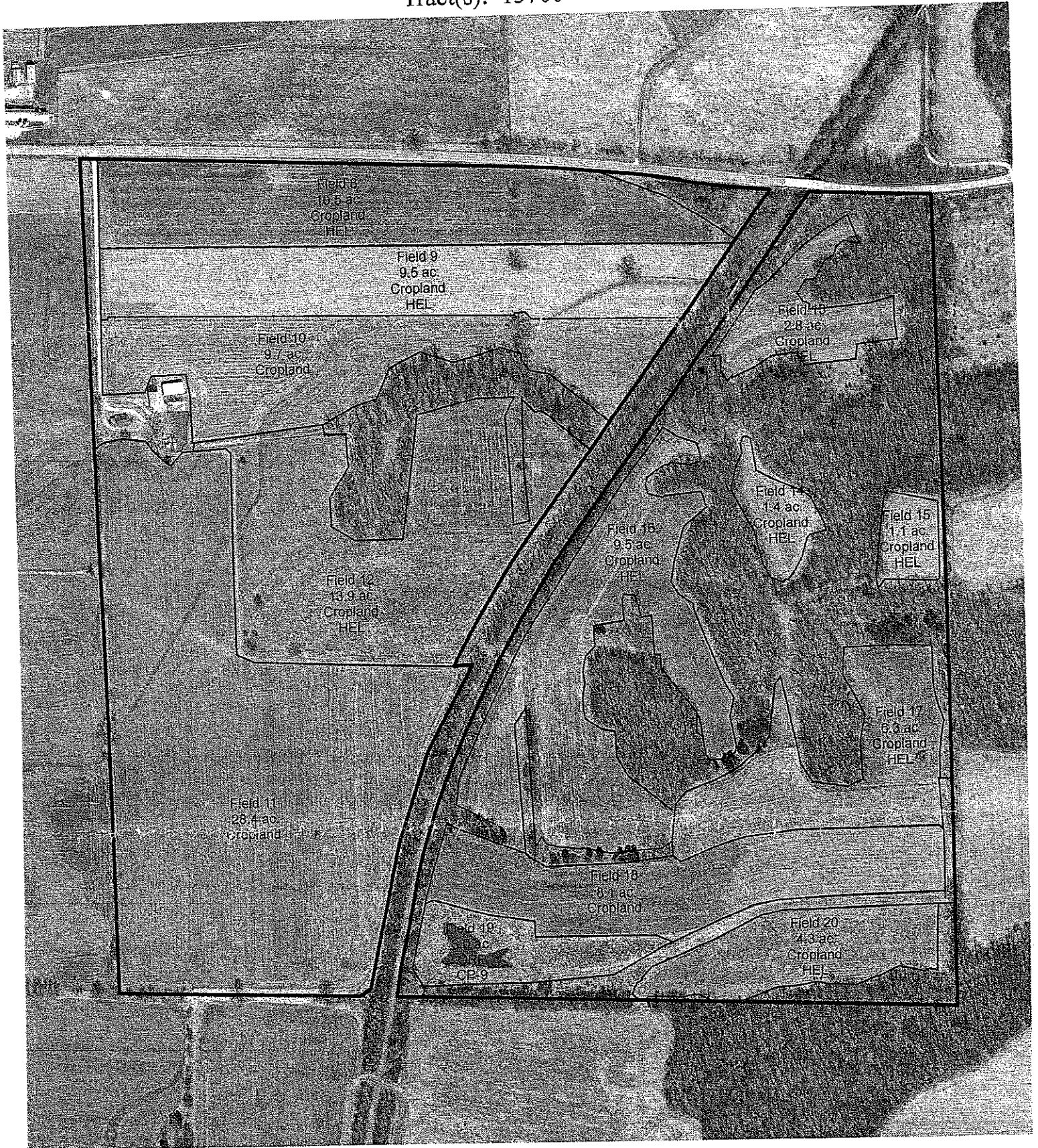
778002401000
HAROLD EICHELKRAU & LEAN EICHELKRAU

Conservation Plan Map

Owner: Harold Eichelkraut, Jr
Operator: Harold Eichelkraut, Jr

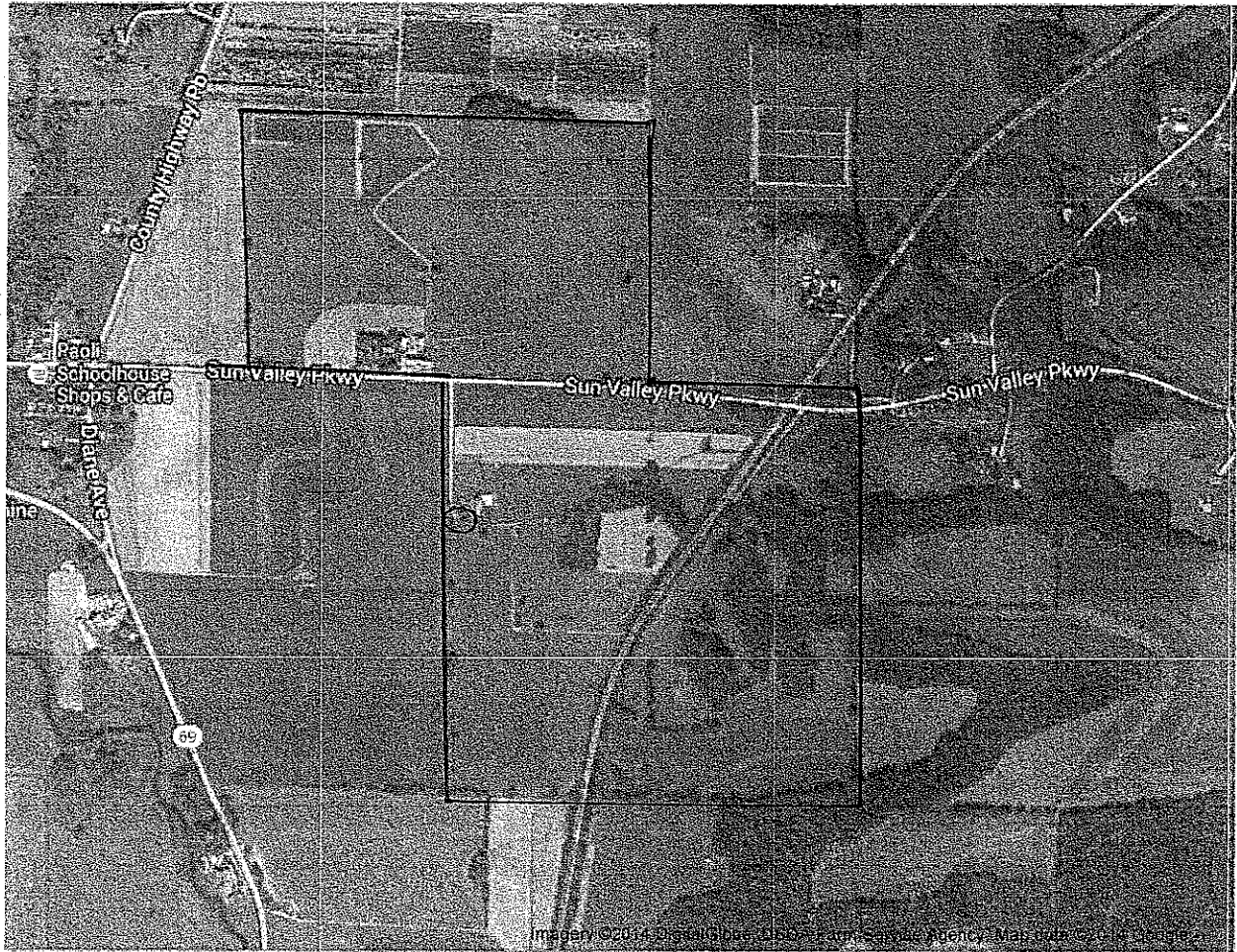
Township(s): Montrose
Sections(s): 11
Tract(s): 13700

Completed by: A. Mayr
Phone: (608) 224-3730
Date: 8-11-09



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Farm Location: Harold, Jr. + Jean Eichelkraut
 6742 Sun Valley Pkwy
 Belleville, WI 53508
 Montrose Town

Sec.	Town	Range
2	5	8
11	5	8

Farm Acreage: 250 acres owned
 85 acres rented

Farming Type: Certified Organic Dairy
 53 Head of milk cows
 45 Head of young stock
 Crops - Hay, Oats, Corn, Soybeans

Employees: 4-8 (all part time)