



Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/31/2016	DCPCUP-2016-02342
Public Hearing Date	
05/24/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HUSTON LIVING TR, DALE R & JOAN M	Phone with Area Code (608) 255-9223	AGENT NAME SAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 2465 NORA RD		ADDRESS (Number, Street) □	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS dennis@rghuston.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	
3355 County Highway N			
TOWNSHIP COTTAGE GROVE	SECTION 28	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	
0711-283-9800-6	---	---	
CUP DESCRIPTION			
Composting			
DANE COUNTY CODE OF ORDINANCE SECTION			ACRES
10.123(3)(a)			45.52

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RLB	
Applicant Initials 		PRINT NAME: X Dennis Richardson
		DATE: X 3/31/16



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>Huston Living Trust</u>	Agent	<u>Dennis Richardson - R.G. Huston Co., Inc.</u>
Address	<u>2561 Coffeytown Road</u>	Address	<u>2561 Coffeytown Road</u>
Phone	<u>Cottage Grove, WI 53527</u>	Phone	<u>Cottage Grove, WI 53527</u>
	<u>(608) 255-9223</u>		<u>(608) 255-9223</u>
Email	<u></u>	Email	<u>dennis@rghuston.com</u>

Parcel numbers affected: 018/0711-283-9800-6 Town: Cottage Grove Section: 28
 Property Address: 3355 County Highway N

EXISTING: 45.52 Total Acres (14.54 acres of C2 & 30.98 acres of A2); existing CUP #2014-02300 covering all 45.52 acres for Mineral Extraction
 Existing/ Proposed Zoning District : PROPOSED: same as existing

- o **Type of Activity proposed:**
Composting Site
- o **Hours of Operation:** same as mineral extraction - M thru F 6 am to 6 pm; Sat 8 am to 3 pm
- o **Number of employees:** use mineral extraction employee(s) to operate composting too.
- o **Anticipated customers:** same as mineral extraction - contractors, municipalities, local residents.
- o **Outside storage:** stock piles of input materials, compost in process, and finished compost.
- o **Outdoor activities:** composting activities - making & turning windrows, stockpiling finish product.
- o **Outdoor lighting:** N/A
- o **Outside loudspeakers:** N/A
- o **Proposed signs:** Typical safety signage required by MSHA/OSHA.
- o **Trash removal:** N/A
- o **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: _____ Date: 3/30/16

Dennis Richardson - Sr. Engineer

Six Standards of a Conditional Use Permit

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

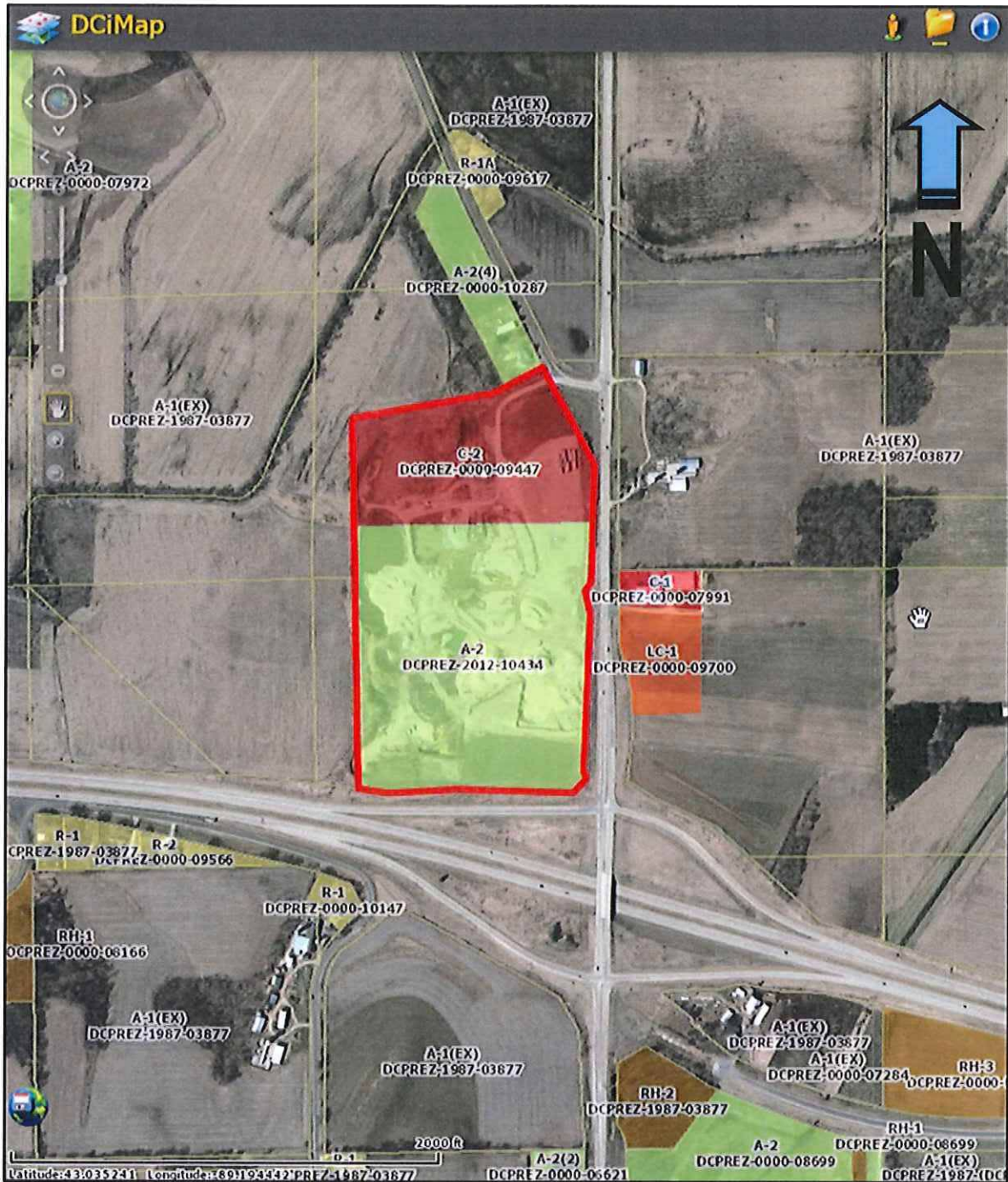
1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
The site already has the basic requirements established under the current Mineral Extraction CUP that are needed for also composting at this site. This addition of this new CUP to this site should not be detrimental to or endanger the public health, safety, comfort or general welfare.
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.
In essence, the addition of this CUP to this site should not change any of the existing operations/ conditions that already exists at this site in harmony with the existing surrounding properties. Therefore, we do not foresee the new CUP substantially impairing or diminishing the uses, values and enjoyment of the already permitted neighboring properties.
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.
The existing site is already a mineral extraction site, therefore the addition of the highly complementary composting operation would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
The site is an existing permitted mineral extraction site with all of the necessary amenities already in place and functioning properly for numerous years. The addition of an additional detention area in the north west corner of the proposed composting area with meet the only additional erosion/stormwater requirements needed for this operation.
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.
The site is an existing permitted mineral extraction site that has an established, long paved entrance off of Natvig Road directly to CTH 'N'. Natvig and CTH 'N' had improvements done several years ago to accommodate the truck traffic into and out of our site - i.e. intersection widened, by-pass lane added on CTH 'N', turning radii increased at intersection and Natvig Road pavement thickness increased.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
This CUP is well suited for this location and its current mineral extraction operation and should easily conform to all applicable regulations of the district for which it is located in.

A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 28 AND PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN NOR PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 28: THENCE S87°48'15" W, 23.76 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY N AND THE POINT OF BEGINNING:

THENCE ALONG SAID WEST RIGHT OF WAY LINE N01°15'44"E, 308.32 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N02°53'06" W, 100.08 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N11°54'15" W, 101.98 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N22°23'44" W, 107.70 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N28°31'04" W, 113.18 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N27°36'57" W, 112.25 FEET;
THENCE CONTINUING ALONG SAID WEST LINE N29°02'26" W, 146.65 FEET;
THENCE S61°51'56" W, 237.87 FEET; THENCE S79°25'30" W, 686.42 FEET;
THENCE S01°12'09" E, 1717.49 FEET TO THE NORTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAYS 12 & 18; THENCE ALONG SAID NORTH LINE S83°56'37" E (REC. AS S83°48'28" E), 158.15 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N86°17'51" E (REC. AS N86°31'58" E), 355.09 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S08°45'13" E (REC. AS S88°42'02" E), 500.56 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N42°20'28" E (REC. AS N42°26'28" E), 81.29 FEET TO THE WEST LINE OF SAID C.T.H. N; THENCE ALONG SAID WEST LINE N02°53'49" W (REC. AS N02°48'40" W), 68.59 FEET (REC. AS 68.47 FEET); THENCE CONTINUING ALONG SAID WEST LINE N01°32'37" E (REC. AS N01°39'11" E), 690.41 FEET; THENCE CONTINUING ALONG SAID WEST LINE N16°18'41" W (REC. AS N16°12'07" W), 118.28 FEET; THENCE CONTINUING ALONG SAID WEST LINE N45°02'09" E (REC. AS N45°08'43" E), 52.69 FEET; THENCE CONTINUING ALONG SAID WEST LINE N00°04'19 E, 55.71 FEET TO THE POINT OF BEGINNING.

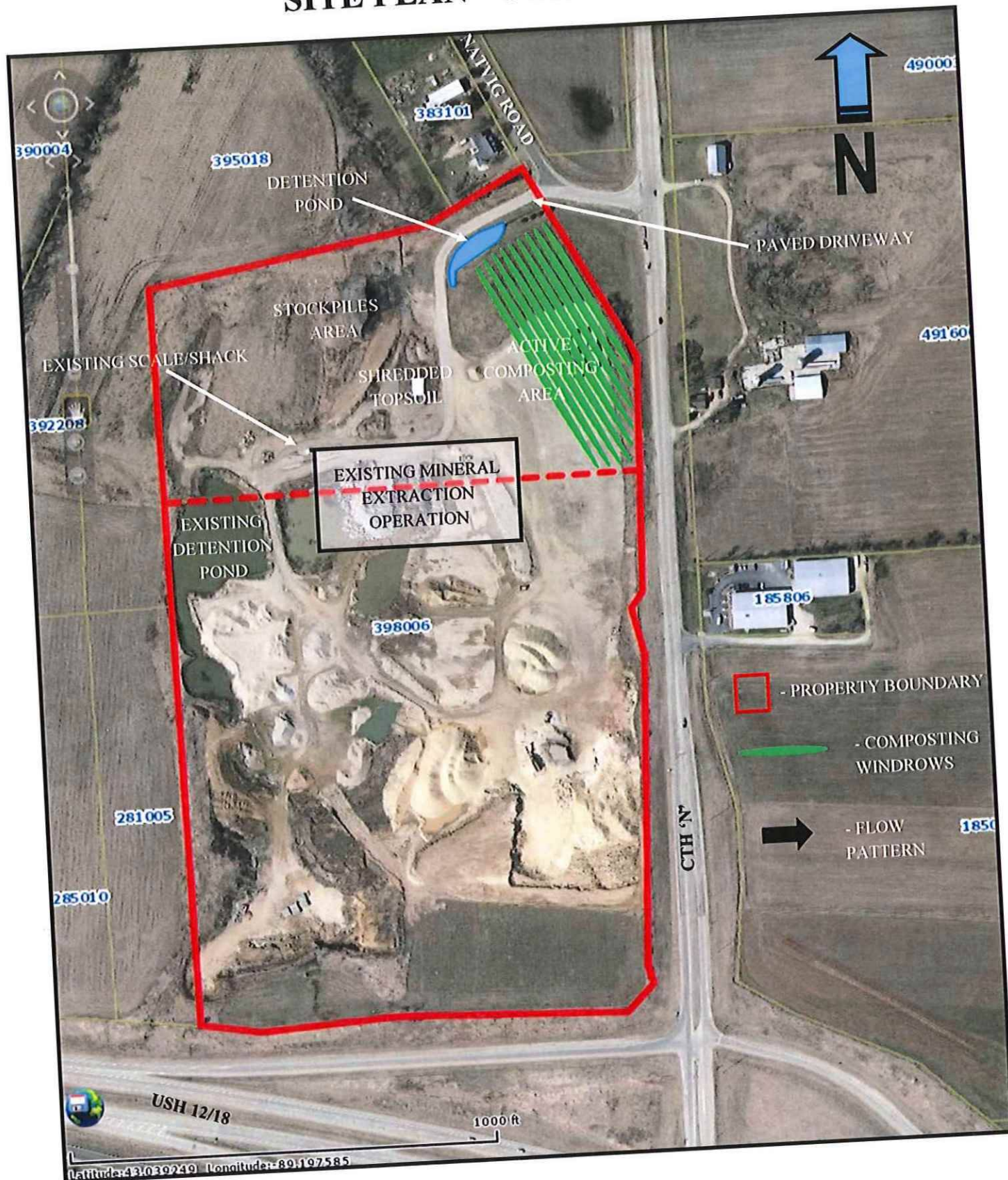
SAID PARCEL CONTAINS 45.1727 ACRES.

LAND USES & ZONING DISTRICTS



- PROPERTY BOUNDARY

SITE PLAN - COMPOST





**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
SOLID WASTE FACILITY OPERATION LICENSE**

AUTHORIZED CONTACT:

ERIC P CHRISTENSEN, SR ESTIMATOR
R G HUSTON CO INC
2561 COFFEYTOWN RD
COTTAGE GROVE, WI 53527

LICENSE NO: 4661
TYPE OF FACILITY: SW Yard Residuals Composting <20,000 Cu'
EFFECTIVE DATE: February 5, 2016
DATE OF EXPIRATION: September 30, 2016

LICENSEE: R G HUSTON CO INC

NAME OF OPERATION: SKAAR COMPOST SITE

LOCATION OF OPERATION: SE 1/4 OF SW 1/4 OF SECTION 28, T7, R11E
3355 CTH N COTTAGE GROVE
DANE COUNTY, STATE OF WISCONSIN

May 24
by
P.H. RWL
3/31/16
\$486.00

This license authorizes the licensee to operate the solid waste facility described above during the term hereof except as modified by the Department. This license is subject to and conditioned upon compliance with the provisions of chapter 289, Wis. Stats., and chapters NR 500-590, Wis. Adm. Code, any plan approval and modifications thereof, and any special order and modifications thereof issued by the Department. Any exemptions from the requirements of chapters NR 500-590, Wis. Adm. Code, issued for the facility are listed above.



**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
SOLID WASTE FACILITY OPERATION LICENSE**

AUTHORIZED CONTACT:

ERIC P CHRISTENSEN, SR ESTIMATOR
R G HUSTON CO INC
2561 COFFEYTOWN RD
COTTAGE GROVE, WI 53527

LICENSE NO: 4662
TYPE OF FACILITY: SW Source Separated Composting <5000 (C
EFFECTIVE DATE: March 1, 2016
DATE OF EXPIRATION: September 30, 2016

LICENSEE: R G HUSTON CO INC

NAME OF OPERATION: SKAAR COMPOST SITE

LOCATION OF OPERATION: SE 1/4 OF SW 1/4 OF SECTION 28, T7, R11E
3355 CTH N COTTAGE GROVE
DANE COUNTY , STATE OF WISCONSIN

This license authorizes the licensee to operate the solid waste facility described above during the term hereof except as modified by the Department. This license is subject to and conditioned upon compliance with the provisions of chapter 289, Wis. Stats., and chapters NR 500-590, Wis. Adm. Code, any plan approval and modifications thereof, and any special order and modifications thereof issued by the Department. Any exemptions from the requirements of chapters NR 500-590, Wis. Adm. Code, issued for the facility are listed above.