



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

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

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

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 8 standards of a Conditional Use

Owner	<u>Sutter Family Farm LLC</u>	Agent	<u>Town of Springdale</u>
Address	<u>2039 Sutter Dr, Mt Horeb, 53572</u>	Address	<u>2379 Town Hall Road, Mt. Horeb</u>
Phone	<u>608 832 6445</u>	Phone	<u>608 437 6230</u>
Email	<u>suttere@mtc.net</u>	Email	<u>townofspringdale@mtc.net</u>

Parcel numbers affected: 054/0607-291-9750-0 Town: Springdale Section: 29
 Property Address: 2039 Sutter Dr, Mt Horeb 53572

Existing/ Proposed Zoning District : A-1 + B-1 to AT-35 with CUP

Separate checklist for mineral extraction or cell tower uses must be completed.

- o Type of Activity proposed: Agricultural entertainment activities or special events occurring 10 days or more per calendar year, in aggregate.
 - 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 Eight Standards of CUP (see page 2)
- The conditions are found in
OC Zoning #9712
No changes.

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: Matt Sutter

Date: 9-23-19

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/20/2019	DCPCUP-2019-02486
Public Hearing Date	
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SUTTER FAMILY FARM LLC	Phone with Area Code (608) 832-6445	AGENT NAME TOWN OF SPRINGDALE	Phone with Area Code (608) 437-6230
BILLING ADDRESS (Number, Street) 2039 SUTTER DR		ADDRESS (Number, Street) 2379 TOWN HALL ROAD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS townofspringdale@mhtc.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2039 SUTTER DRIVE					
TOWNSHIP SPRINGDALE	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-291-9750-0		---		---	

CUP DESCRIPTION

AGRICULTURE ENTERTAINMENT ACTIVITIES OR SPECIAL EVENTS OCCURRING 10 DAYS OR MORE PER CALENDER YEAR, IN AGGREGATE

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.231(3)(a)1.	1.38

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____

Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards. Sutter Family Farm LLC

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.

This conditional use for agricultural entertainment activities or special events occurring 10 days or more per calendar year, in aggregate, will enable the continuation of the business, Sutter Family Farm. Since at least 2007, the seasonal apple orchard and pumpkin patch has been open in the Fall. The business has provided, and continues to provide, a service without detriment or endangerment to 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 operation of the conditional use.

The Sutter Family Farm seasonal apple orchard and pumpkin patch opened to the public in 2007 and was an extension of the agricultural activities ongoing on the farm. Current landowners and parties interested in purchasing property are fully aware of the business. The business is located at the end of Sutter Drive, an old farm-to-market road to what was the Sutter Farm. It intersects with State Road 92 directly across from an access point to Dane County Donald Park.

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.

The Sutter Family Farm LLC owns and farms the surrounding farmlands. With the agricultural zoning on the land, the family also rough boards horses and keeps open horse trails. The apple orchard and pumpkin patch open to the public is consistent with the area and supportive of agriculture.

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

Adequate infrastructure continues to be in place. No accommodations are required to continue an existing business.

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 business will continue to use the established ingress and egress point on State Highway 92.

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

The business use in this location will continue to conform to all applicable regulations.

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

The intent of the proposed conditional use is to make the existing agricultural entertainment activities or special events occurring 10 days or more per calendar year, in aggregate, consistent with the Comprehensive Revision of Dane County Code of Ordinances, Chapter 10, and the Town and County Comprehensive Plans. Currently, the Sutter Family Farm LLC is open during apple and pumpkin season, 10 days or more, as permitted in the previous zoning.

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)

Not applicable; it is not in the FP area.

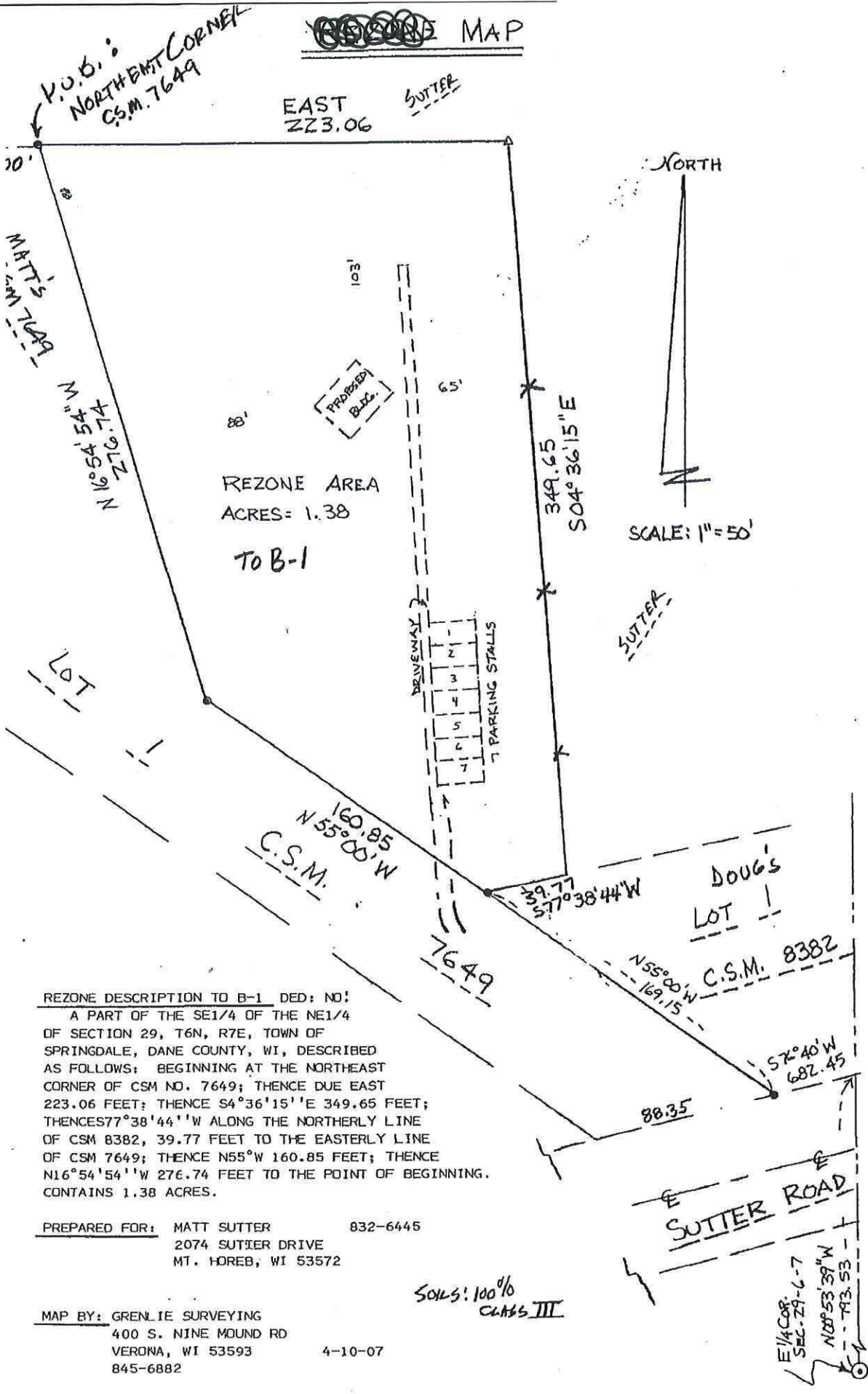


LEGAL DESCRIPTION

Part of Section 29, Town of Springdale described as follows:

A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, T6N, R7E, Town of Springdale, Dane County, WI, described as follows: beginning at the northeast corner of CSM No. 7649; thence due east 223.06 feet; thence S4°36'15"E 349.65 feet; thence S77°38'44"W along the northerly line of CSM 8382, 39.77 feet to the easterly line of CSM 7649; thence N55°W 160.85 feet; thence N16°54'54"W 276.74 feet to the point of beginning.

~~REZONE~~ MAP



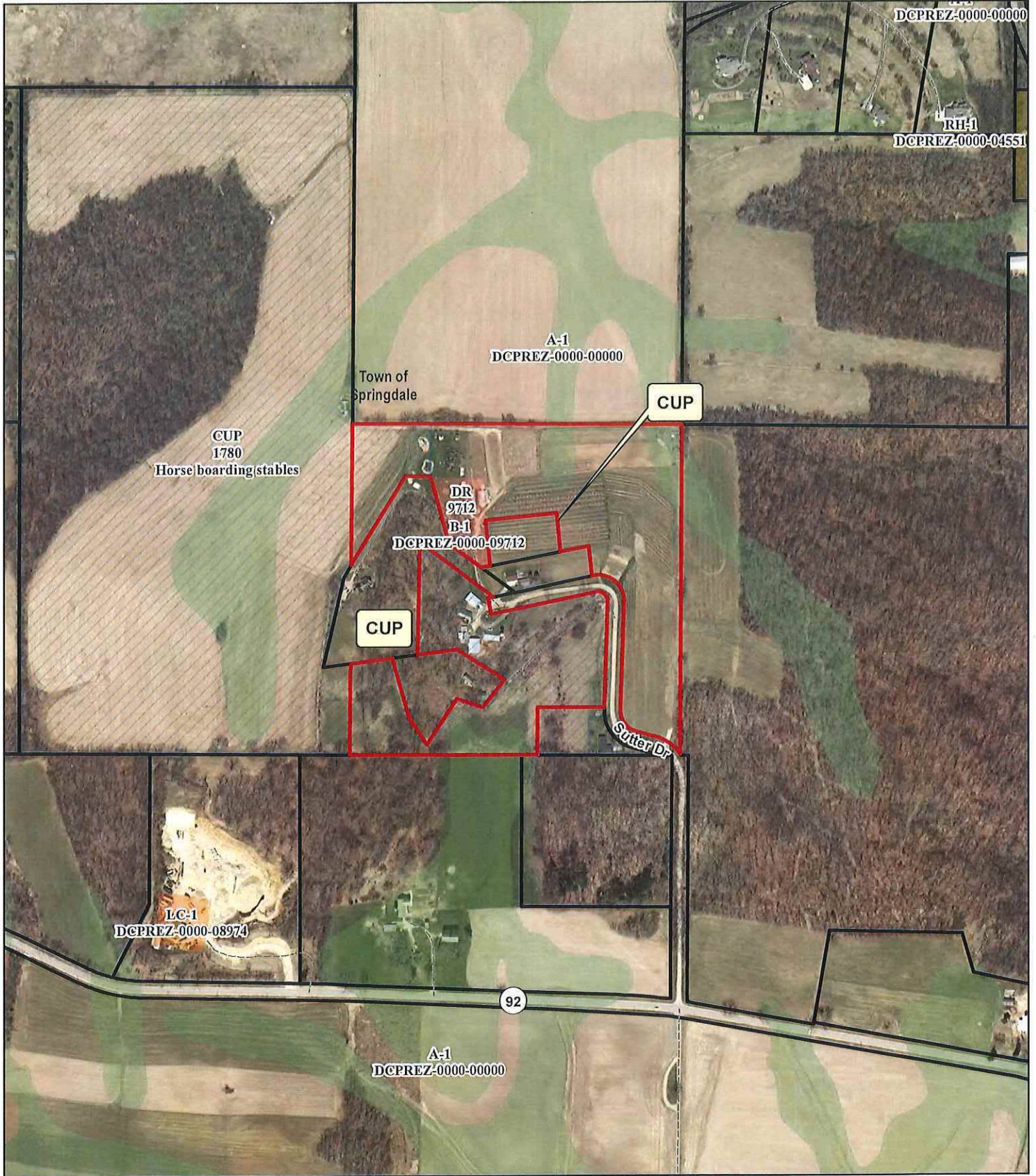
REZONE DESCRIPTION TO B-1 DED: NO!
 A PART OF THE SE1/4 OF THE NE1/4
 OF SECTION 29, T6N, R7E, TOWN OF
 SPRINGDALE, DANE COUNTY, WI, DESCRIBED
 AS FOLLOWS: BEGINNING AT THE NORTHEAST
 CORNER OF CSM NO. 7649; THENCE DUE EAST
 223.06 FEET; THENCE S4°36'15"E 349.65 FEET;
 THENCE S77°38'44"W ALONG THE NORTHERLY LINE
 OF CSM 8382, 39.77 FEET TO THE EASTERLY LINE
 OF CSM 7649; THENCE N55°W 160.85 FEET; THENCE
 N16°54'54"W 276.74 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1.38 ACRES.

PREPARED FOR: MATT SUTTER 832-6445
 2074 SUTTER DRIVE
 MT. HOREB, WI 53572

MAP BY: GRENLIE SURVEYING
 400 S. NINE MOUND RD
 VERONA, WI 53593 4-10-07
 845-6882





SOILS: 100%
 CLASS III

E 1/4 COR.
 SEC. 29-6-7
 N 08°53'39"W
 193.53




Legend

Wetland > 2 Acres Significant Soils

- | | | | |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|---------|
|  | Wetland |  | Class 1 |
|  | Floodplain |  | Class 2 |

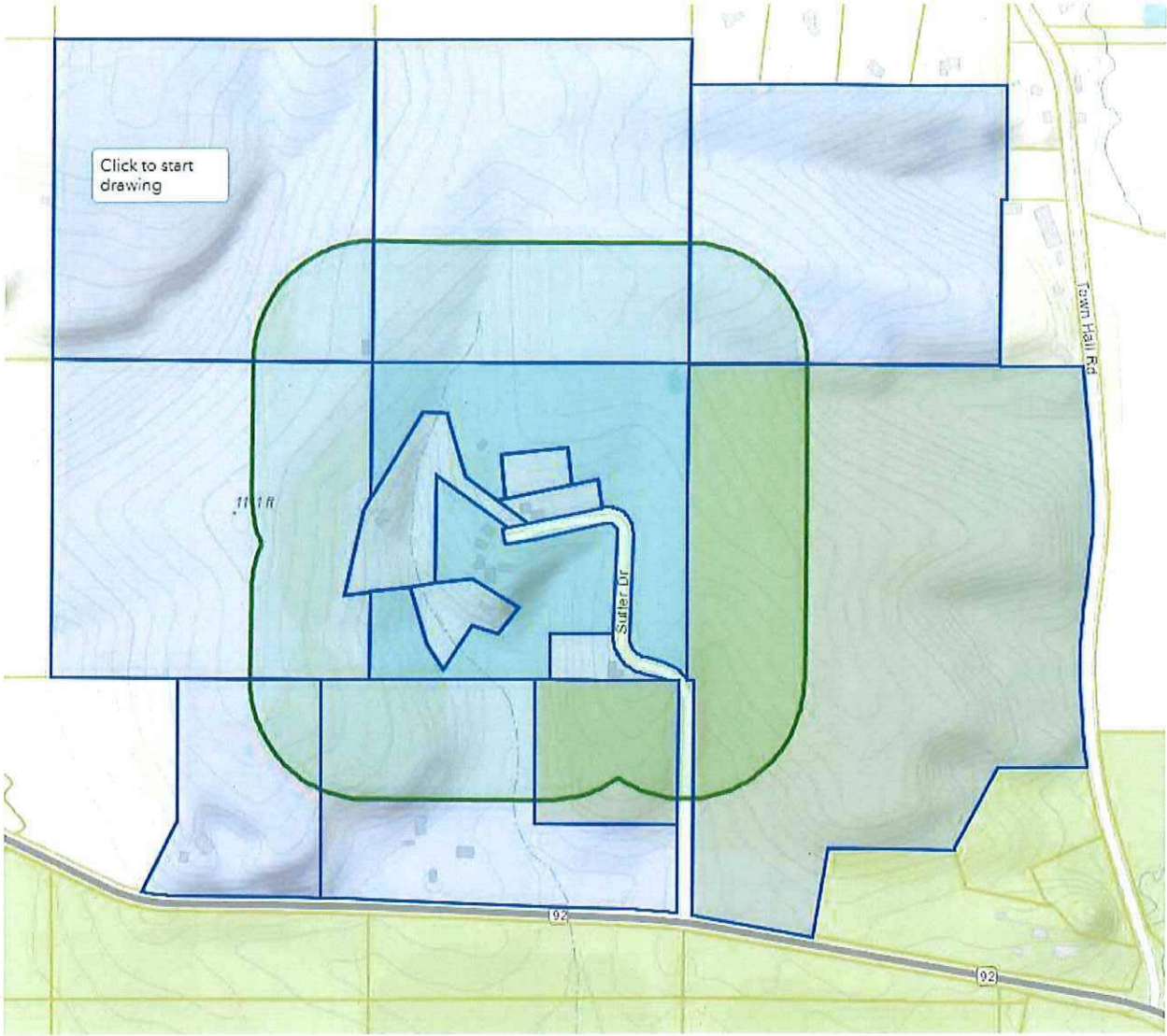


0 175 350 700 Feet



CUP 02486
SUTTER FAMILY FARM
LLC

CUP 2486



2486

DAVID A HUGHES
8692 OAKGROVE RD
MT HOREB, WI 53572

DANE COUNTY
RM 114 210 MARTIN LUTHER KI...
MADISON, WI 53703

DANE COUNTY
RM 114 210 MARTIN LUTHER KI...
MADISON, WI 53703

ROCK SOLID VENTURES LLC
PO BOX 416
MT HOREB, WI 53572

WAYNE E SYVRUD
LEONA SYVRUD
8947 WEEPING WILLOW BND
MT HOREB, WI 53572

DOUGLAS P WAELTI
2068 SUTTER DR
MT HOREB, WI 53572

SUTTER FAMILY FARM LLC
2039 SUTTER DR
MT HOREB, WI 53572

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SUTTER FAMILY FARM LLC
2039 SUTTER DR
MT HOREB, WI 53572

ARTHUR SUTTER
CHARLOTTE SUTTER
2039 SUTTER DR
MT HOREB, WI 53572

MATTHEW W SUTTER
JULIE M SUTTER
2074 SUTTER DR
MT HOREB, WI 53572

NINA CHENEY
2055 SUTTER DR
MT HOREB, WI 53572

VERNON VALLEY FARMS INC
4815 SHERIDAN AVE S
MINNEAPOLIS, MN 55410