

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/17/2016	DCPREZ-2016-10988
Public Hearing Date	C.U.P. Number
05/24/2016	DCPCUP-2016-02341

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KALTENBERG TRUST	PHONE (with Area Code) (608) 695-8044	AGENT NAME BIRRENKOTT SURVEYING, INC.	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 4989 COUNTY HIGHWAY TT		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS MPYNNONEN@BIRRENKOTTSURVEYING.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	
4989 COUNTY HIGHWAY TT		4989 COUNTY HIGHWAY TT			
TOWNSHIP SUN PRAIRIE	SECTION 34	TOWNSHIP SUN PRAIRIE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0811-341-8502-0		0811-341-9070-0			

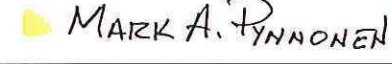

REASON FOR REZONE	CUP DESCRIPTION
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SEPARATING EXISTING RESIDENCE FROM FARMLAND	UNLIMITED LIVESTOCK ON 3 TO 16 ACRES
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	10.3	10.126(3)(p)	10.3

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>Map</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>Map</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>Map</u>	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: SEPARATING EXISTING FARM BUILDINGS FROM FARMLAND.

PRINT NAME: 
DATE: 



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

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 <u>Kaltenberg Trust (Joe Kaltenberg)</u>	Agent's Name <u>Birrenkott Surveying, Inc.</u>
Address <u>4989 County Highway TT, Cottage Grove, WI 53527</u>	Address <u>1677 N. Bristol Street, Sun Prairie, WI 53590</u>
Phone <u>695-8044</u>	Phone <u>(608) 837-7463</u>
Email _____	Email <u>mpynnonen@birrenkottsurveying.com</u>

Town: Cottage Grove Parcel numbers affected: 0811-341-9070-0 0811-341-8502-0

Section: 34 Property address or location: 4989 County Highway TT

Zoning District change: (To / From / # of acres) A-2 / A-1(Ex) / 10.30

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 100 % Other: _____ %

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:

Joe Kaltenberg wishes to split off the farm buildings from the remainder of the farm. However, he would like to have unlimited livestock for the rezoned parcel. A CUP is being applied for in order to accomplish this.

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

Submitted By: Mark A. Pynnnonen BIRRENKOTT SURVEYING

Date: 03/17/2016



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PLANNING & DEVELOPMENT

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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>KALTENBERG TRUST (JOE K.)</u>	Agent	<u>BIRRENKOTT SURVEYING</u>
Address	<u>4989 COUNTY HIGHWAY TT</u>	Address	<u>1677 N. BRISTOL ST.</u>
Phone	<u>COTTAGE GROVE, WI 53527</u>	Phone	<u>SUN PRAIRIE, WI 53590</u>
	<u>695-8044</u>		<u>837-7463</u>
Email		Email	<u>MPYNNONEN@birrenkottsurveying.com</u>

Parcel numbers affected: 0811-341-9070-0 Town: SUN PRAIRIE Section: 34
0811-341-8502-0 Property Address: 4989 COUNTY HIGHWAY TT

Existing/ Proposed Zoning District : A-1(Ex) / A-2(B)

o Type of Activity proposed: UNLIMITED LIVESTOCK
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)

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: Mark A. Fineman BIRRENKOTT
SURVEYING

Date: MARCH 17, 2016

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.

USE HAS BEEN IN PLACE 50+ YEARS, NUTRIENT MANAGEMENT PLAN IS IN PLACE

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.

FOR THE LAST 18 YEARS IS A RESIDENTIAL DEVELOPMENT EXISTING NEXT TO THIS USE. NO CHANGE FROM CURRENT USE IS PLANNED. DRAINAGE GOES AWAY FROM RESIDENCES.

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.

SHOULD HAVE NO IMPACT

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

THEY EXIST.

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.

ACCESS TO COUNTY HIGHWAY, WITH SAFE SIGHT DISTANCES.

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

YES



2015 Nutrient Management Plan

Prepared for:

Joe Kaltenberg

*4989 County Road TT
Cottage Grove, WI 53527*

Prepared by:

David A. Buss

NuSolutions Agronomy, LLC

*N1926 County Road II • Waterloo, WI 53594
(608) 347-3227*

F 1 - NMP Checklists	Overview
Implementation	
Summer 590	Restrictions
Seasonal water table NR 243	
Winter NR 243	Restrictions
Winter 590	Restrictions
Soil loss	compliance



Wisconsin Department of Agriculture, Trade & Consumer Protection
Division of Agricultural Resource Management
Bureau of Land and Water Resources
PO Box 8911, Madison WI 53708-8911, Phone: 608-224-4605

Nutrient Management Plan Checklist

92.05(3)(k), Wis. Stats.
CP 50.04(3) Wis. Admin. Code

Use this form to check nutrient management (NM) plans for compliance with the WI NRCS 590 Standard (Sept. 2005).

Name: Dave Date Plan Submitted: 4/14/15 Growing season year NM plan is written for 2015
Relationship (T, N, S) - (R, E, W) Initial Plan or Updated Plan (circle one) (from harvest to harvest)

Name of qualified nutrient management planner <u>David A. Beuss</u>		Planner's business name, address, phone: <u>Nu Solutions Agronomy, LLC 608-347-3227</u> <u>11926 CR. 1 E, Wausau, WI 53594</u>
The planner's qualification: ICC-CPCC A-CCA A-Professional Agronomist SA-Soil Scientist TCP approved training course Her credentials approved by DATCP	Cropland Acres (owned & rented) <u>94.0</u>	Name of farm operator receiving nutrient management plan: <u>Joe Kurlenberg</u>
	Rented farm(s) landowner name(s) and acreage: <u>See Ownership & Lease Agreements worksheet</u>	

Circle relevant program requirement or regulation the plan was developed for: Ordinance, USDA, DATCP, DNR, NR 243 - NOD or WPDES

Yes No NA

Are the following field features identified on maps or aerial photos in the plan?

a. Field location, soil survey map unit(s), field boundary, acres and field identification number	<input checked="" type="checkbox"/>		
b. Areas prohibited from receiving nutrient applications: Surface water, established concentrated flow channels with perennial cover, permanent non-harvested vegetative buffer, non-farmed wetlands, sinkholes, lands where established vegetation is not removed, nonmetallic mines, and fields eroding at a rate exceeding tolerable soil loss (T)	<input checked="" type="checkbox"/>		
c. Areas within 50 feet of a potable drinking water well where mechanically-applied manure is prohibited	<input checked="" type="checkbox"/>		
d. Areas prohibited from receiving winter nutrient applications: Slopes > 9% (12% if contour-cropped); Surface Water Quality Management Area (SWQMA) defined as land within 1,000 ft of lakes and ponds or within 300 ft of perennial streams draining to these waters, unless manure is deposited through winter gleaning/pasturing of plant residue and not exceeding the N and P requirements of this standard; Additional areas identified within a conservation plan as contributing runoff to surface or groundwater	<input checked="" type="checkbox"/>		
e. Areas where winter applications are restricted unless effectively incorporated within 72 hours: Land contributing runoff within 200 feet upslope of direct conduits to groundwater such as a well, sinkhole, fractured bedrock at the surface, tile inlet, or nonmetallic mine	<input checked="" type="checkbox"/>		
f. Sites vulnerable to N leaching: Areas within 1,000 feet of a municipal well, and soils listed in Appendix 1 of the Conservation Planning Technical Note WI-1	<input checked="" type="checkbox"/>		
Are erosion controls implemented so the crop rotation will not exceed T on fields that receive nutrients according to the conservation plan or WI P Index model?	<input checked="" type="checkbox"/>		
Were soil samples collected and analyzed within the last 4 years according to UW Publication A2100 recommendations?	<input checked="" type="checkbox"/>		
Using the field's predominant soil series and realistic yield goals, are planned nutrient application rates, timing, and methods of all forms of N, P, and K listed in the plan and consistent with UW Publication A 2809, Soil Test Recommendations for Field, Vegetable and Fruit Crops, and the 590 standard?	<input checked="" type="checkbox"/>		
Do manure production and collection estimates correspond to the acreage needed in the plan? Are manure application rates realistic for the calibrated equipment used?	<input checked="" type="checkbox"/>		
Is a single phosphorus (P) assessment of either the P Index or soil test P management strategy uniformly applied to all fields within a tract?	<input checked="" type="checkbox"/>		
Are areas of concentrated flow, resulting in reoccurring gullies, planned to be protected with perennial vegetative cover?	<input checked="" type="checkbox"/>		
Will nutrient applications on non-frozen soil within the SWQMA comply with the following?			
a. Unincorporated liquid manure on unsaturated soils will be applied according to Table 1 of the 590 standard to minimize runoff			<input checked="" type="checkbox"/>
b. One or more of the following practices will be used: 1) Install/maintain permanent vegetative buffers, or 2) Maintain greater than 30% crop residue or vegetative coverage on the surface after nutrient application, or 3) Incorporate nutrients leaving adequate residue to meet tolerable soil loss, or 4) Establish fall cover crops promptly following application	<input checked="" type="checkbox"/>		

I certify that the nutrient management plan represented by this checklist complies with Wisconsin's NRCS 590 nutrient management standard.

Name of qualified nutrient management planner
David A. Beuss Nu Solutions Agronomy, LLC

Farm Locations

2 - Overview

Implementation

Summer 590

Seasonal water table NR 243

Winter restrictions

Winter 570 restrictions

compliance