

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
02/06/2019	DCPCUP-2019-02460
<b>Public Hearing Date</b>	
04/30/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN G & JOAN W ZIEGLER	Phone with Area Code (608) 831-5098	AGENT NAME <input type="checkbox"/>	Phone with Area Code (608) 831-5098
BILLING ADDRESS (Number, Street) 4797 CAPITOL VIEW RD		ADDRESS (Number, Street) 4797 CAPITOL VIEW RD	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) MIDDLETON, WI 53562	
E-MAIL ADDRESS steve@zdain.com		E-MAIL ADDRESS steve@zdain.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	
4796 CAPITAL VIEW ROAD					
TOWNSHIP MIDDLETON	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-041-8600-0		---		---	

CUP DESCRIPTION
Agricultural education and entertainment facility

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.12(3)(p)(r)	5.80

<b>DEED RESTRICTION REQUIRED?</b>	Inspectors Initials	<b>SIGNATURE:(Owner or Agent)</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SSA1	
Applicant Initials <u>SGZ</u>		<b>PRINT NAME:</b> Steven G. Ziegler
		<b>DATE:</b> Feb. 6, 2019



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- 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.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Steven &amp; JOAN Ziegler</u>	Agent	<u>ZDA</u>
Address	<u>4797 CAPITOL VIEW Rd</u>	Address	<u>4797 CAPITOL VIEW Rd</u>
Phone	<u>MIDDLETON, WI 53562</u>	Phone	<u>MIDDLETON WI. 53562</u>
	<u>608-831-5098</u>		<u>608-831-5098</u>
Email	<u>steve@zdainc.com</u>	Email	<u>steve@zdainc.com</u>

Parcel numbers affected: Lot 1 CSM 14180 Town: MIDDLETON Section: 4  
5.80 Property Address: 4796 CAPITOL VIEW RD  
MIDDLETON, WI

Existing/ Proposed Zoning District : A-1

Type of Activity proposed: SEE ATTACHED SHEETS & PLANS

- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- 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: *Steve R. Ziegler*

Date: 2-6-19

## 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. (NO) THIS CUP application is not detrimental to the public. It does not change the Land use which is presently Ag. and which is predominantly surrounded by Ag. croplands.  
NOTE: (SEE neighborhood plan)
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) This C.U.P. application will not affect the enjoyment of the neighborhood. The present & future use of the Land is Agricultural and is predominantly surrounded by Ag. cropland.  
NOTE: (SEE neighborhood & site plans) (Survey)
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. (NO) This C.U.P. will not impede development but rather enhance the Ag. use of the Land in an Ag. area by providing a sustainable Future Agricultural use.  
NOTE: SEE (site PLANS) (Survey)
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. (YES) There is excellent road access, on site parking, AND ALL runoff will be contained & infiltrated on site. This C.U.P. permit will allow for adequate sanitary facilities.  
NOTE: (SEE site plans & survey)
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. (YES) Road access has been installed AS per Town of Middleton approval  
NOTE: (SEE site Survey)
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

YES

## **Conditional Use permit for an educational facility and agricultural entertainment**

### Narrative

#### Summary:

The property will be used for agricultural educational purposes and a community space for the agricultural related events. The primary plan is to provide a spot where vegetables and other plants are grown and cultivated and the processes of production are taught to the general public. The existing structure will be used for classroom purposes, washing and processing of produce, bathroom facilities for staff and patrons, and community events.

#### Operation:

The operation will be seasonal from April 1 until November 15 of each year.

Activities on the property will meet the purpose of supporting local food systems and farmland preservation, teaching stewardship and/or fostering community. Monthly agricultural education events would consist of workshops and school trips that bring people together to learn a topic from an expert. Workshop topics include but are not limited to: ecological restoration, pollination, seed starting, prairie landscapes, apiary, fibers, canning, pickling, herb drying, wetland preservation, bird migration, pruning, and wreath making. Anticipated workshops would be daytime events with 10-30 participants. The goal for the property is to host 5 of these workshops per month during the season, with a possibility to increase this number based on community interest. School trips would be organized in cooperation with classrooms around Madison and Middleton and would tailor curriculum to the needs of each classroom with a general focus on agriculture. Topics would include: orchard maintenance and harvest, seed starting, geology, history of Wisconsin family farms, prairie ecology, pollination, vegetable harvest and cleaning, canning and pickling. Along with education, we are anticipating continuing and expanding our relationship with the 'MOM', Middleton Outreach Ministry, agricultural programs. Currently, we are home to their melon patch and look forward to increasing garden activities, agricultural education workshops and community events.

In addition to agricultural events, the property will also be home to some non-agricultural events that showcase the agricultural beauty and community gathering space available. These would include yoga classes, hiking clubs, birthday parties, weddings, or family reunions. These events are not the focus of this property and will be limited to 25 non-agricultural events per year as directed from the plan commission.

On a weekly and daily basis, operational activities would be almost exclusively maintenance and land care. Staff would work during the season (April 1 to November 15) to care for the landscape. This includes gardening, barn upkeep, lawn mowing, farming, and ecological restoration.

#### Outdoor activities:

- Planting, caring, and harvesting of a 2.0-acre field
- Planting, caring, and harvesting of a 0.5-acre vegetable garden
- Caring and harvesting of a small apple orchard
- Caring for a 2.0-acre prairie area and woodland areas
- Outdoor classes on agricultural production

- Children field trips and day camps regarding agriculture
- Farm to table dinners and community events
- MOM farming
- Landscape architectural and horticultural workshops

#### Indoor activities:

- Washing and processing of vegetables
- Classes regarding agricultural production
- Community events and social gathering
- Small group meetings or exercise activities

#### Hours of Operation

- Anticipated weekly hours of operation will primarily be from 8am to 8pm for agricultural activities, workshops and classes.
- Event times will vary between 8am and 12am (Midnight) with all music and amplification terminating at 10pm with all guests vacating the premises by 12am (Midnight).

#### Number of Employees and Number of Patrons

- Core employees for farm operations and workshops will vary between 1 - 5 part-time, seasonal employees.
- Patrons for workshops will primarily vary between 10 - 30 people.
- Agricultural and non-agricultural events will have a maximum of 200 patrons total with possible additional employees as needed.
- The maximum number of people permitted inside the building will be determined by the Middleton Fire Department.

#### Outdoor Lighting and Noise

- As the integrity of the landscape is of utmost importance, the outdoor lighting in use will be minimal.
- All lighting will conform to the City of Middleton's Lighting Code and all fixtures on the building shall be full cutoff fixtures.
- An agricultural yard light will be on a switch until midnight.
- Music and all amplification will end by 10pm. Music will be stationed inside the barn facility or inside of a walled tent on the property.

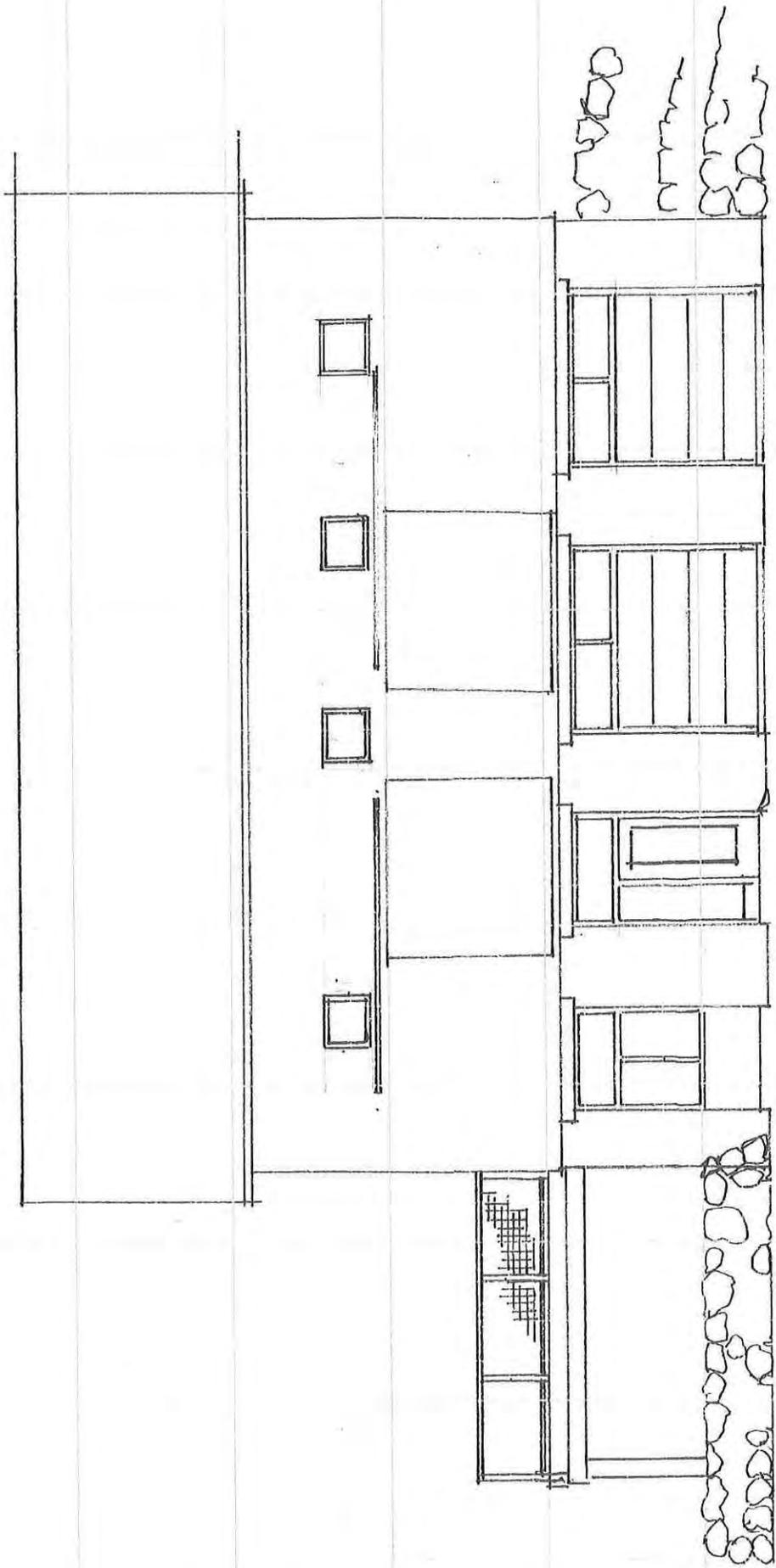
#### Parking

- There will be no parking on Capitol View Rd, across Capitol View Road, or on adjacent properties.
- A detailed parking plan is attached to this CUP and shows a plan for over 100 vehicles.
- The parking area will be cut grass not to exceed 4" height.

#### Proposed signs

- Possible signs will include descriptive signs about daily events and workshops as well as farm stand signs.
- Signs will be posted on property on the barn access road and will not exceed 3' by 4'.

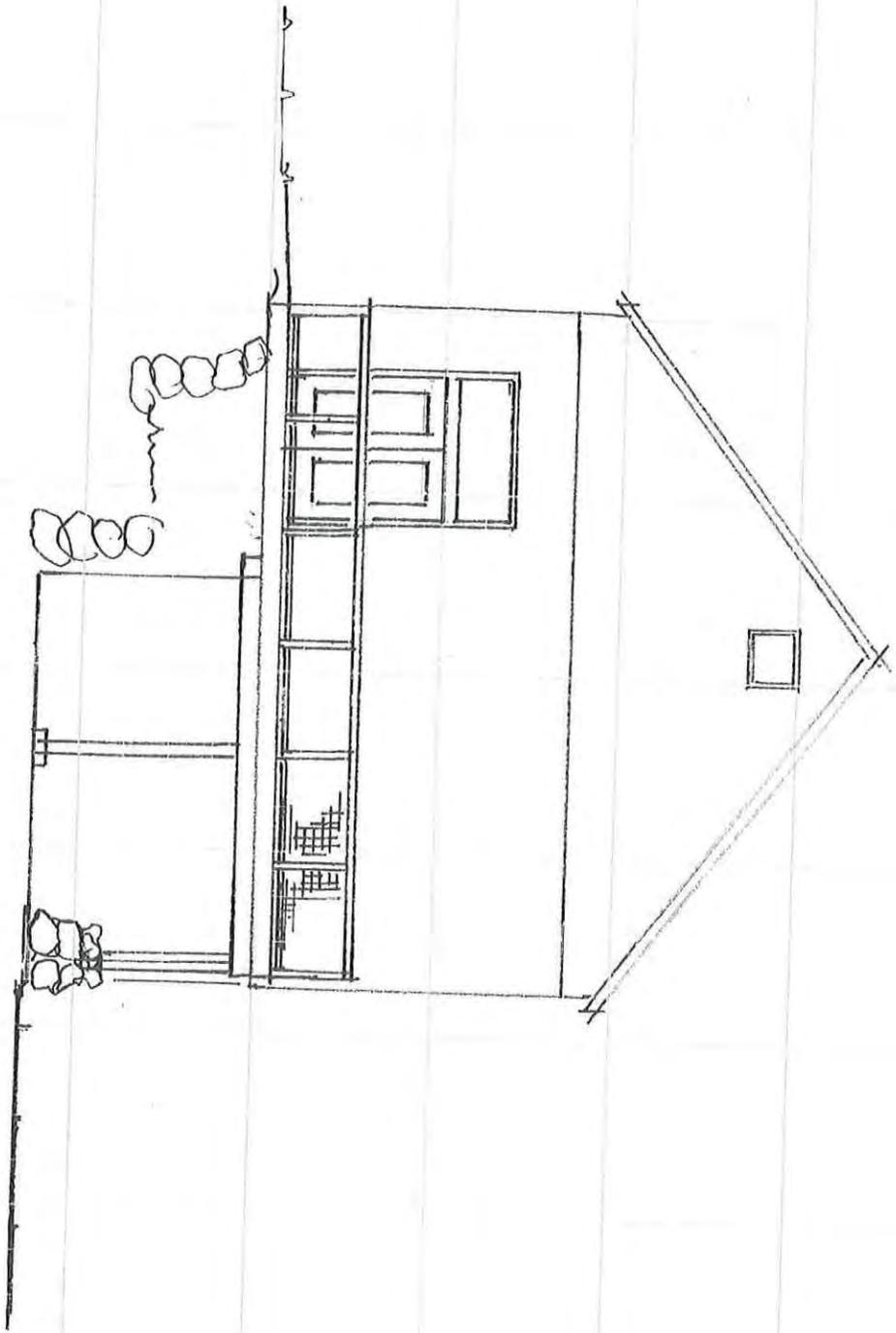




WEST ELEVATION  
1/8" = 1'-0"

30 JAN 2019

ZIEGLER BARN

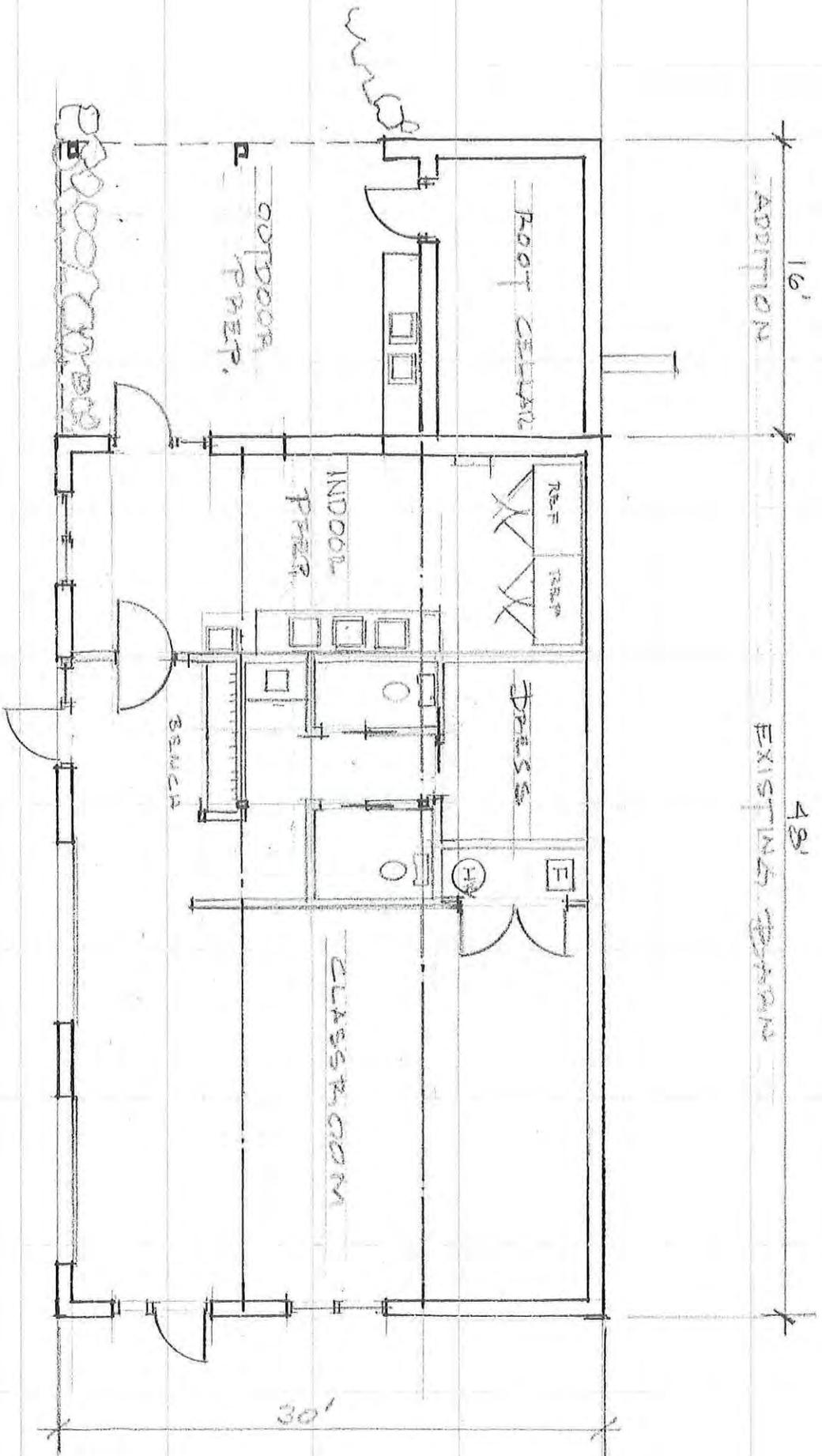


NORTH ELEVATION

1/8" = 1'-0"

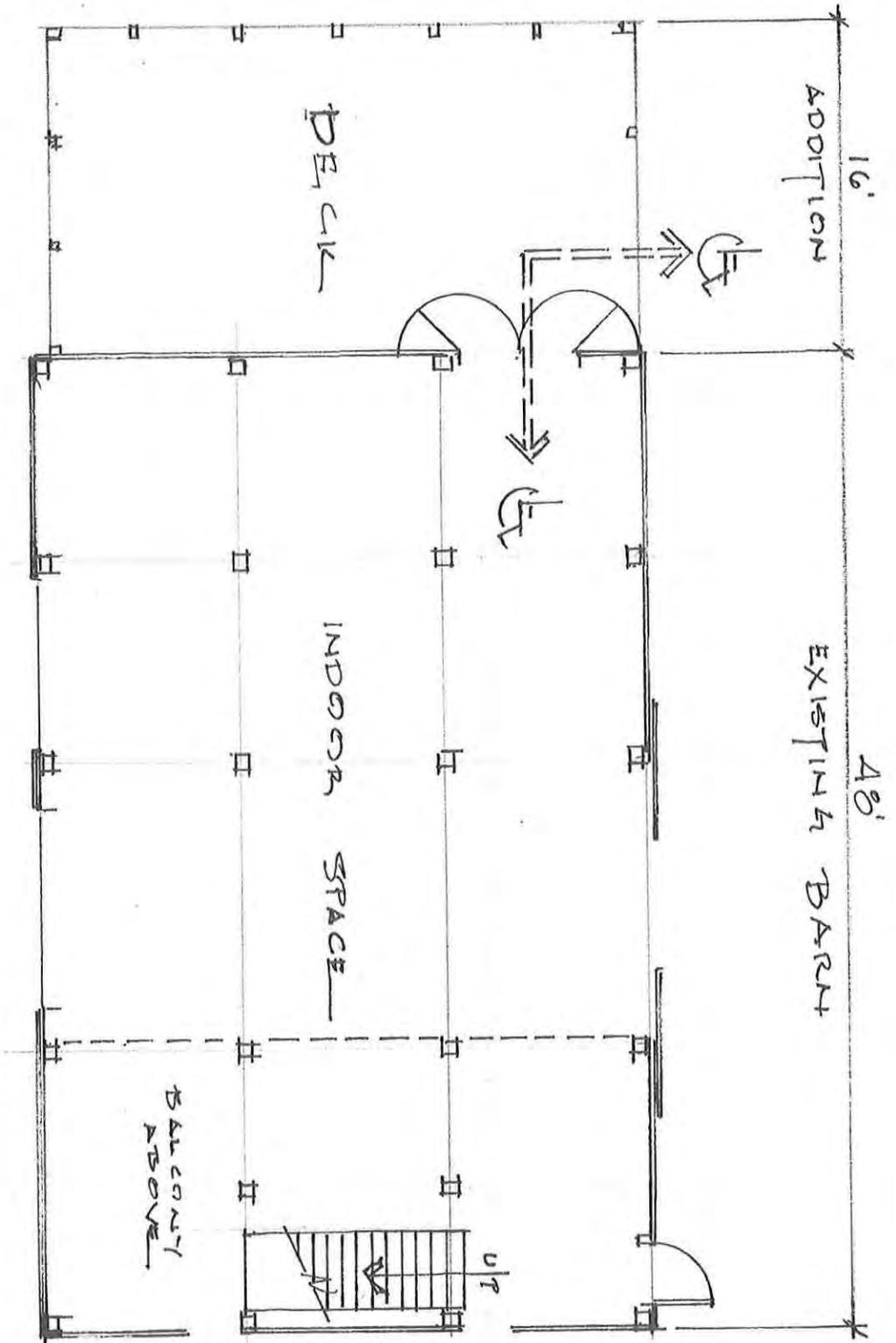
ZIEGLER, BARRY

30 JAN 2019

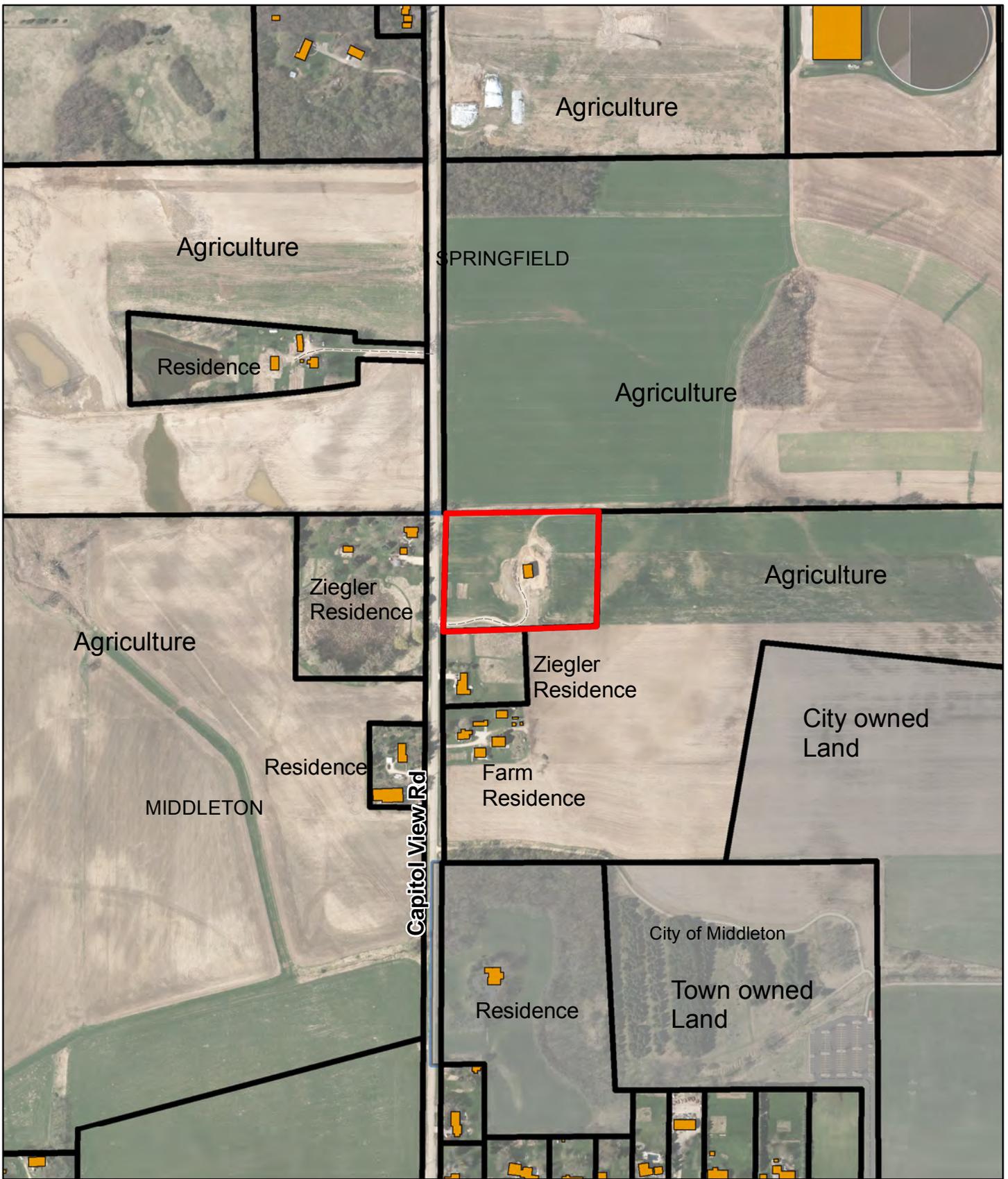


LOWER LEVEL PLAN

1/8" = 1'-0"  
 30 JAN 2019  
 ZIEGLER BARN

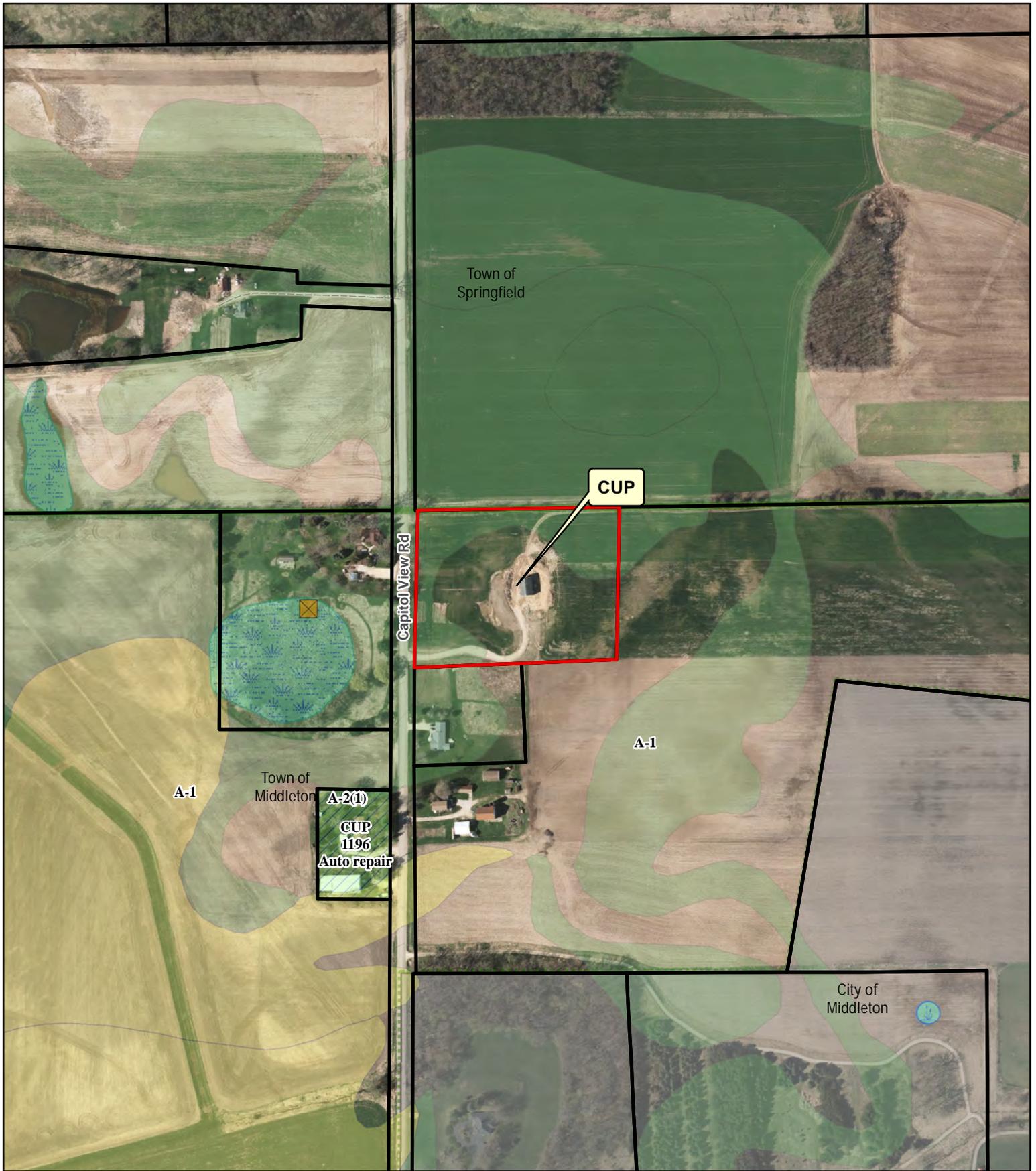


UPPER LEVEL PLAN  
 1/8" = 1'-0"  
 30 JAN 2019  
 ZIEGLER BARN



0 250 500 1,000 Feet

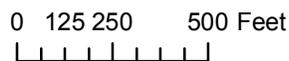
# Neighborhood Plan



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



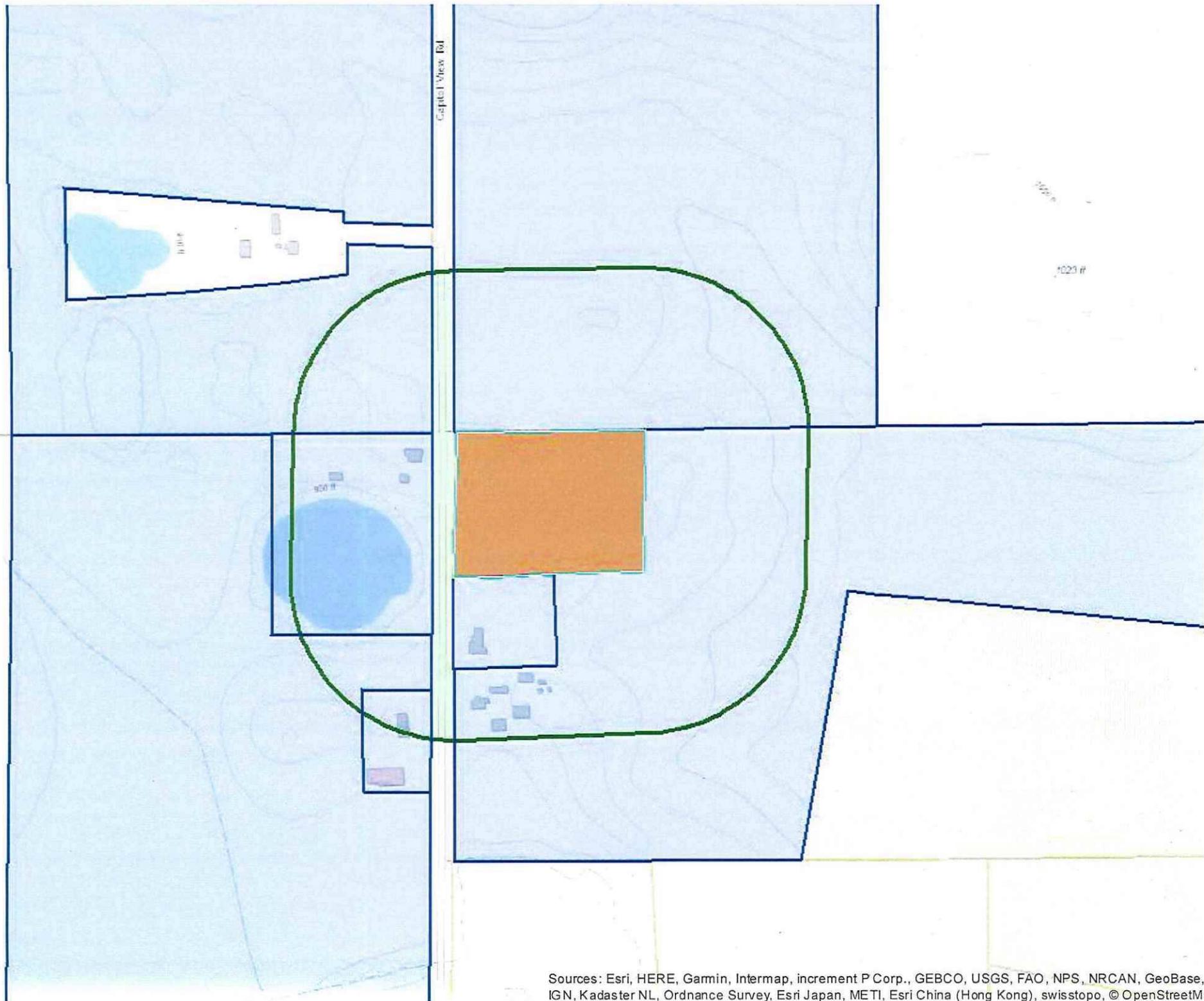
**CUP 02460**  
**STEVEN G & JOAN W**  
**ZIEGLER**

**Parcel Number - 038/0708-041-8600-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF MIDDLETON	
Parcel Description	LOT 1 CSM 14180 CS96/68&72-2/23/2016 F/K...	
Owner Names	STEVEN G ZIEGLER JOAN W ZIEGLER	 
Primary Address	<b>No parcel address available.</b>	
Billing Address	4797 CAPITOL VIEW RD MIDDLETON WI 53562	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4	
Assessment Acres	5.800	
Land Value	\$1,500.00	
Improved Value	\$0.00	
Total Value	\$1,500.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)



STEVEN G ZIEGLER  
4797 CAPITOL VIEW RD  
MIDDLETON, WI 53562

GREGORY L ZIEGLER  
4985 CHURCH RD  
MIDDLETON, WI 53562

STEVEN G ZIEGLER  
4797 CAPITOL VIEW RD  
MIDDLETON, WI 53562

JOHN M MEINHOLZ  
4762 CAPITOL VIEW RD  
MIDDLETON, WI 53562

STEVEN G ZIEGLER  
4797 CAPITOL VIEW RD  
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WAGNER DAIRY FARMS LLC  
7262 SCHNEIDER RD  
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ZIEGLER JT REV TR, LEO A & CAROL K  
5031 CHURCH RD  
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