

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
08/20/2014	DCPCUP-2014-02289
<b>Public Hearing Date</b>	
10/28/2014	


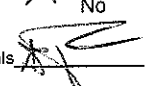
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PAUL A CARDIS	Phone with Area Code (608) 239-0354	AGENT NAME □	Phone with Area Code
BILLING ADDRESS (Number, Street) 5877 WHIPPOORWILL RD		ADDRESS (Number, Street) □	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip)	
E-MAIL ADDRESS paul.cardis@avidratings.com		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	
east of 5877 Whipperwill Road <i>00</i>					
TOWNSHIP BERRY	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-124-9885-0		---		---	

*clotted in AA*

CUP DESCRIPTION
10.196 Wind Energy Systems

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.196(3)	19.67

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inspectors Initials  SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials 		PRINT NAME: X Paul A Cardis
		DATE: X 8/20/14



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>Paul A. Cardis</u>	Agent	_____
Address	<u>5877 Whippoorwill Rd. Cross Plains, WI 53528</u>	Address	_____
Phone	<u>608-239-0354</u>	Phone	_____
Email	<u>Paul.Cardis@auidratings.com</u>	Email	_____

Parcel numbers affected: 080212498850 Town: Berry Section: 12-8-7  
 Property Address: 5877 Whippoorwill Rd.

Existing/ Proposed Zoning District: A-2

- o Type of Activity proposed: Installation of small residential wind generator to provide renewable electricity and net metering contribution of power to local utility company.
- o Hours of Operation - 24/7
- o Number of employees - none
- o Anticipated customers - none
- o Outside storage - none
- o Outdoor activities - none
- o Outdoor lighting - none
- o Outside loudspeakers - none
- o Proposed signs - none
- o Trash removal - none
- 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: [Signature] Date: 8/19/14

# 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 installation of this turbine represents no threat to public health, safety or comfort/general welfare. Its small scale is barely heard or seen and power output will be 5 Kw/h on average - equivalent to a solar panel system.

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.

Due to its small size and location it will not impact any other neighbor.

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.

Alternative power systems will raise the property values rather than detract from the property values. Future development is in no way impeded by this installation.

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

The site is currently located on a working farm equipment access path. No additional roads are needed.

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.

W/A - no changes to ingress or egress.

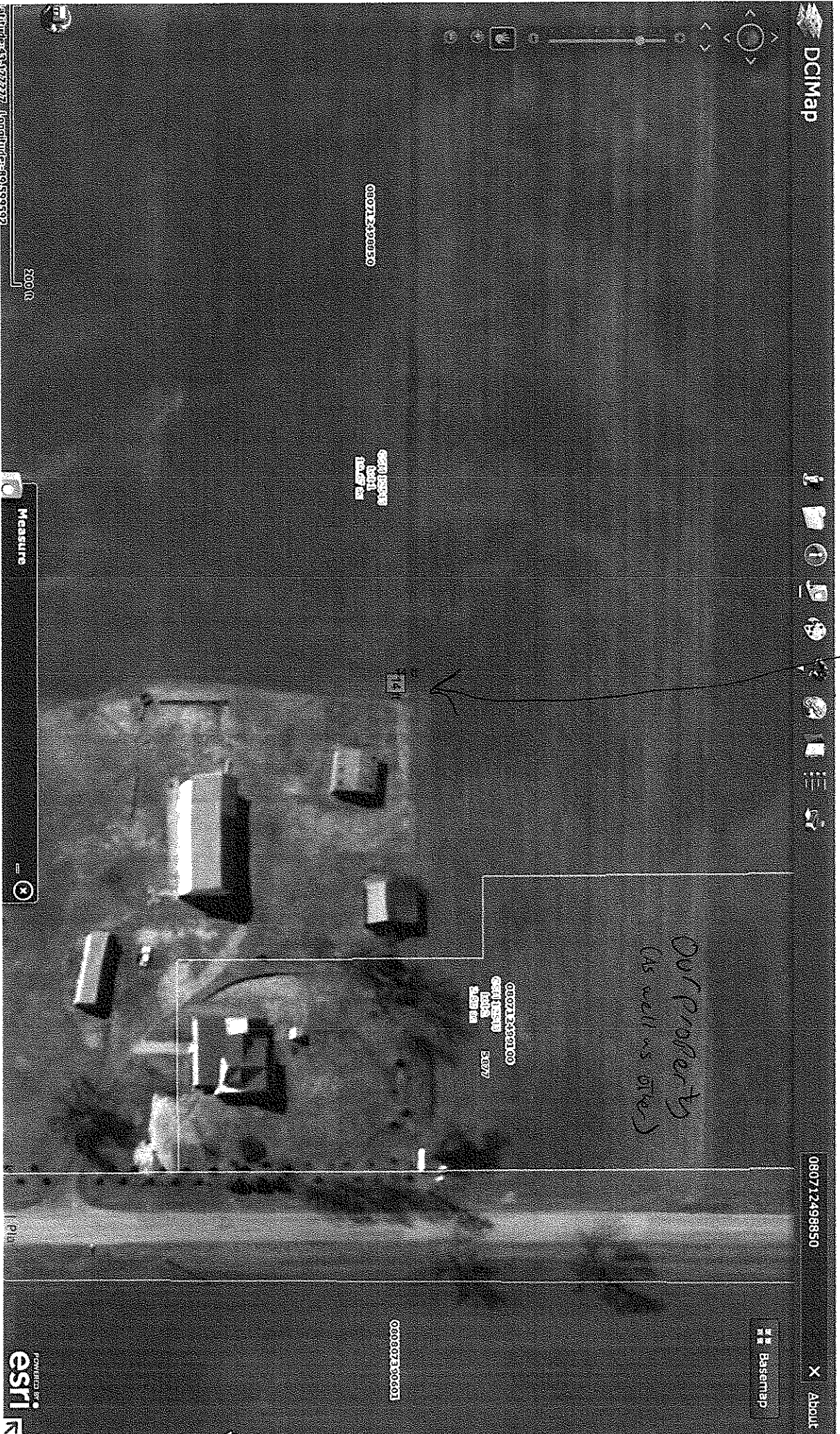
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

This installation conforms to the Professional Standards put in place for residential wind generators by the Dealer and manufacturer. It complies with all State/Country codes.

## Legal Description

Wind Turbine installed on a 90 ft. tower on a 14ft x 14ft concrete pad located on the E portion of Lot 1 CSM 12543 cs9/15/2008 descr as sec 12-8-7 PRT SE 1/4 SE ¼.

14x14A concrete pad



DCIMap



Measure

080712498850

About

Basemap

esri

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487508

482508

838408

838108

838000

BaseMap

495008

490008

890401

890101

890003

835302

498830

499100

135010

145305

130015

80010

286401

286204

285008

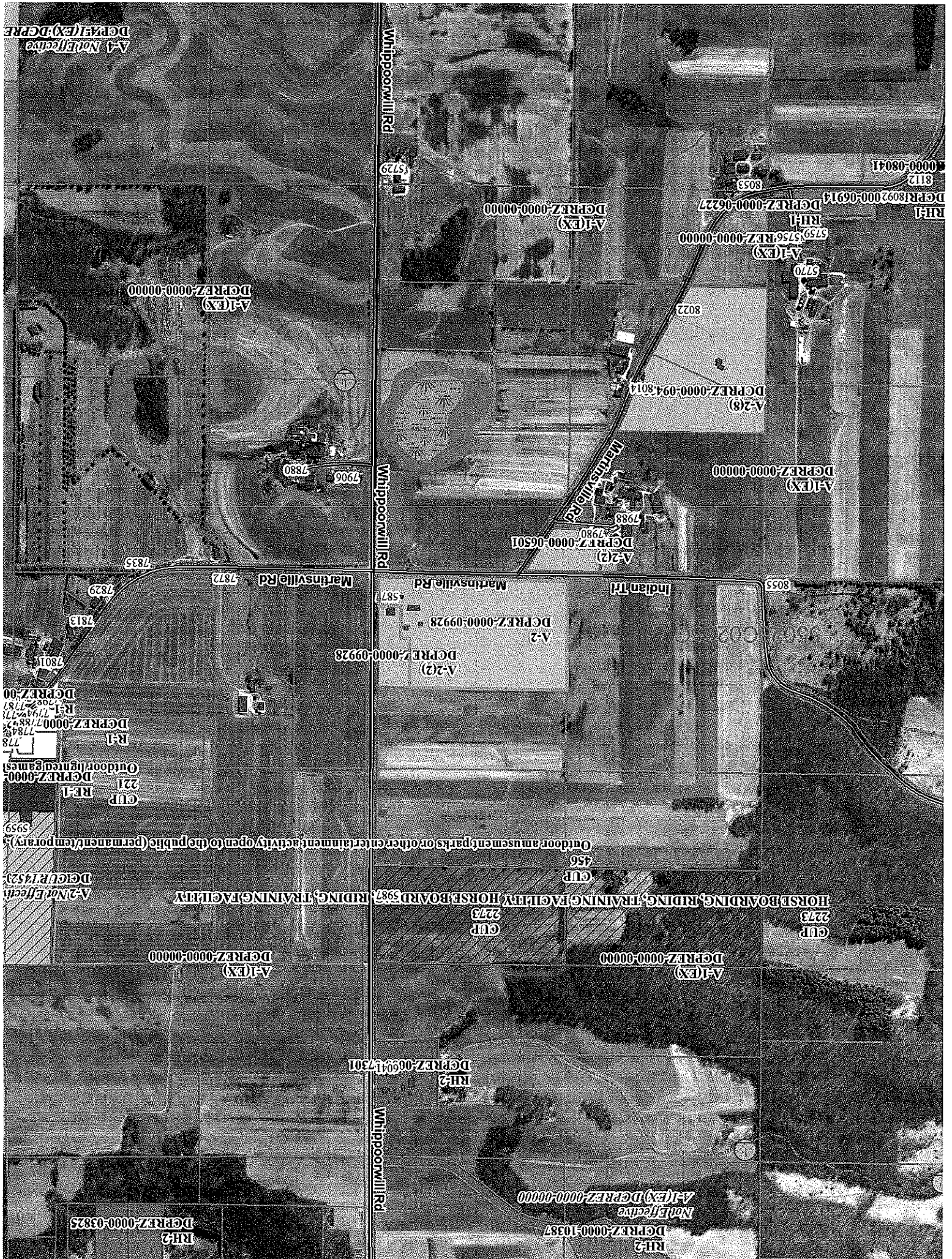
286008

139808

Latitude: 0314755502 Longitude: 095994990

Measure





A-1 Not Effective  
DCPREZ-0000-00000

Whipoorwill Rd

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

8112  
DCPR18092000-06914  
0000-08041

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

A-2(8)  
DCPREZ-0000-0948014

A-1(EX)  
DCPREZ-0000-00000

7906  
7880

Whipoorwill Rd

A-2(2)  
DCPREZ-0000-06501

A-1(EX)  
DCPREZ-0000-00000

7835

Martinsville Rd - 7872

Martinsville Rd

Indian Trl

8055

7829

A-2(2)  
DCPREZ-0000-09928

A-2  
DCPREZ-0000-09928

G02

R-1  
DCPREZ-0000-00000

R-1  
DCPREZ-0000-00000

R-1  
DCPREZ-0000-00000

R-1  
DCPREZ-0000-00000

Outdoor amusement parks or other entertainment activity open to the public (permanent/temporary)

A-2 Not Effective  
DCGUP-14523

HORSE BOARDING, RIDING, TRAINING FACILITY

A-1(EX)  
DCPREZ-0000-00000

GUP  
2273

A-1(EX)  
DCPREZ-0000-00000

GUP

RH-2  
DCPREZ-009917301

Whipoorwill Rd

Not Effective  
DCPREZ-0000-10387

RH-2

RH-2  
DCPREZ-0000-03825

**Parcel Number -** **Current**  
**004/0807-124-9885-0**

Parcel Summary <span style="float: right;">More +</span>	
Municipality Name	TOWN OF BERRY
Parcel Description	LOT 1 CSM 12543 CS9/15/2008 DESCR AS SEC...
Owner Names	
Primary Address	No parcel address available.
Billing Address	5877 WHIPPOORWILL RD CROSS PLAINS WI 53528

Assessment Summary <span style="float: right;">More +</span>	
Assessment Year	2014
Valuation Classification	G4 G5 G7
Assessment Acres	19.670
Land Value	\$14,400.00
Improved Value	\$12,000.00
Total Value	\$26,400.00

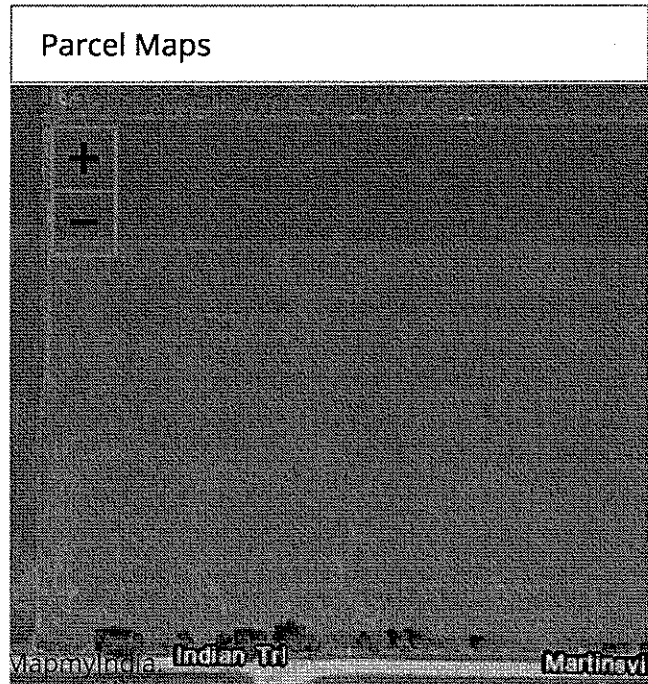
Show Valuation Breakout

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-2 DCPREZ-0000-09928

Zoning District Fact Sheets



DCiMap

**Tax Summary (2013) More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$14,500.00	\$12,000.00	\$26,500.00
<b>Taxes:</b>		\$452.85
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$71.15
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$381.70

**District Information**



Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	02CP	CROSS PLAINS EMS
OTHER DISTRICT	02CP	CROSS PLAINS FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
AFF	10/13/2008	4474211		

Show More ▼


### DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0807-124-9885-0

Document Types and their Abbreviations

Document Types and their Definitions



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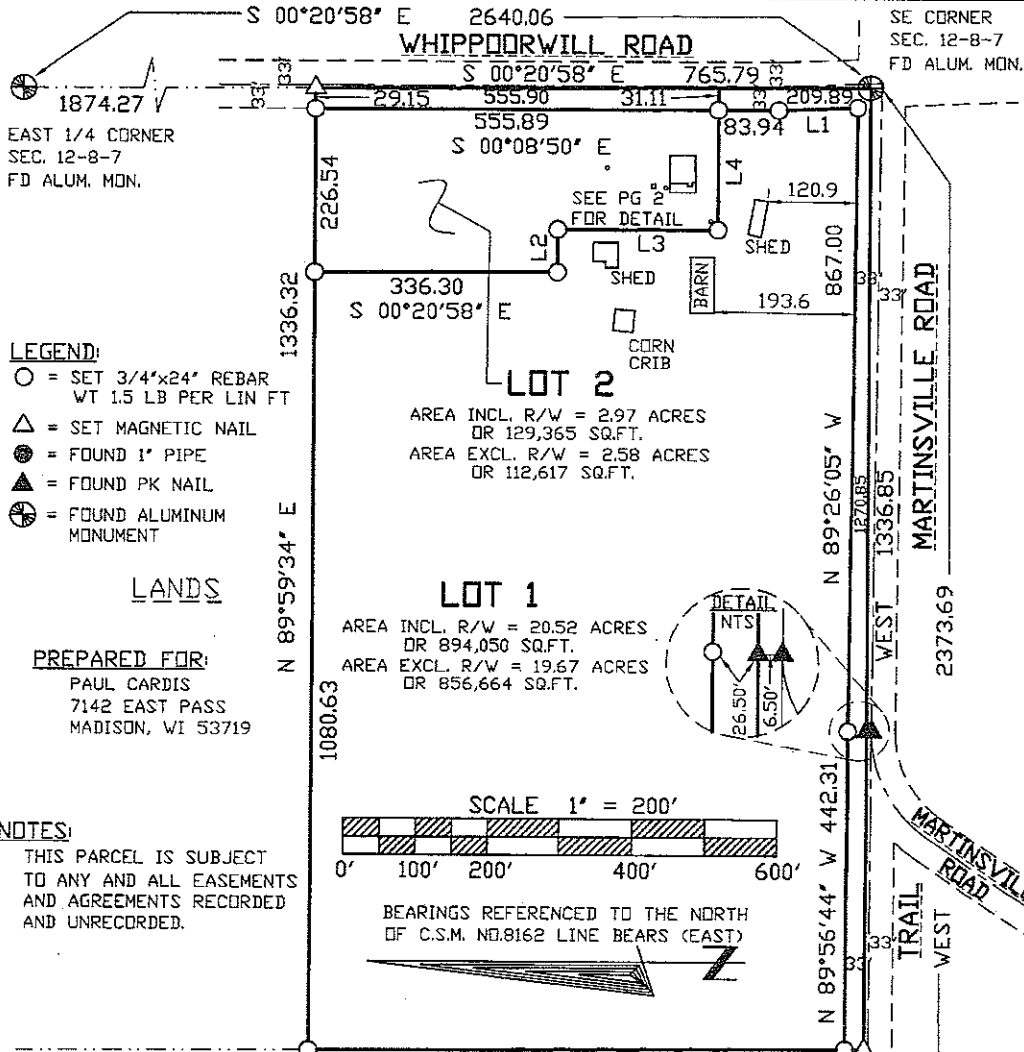
410 Martin Luther  
City Center Bldg  
Madison, WI

Dane County Land Information Council  
410 Martin Luther  
City Center Bldg  
Madison, WI

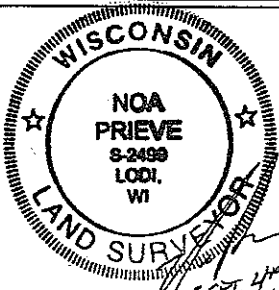
# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
608-255-5705

SE 1/4 of the SE 1/4 of Section 12, T8N, R7E,  
Town of Berry, Dane County, Wisconsin.



SURVEYORS SEAL



07W-282

N 00°18'38" W 765.62

LANDS

LINE	BEARING	DISTANCE
L1	S 02°21'26" E	108.09
L2	N 89°59'34" E	58.53
L3	S 00°08'50" E	219.59
L4	N 89°59'34" E	197.93

SOUTH 1/4 COR  
SEC. 12-8-7  
FD 1" PIPE

DOCUMENT NO. 4467551  
CERTIFIED SURVEY MAP NO. 12543

Sheet 1 OF 4

4/17