

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/20/2025	DCPCUP-2025-02656
Public Hearing Date	
04/22/2025	

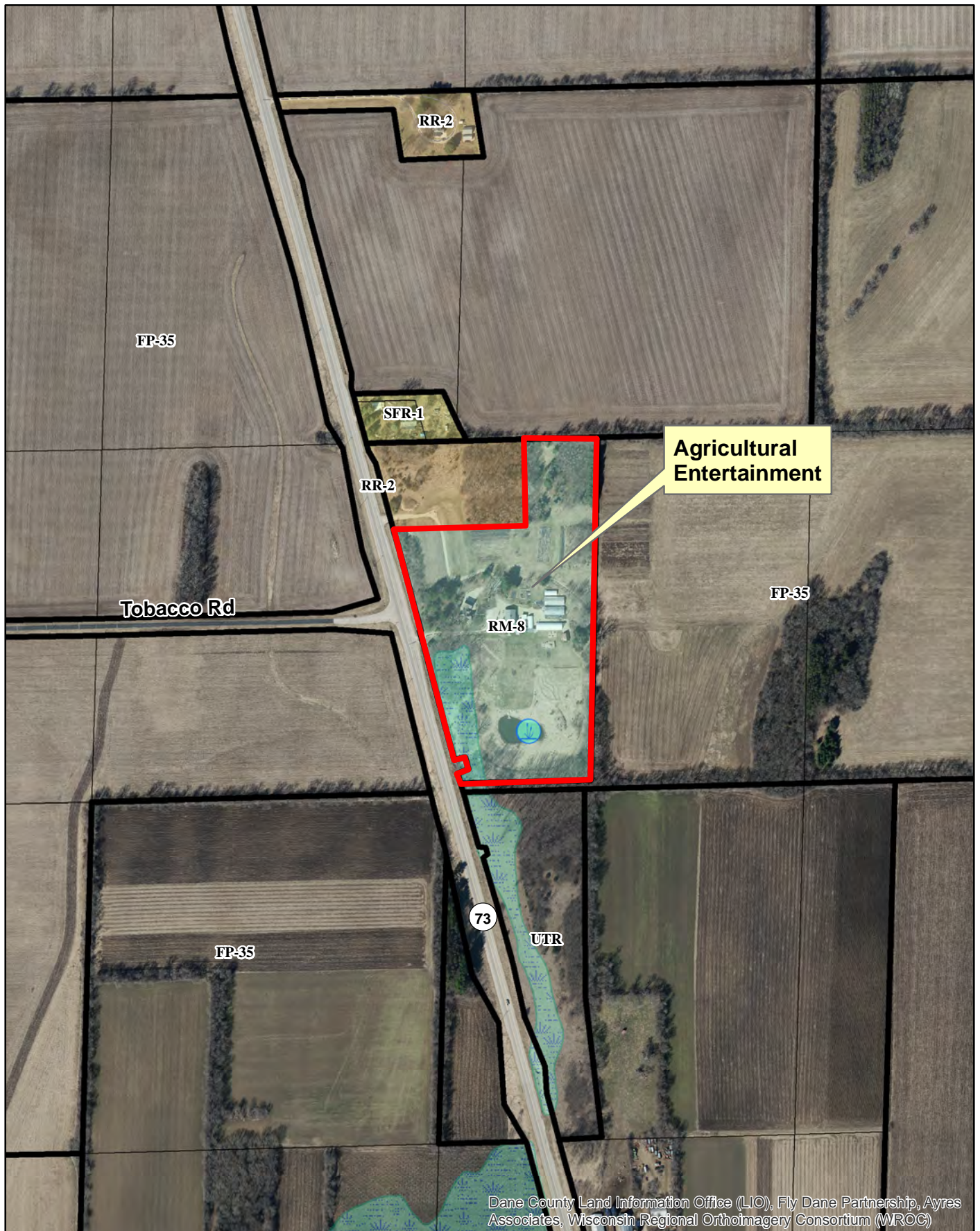
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THOMAS AND CHRISTINA WATSON	Phone with Area Code (608) 513-4950	AGENT NAME SPROUTING ACRES (ANDY WATSON)	Phone with Area Code (608) 469-2319
BILLING ADDRESS (Number, Street) 1746 STATE HIGHWAY 73		ADDRESS (Number, Street) 116 N. MORRIS STREET	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS tom@macwatson.net		E-MAIL ADDRESS andy@spoutingacres.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	
1746 State Hwy 73					
TOWNSHIP CHRISTIANA	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-342-6012-0		---		---	

CUP DESCRIPTION
AGRICULTURAL ENTERTAINMENT ACTIVITIES 10 OR MORE DAYS PER CALENDAR YEAR (UPDATE EXISTING PERMIT)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.233(3)	15.76

COMMENTS: OPERATION INCLUDES THE EXISTING SHARED DRIVEWAY ACCESS (DOT APPROVED) ON PARCEL 061234260010.	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____
			PRINT NAME: _____
			DATE: _____



Legend



Wetland



Floodplain



0 250 500 1,000 Feet

CUP 2656
Sprouting Acres



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$495 —
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Thomas & Christina Watson	Agent Name:	Andy Watson
Address (Number & Street):	1746 Hwy 73	Address (Number & Street):	116 N. Morris Street
Address (City, State, Zip):	Cambridge, WI 53523	Address (City, State, Zip):	Stoughton, WI 53589
Email Address:	tomemacwatson.net	Email Address:	andy@sproutingacres.com
Phone#:	608-513-4950	Phone#:	608-469-2319

SITE INFORMATION

Township:	Christiana	Parcel Number(s):	016/0612-342-9580-1
Section:	34	Property Address or Location:	West of 1746 State Hwy 73
Existing Zoning:	RM-8	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Agricultural Entertainment	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: We are looking to increase our Pizza nights to Saturdays during May - October. We would also like to make our cooking classes available seven days a week for more flexibility in scheduling and to increase the hours in which the classes are offered. We would also like to expand the hours our pizza nights take place.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
----------------------------------------------------------------------------	---------------------------------------------------	----------------------------------------------------	------------------------------------------------------------------	---------------------------------------------------------------	------------------------------------------------------------------------------------------------------

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Andrews - Watson

Date: 2-17-25

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
| 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. |
| 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. |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. |
| 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. |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans. |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Briefly describe the current uses of surrounding properties in the neighborhood.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☐ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☐ Scale and north arrow.
- ☐ Date the site plan was created.
- ☐ Existing subject property lot lines and dimensions.
- ☐ Existing and proposed wastewater treatment systems and wells.
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards.
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☐ Proposed loading/unloading areas.
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- ☐ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- ☐ Hours of operation.
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☐ Signage, consistent with section [10.800](#).

☐ **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Sprouting Acres Pizza/Events Operational Plan

1. **Proposed conditional use.** *We would like to add additional days and increased times to our pizza nights and cooking classes. We make pizza and other food from the farm/local farms, in our licensed kitchen for customers while they sit out in a mowed grass area or in a couple of different indoor seating areas. We have a giant sandbox, natural playground, and tricycle path for kids as well as a maze through one of the prairie/grassland areas as well as walking paths.*
2. **Proposed days and hours.** *We would like the option to be open on Saturdays and Sundays from May-October for pizza nights on the farm with hours from 2pm-9pm. We would also like to increase our cooking class days and times to Sunday-Saturday from 1pm-9pm.*
3. **Employees.** *All of our employees are seasonal from April-November. We have 2 full time equivalent employees and another 10-12 employees throughout the season. At most on a pizza night we have 14 employees working including myself.*
4. **Anticipated noise/odors/etc.** *The farm is in a valley with trees and or hills on all sides of the property with Hwy 73 to the west(no neighbors adjacent to property on west). The closest neighbors are ¼ mile down Hwy 73/Hwy A. Dust/soot/runoff are not issues with our operation.*
5. **Descriptions of material/activities.** *The pizzas are brought outside from the kitchen to be cooked in our wood fired ovens and served to customers that are eating outside on the lawn or in one of the two indoor seating areas. There is also a wine/beer bar adjacent to the pizza ovens, music area and kids playground.*
6. **Compliance with county stormwater/erosion control.** *Stormwater that comes off the barn/ovens drains to an open grassy field and ultimately to our pond at the bottom of the property. The parking areas are mowed grassy areas.*
7. **Sanitary facilities.** *We have an indoor ADA bathroom, staff bathroom and two porta potties all season long. We had a septic system and drain field installed and inspected for the kitchen building/bathroom in November, 2017. Our kitchen is certified through Dane County Public Health.*
8. **Trash removal/recyclables.** *All our kitchen vegetable scraps that can be composted are returned to our farm compost piles. All trash is collected after each event, stored in a dumpster and picked up by a commercial company. That same company also picks up all of our recycling that isn't donated to local groups.*
9. **Anticipated traffic.** *We don't see much in the way of increased traffic since our pizza nights are spread out over the afternoon and evenings. We have not had any complaints about the safety of entering or leaving the property from Hwy 73. Almost all vehicles are family sized vehicles.*

More
on
back



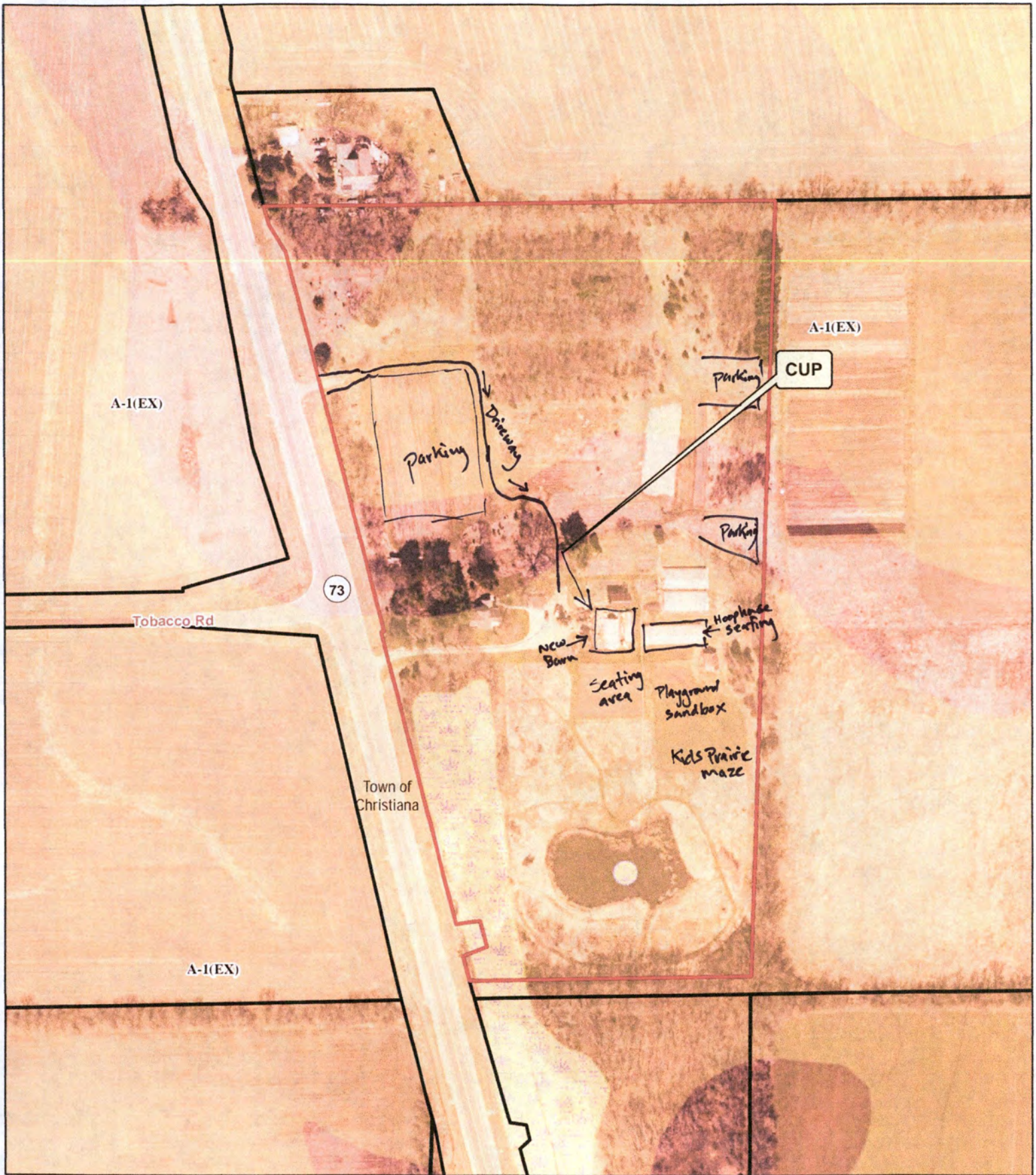
- 10. Hazardous materials storage.** *No storage of hazardous materials takes place on the farm. Gasoline and diesel cans are stored in an area not accessible to customers.*
- 11. Light impact/pollution.** *No lighting impact to any neighbors. Outdoor lights/building lights cannot be seen during the season when trees are full of leaves.*
- 12. Signage.** *We put out two 10 foot tall flags at the entrance to the parking lot at 2:00 on pizza nights and bring them in when we close.*
- 13. Current use of property.** *Sprouting Acres Farm currently uses about 2 acres of the property at 1746 Hwy 73 to raise vegetables for sale at markets, on farm sales at events, and for all our pizza sauce, other toppings and other menu items.*
- 14.** *Property to the East is now grassland/prairie/woods managed by The Audabon Society. West and South of the property are hay/corn/soybean fields.*

Standards for Conditional Use Permits

- 1. We don't use any tractors or vehicles during pizza nights and our driveway and parking lots are such that vehicles have to drive slowly.**
- 2. The adjoining properties are fields with the closest neighbor ¼ mile away.**
- 3. The surrounding properties will not be affected by our farm's conditional use permit.**
- 4. N/A**
- 5. We have a partial passing/turn lane on the East side of Hwy 73 which helps pull customers off the road if traveling to farm from the South. We also have a wide driveway entrance and our operation days/times are typically lower traffic times since they are on the weekends.**
- 6. All applicable regulations of the district are and will be met.**
- 7. Our conditional use is consistent with adopted town and county comprehensive plans. We are a vegetable farm that markets and sells its pizzas and other on farm and local food items to customers directly on the farm.**
- 8. Farmland Preservation**
N/A



7/10/11
200
2000



CUP 2656

THOMAS W WATSON

Legend

Wetland

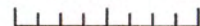
Significant Soils

Floodplain

Class 1

Class 2

0 70 140 280 Feet



WATSON CUP SITE PLAN

1746 State Highway 73, Town of Christiana

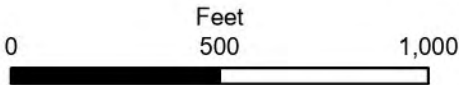
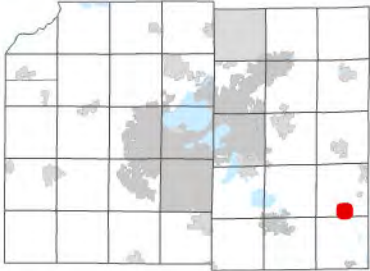


WATSON CUP

1746 State Highway 73, Town of Christiana



Location in Dane County

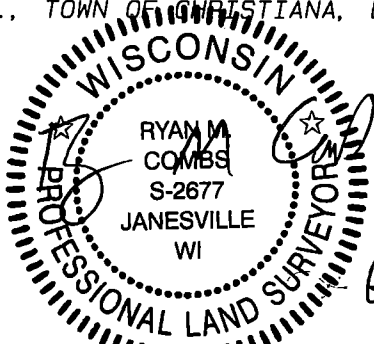


2/13/2025

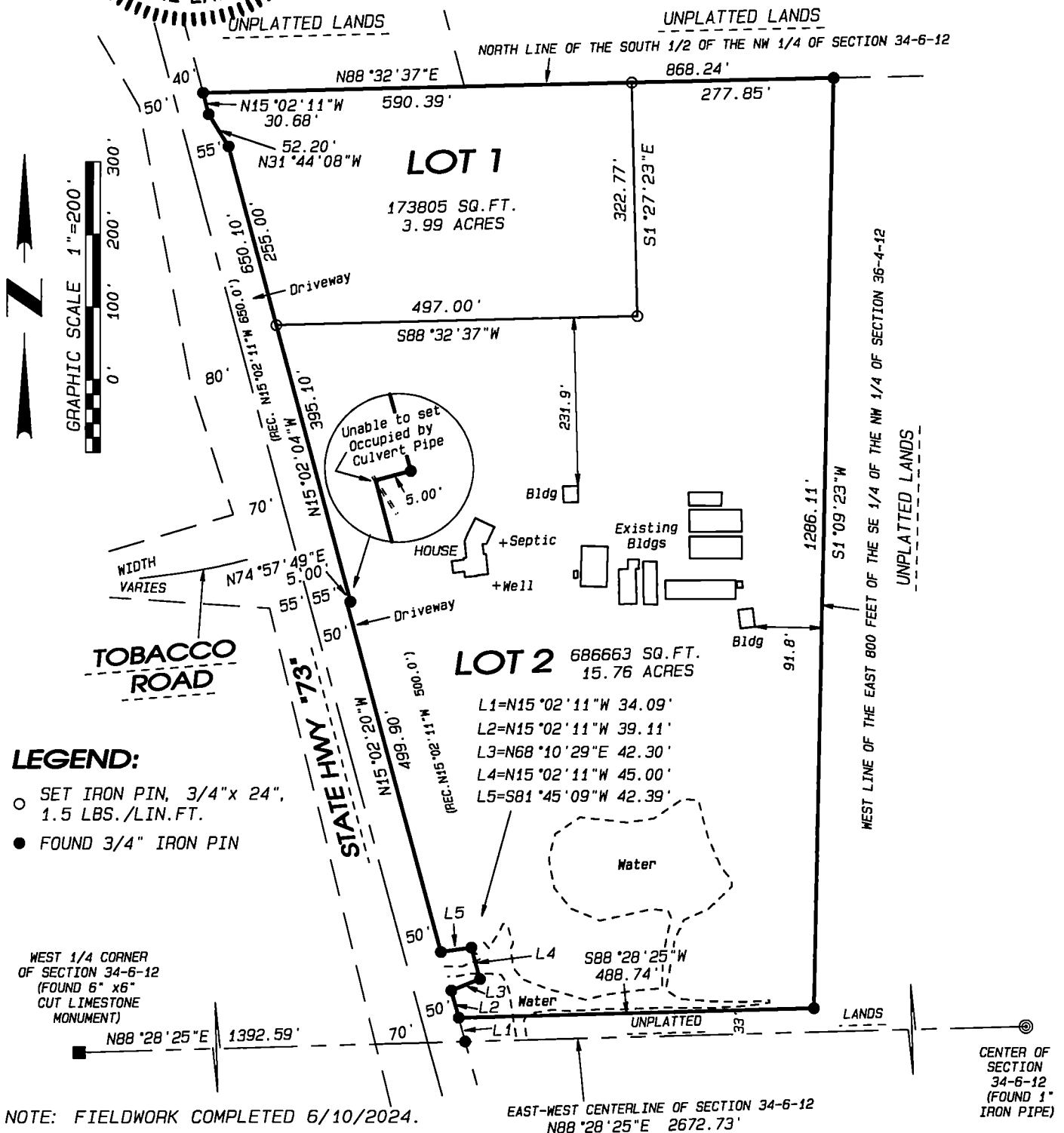
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CERTIFIED SURVEY MAP NO. 16536

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4
OF THE NW 1/4 OF SECTION 34, T.6N., R.12E. OF THE 4TH
P.M., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



OWNERS OF RECORD:
THOMAS W. WATSON
CHRISTINA E. WATSON
1746 STATE HIGHWAY 73
CAMBRIDGE WI 53523



LEGEND:

- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN

NOTE: FIELDWORK COMPLETED 6/10/2024.

NOTE: ASSUMED N88°28'25"E ALONG THE EAST-WEST CENTERLINE
OF SECTION 34-6-12.

NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD
CONDITION AND FIELD VERIFIED.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED
IN THE DANE COUNTY SOIL SURVEY.

Project No. 123 - 351 For: WATSON

SHEET 1 OF 5 SHEETS

Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com

tel: 608 752-0575
fax: 608 752-0534

CUP 2656 Legal Description

Lot 2 of Certified Survey Map No. 16536, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T.6N., R12E, Town of Christiana, Dane County Wisconsin.
(Tax parcel No. 061234260120)

Driveway access located on Lot 1 of Certified Survey Map No. 16536 (tax parcel 061234260010)