

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
01/20/2023	DCPCUP-2023-02589
Public Hearing Date	
03/28/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CUMMINGS AND TURK FARMS LLC	Phone with Area Code (920) 988-2307	AGENT NAME DAVID CUMMINGS	Phone with Area Code (920) 988-2307
BILLING ADDRESS (Number, Street) 9615 OVERLAND RD		ADDRESS (Number, Street) 2837 BOSBEN RD	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS dkicummings@gmail.com		E-MAIL ADDRESS dkicummings@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
3436 North Star Rd		
TOWNSHIP COTTAGE GROVE	SECTION 34	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0711-342-8690-0	---	---

CUP DESCRIPTION

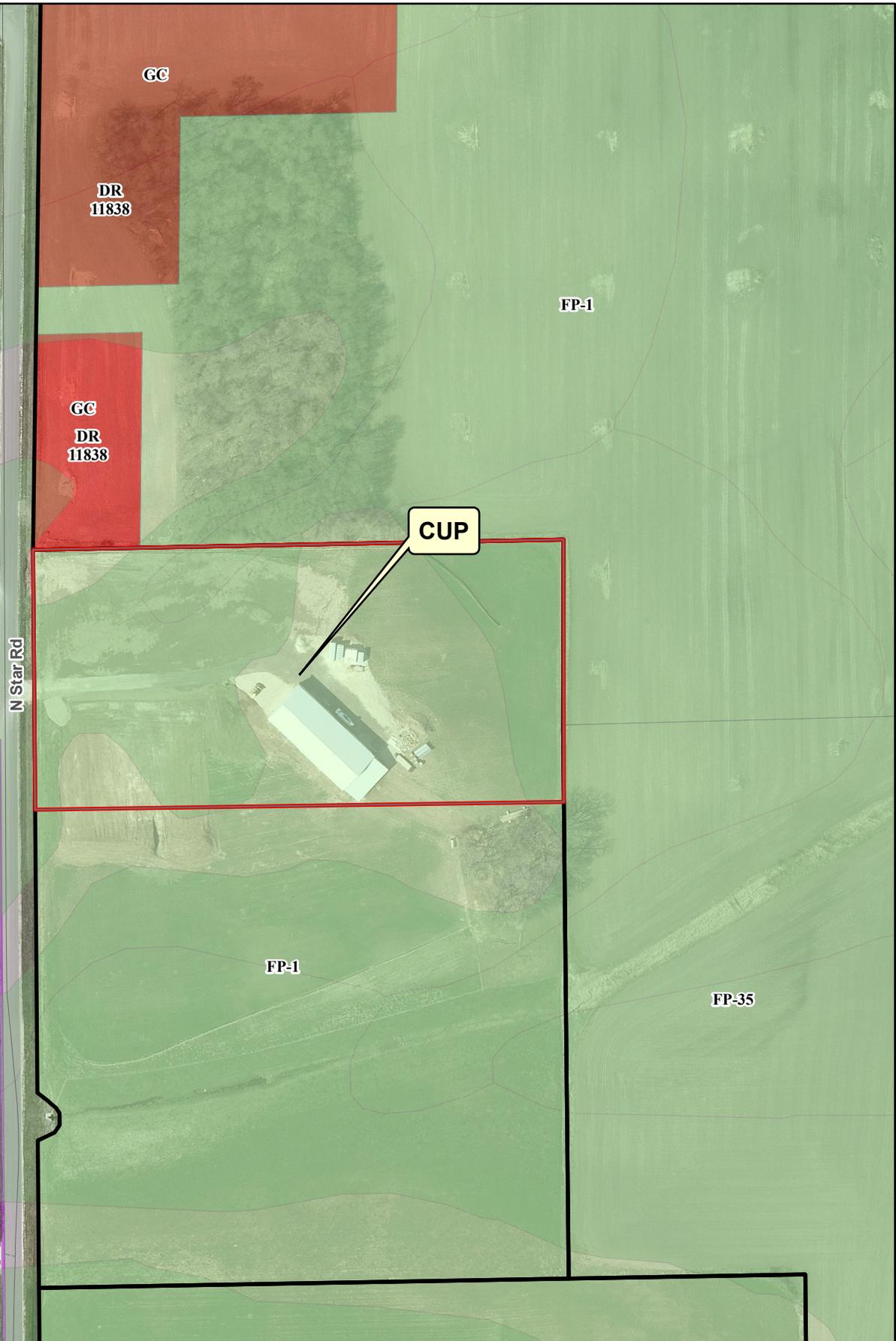
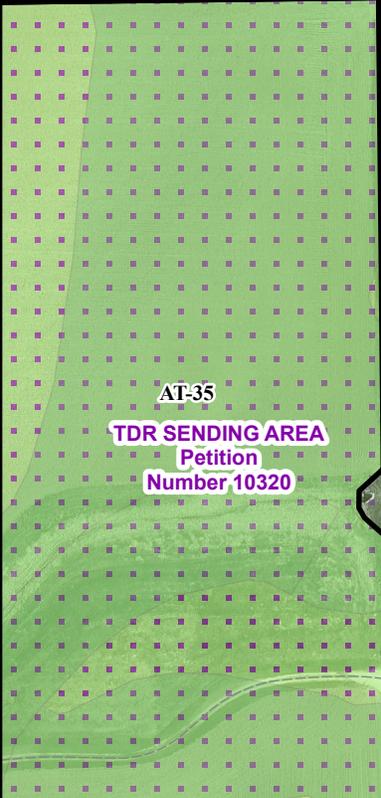
Outdoor storage for contractor business

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.272(3)	6.2
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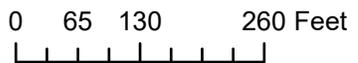
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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TDR SENDING AREA
Petition Number 10320



Legend

-  Floodplain
-  Wetland
- Significant Soils
- Class
-  Class 1
-  Class 2
- 6 in Color Orthophoto (2022)
- RGB
-  Red: Red



CUP 2589
CUMMINGS AND TURK
FARMS LLC

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):

<p>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.</p> <p>.</p>
<p>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.</p>
<p>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.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p>
<p>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.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p>
<p>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.</p> <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.

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

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.

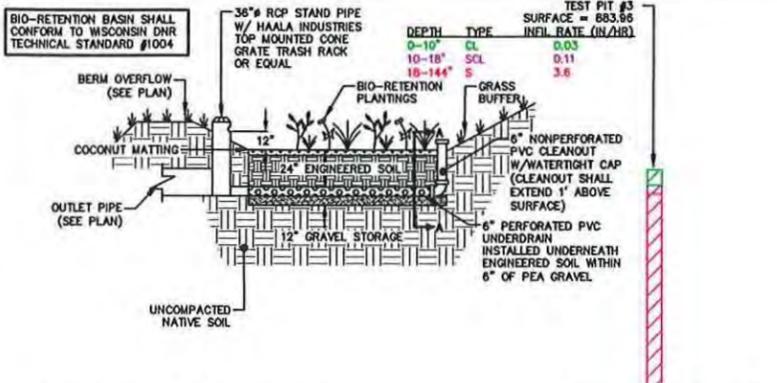
- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL 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 PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	JEFF TUNK
Address (Number & Street):	9615 Overland rd
Address (City, State, Zip):	Mount Horeb, WI 53572
Email Address:	catelectricinc@gmail.com
Phone Number:	



BIO-RETENTION BASIN SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004

TEST PIT #3 SURFACE = 883.96

DEPTH	TYPE	INFL. RATE (IN/HR)
0-10'	CL	0.03
10-18'	SCL	0.11
18-144'	S	3.8

SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET WNR SPECIFICATION S100.
 GRAVEL STORAGE LAYER SHALL CONSIST OF GRAVEL AS FOLLOWS:
 DOUBLE WASHED GRAVEL
 COURSE AGGREGATE MEETING COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS FROM WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION OR EQUIVALENT.
 SAND INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE RAINWATER RENEWAL MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

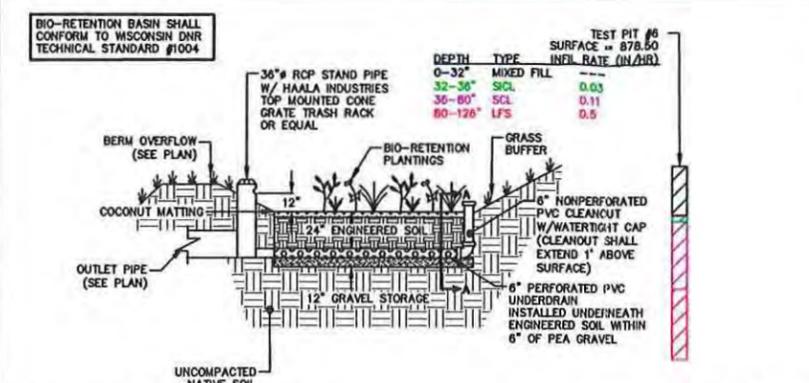
TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL AND PEA GRAVEL FOR AS-BUILT CERTIFICATION PURPOSES.

CONTRACTOR SHALL PROVIDE PICTURES OF EXCAVATED BASIN PRIOR TO BACKFILLING WITH ENGINEERED SOIL AND PEA GRAVEL.

CONTRACTOR SHALL PROVIDE VERIFICATIONS BY CERTIFIED SOIL TESTER TO CONNECTION TO SANDY SOILS.

WEST BIO-RETENTION BASIN DETAIL



BIO-RETENTION BASIN SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004

TEST PIT #6 SURFACE = 878.50

DEPTH	TYPE	INFL. RATE (IN/HR)
0-32'	MIXED FILL	0.03
32-80'	SCL	0.11
80-126'	LFS	0.5

SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET WNR SPECIFICATION S100.
 GRAVEL STORAGE LAYER SHALL CONSIST OF GRAVEL AS FOLLOWS:
 DOUBLE WASHED GRAVEL
 COURSE AGGREGATE MEETING COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS FROM WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION OR EQUIVALENT.
 SAND INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE RAINWATER RENEWAL MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

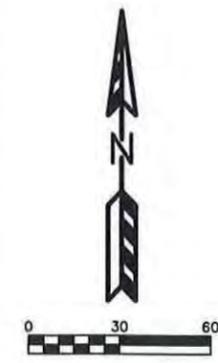
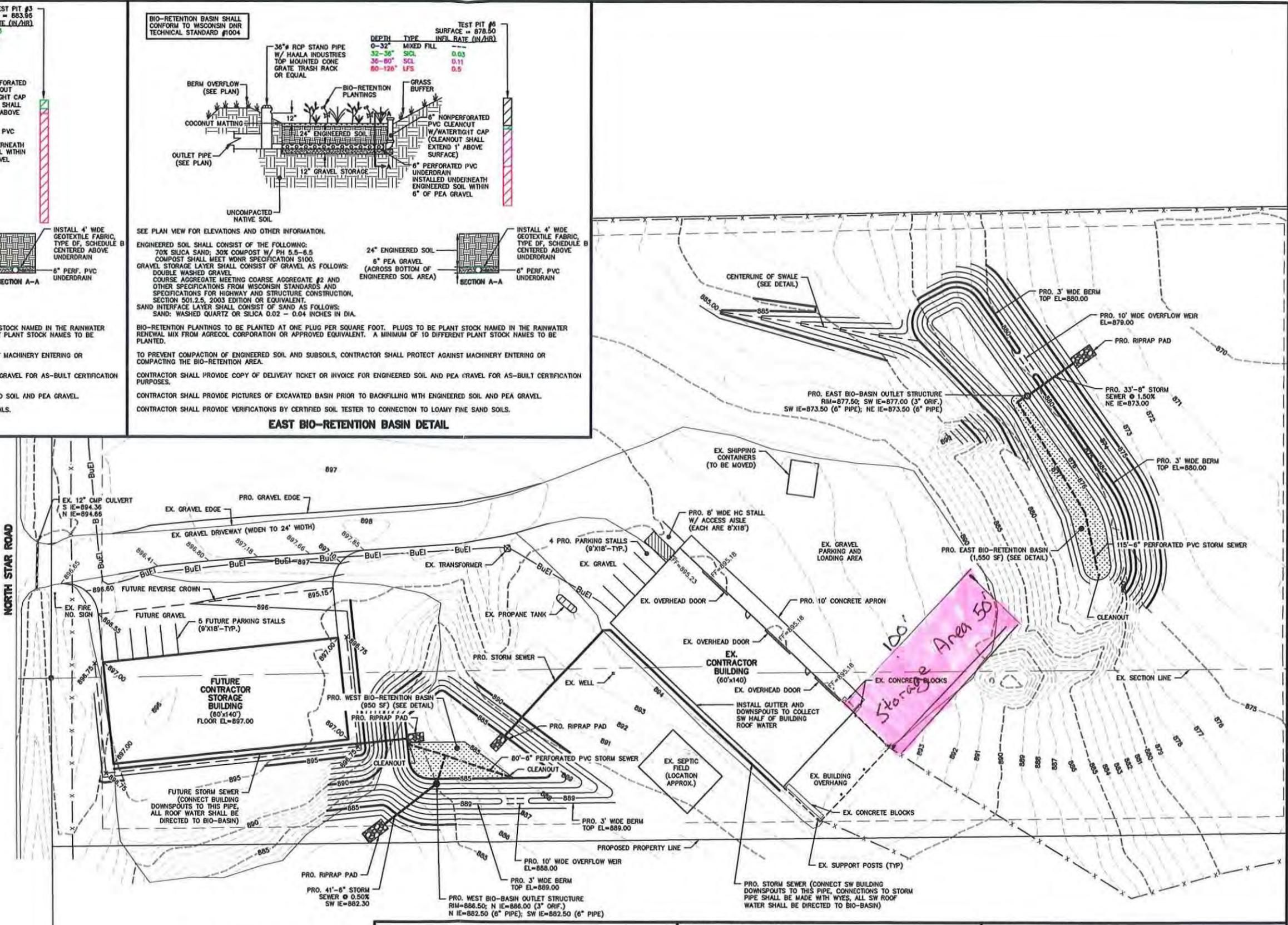
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CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL AND PEA GRAVEL FOR AS-BUILT CERTIFICATION PURPOSES.

CONTRACTOR SHALL PROVIDE PICTURES OF EXCAVATED BASIN PRIOR TO BACKFILLING WITH ENGINEERED SOIL AND PEA GRAVEL.

CONTRACTOR SHALL PROVIDE VERIFICATIONS BY CERTIFIED SOIL TESTER TO CONNECTION TO LOAMY FINE SAND SOILS.

EAST BIO-RETENTION BASIN DETAIL



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EXISTING UTILITY NOTES:
 EXISTING UTILITIES SHOWN HEREON WERE REQUESTED THROUGH DIGGERS HOTLINE WITH TICKET #20224106639 AND WERE MARKED BY OTHERS. UNDERGROUND UTILITY MARKINGS WERE COLLECTED DURING THE TOPOGRAPHIC COLLECTION PERFORMED OCTOBER 10, 2022.

PROPERTY BOUNDARY DISCLAIMER:
 LOT LINES SHOWN ARE FROM PRELIMINARY CERTIFIED SURVEY MAP OF THE PROPERTY BY WISCONSIN MAPPING, INC RECEIVED ON OCTOBER 19, 2022.

LEGEND FOR COMMON LINES:

--- 891 ---	EXISTING MINOR CONTOUR
--- 890 ---	EXISTING MAJOR CONTOUR
--- 891 ---	PROPOSED MINOR CONTOUR
--- 890 ---	PROPOSED MAJOR CONTOUR
---	PROPERTY LINE
-x-x-	EXISTING FENCE
-x-x-	EXISTING BURIED ELECTRIC LINE (SEE DETAIL)
-x-x-	PROPOSED SILT FENCE/SOCK (SEE DETAIL)
-x-x-	PROPOSED LIMITS OF DISTURBANCE
-x-x-	UNIVERSAL SOIL LOSS SLOPE LINE

3436 N STAR ROAD

PRELIMINARY LAYOUT AND SPOT ELEVATION PLAN

SHEET: C-2
 DATED: NOVEMBER 15, 2022

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

PRELIMINARY CERTIFIED SURVEY

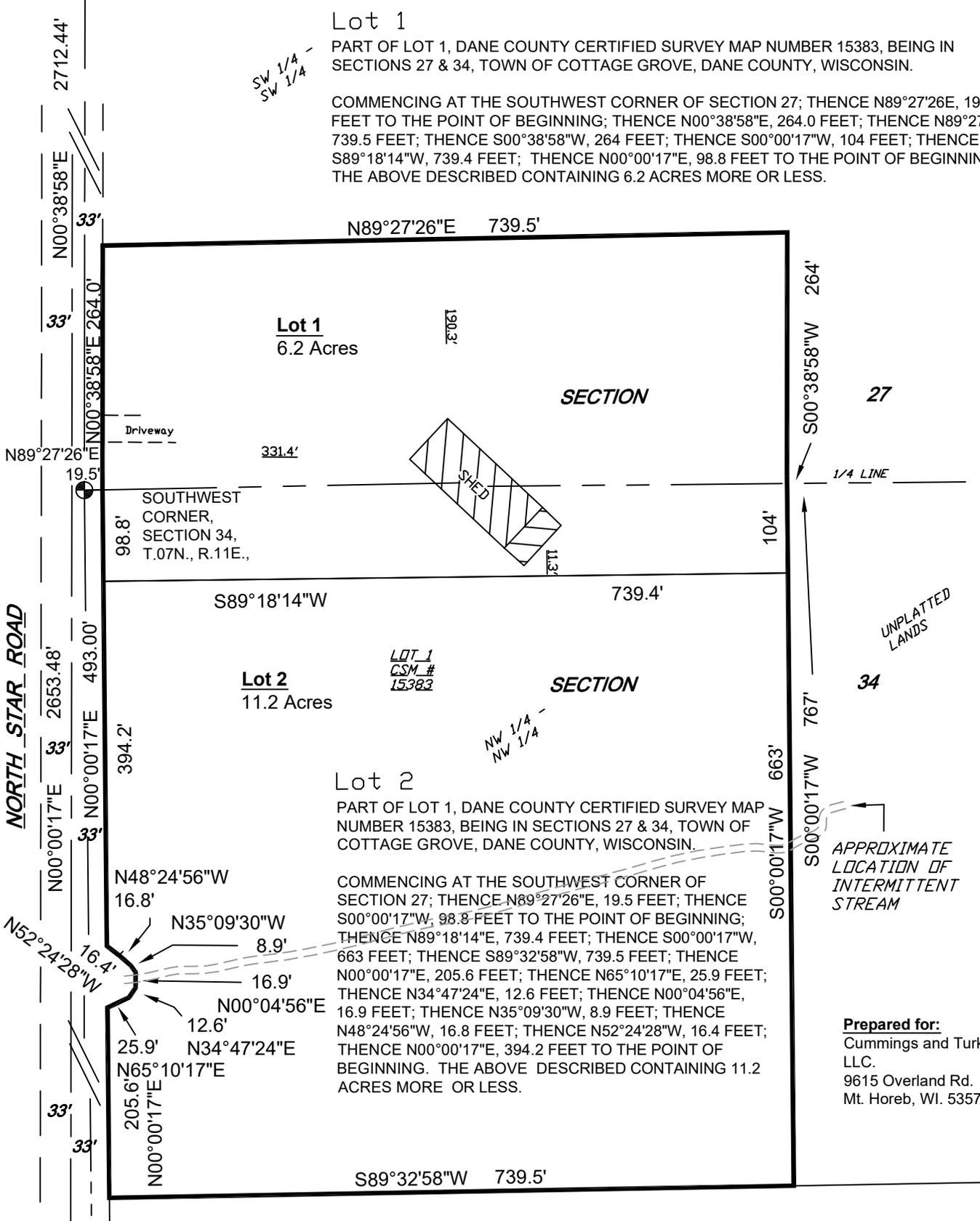
WEST 1/4
CORNER,
SECTION 27,
T.07N., R.11E.,

LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING FURTHER LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, T.07N., R.11E., TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

Lot 1

PART OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING IN SECTIONS 27 & 34, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N89°27'26"E, 19.5 FEET TO THE POINT OF BEGINNING; THENCE N00°38'58"E, 264.0 FEET; THENCE N89°27'26"E, 739.5 FEET; THENCE S00°38'58"W, 264 FEET; THENCE S00°00'17"W, 104 FEET; THENCE S89°18'14"W, 739.4 FEET; THENCE N00°00'17"E, 98.8 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 6.2 ACRES MORE OR LESS.



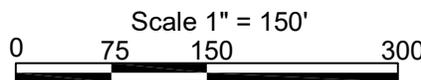
Lot 2

PART OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING IN SECTIONS 27 & 34, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

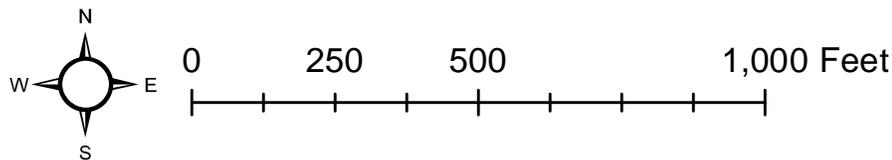
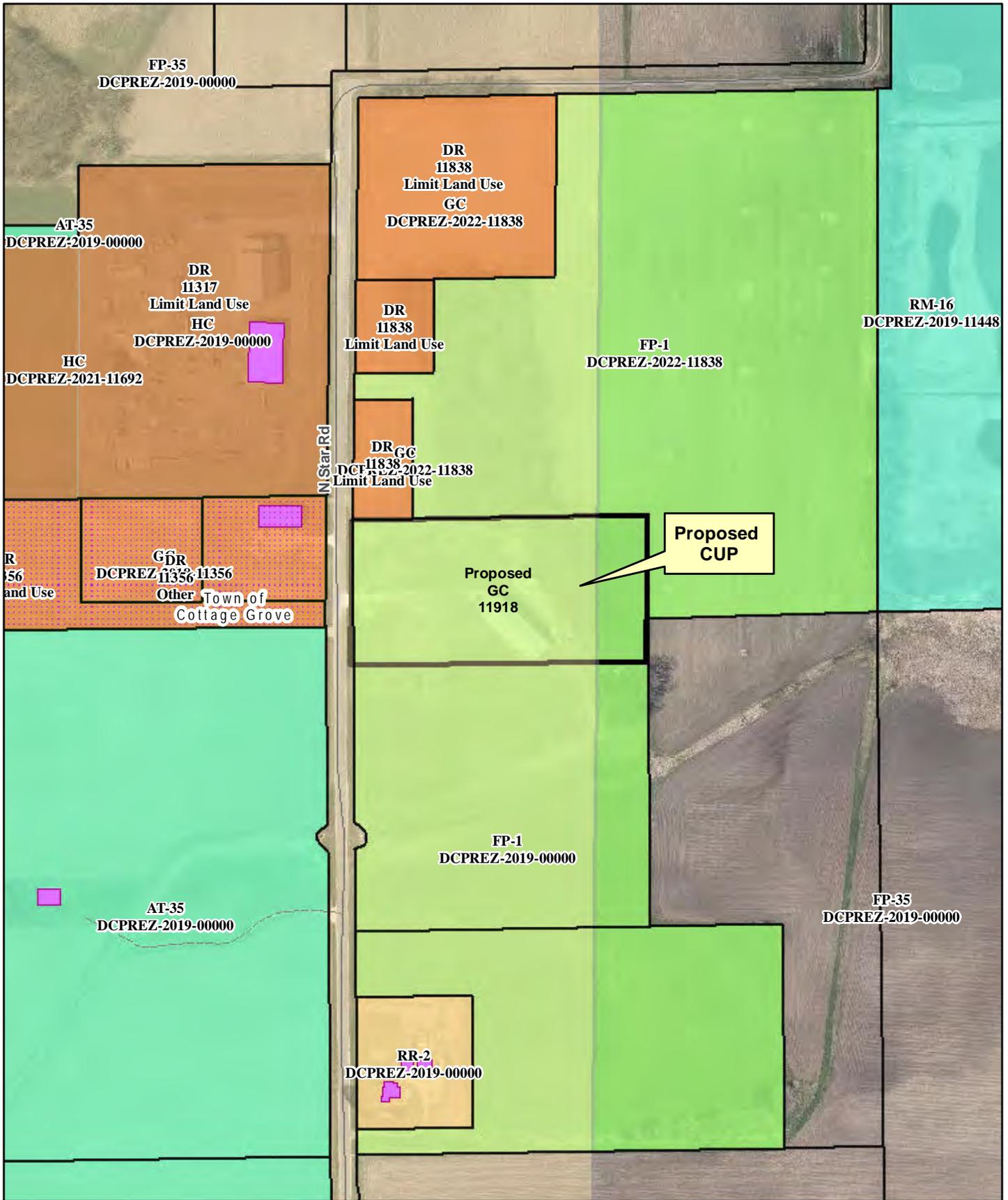
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N89°27'26"E, 19.5 FEET; THENCE S00°00'17"W, 98.8 FEET TO THE POINT OF BEGINNING; THENCE N89°18'14"E, 739.4 FEET; THENCE S00°00'17"W, 663 FEET; THENCE S89°32'58"W, 739.5 FEET; THENCE N00°00'17"E, 205.6 FEET; THENCE N65°10'17"E, 25.9 FEET; THENCE N34°47'24"E, 12.6 FEET; THENCE N00°04'56"E, 16.9 FEET; THENCE N35°09'30"W, 8.9 FEET; THENCE N48°24'56"W, 16.8 FEET; THENCE N52°24'28"W, 16.4 FEET; THENCE N00°00'17"E, 394.2 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 11.2 ACRES MORE OR LESS.

Prepared for:
Cummings and Turk Farms
LLC.
9615 Overland Rd.
Mt. Horeb, WI. 53572

WEST 1/4
CORNER,
SECTION 34,
T.07N., R.11E.,



LOT 2
CSM #
15383



CUP 2589
Neighborhood Map

CUP 2589 Legal Description

PART OF LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15383, BEING IN SECTIONS 27 & 34, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN. COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27; THENCE N89°27'26"E, 19.5 FEET TO THE POINT OF BEGINNING; THENCE N00°38'58"E, 264.0 FEET; THENCE N89°27'26"E, 739.5 FEET; THENCE S00°38'58"W, 264 FEET; THENCE S00°00'17"W, 104 FEET; THENCE S89°18'14"W, 739.4 FEET; THENCE N00°00'17"E, 98.8 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 6.2 ACRES MORE OR LESS