

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
08/01/2023	DCPCUP-2023-02602
<b>Public Hearing Date</b>	
09/26/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME D&J ALME PARTNERSHIP	Phone with Area Code (608) 334-2926	AGENT NAME JOHN ALME	Phone with Area Code (608) 334-2926
BILLING ADDRESS (Number, Street) 2324 LESLIE RD		ADDRESS (Number, Street) 2394 LESLIE ROAD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS lalme@wppa.com		E-MAIL ADDRESS jlalme@litewire.net	

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	
2355 Leslie Road					
TOWNSHIP DUNKIRK	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-223-8500-7		---		---	

CUP DESCRIPTION
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C.U.P. FOR MORE THAN ONE ANIMAL UNIT PER ACRE (CONTINUED USE UP TO 55 HEAD OF LIVESTOCK)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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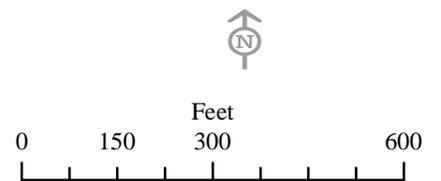
10.243(3)	5.2
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<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  <hr/> <b>PRINT NAME:</b>  <hr/> <b>DATE:</b>  <hr/>
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# CUP 2602

-  Floodway Areas in Zone AE
-  Floodplain





**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:	D&J Alme Partnership	Agent Name:	John Alme
Address (Number & Street):	2324 Leslie Road	Address (Number & Street):	2394 Leslie Road
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	Stoughton WI 53589
Email Address:	jlalme@litewire.net	Email Address:	jlalme@litewire.net
Phone#:	608-334-2926	Phone#:	608-334-2926

### SITE INFORMATION

Township:	Dunkirk	Parcel Number(s):	026/0511-223-8500-7
Section:	22	Property Address or Location:	2355 Leslie Road
Existing Zoning:	FP35	Proposed Zoning:	RR4
		CUP Code Section(s):	10.24(3)

### DESCRIPTION OF PROPOSED CONDITIONAL USE

<p><b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Maintain livestock housing for existing family farm operation.</p>	<p><b>Is this application being submitted to correct a violation?</b></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b>Provide a short but detailed description of the proposed conditional use:</b></p> <p>Continue to house approximately 55 head of young livestock in existing barn for family farm operation at 2324 Leslie Road.</p>	

### 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 ( <b>non-refundable</b> ), payable to Dane County Treasurer
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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:

Date: 7/18/2023

## 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.

We are not proposing any new construction only continuing to use the existing barn structure to house livestock. The surrounding property, owned by D&J Alme Patnership will continue to be zoned FP35 and continued to be used as it is now, as agricultural land and is more than 1000 feet from any other property/homes.

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.

There will be no change to the existing use of the property or barn structure. .

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.

We are not proposing new construction, only continuing to use the existing barn structure to house livestock. All of the surrounding property is zoned as agricultural use.

There will be no improvements necessary to continue the use. Current driveway and electric utilities will stay in place.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

There will be no increase of traffic.

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.

There will be no increase in traffic. There will be no additional employees, only current family members.

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

RR4 will meet all requirements.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Yes, the CUP will be consistent with 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.

- 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.

<p>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. The conditional use permit will allow the family farm to continue to house approximately 50 head of dairy heifers in an existing barn/structure. There are no additional employees other than family members and the property, once rezoned and the conditional use permit approved, will be sold to John's daughter and son-in-law to remain in the family. There will be no need for additional infrastructure changes or improvements. The existing driveway will continue to be used.</p>
<p>List the proposed days and hours of operation. n/a</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time. n/a</p>
<p>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. Manure management will continue as is with existing surrounding family owned farm land.</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building. Current fenced pasture will remain the same.</p>
<p>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 <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a>, Dane County Code. n/a</p>
<p>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. Manure management will continue with cowyard and feed lots cleaned regularly.</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials. n/a</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. When animals are moved between farms they are moved in an enclosed trailer. Other traffic includes tractor and feed mixer.</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures. n/a</p>
<p>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. n/a</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <a href="#">10.800</a>. n/a</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed. Currently an 80 acre acrive farm with approximately 50 head of dairy heifers housed in barn with a house and other storage buildings.</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood. Majority of surrounding property is agricultural and dairy farm with Alme family homes.</p>

## 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\(15\)](#).

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 22-5-11 NW1/4SW1/4	
Owner Name	D&J ALME PARTNERSHIP 	
Primary Address	2355 LESLIE RD	
Billing Address	2324 LESLIE RD STOUGHTON WI 53589	

Show Municipal Contact Information 

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2023</b>	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.000	
Land Value	\$73,200.00	
Improved Value	\$137,500.00	
Total Value	\$210,700.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~04/10/2023 - 02:00 PM~~

Ends: ~~04/10/2023 - 04:00 PM~~

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/01/2023 - 02:00 PM~~

Ends: ~~05/01/2023 - 04:00 PM~~

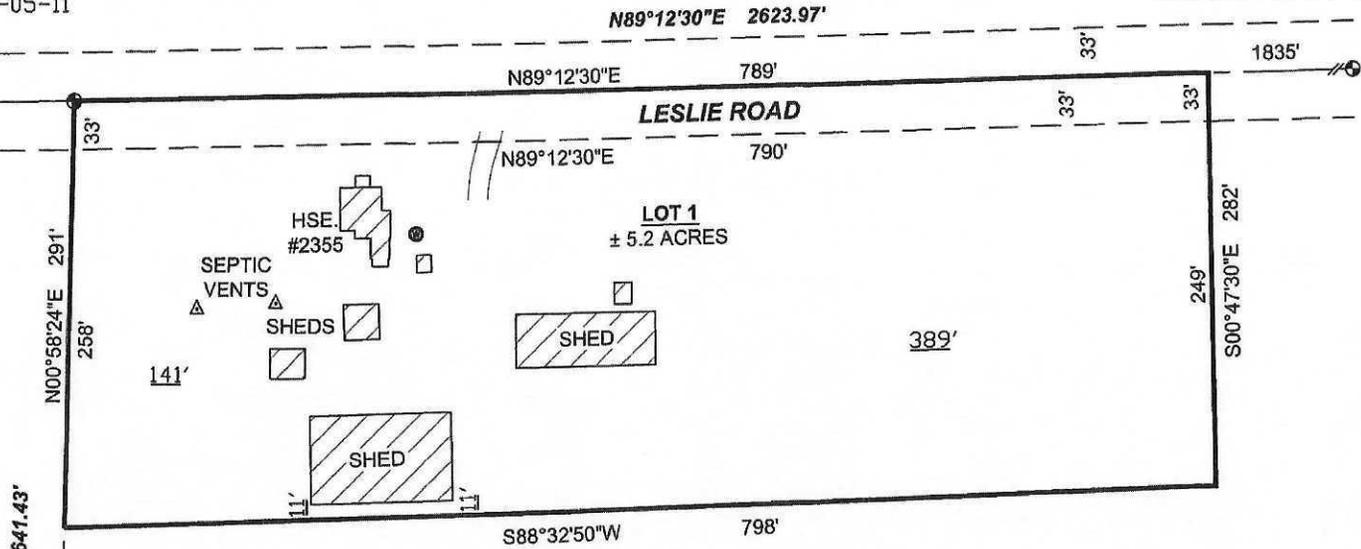
[About Board Of Review](#)

# Preliminary Certified Survey Map

Part of the NW 1/4 of the SW 1/4 of Section 22, T.5N.,  
R.11E., Town of Dunkirk, Dane County, Wisconsin.

WEST 1/4 COR.,  
SECTION 22-05-11

CENTER OF SEC.,  
SECTION 22-05-11



NW 1/4 - SW 1/4

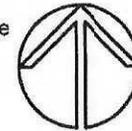
Part of the NW 1/4 of the SW 1/4 of Section 22, T.5N.,  
R.11E., Town of Dunkirk, Dane County, Wisconsin.

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 22,  $N89^{\circ}12'30''E$ , 789 FEET;  
THENCE  $S00^{\circ}47'30''E$ , 282 FEET; THENCE  $S88^{\circ}32'50''W$ , 798 FEET; THENCE  
 $N00^{\circ}58'24''E$ , 291 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED  
CONTAINING 5.2 ACRES.

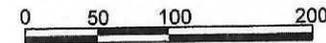
SOUTHWEST COR.,  
SECTION 22-05-11

Prepared for:  
D&J Alme  
Partnership  
2324 Leslie Rd.,  
Stoughton, WI.  
53589

Referred to the  
Dane County  
Coordinate  
System.



Scale 1" = 100'

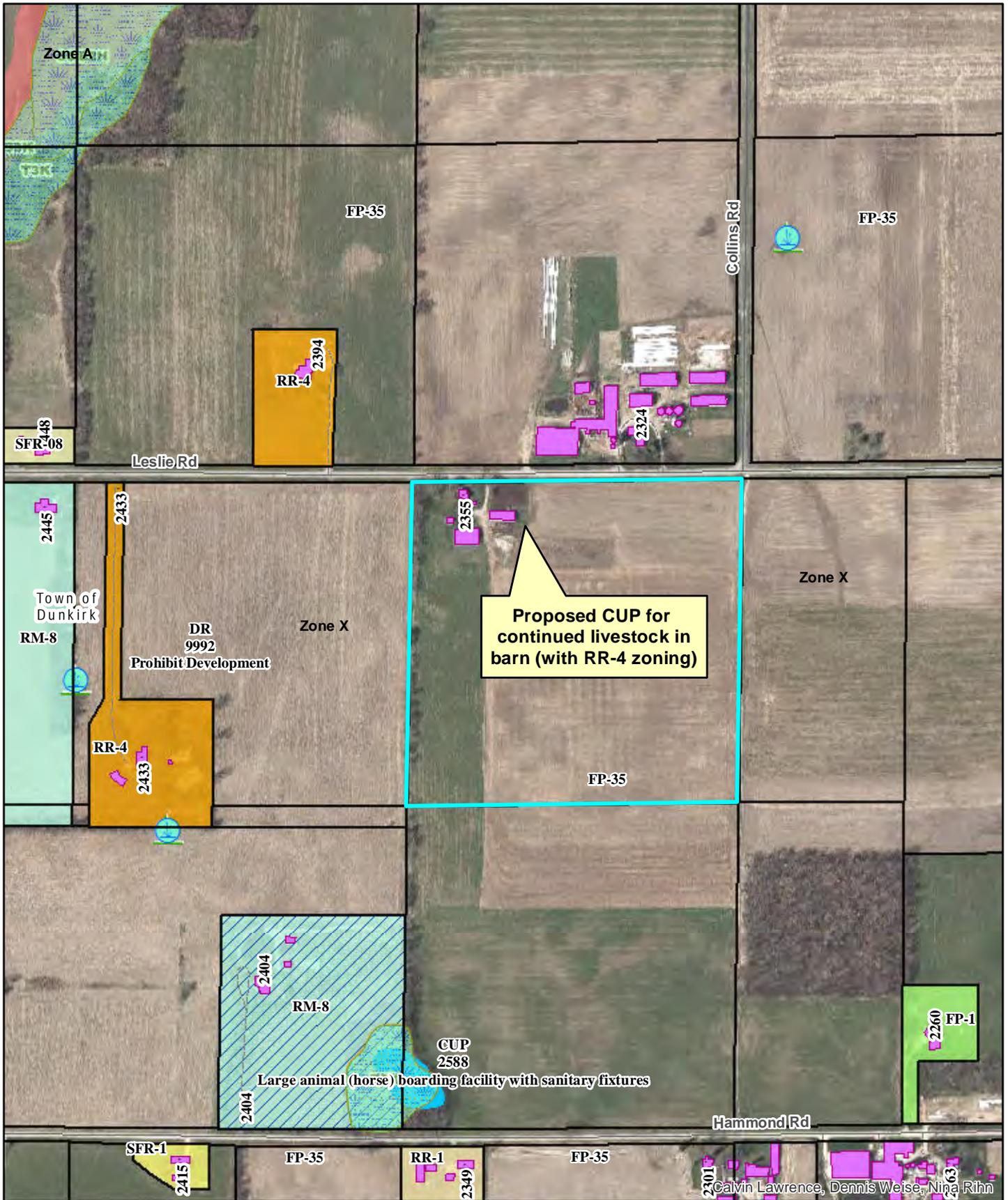


Dwg. No. 6105-23 Date 6/26/2023  
Sheet 1 of 1

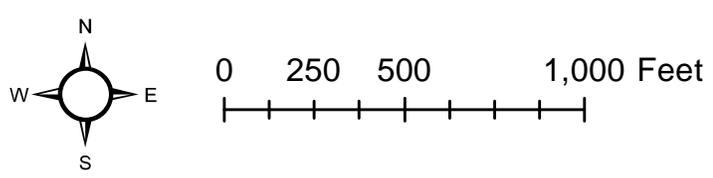
**Wisconsin Mapping, LLC**  
*surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

# Alme CUP Site Map





**CUP 2602**  
**2355 Leslie Road**



Calvin Lawrence, Dennis Weise, Niqa Rahn

**CUP 2602 Legal Description**

Part of the NW 1/4 of the SW 1/4 of Section 22, T.5N., R.11 E., Town of Dunkirk, Dane County, Wisconsin. Beginning at the west 1/4 corner of Section 22, N89°12'30"E, 789 feet; thence S00°47'30"E, 282 feet; thence S88°32'50"W, 798 feet; thence N00°58'24"E, 291 feet to the point of beginning.

The above described containing 5.2 acres.