

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/15/2015	DCPREZ-2015-10912
Public Hearing Date	C.U.P. Number
11/24/2015	DCPCUP-2015-02330

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EASTMAN HUNTING CLUB INC	PHONE (with Area Code)	AGENT NAME CHARLES V SWEENEY	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 411 WINDWOOD CIR		ADDRESS (Number & Street) 2 E MIFFLIN SUITE 200	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS alanfoltman@gmail.com		E-MAIL ADDRESS csweeney@axley.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
527 HILLSIDE RD					
TOWNSHIP ALBION	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-261-8500-9					

REASON FOR REZONE			CUP DESCRIPTION	
ALLOW SKEET, TRAP, RILFE AND PISTOL RANGE			SKEET, TRAP, RIFLE AND PISTOL RANGES AND SALE OF ALCOHOLIC BEVERAGES BY THE DRINK	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RE-1 Recreational District	40.4	10.10(2)(e)	40.4
			10.10(2)(d)	40.4

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CUS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CUS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CUS</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE: (Owner or Agent) 
				PRINT NAME: Charles V. Sweeney
				DATE: 9/15/2015



DANE COUNTY  
**PLANNING & DEVELOPMENT**

## Zoning Change Application

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 that must be submitted with your application:

o **Written Legal Description of the proposed Zoning Boundaries**

Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

o **Scaled Drawing of the location of the proposed Zoning Boundaries**

The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Eastman Hunting Club, Inc.

Agent's Name Charles V. Sweeney

Address 527 Hillside Road, Edgerton, WI 53534

Address 2 E. Mifflin, Suite 200, Madison 53703

Phone (608) 884-6588

Phone (608) 283-6743

Email alanfoltman@gmail.com

Email csweeney@axley.com

Town: Albion Parcel numbers affected: 0512-261-8500-9

Section: 01 26 Property address or location: 527 Hillside Road, Edgerton, WI 53534

Zoning District change: (To / From / # of acres) RE-1 / A-1E5 40 acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_ % Class II soils: \_\_\_\_\_ % Other: \_\_\_\_\_ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- ☐ Separation of buildings from farmland  
☐ Creation of a residential lot  
☐ Compliance for existing structures and/or land uses  
☒ Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Charles V. Sweeney Agent

Date: 9/15/15





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:

- 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>Eastman Hunting Club, Inc.</u>	Agent	<u>Charles V. Sweeney</u>
Address	<u>527 Hillside Rd, Edgerton, WI 53534</u>	Address	<u>2 E. Mifflin St., Ste. 200</u>
Phone	<u>608. 884. 6588</u>	Phone	<u>Madison, WI 53703</u>
Email	<u>alanfeltman@gmail.com</u>	Phone	<u>608. 283. 6743</u>
		Email	<u>c.sweeney@axley.com</u>

Parcel numbers affected: 0512-261-8500-9 Town: Albion Section: 26  
Property Address: 527 Hillside Rd, Edgerton

Existing/ Proposed Zoning District: RE-1/A-LK 40 acres

- o Type of Activity proposed:  
*Separate checklist for mineral extraction uses must be completed.*

- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- 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: Charles V. Sweeney, Agent

Date: 9/15/15

## 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.

Trap shooting has been going on for years. This is simply getting property into compliance.

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.

Same things have been going on for years. This is simply getting into compliance.

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.

Same things have been going on for years. This is simply getting into compliance.

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

Same things have been going on for years. This is simply getting property into compliance.

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.

Same things have been going on for years. This is simply getting property into compliance.

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

Likely a non-conforming use but applicant desires to get in with new re-zone and CUP.

Dane County

Things I want to do now and in the future

- clay bird shoots
- Sporting clays
- Shooting range
- Apply for beer wine license
- Apply for FFL sales of guns

5-stand it will consist of 8-10 trap thrower and a construction trailer that is cooled and heated

Hours of operation Tuesday –Sunday Summer 8-am to 9-PM

Shooting range will consist of 4-lanes pistol rifles shot guns

Apply for a beer wine license to add to additional revenue and service to my customer base /members

FFL fire arms license for the sale of fire arms











Hillside Rd

A-4  
DCPREZ-0000-10205

Not Effective  
A-1(EX) DCPREZ-0000-00000

Not Effective  
RH-1 DCPREZ-0000-8827

RH-2  
DCPREZ-0000-09422

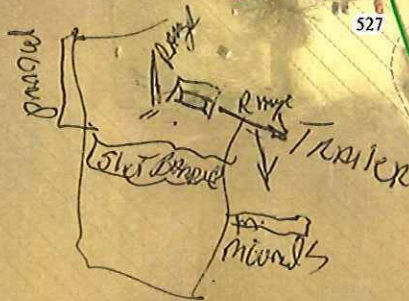
547

548

RH-1  
DCPREZ-2011-10333

Not Effective  
A-1(EX) DCPREZ-0000-00000

527



A-1(EX)  
DCPREZ-0000-00000

Not Effective  
CUP1816

RE-1  
(CUP)

051226185009


487

A-1(EX)  
DCPREZ-0000-00000

← Dog Kennel  
To A-2(1)  
CUP  
Dog Kennel



Date 3-19-15

I name CURT WILDMAN your address below  


don't have any problems with the Zoning changes at the  
Exclusive Hunting Club  
Located at 527 hillside Road  
Edgerton WI 53534

Date 3-19-15

I name MARV SEIVERT your address below

Mark Seivert

don't have any problems with the Zoning changes at the  
Exclusive Hunting Club  
Located at 527 hillside Road  
Edgerton WI 53534