

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
10/23/2018	DCPCUP-2018-02447
Public Hearing Date	
01/22/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FOSEID FARM LLC	Phone with Area Code (608) 767-3356	AGENT NAME THOMAS FOSEID	Phone with Area Code (608) 767-3356
BILLING ADDRESS (Number, Street) 9485 BRAUN RD		ADDRESS (Number, Street) 9485 BRAUN RD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) BLACK EARTH, WI 53515	
E-MAIL ADDRESS FOSEIDFARM@TDS.NET		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	
9485 BRAUN RD					
TOWNSHIP VERMONT	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-131-8420-0		---		---	

CUP DESCRIPTION
LIMITED FAMILY BUSINESS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(m)	3.83

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials 777	Inspectors Initials HJH3	SIGNATURE (Owner or Agent) 
		PRINT NAME: THOMAS L. FOSEID
		DATE: 10/23/18

COMMENTS: LFB TO INCLUDE COMMERCIAL KITCHEN REQUIRING SANITARY FIXTURES



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>FOSEID FARM, LLC</u>	Agent	<u>THOMAS L. FOSEID, MANAGER</u>
Address	<u>9485 BRAUN RD</u>	Address	_____
Phone	<u>608-767-3356</u>	Phone	_____
Email	<u>FOSEIDFARM@TDS.NET</u>	Email	_____

Parcel numbers affected: 0706-131-8420-0 Town: VERMONT Section: 13
 _____ Property Address: _____

Existing/ Proposed Zoning District: Ag-2 (2)

- o Type of Activity proposed: LIMITED FAMILY BUSINESS, (WHOLE SALE)
Separate checklist for mineral extraction uses must be completed. TO ROAST COFFEE BEANS
AND MAKE CANNED GRAPE JAM, IN COMMERCIAL QUALITY
KITCHEN, TO INCLUDE
6 SANITARY SINKS.
- o Hours of Operation - 9 AM - 5 PM
- o Number of employees - 2
- o Anticipated customers - 2
- o Outside storage - NONE
- o Outdoor activities - NONE
- o Outdoor lighting - 1 @ 100 AMP BULB
- o Outside loudspeakers - NONE
- o Proposed signs - NONE
- o Trash removal - BY OWNER
- 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: Thomas L Foseid

Date: 10/23/18

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.

ROASTING & CANNING OPERATIONS ARE VERY SMALL SCALE AND WILL CONFORM TO DEPT OF HEALTH & DEPT. OF AGRICULTURE GUIDELINES.

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.

OPERATIONS WILL BE CONFINED TO ONE AGRICULTURE ACCESSORY BUILDING.

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 AS ABOVE, AND, TOWNSHIP BOARD APPROVAL WILL BE OBTAINED.

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

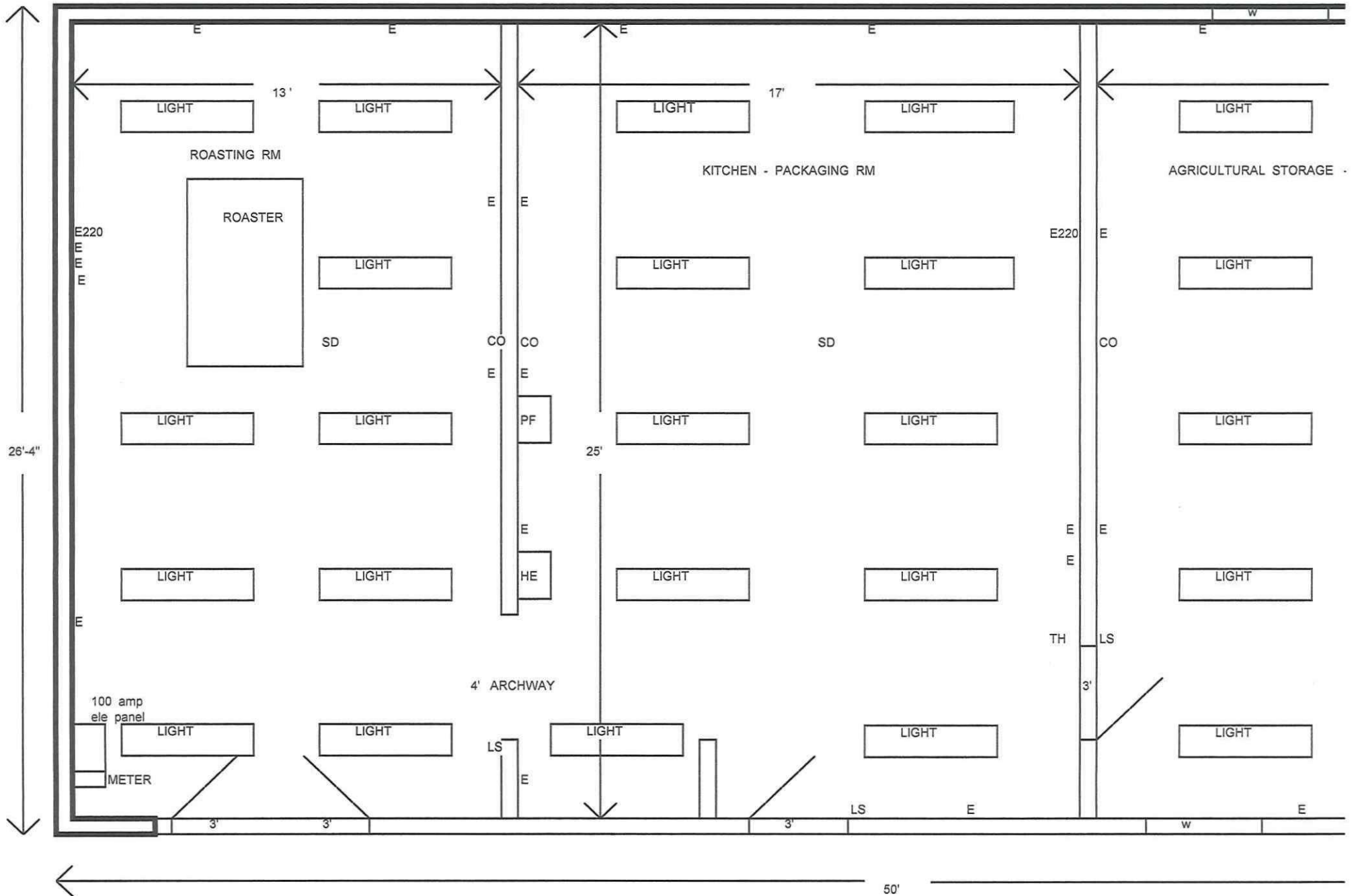
A TOWNSHIP BUILDING PERMIT WILL BE COMPLIED WITH.

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.

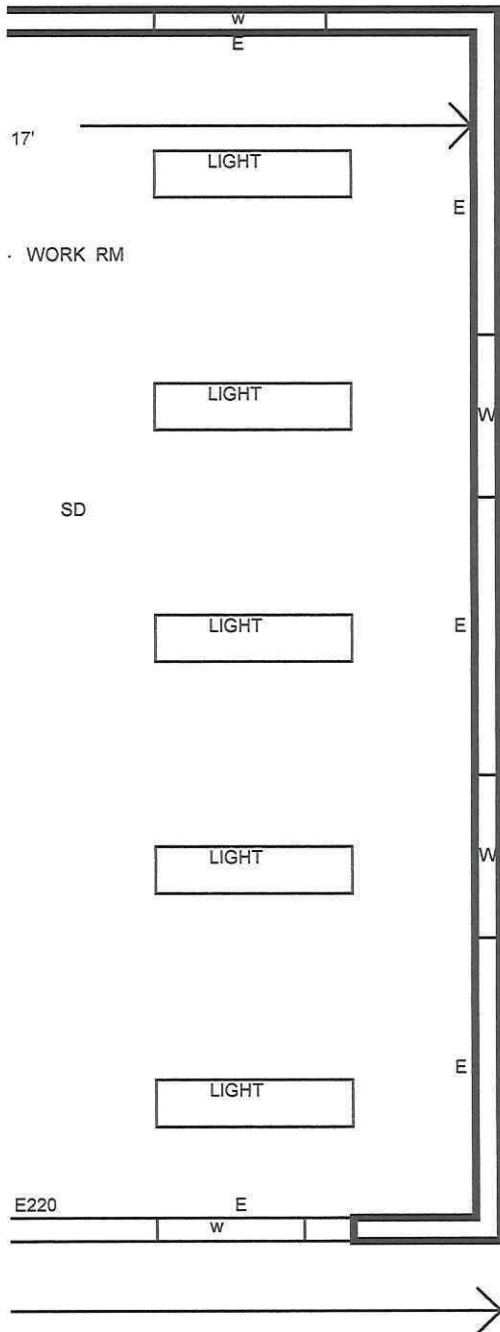
PRODUCT DELIVERIES WILL BE LIMITED TO SMALL VEHICLES, 2 PER WEEK.

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

ARTICLE 10 USES, SHALL BE COMPLIED WITH.



ELECTRIC

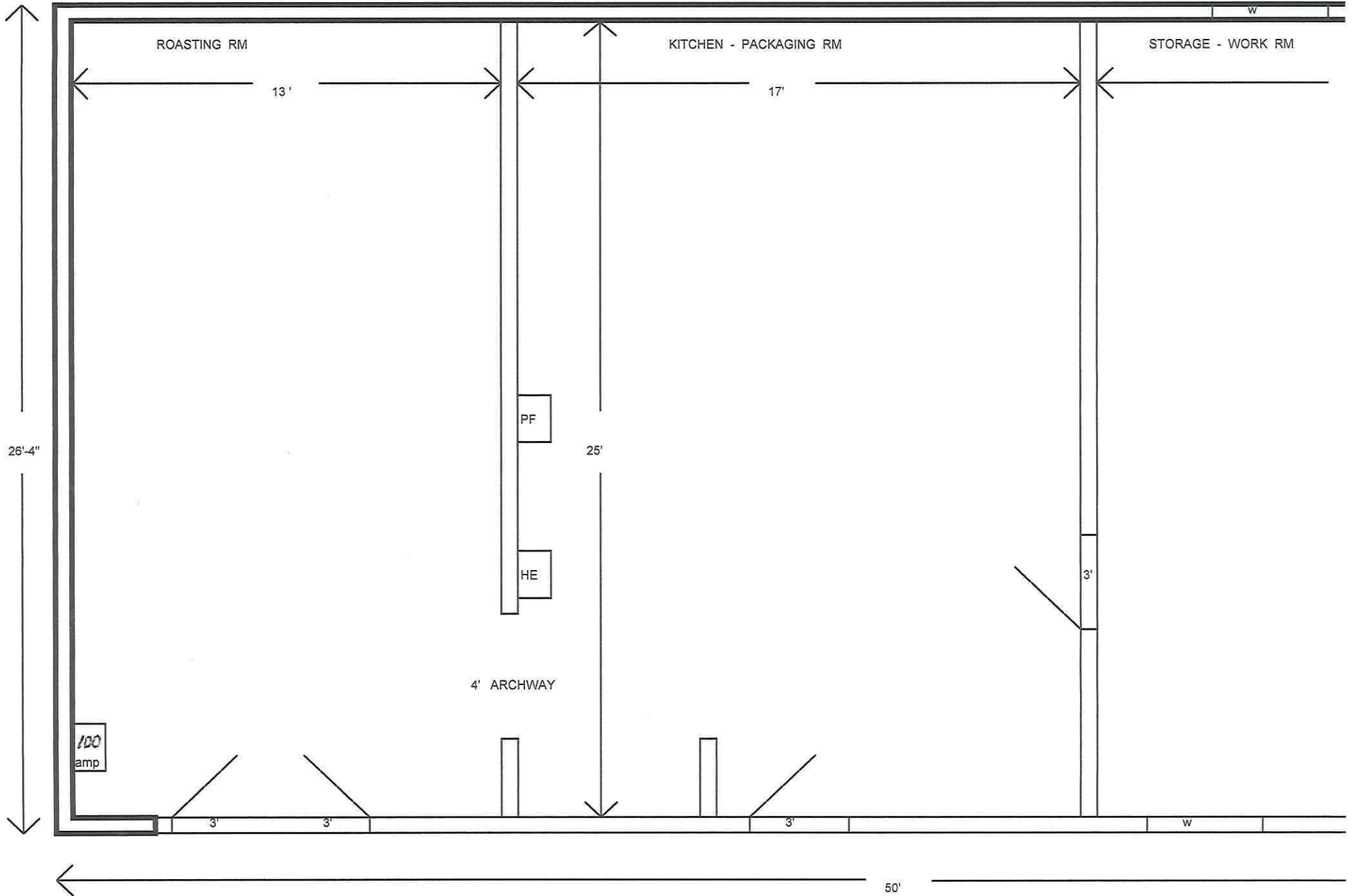


1. CONCRETE FLOORS ARE EXISTING IN ALL 3 ROOMS.
2. CONCRETE PERIMETER FOUNDATION WALLS ARE 8" THICK.
3. 100 AMP ELECTRICAL SERVICE IS EXISTING INSIDE SE WALL
4. PF IS PROPANE FURNACE, FORCED AIR
5. HE IS HEAT EXCHANGER FOR OUTDOOR WOOD BURNER, FORCED AIR
6. W IS FOR 40" X 40" WINDOW
7. ROASTING AND KITCHEN ROOMS WILL BE 1 HR RATED, WITH 5/8 FIRE RESISTANT TYPE X DRYWALL AND STEEL DOORS.
THE WALLS WILL ALSO BE COVERED WITH SMOOTH PLASTIC PANELS
8. THE SHINGLED ROOF IS 6/12 PITCH
9. STRUCTUAL FRAMING IS WOOD
10. A ROOF SOFFETT WILL BE INSTALLED UNDER THE ROOF OVERHANG
11. FOUNDATION CRACKS WILL BE REPAIRED, WATER PROOFED AND INSULATED.
12. E - INSTALL RECESSED OUTLETS AND CEILING LIGHTS WHERE INDICATED, LS = LIGHT SWITCH
13. UPGRADE ALL EXISTING WIRING TO CODE
14. INSTALL WIRING FOR ELECTRIC HOT WATER HEATER IN KITCHEN
15. INSTALL ELECTRIC METER FOR BUILDING NEXT TO ELE PANEL
16. INSTALL TH - THERMOSTAT, CO - CARBON MONOXIDE METER, AND SD - SMOKE DETECTOR

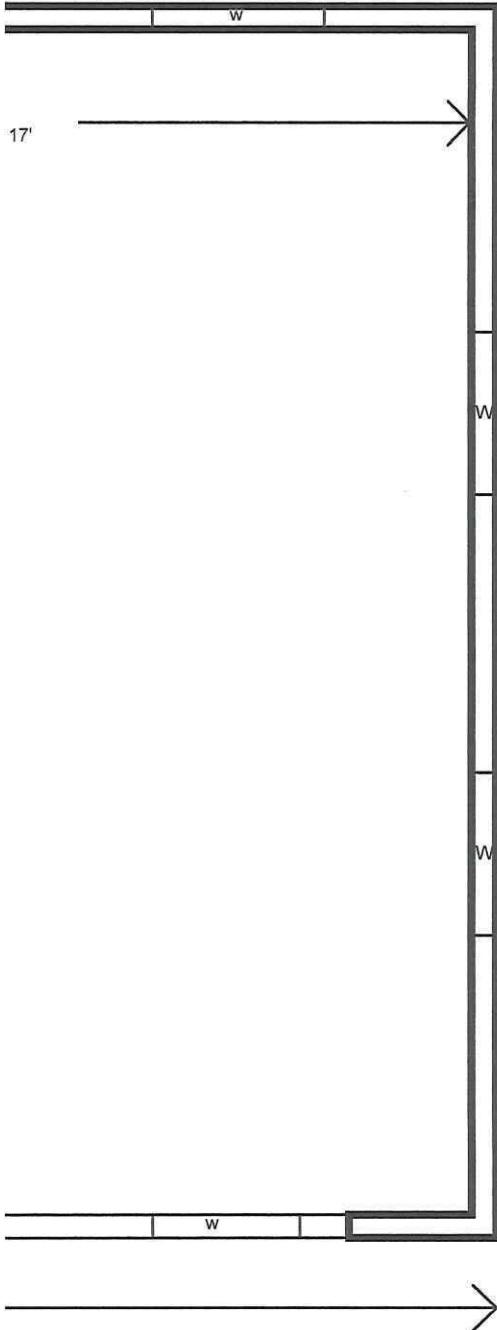
FOSEID FARM, LLC - COMMERCIAL KITCHEN
9485 BRAUN Rd., BLACK EARTH, WI, 53515

PLAN: STRUCTURAL
SCALE: 1/4" / FT

VER - 7/8/18



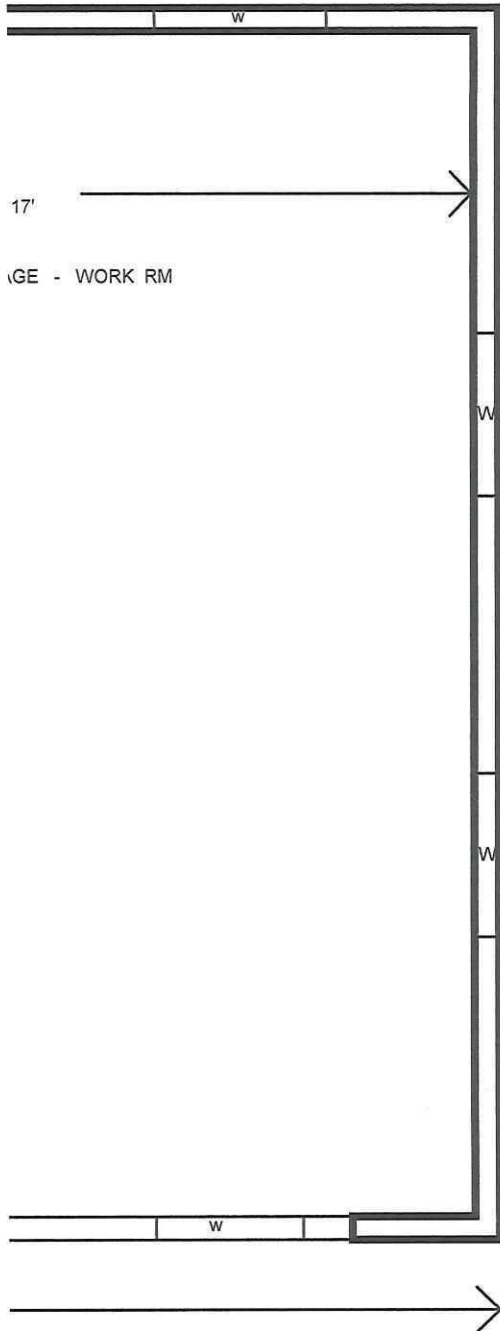
STRUCTURAL



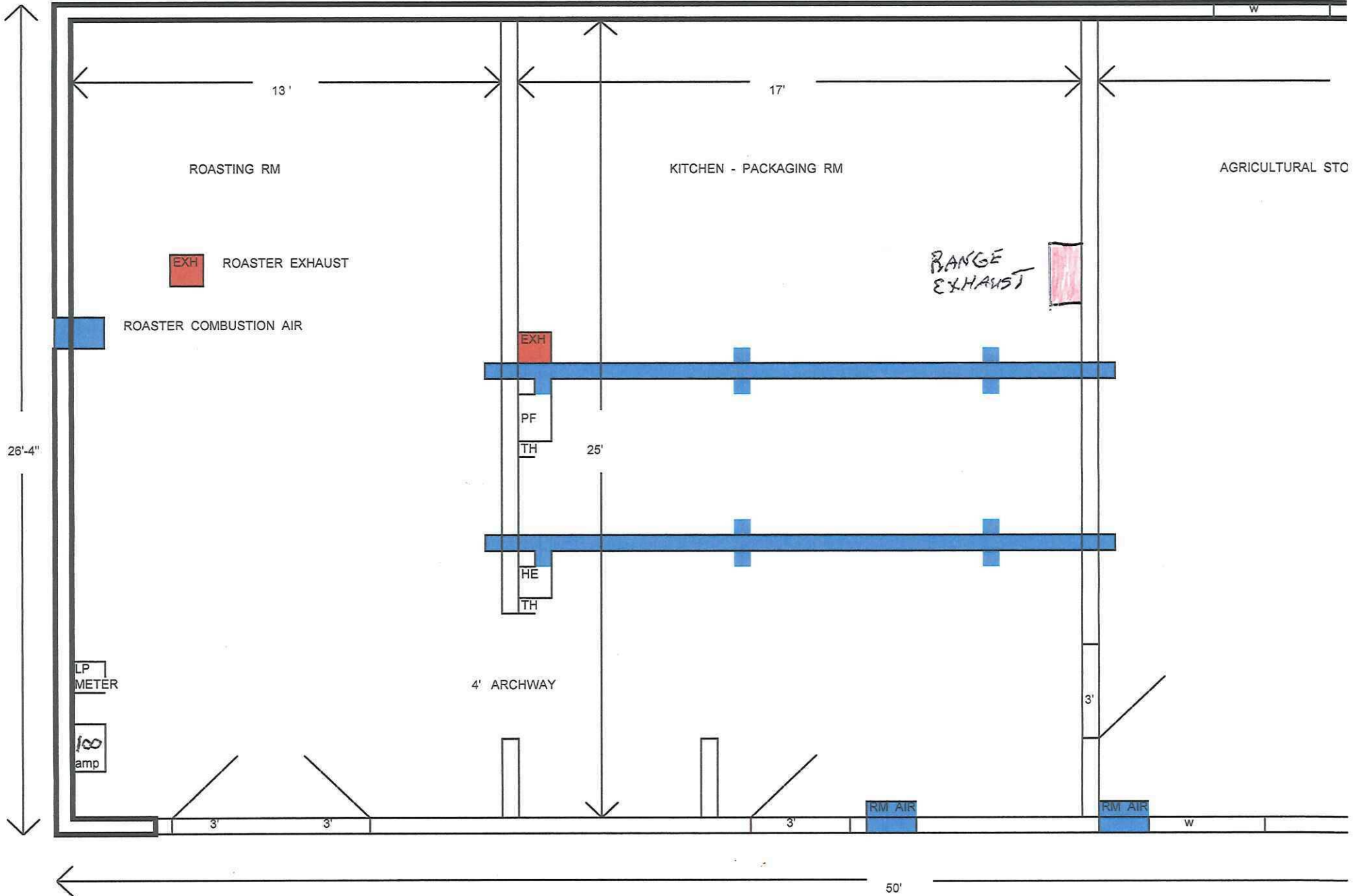
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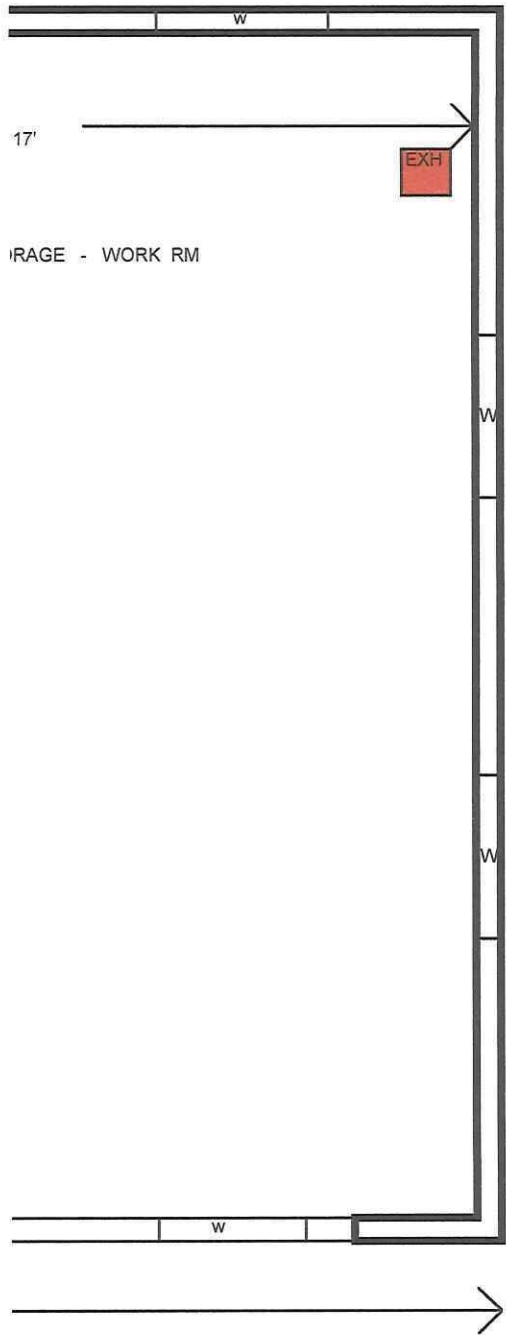
PLUMBING



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11. FOUNDATION CRACKS WILL BE REPAIRED, WATER PROOFED AND INSULATED.
12. INSTALL 6 SINKS IN KITCHEN COUNTER
13. CONNECT WATER SUPPLY TO EXISTING GROUND WELL
14. CONNECT WASTE WATER TO NEW SEPTIC SYSTEM
15. PROVIDE AND INSTALL "DEMAND USE" HOT WATER HEATER



HVAC

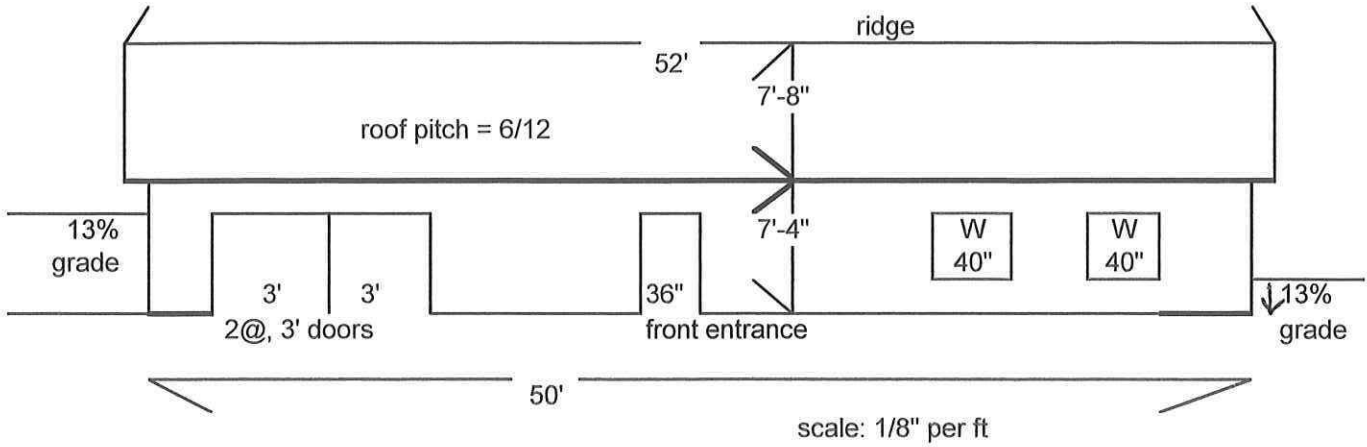


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11. FOUNDATION CRACKS WILL BE REPAIRED, WATER PROOFED AND INSULATED.
12. INSTALL REQUIRED SUPPLY AND EXHAUST DUCT BY CODE AND MFG'S SHOP DRAWINGS
13. INSTALL LP GAS LINE TO ROASTER, PER MFG'S SPECS
14. INSTALL LP GAS VOLUME METER TO BUILDING

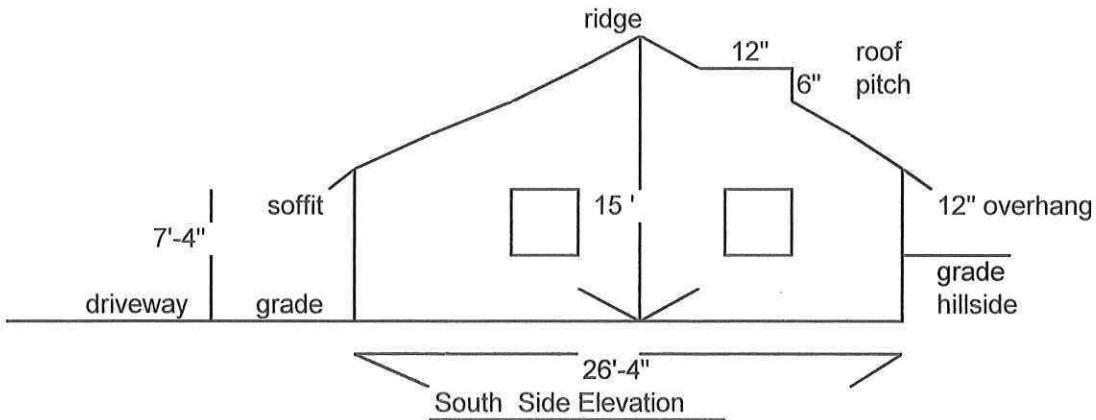
FOSEID FARM, LLC - COMMERCIAL KITCHEN

9485 BRAUN Rd., BLACK EARTH, WI, 53515

PLAN: ELEVATIONS

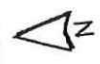


Front West Elevation from driveway



South Side Elevation

CROSS PLAINS



200 0 200 400 Feet

390

0706-131-5120-5

0707-132-8600-4

150

0707-132-8600-4

0707-132-8600-4

0707-132-8600-4

VERMONT

1320

40

0706-131-9500-3

0706-131-9500-3

1325

OLD →

NEW →

2

32

0706-131-9500-3

1013

POWER LINE

1317

Shop photos

From : Ms. Heather
<healthygreatness@gmail.com>

Wed, Apr 18, 2018 01:21 PM

📎 3 attachments

Subject : Shop photos

To : Foseid Farm' <foseidfarm@tds.net>





FOSEID FARM LLC
9485 BRAUN RD
BLACK EARTH WI 53515

FOSEID FARM LLC
9485 BRAUN RD
BLACK EARTH WI 53515

MICKELSON DAIRY LLC
9625 UNION VALLEY RD
BLACK EARTH WI 53515

FOSEID FARM LLC
9485 BRAUN RD
BLACK EARTH WI 53515

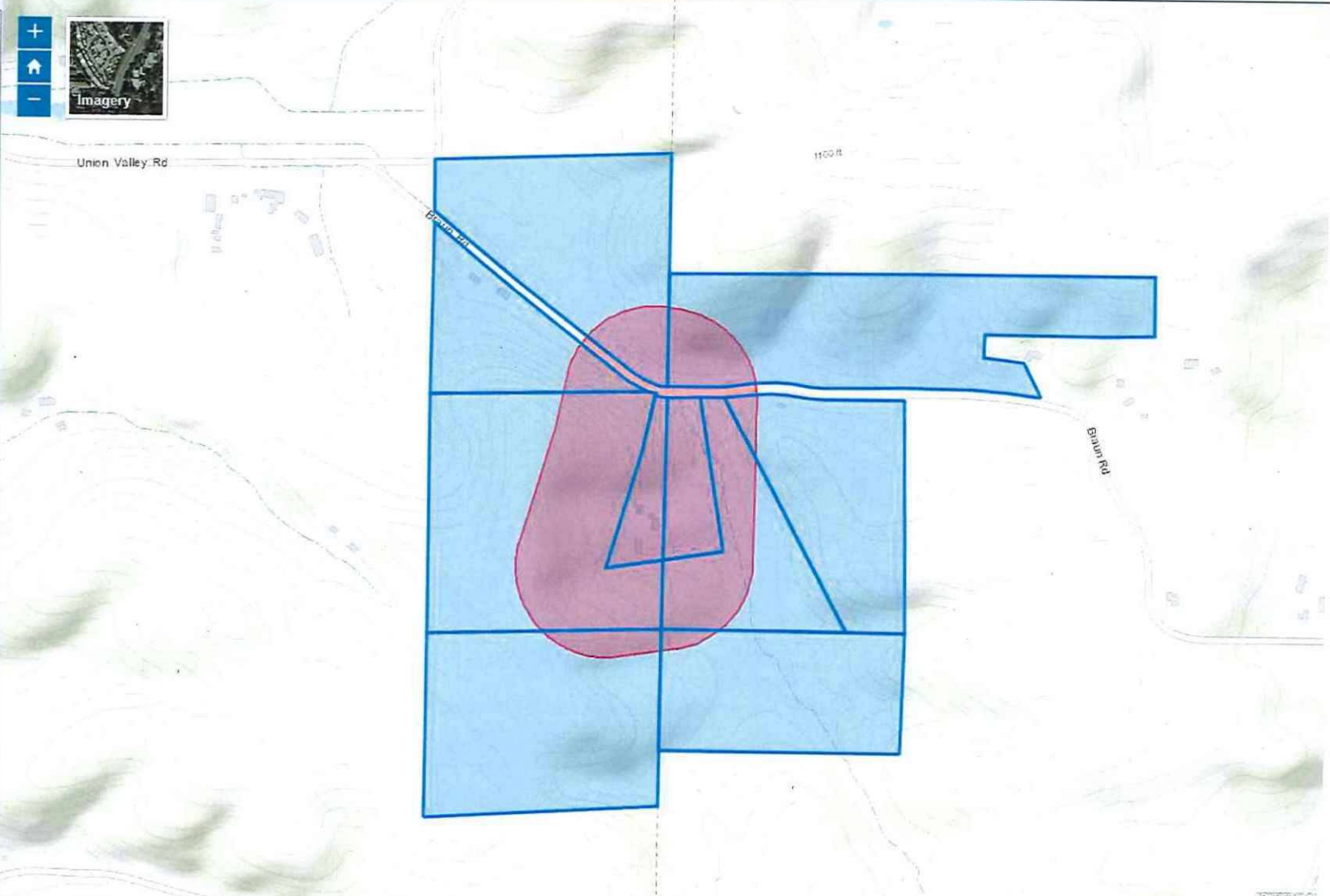
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BLACK EARTH WI 53515

FOSEID FARM LLC
9485 BRAUN RD
BLACK EARTH WI 53515



CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NE 1/4 OF THE NE 1/4, SECTION 13, T07N, R06E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

LOT 2
C.S.M. #12590

N 1/4 CORNER
SEC. 13-07-06
FND ALUMINUM MON.

NE CORNER
SEC. 13-07-06
FND BERTSEN MON.
VICRS-DANE
488,583.92
731,432.61

BRAUN ROAD

LEGEND

O = 3/4" x 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
() = RECORDED INFORMATION
I.P. = IRON PIPE
I.S. = IRON STAKE
P.P. = PINCHED PIPE

C-1
R = 274.00'
L = 67.90'
DELTA = 14'11"54"
BEAR. = S 79°38'34"E
CHRD = 67.73'
TAN. BEARS. = S 72°32'38"E
S 86°44'32"E

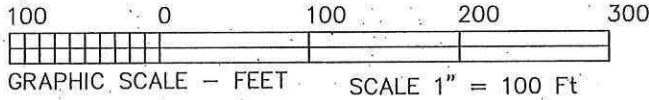
SURVEYED FOR:
TOM FOSEID
9485 BRAUN RD
BLACK EARTH, WI 53515

BEARINGS REFERENCED
TO GPS OBSERVATIONS
VICRS-DANE



CL DRIVE
SHARED DRIVEWAY
EASEMENT AGREEMENT
DOC. #5329930

LOT 1
166,767 Sq Ft
3.83 ACRES



NOTES:
WELANDS, IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS
SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED
AND UNRECORDED. REFER TO BUILDING SITE INFORMATION CONTAINED
IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
BEARINGS MEASURED TO THE NEAREST 5"



DOCUMENT NO. 5334198
CERTIFIED SURVEY MAP NO. 14535
VOLUME 100 PAGE 171

CERTIFIED SURVEY MAP

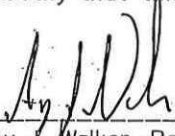
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

I also certify that this survey was done under the direction Tom Foseid



6/8/17

Anthony J. Walker, Registered Land Surveyor No. S-1957

LEGAL DESCRIPTION

Part of the NE 1/4 of the NE 1/4, Section 13, T07N, R06E, Town of Vermont, Dane County, Wisconsin more fully described as follows;

Beginning at the NE corner of said Section 13

THENCE South 00 degrees 09 minutes 24 seconds West for a distance of 937.50 feet along the east line said NE 1/4 Section 13

THENCE South 81 degrees 07 minutes 57 seconds West for a distance of 319.02 feet

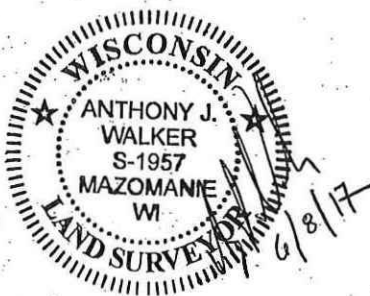
THENCE North 16 degrees 16 minutes 42 seconds East for a distance of 673.23 feet

THENCE North 11 degrees 13 minutes 04 seconds East for a distance of 346.13 feet to the north line of said NE 1/4 Section 13

THENCE North 89 degrees 09 minutes 05 seconds East for a distance of 61.73 feet along said line to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.85 acres more or less.



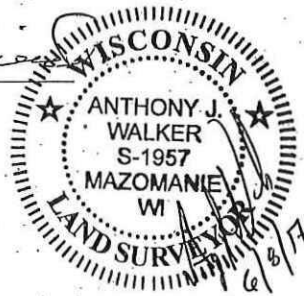
DOCUMENT NO. 5334198
CERTIFIED SURVEY MAP NO. 14535
VOLUME 100 PAGE 172

CERTIFIED SURVEY MAP
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

OWNER'S CERTIFICATE

As owner, I hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as shown on this Certified Survey Map, I also certify that this Certified Survey Map is required by S 75.17 (1) (a) of Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Fosoid Farm, LLC Thomas L Foseid
Fosoid Farm, LLC, Thomas Tom L Foseid



Personally came before me this 8th day of June of 2017
2017, the above named Thomas L Foseid
to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public Michelle Slaney
My Commission expires 3-5-2021

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action
of this 19 day of JUNE, 2017.

Daniel Everson
Daniel Everson, Representative # 9987

TOWN BOARD APPROVAL

This CSM, including public highway right-of-way dedication designated herein is hereby acknowledged and
accepted by the Town of Cross Plains, VERMONT
this 8 day of June, 2017.

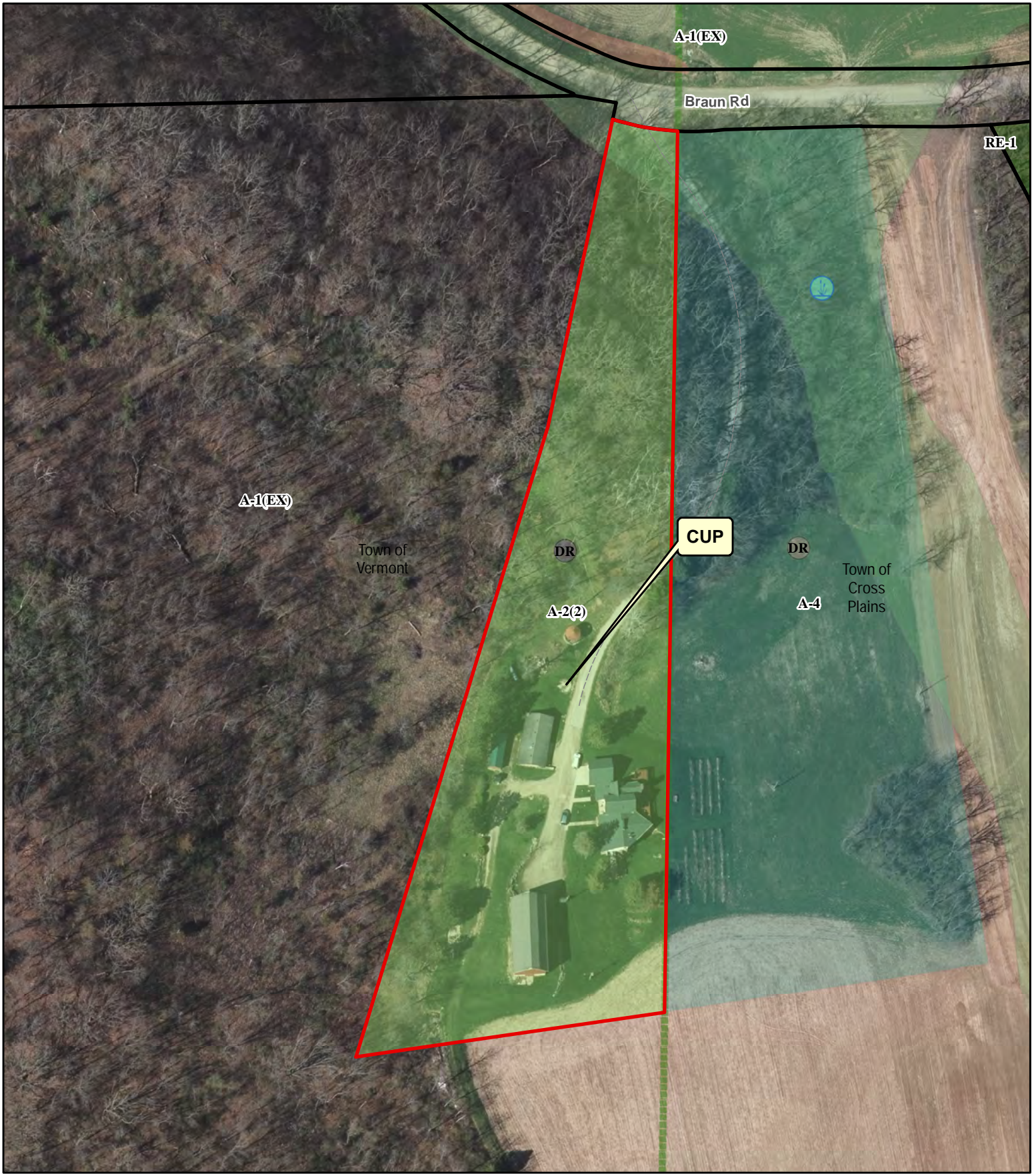
Chris Chlebowska
Representative

RECEIVED FOR RECORDING THIS 19th DAY OF June, 2017,
AT 11:25 O'CLOCK A.M. IN VOLUME 100 OF CERTIFIED SURVEY MAPS ON
PAGES 171-173

Kristi Chlebowska, by Cherylann Meyer, Deputy
KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS

Received 6/19/2017 9:52 AM

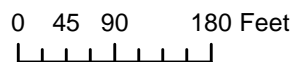
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VOLUME 100 PAGE 173



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



CUP 02447
FOSEID FARM LLC