

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
08/12/2024	DCPCUP-2024-02638
Public Hearing Date	
10/22/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SILVIN F & ROSEMARY C KURT REV TR	Phone with Area Code (608) 628-1391	AGENT NAME DALE KURT	Phone with Area Code (608) 628-1392
BILLING ADDRESS (Number, Street) 4558 RIDGE RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS kurtdairy@hotmail.com		E-MAIL ADDRESS kurtdairy@hotmail.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	
4558 Ridge Road					
TOWNSHIP COTTAGE GROVE	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-013-8000-2		---		---	

CUP DESCRIPTION

Secondary farm residence (CUP renewal)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.222(3)	5.7
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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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:	SILVIA ROSEMARY KURT ROSEMARY	Agent Name:	Silvia Kurt
Address (Number & Street):	4498 RIDGE RD	Address (Number & Street):	4498 RIDGE RD
Address (City, State, Zip):	DEARBORN WI 53531	Address (City, State, Zip):	DEARBORN WI 53531
Email Address:		Email Address:	
Phone#:	608-628-1391	Phone#:	Date 628-1392 608-628-7391

SITE INFORMATION	
KurtDairy@hotmail.com	KRT4498@hotmail.com

Township:	COTTAGE GROVE	Parcel Number(s):	0711-013-800-2 0711-013-9501-0
Section:	1	Property Address or Location:	4558 RIDGE RD. DEARBORN WI 53531
Existing Zoning:	AI	Proposed Zoning:	AI
		CUP Code Section(s):	2478

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): <p style="font-size: 1.2em; margin-left: 20px;">SECONDARY FARM RESIDENCE</p>	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: <p style="font-size: 1.2em; margin-left: 20px;">RENEW PERMIT FOR MOBILE HOME FOR FARM WORKER & PARTNER</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 (non-refundable), 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: Silvia F Kurt Date: 8-11-2024

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.	This permit has its own specific drainfield from a previous mobile home. Septic has been kept up according to county specs every 3 years
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.	All farmland on property and neighboring land is farmlands
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.	Existing land base no changes requested
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.	House has all utilities no improvements needed
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.	House has driveway no changes expected
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.	Yes used for a farm worker and a partner family member
7. The conditional use is consistent with the adopted town and county comprehensive plans.	Yes
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:	Purpose of house is to sustain farm operation
• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:	House is located next to other buildings
• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:	Same as above
• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:	helps with future farm use
• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:	N/A

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.

See letter

List the proposed days and hours of operation.

EVERY DAY

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

1 EMPLOYEE & FAMILY TOTAL of 3

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.

NONE

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

NONE

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.

SEPTIC & DRAINFIELD

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

TOWNSHIP TRASH & RECYCLABLE PICKUP

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

NONE

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

NONE

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.

NONE

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

NO SIGNS

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

FARMLAND WITH MOBILE HOME

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

FARMLAND

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\(15\)](#).

Updated 8/12/2024

Section #1 Town of Cottage Grove,
A dairy farm, the permit will be used for
a partner in the farming operation, consisting of
Father, Mother, 2 sons and 1 grandson.

We had a driveway, septic & drain field here
for 25 years: Mail address is 4558.

All neighbor land is farm land A1.

David Muehl is south & east of our farm.

Wayne Wallin is west of the farm

Harrell Lang is to the north of our farm.

Farm acreage is ~~850~~ 750

Cows 375 400

Youngstock all stages of growth 300 375

Alfalfa, Corn, Oats, Wheat = ~~850~~⁷⁵⁰ acres

Employees 4 hired full time,

3 are family Total 7 full & part time

We are 1 of 10 dairy farms left in
the town of Cottage Grove.

100% Income from farm - milk, corn

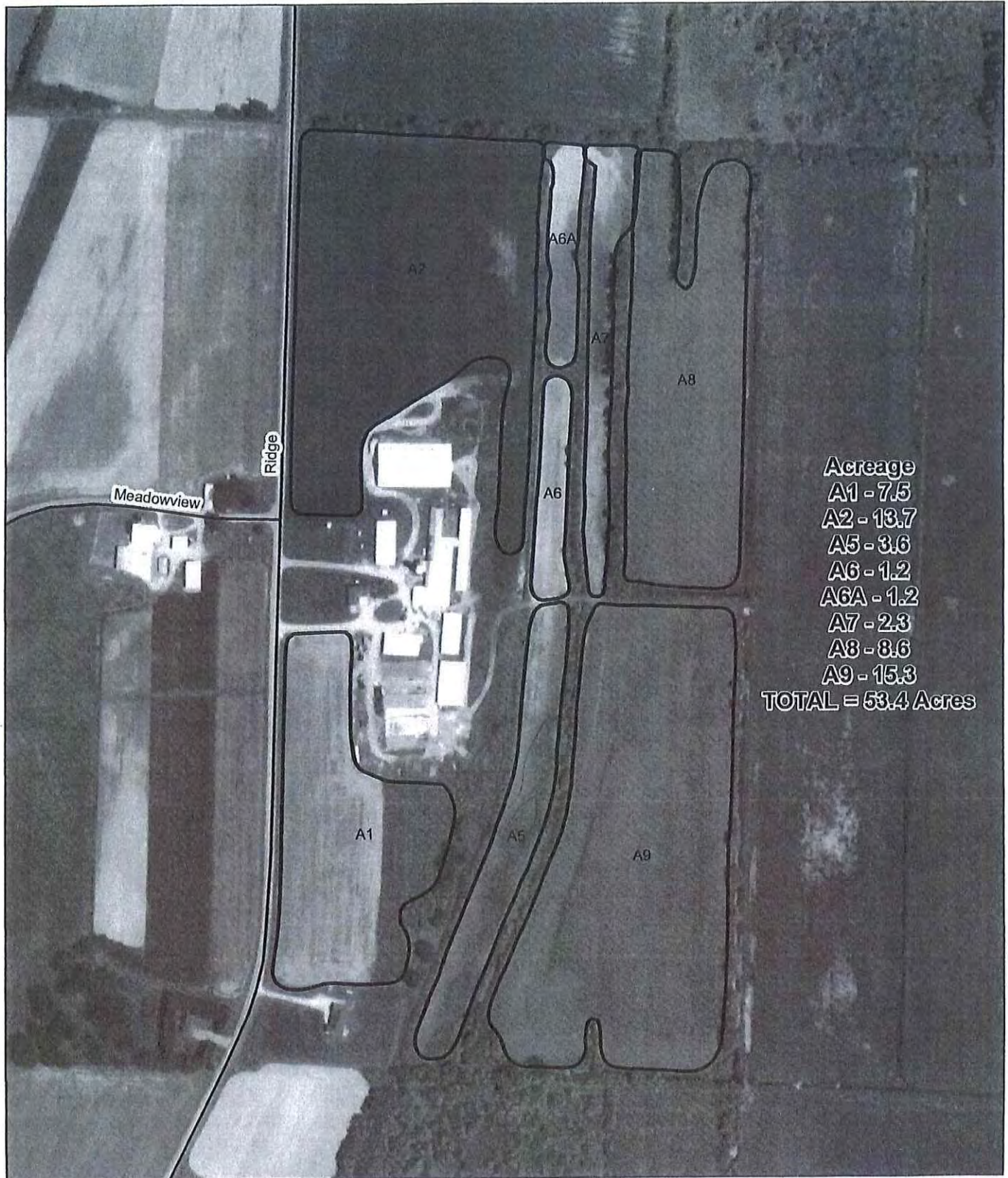
Field Map Kurt Dairy - Home Farm

Fall 2016

Dane County

Township: Cottage Grove

Section: 1



Petges AG Services, LLC
262-707-2646



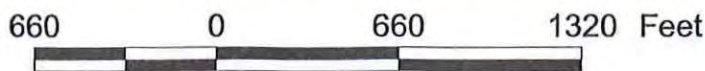
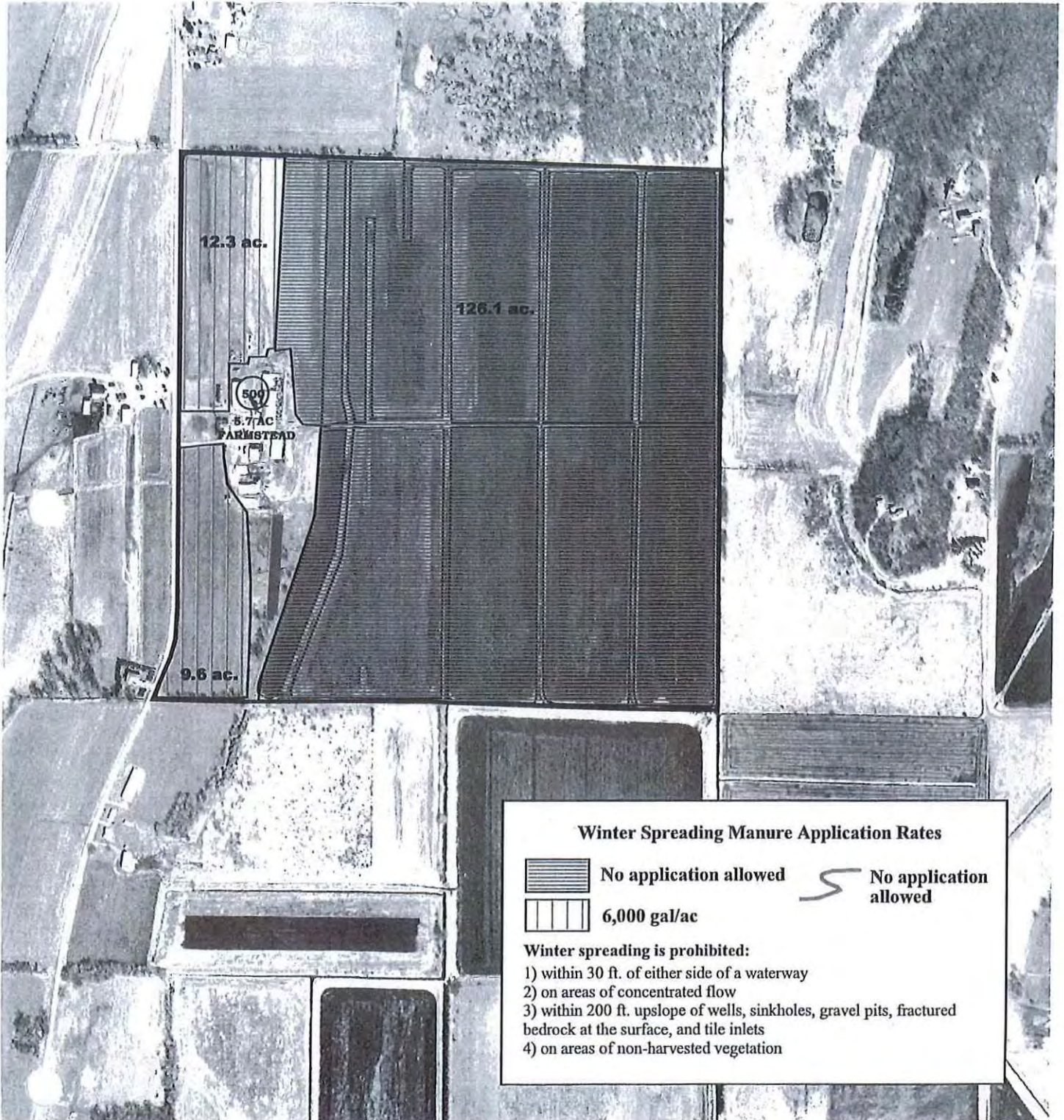
Winter Manure Spreading Plan

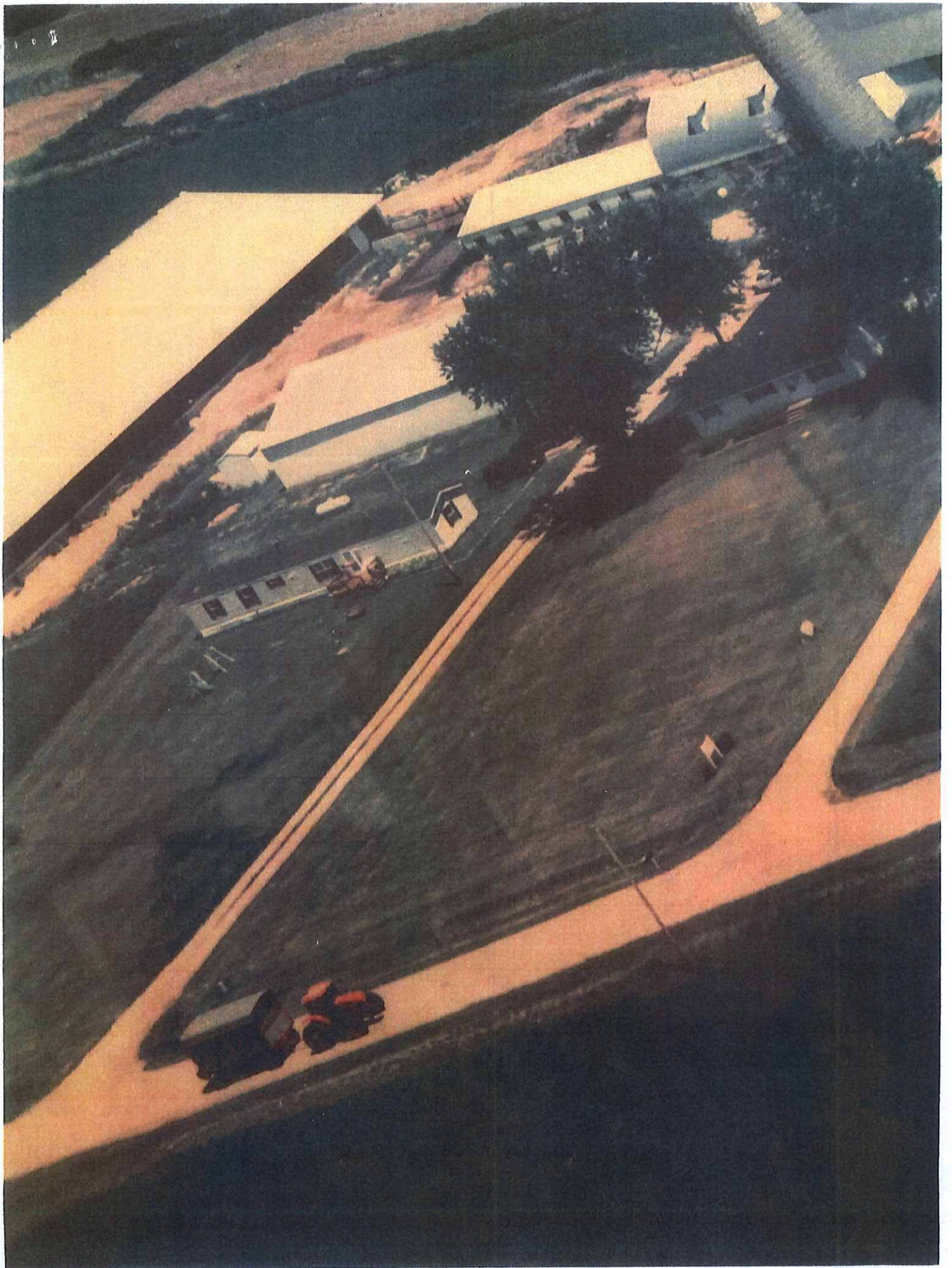
Maximum rates of stored pumpable manure that can be applied on snow covered or frozen ground.

Owner: Silvin Kurt
Operator: Kurt Dairy Farms
 LLC

Township(s): Cottage Grove
Section(s): 1
Tract(s): 5552

Completed by: A. Hull
Phone: (608) 224-3730
Date: 9/8/2006



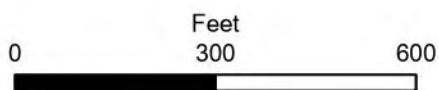
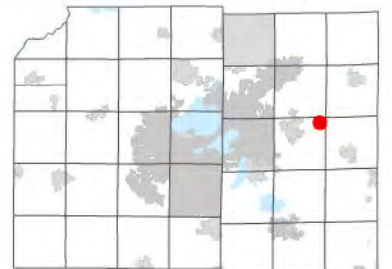


Kurt Dairy Farm

4558 Ridge Road, Town of Cottage Grove



Location in Dane County



8/12/2024

Created by Dane County Planning and Development Department, Zoning Division

CUP 2638

Located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

The west 500 feet of the south 500 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 7 North, Range 11 East, lying easterly of the center line of Ridge Road, Town of Cottage Grove, Dane County, Wisconsin.

Contains 5.74 acres more or less.