

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
04/16/2026	DCPCUP-2026-02709
<b>Public Hearing Date</b>	
06/23/2026	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
--------------------------	--------------------------

OWNER NAME BEMO LIVING TR (PETER MILLER)	Phone with Area Code (608) 213-1657	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 4437 RIDGE RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
---------------------------	---------------------------	---------------------------

<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>
4437 Ridge Rd		
TOWNSHIP COTTAGE GROVE	SECTION 12	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0711-122-8790-0	---	---

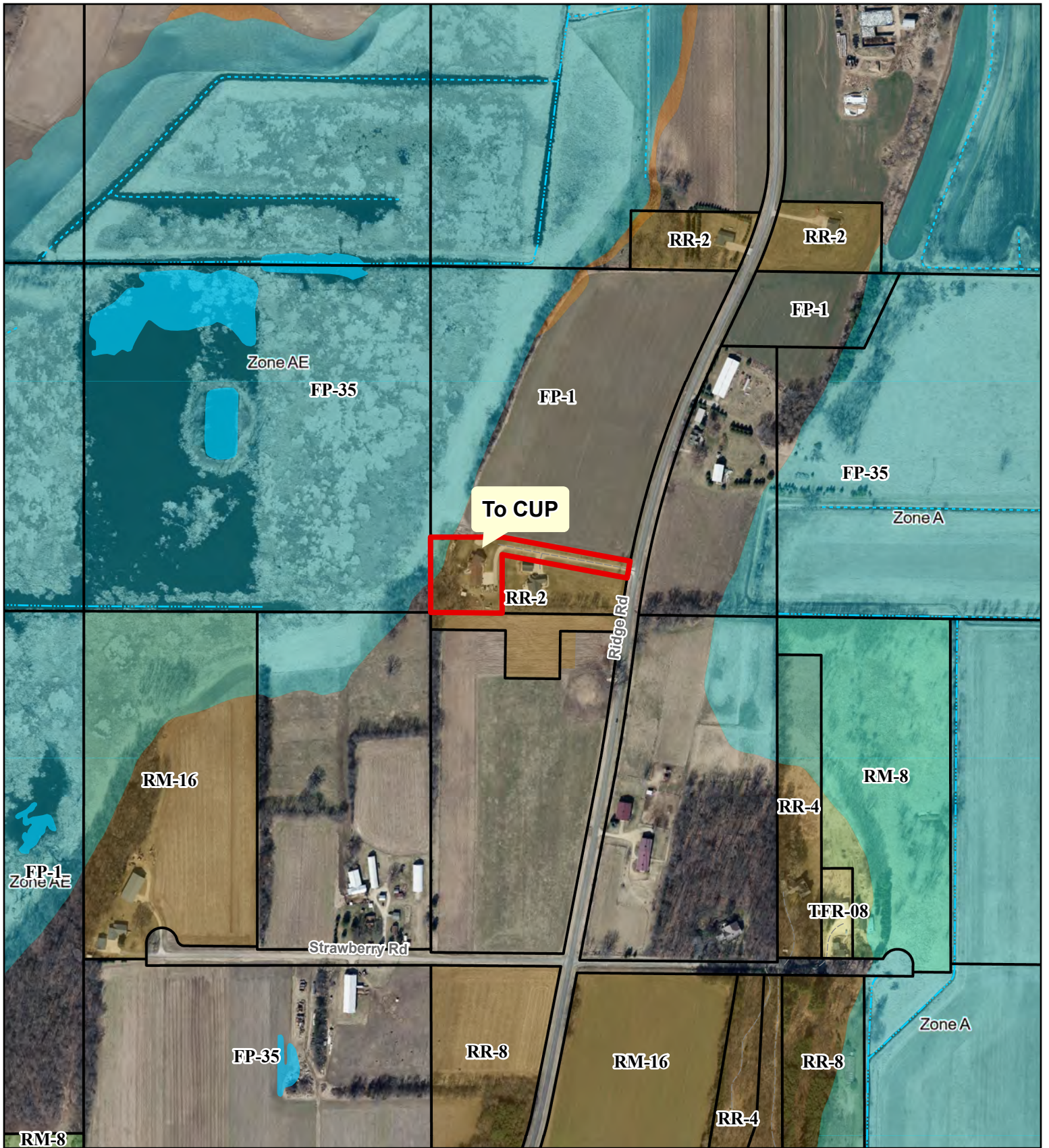
**CUP DESCRIPTION**

LIMITED FAMILY BUSINESS - RENTAL PROPERTY MANAGEMENT

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
--	--------------

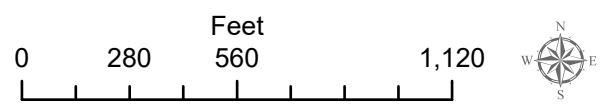
10.242(3)	2.09
-----------	------

<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>   <b>PRINT NAME:</b>   <b>DATE:</b>   
---	--	---



- Proposed Zoning
- Parcels
- Zone Type**
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Farmland Preservation
- Agricultural Transition
- Residential
- Rural Residential and Rural Mixed Use
- Municipal Boundary

**CUP 2709  
BEMO LIVING TR  
(PETER MILLER)**





**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)
<b>PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT</b>	

## CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property <b>Owner Name:</b>	Peter Miller	Agent Name:	
Address (Number & Street):	4437 Ridge Rd	Address (Number & Street):	
Address (City, State, Zip):	Deerfield, WI 53531	Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION			
Township:	Town of Cottage Grove	Parcel Number(s):	071112287900
Section:	12	Property Address or Location:	4437 Ridge Rd, Deerfield
Existing Zoning:	RR-2	Proposed Zoning:	RR-2
		CUP Code Section(s):	10.004(83)

### 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>Limited Family Business</p> <p><b>Provide a short but detailed description of the proposed conditional use:</b></p> <p>Construction of a 40' x 60' accessory outbuilding with finished attic space for a limited family business. The structure will provide indoor storage for materials, equipment, and vehicles related to the owner's rental property operations, as well as a personal private office with a bathroom. The use is low-impact, generates minimal traffic, and will improve site appearance by moving existing outdoor storage indoors.</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>
--	--

### 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 checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer
---	--	---	---	--	---

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: 4-10-26



## 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>The proposed use primarily involves storage of materials, equipment, and vehicles associated with the owners existing rental property operations. The use will not involve public visitation or hazardous materials. There will be no significant noise, odor, glare, or emissions generated. The building will allow for indoor storage of vehicles and equipment that are currently stored outdoors, which will improve overall site organization. The proposed use will not negatively impact public health, safety, or general welfare.</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>The surrounding area is predominantly agricultural and rural residential with similar accessory structures already present on nearby properties. The proposed outbuilding will be consistent with existing rural structures. Because the use is low-intensity and primarily internal to the building, neighboring properties will experience little to no change in noise, lighting, traffic, or visual impact. In fact, by moving equipment and materials indoors, the project will improve the visual appearance of the property. Therefore, no negative impact to neighboring property values or enjoyment is anticipated.</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>The proposed use is compatible with existing agricultural and rural residential uses and does not introduce any conflicting land use patterns. The structure is an accessory building that supports a small-scale family operation and does not alter the overall rural character of the area. It will not limit or interfere with the ability of surrounding properties to develop in accordance with current zoning regulations.</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>The property is already served by existing access and utilities sufficient to support the proposed outbuilding. The site has been approved by Dane County for erosion and stormwater management. No strain on public infrastructure is anticipated.</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>The property has existing access that is adequate for the limited level of traffic associated with the proposed use. The business activity is low-volume and does not involve customers or frequent deliveries.</p>	
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p> <p>The proposed outbuilding and its use as part of a limited family business will comply with all applicable zoning requirements for the RR-2 district, including setbacks, height restrictions, and use limitations. All necessary permits will be obtained prior to construction start.</p>	
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p> <p>The proposed use is consistent with the goals of maintaining rural character while allowing for reasonable, low-impact economic activity on private property. The limited family business is small in scale and compatible with agricultural surroundings.</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"> <li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li>   <li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li>   <li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li>   <li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li>   <li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li> </ul>	



**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.  
The proposed conditional use consists of the construction of a 40' by 60' accessory outbuilding located on the subject property. The structure will include a finished attic space of approximately 60 feet by 20' - 24'.

The upper level will be used for a personal private office, a wrestling mat room for personal use, and a half bathroom. The main level will be used for storage of materials and supplies associated with the owner rental property operations, as well as indoor storage of personal vehicles and equipment including a utility truck, box truck, bobcat, pontoon boat, fishing boat, and similar items.

The proposed use qualifies as a limited family business and will be operated by the property owner. No retail activity or regular customer traffic is proposed. The building is intended to consolidate and store equipment and materials indoors, improving site organization by reducing outdoor storage. We are also proposing a personal private office, and bathroom for owner in the loft area.

List the proposed days and hours of operation.  
Monday to Friday 7am to 5pm

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

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.  
No change from current conditions is anticipated.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.  
No change from current conditions is anticipated. The intent of the proposed building is to reduce outdoor storage by moving materials, equipment, and vehicles into an enclosed structure. No ongoing outdoor business operations are proposed.

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.  
The project will comply with all applicable Dane County stormwater and erosion control requirements. We have applied and been approved for Dane County Stormwater and Erosion Control Permits for this building construction, permits will be in hand before starting construction.

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.  
Proposed half bath will connect to existing approved private septic

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.  
Any additional trash generated will be minimal and will be properly disposed of off-site.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.  
No significant change in current traffic levels is anticipated. There may be occasional additional ingress or egress of a box truck; however, overall traffic will remain consistent with existing residential use.

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. Exterior lights just like the ones on our residential home and found on neighbors accessory dwelling. Our only residential neighbor already has a 8' fence on a 4' berm bordering our property. In addition we have privacy arbovitass growing in front of fence.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).  
No signage proposed

Briefly describe the current use(s) of the property on which the conditional use is proposed.  
Current use is Residential homestead with RR-2 zoning

Briefly describe the current uses of surrounding properties in the neighborhood.  
Surrounding properties are primarily agricultural (farm fields), with one nearby rural residential property that includes an accessory outbuilding.

## **WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN**

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

The business employs one full-time individual; however, the property is not used as an employee worksite. No employees are based, stationed, or regularly working on-site.

Any employee presence is limited to brief, occasional visits solely for the purpose of picking up or dropping off a vehicle and/or materials. No office activities or business operations are conducted on the premises by employees.

The use remains residential in character and does not function as a commercial or staffed business location.



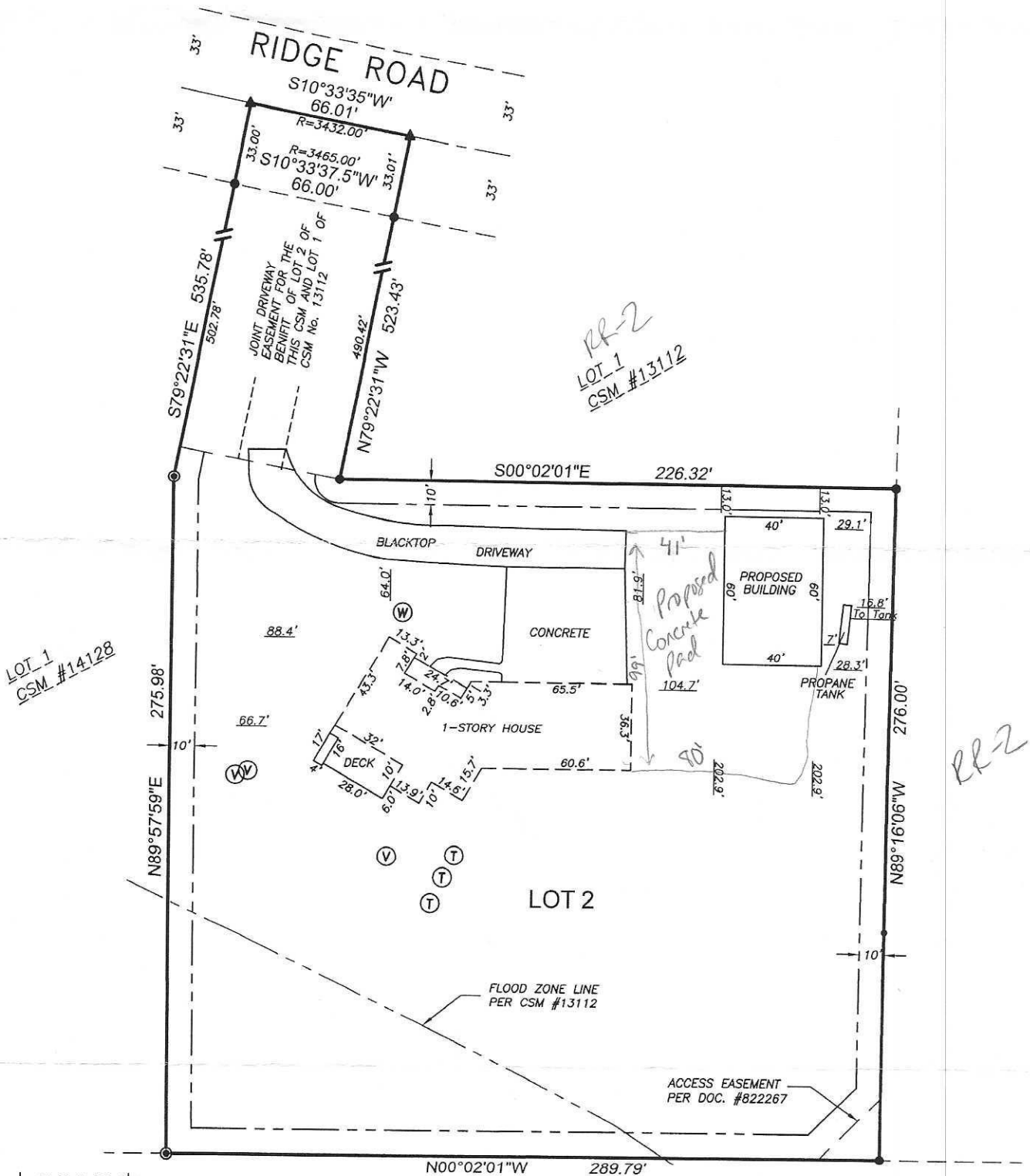
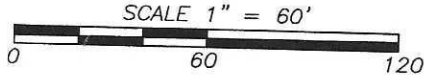
# BIRRENKOTT SURVEYING

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# PLOT PLAN

## Description:

Lot 2, Certified Survey Map No. 14128,  
Town of Cottage Grove, Dane County,  
Wisconsin.



RR-2  
LOT 1  
CSM #13112

LOT 1  
CSM #14128

RR-2

## Legend:

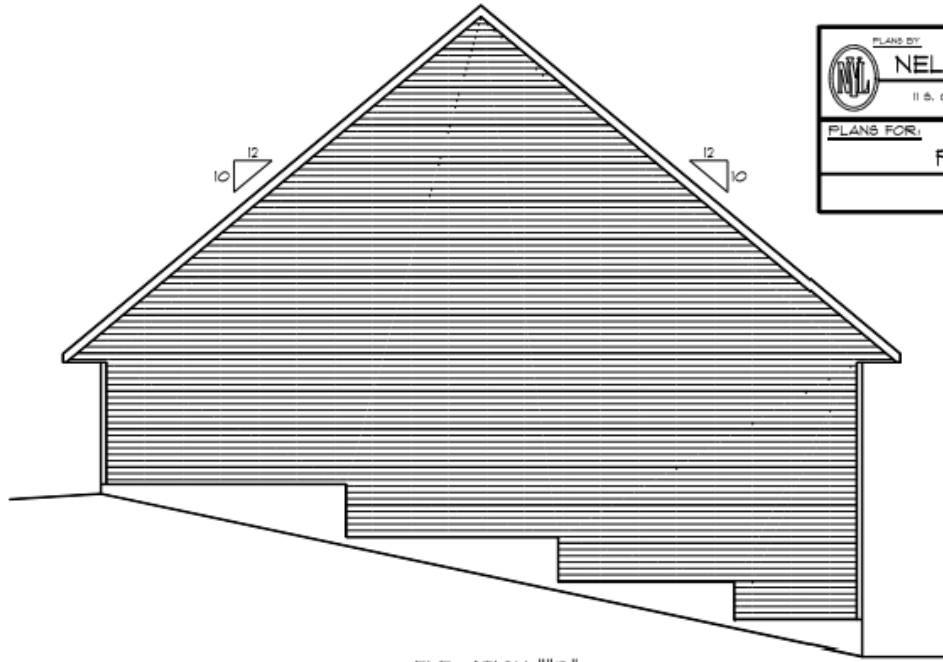
- = Building Setback Line
- (W) = Well
- (T) = Septic Tank
- (V) = Septic Vent




Prepared For:  
Peter Miller  
4437 Ridge Road  
Deerfield, WI 53531  
(608)-213-1657

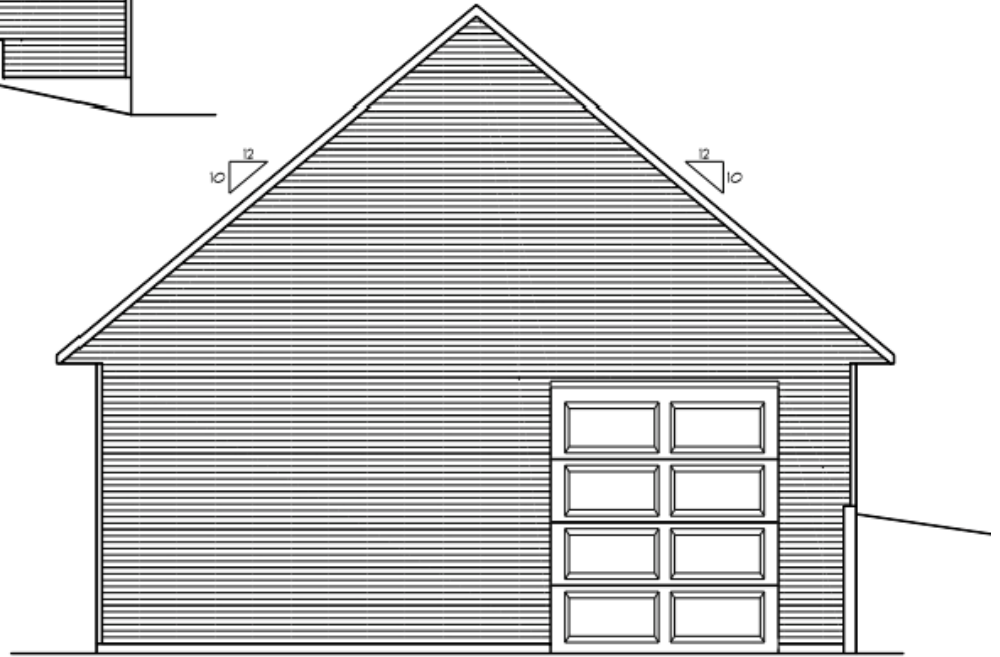
Dated: September 15, 2025  
Surveyed:  
Drawn: M.A.K.  
Checked:  
Approved: C.K.C.  
Field book:  
Comp. File: J:\2025\CARLSON  
Office Map No. 250808

For your/our protection...have the Building Inspector/Developer sign off on the Plot (site) Plan accepting the Plan as correctly meeting setback and deed restrictions for the parcel PRIOR to staking. Note: Plot Plan MUST BE APPROVED by the governing Municipal Building Authority. ANY staking, without municipal/Developer approval, may be subject to change at the client's expense.



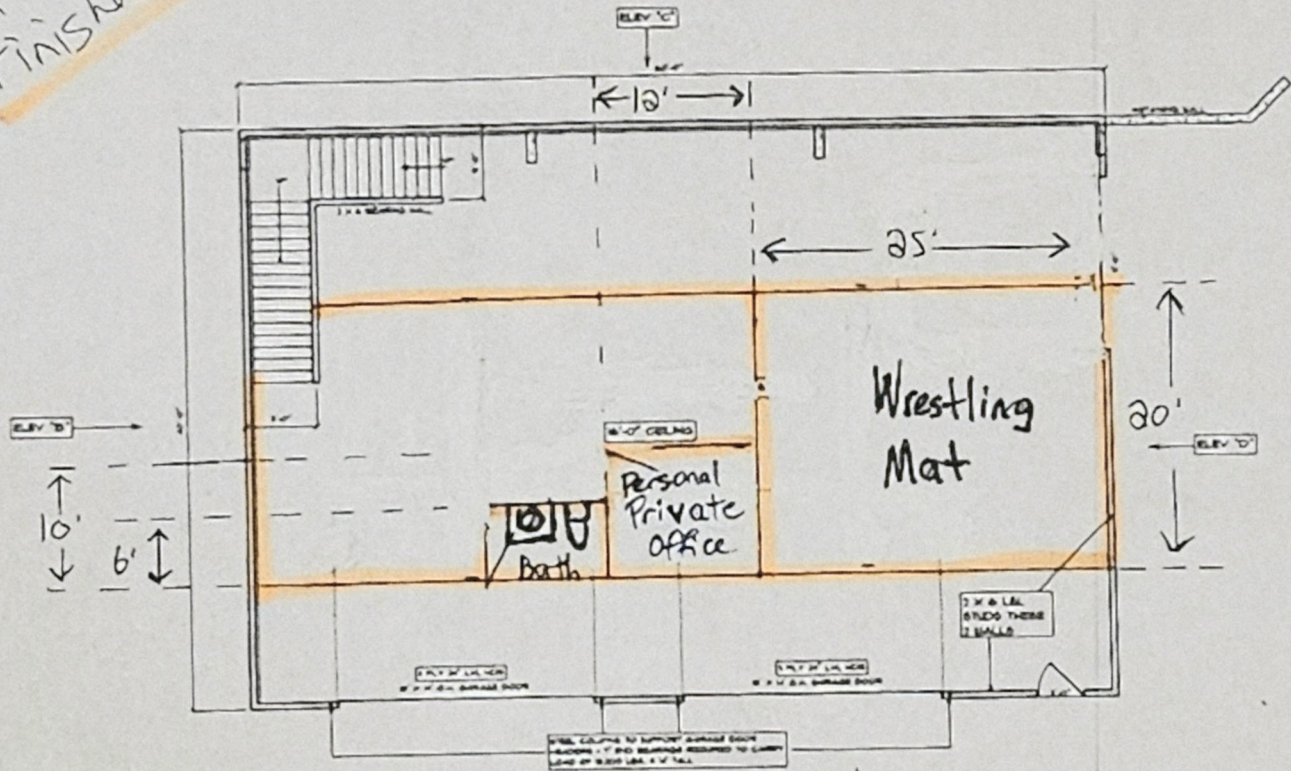
ELEVATION "B"

PLANS BY:  <b>NELSON-YOUNG LUMBER CO.</b> 11 S. CATALIN ST. EDGERTON, WISC. 53534 608-884-3316 VISIT US AT <a href="http://WWW.NYLUMBER.COM">WWW.NYLUMBER.COM</a>		ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY OUR CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME	
PLANS FOR: <b>PETER MILLER</b>		BID SETS DATE: 8-27-25	REVISIONS 2
		DRAWN BY: TOM CHROSTOWSKI TREVOR WILSON	4



ELEVATION "D"

finished loft

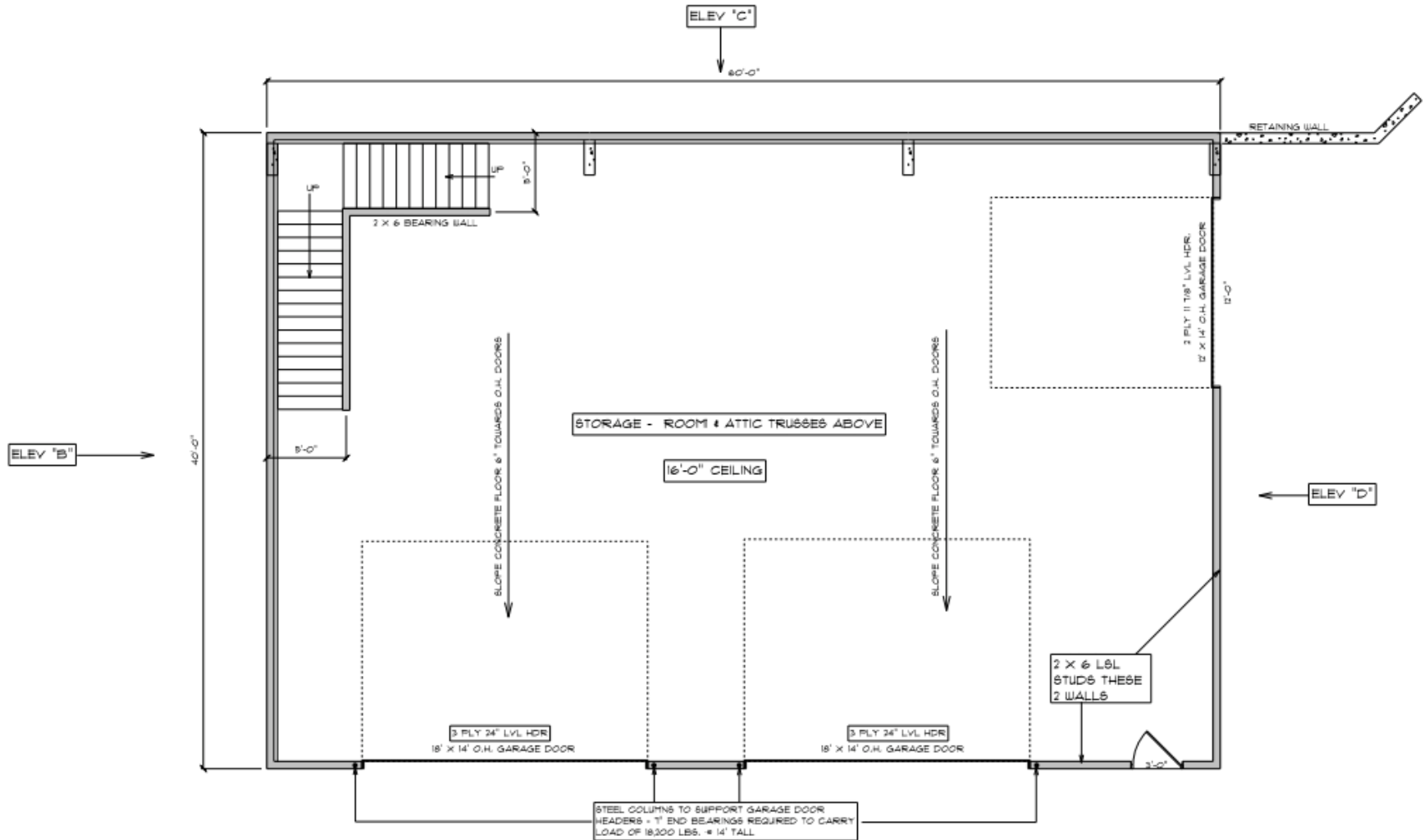


FLOOR PLAN  
SCALE 1/4" = 1'-0"

WARNING: THIS INFORMATION LUMBER IS  
A PRODUCT OF NLSL AND IS NOT  
RECOMMENDED FOR USE IN  
CONSTRUCTION OF BRIDGE, TRUSS, OR  
OTHER STRUCTURES WITHOUT THE  
APPROVAL OF A LICENSED ENGINEER  
OR ARCHITECT.

ALTHOUGH SUPER OFFICER HAS BEEN  
TRAINED IN INSTALLING THESE PLANS  
AND SPECIFICATIONS, THEY ARE NOT  
GUARANTEED TO BE EXACTLY AS  
SHOWN AND SHOULD BE  
CHECKED AGAINST THE  
ORIGINAL DRAWINGS.

 <b>NELSON-YOUNG LUMBER CO.</b> <small>1 &amp; 500 W. 500TH ST. SPOKANE, WY. 83401          TEL: 800-451-2222</small>	PLAN FOR <b>PETER MILLER</b>	SHEET NO. <b>101</b>	SHEET <b>3</b>
	TOTAL SHEETS <b>4</b>	TOTAL SHEETS <b>4</b>	TOTAL SHEETS <b>4</b>




**FLOOR PLAN**

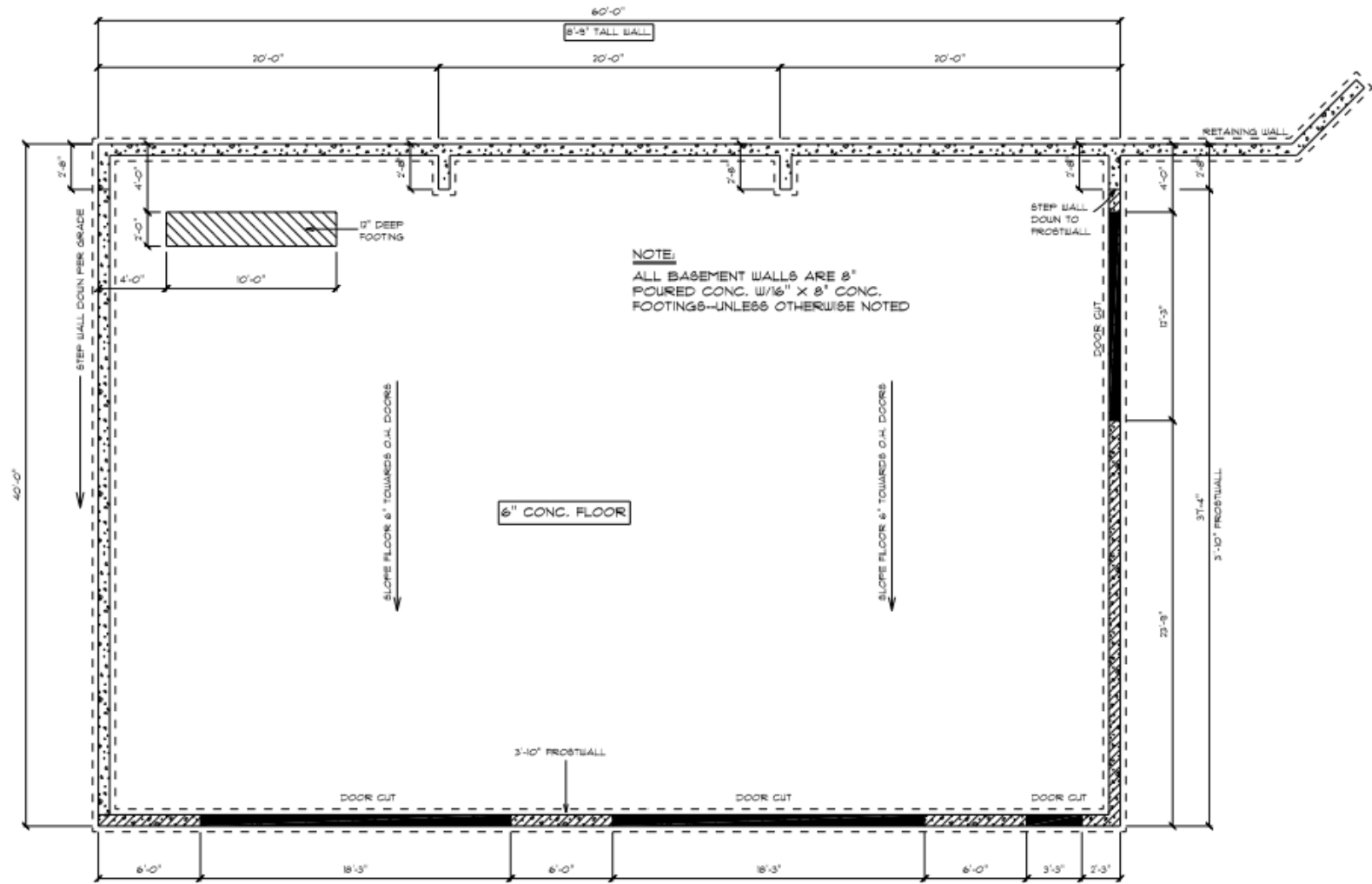
SCALE 1/4" = 1'-0"

ELEV. "A"

COPYRIGHT 2005 NELSON-YOUNG LUMBER CO.  
IT IS UNLAWFUL FOR ANYONE TO USE OR  
REPRODUCE BY ANY MEANS ALL OR ANY  
PORTION OF THESE CONSTRUCTION DOCUMENTS  
WITHOUT THE EXPRESSED WRITTEN PERMISSION  
OF NELSON-YOUNG LUMBER CO.

ALTHOUGH EVERY EFFORT HAS BEEN  
MADE IN PREPARING THESE PLANS  
AND CHECKING THEM FOR ACCURACY  
GENERAL CONTRACTOR MUST CHECK  
ALL DETAILS AND DIMENSIONS  
AND BE RESPONSIBLE FOR SAME

 <p>PLANS BY <b>NELSON-YOUNG LUMBER CO.</b> 11 S. CATLIN ST. EDGERTON, WISC. 53534 608-884-3336 VISIT US AT WWW.NYLUMBER.COM</p>	<p>PLANS FOR: <b>PETER MILLER</b></p>	<p>BID SETS DATE: 8-21-05</p>	<p>REVISIONS</p>	<p>3</p>
		<p>DRAWN BY: TOM CHROSTOWSKI TREVOR WILSON</p>		<p>4</p>




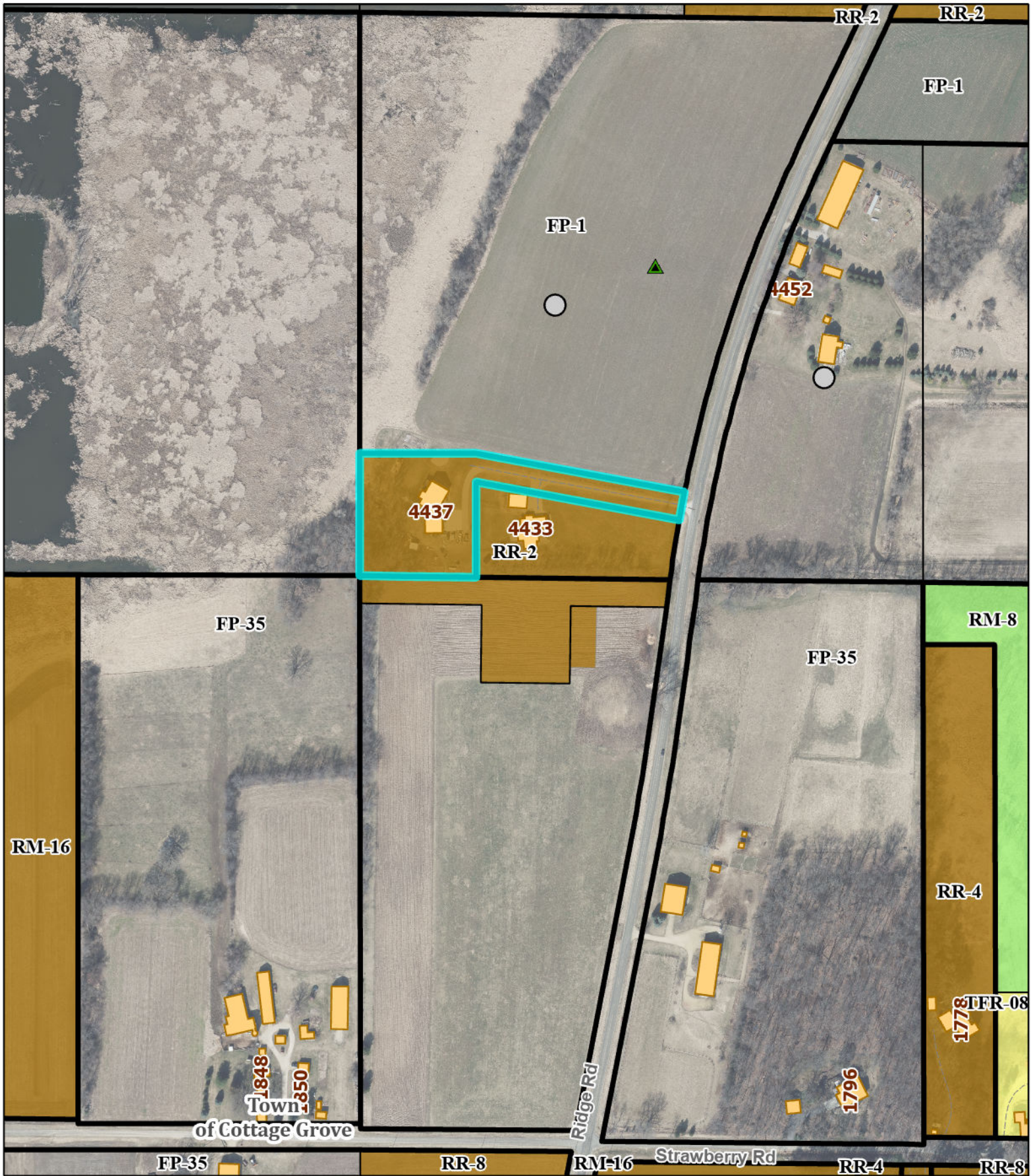
**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

COPYRIGHT 2009 NELSON-YOUNG LUMBER CO.  
IT IS UNLAWFUL FOR ANYONE TO USE OR  
REPRODUCE BY ANY MEANS ALL OR ANY  
PORTION OF THESE CONSTRUCTION DOCUMENTS  
WITHOUT THE EXPRESSED WRITTEN PERMISSION  
OF NELSON-YOUNG LUMBER CO.

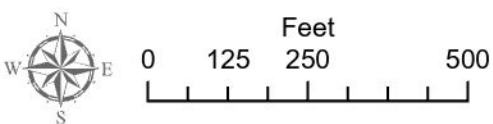
ALTHOUGH EVERY EFFORT HAS BEEN  
MADE IN PREPARING THESE PLANS  
AND CHECKING THEM FOR ACCURACY  
OWNER/CONTRACTOR MUST CHECK  
ALL DETAILS AND DIMENSIONS  
AND BE RESPONSIBLE FOR SAME

 <p>PLANS BY: <b>NELSON-YOUNG LUMBER CO.</b> 11 S. CATLIN ST. EDGERTON, WISC. 53524 608-884-3316 VISIT US AT WWW.NYLUMBER.COM</p>	<p>PLANS FOR: <b>PETER MILLER</b></p>	<p>DATE: BID 6676 8-21-05</p>	<p>REVISIONS: 4</p>
		<p>DRAWN BY: TOM CHROSTOWSKI TREVOR GILSON</p>	<p>4</p>



## 4437 RIDGE RD

Neighborhood Zoning Map



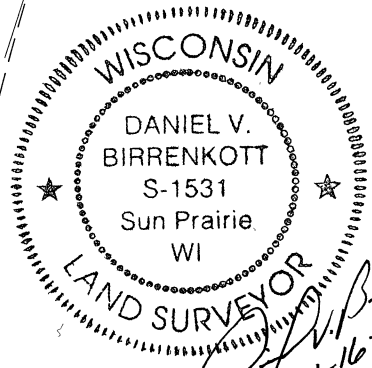
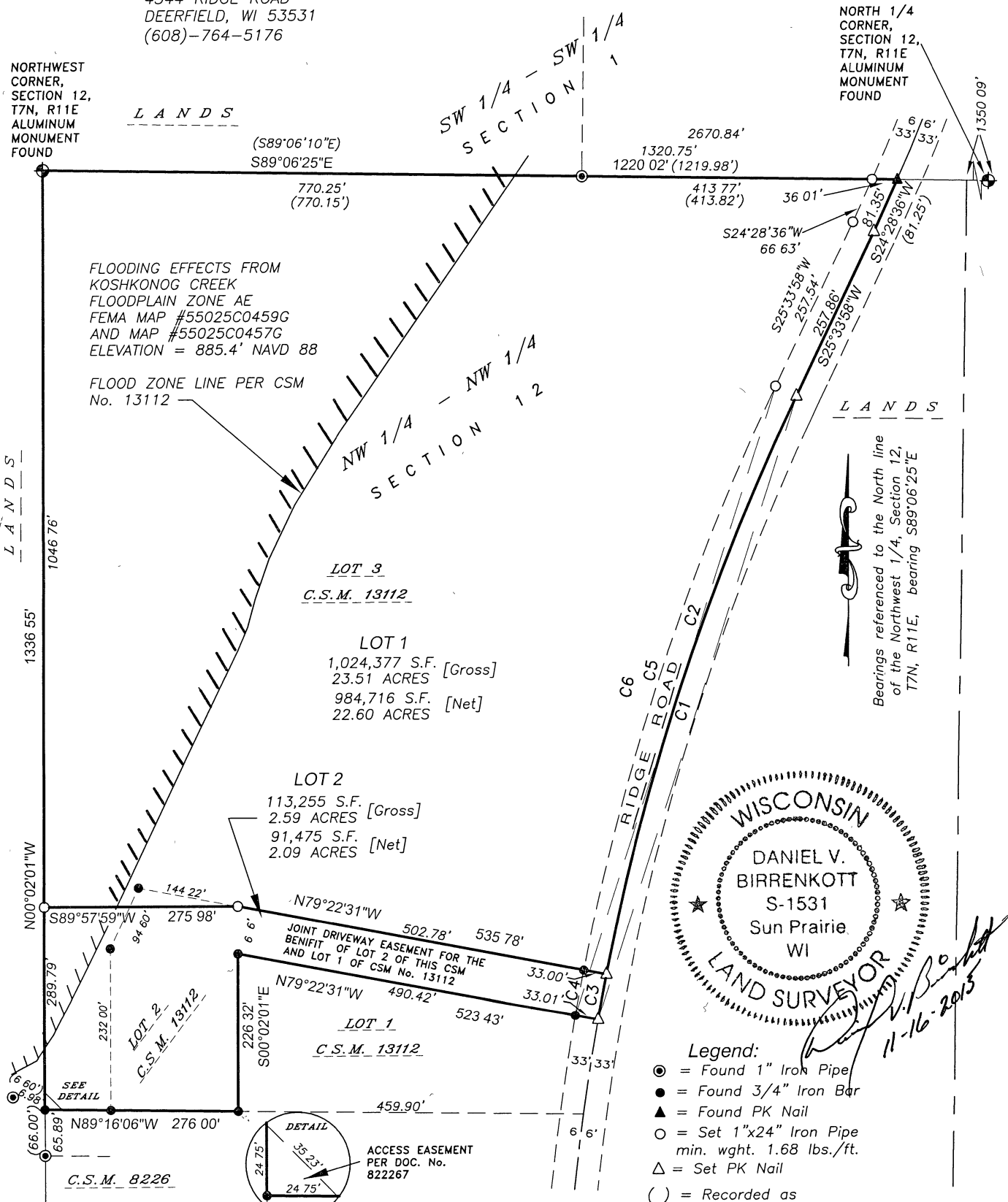


**BIRRENKOTT  
SURVEYING, INC.**  
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# CERTIFIED SURVEY MAP

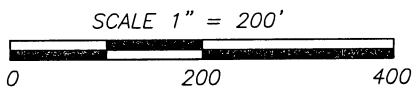
All of Lot 2 and Lot 3 of Certified Survey Map No. 13112, recorded as Document No. 4768592 located in Northwest 1/4 of the Northwest 1/4 of Section 12, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Prepared For:  
KURT DAIRY FARMS LLC/  
BADGE FARMS LLC  
4544 RIDGE ROAD  
DEERFIELD, WI 53531  
(608)-764-5176



*Daniel V. Birrenkott*  
11-16-2013

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	3432.00'	931.88'	929.02'	N17°47'15"E	15°33'26"	S25°33'58"W S10°00'32"W
C2	3432.00'	865.88'	863.58'	S18°20'18"W	14°27'20"	S25°33'58"W S11°06'38"W
C3	3432.00'	66.01'	66.00'	N10°33'35"E	1°06'07"	S11°06'38"W S10°00'32"W
C4	3465.00'	66.00'	66.00'	S10°33'37.5"W	1°05'29"	N10°00'53"E N11°06'22"E
C5	3465.00'	874.48'	872.16'	N18°20'10"E	14°27'36"	N11°06'22"E N25°33'58"E
C6	3465.00'	933.49'	930.67'	N17°43'57.5"E	15°26'09"	N10°00'53"E N25°33'58"E



SHEET 1 OF 2  
Office Map No. 150236CSM

CERTIFIED SURVEY MAP NO. 14128  
VOLUME 95 PAGE 161  
DOCUMENT NO. 5199329

**CUP 2709****Legal Description**

Lot 2 Certified Survey Map No. 14128, recorded in Volume 95, page 161-162 of Certified Survey Maps of Dane County, Document No. 5199329, located in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 12, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.