



335 Galena Street, Prairie du Sac, WI 53578 (608) 643-2421

September 21, 2020

5:30 P.M.

**NOTICE OF VILLAGE OF PRAIRIE DU SAC JOINT EXTRATERRITORIAL COMMITTEE
MEETING & AGENDA**

Village Hall

335 Galena Street, Prairie du Sac, WI

NOTICE OF ELECTRONIC MEETING

Due to the COVID-19 pandemic, this meeting will be conducted both in person and via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. Members and the public may still attend in person at the location stated above. Face masks are required. However, due to the need to maintain social distancing and the limited physical space available, the public is encouraged and requested to attend via electronic means.

DIRECTIONS TO ATTEND MEETING ELECTRONICALLY

You may attend via videoconference on your computer/device via Google Hangouts Meet at <https://meet.google.com/cwq-hiys-zat>. You may attend via telephone conference by calling the following phone number: 1-252-501-3192 and entering the following PIN: 424633265#.

Please take notice that there will be a public meeting of the above identified governmental body at the time and location indicated above, for purposes of considering the following agenda items; and if any matter is considered in closed session, the governmental body will reconvene in open session for purposes of concluding the agenda:

1. Call to Order
2. Roll Call
3. Public Notice of Agenda, deletions/corrections
4. Approval of Minutes
 - a. September 14, 2020
5. Public Comment (limited to 3 minutes)
6. Communications
7. Public Hearing
 - a. An application from United Cooperative for a Conditional Use Permit to exceed the maximum building height at E11725A County Road Z, Prairie du Sac to construct and operate a fertilizer blending tower. The parcel, #028-0545-11000 is zoned B-R Rural Business and is more fully described as S 25-10-6 PRT SW1/4 NW1/4 & NW1/4 SW1/4 & S 26-10-6 PRT SE1/4 NE1/4 = CSM 6881 LOT 1 (FMLY PRT CSM 1858) 10.03A.
8. Action Items
 - a. Consider Conditional Use Permit – Parcel #028-0545-11000, E11752A County Road Z
9. Discussion Items
10. Adjourn

Posted 09/16/2020

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the Village Administrator at (608) 643-2421, 335 Galena Street, Prairie du Sac, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Members of the Prairie du Sac Village or Town Board, who are not members of this committee, may attend this meeting because they have been asked to attend at the request of the committee or because the meeting is open to the public; if so, it is possible that a majority of the members of the Village or Town Board may be present at the meeting, although no Village or Town Board business will be conducted and no Village or Town Board decision will be made.

**Village of Prairie du Sac
Prairie du Sac Joint Extraterritorial Committee
Joint Meeting
Monday, September 14, 2020**

1. **Call to Order.** Committee Chair, Jon Sandman, called the meeting to order at 5:30 p.m.
2. **Roll Call:** Committee Members present was, Dale Kowalski, Pat Russell, and Jon Sandeman. Committee Members present via phone was, Thomas Schneller, John Lichtenheld, and Janine Godfriaux-Leystra. Also present were Alan Wildman, Village Administrator and Niki Conway, Village Clerk/Treasurer. Also present via phone, Mark Roffers, Village Planner.
3. **Public Notice of Agenda:** (*Russell/Kowalski*) moved to approve the agenda. *Motion Carried.*
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
4. **Approval of Minutes**
 - a. **May 11, 2020** – (*Kowalski/Russell*) moved to approve minutes. *Motion Carried.*
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
5. **Pre-Registered Citizens** – None.
6. **Communications** – None.
7. **Public Hearing-**
 - a. **An application from Sherman Raschein for a Conditional Use Permit for the construction and operation of a Personal Storage Facility (storage units) on 6.1 acres proposed to be divided from parcels No. 028-0059-00000 and No. 028-0060-00000 at S9891 US Hwy 12, Prairie du Sac. The parcels are zoned Rural Business (B-R) and more fully described as S 3-9-6 S1/2 FRAC NE1/4 EXC CSM'S 1739 & 6096 (S/UTIL EASE D-1169094) 43.95A M/L and S 3-9-6 PRT SE 1/4 FRAC NE 1/4 = CSM 6096 LOT 1 (S/UTIL EASE PER D-1169094) 30.00A.** – (*Russell/Kowalski*) moved to close public hearing. *Motion Carried.*
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
8. **Action Items-**
 - a. **Consider Conditional Use Permit – 6.1 acres proposed to be divided from parcels No. 028-0059-00000 and No. 028-0060-00000, S9891 US Hwy 12** Roffers states that applicant wishes to use 6.1 acres of a 30 acre parcel, located west of Hwy 12 between Hwy PF and SP Road, for storage units. Proposal includes 11 total buildings; 1 for office space and 10 for storage buildings to include up to 560 units. Project done in 2 phases, to be enclosed with a fence and a paved driveway. Mark states doors cannot face the Hwy so they are faced the other direction. Variance would be needed because of the floor area ratio. It will be challenging to meet landscape requirement due to lack of green space. Both Lichtenheld and Sandeman raised concerns with the density of the project. Any property that is within 300 feet has been notified of this public hearing. This project does fit in with the long term plan of site. Roffers recommends approval with conditions. (*Kowalski/Russell*) moved to approve Conditional Use Permit to include Roffers' recommendations on memo dated 09-09-20. *Motion Carried.*
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
 - b. **Consider Site Plan Approval – Parcel No. 028-0545-11000, E11752A County Road Z** - Additional land acquired by Co-op from DOT for expansion of property to be used to replace existing fertilizer building. Erosion control and storm water permit already obtained. 35 foot setback will be met with removal of current building. Structural analysis will be submitted to determine whether FAA requirements are affected. Fence will not interfere with trail and driveway will stay where it's at. Fencing will need to be submitted by another building permit and approved by building inspector and zoning administrator. No plans on moving tank north of building and bin will be enclosed. (*Lichtenheld/Godfriaux-Leystra*) moved to approve site plan to include Roffers' recommendations on memo dated 09/09/2020. *Motion Carried.*
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye
9. **Discussion Items** *None.*
10. **Adjourn**– (*Kowalski/Russell*) moved to adjourn at 6:28. *Motion Carried.*
Roll Call: Kowalski-Aye, Russell-Aye, Sandeman-Aye, Schneller-Aye, Godfriaux-Leystra-Aye, Lichtenheld-Aye

Respectfully Submitted,
Niki Conway
Clerk/Treasurer



To: Village of Prairie du Sac Extraterritorial Zoning Committee
From: Mark Roffers, AICP, Village Planning Consultant (with input from Village Engineer)
Date: September 9, 2020
Re: New Fertilizer Building for United Coop, E11752A County Rd Z

Requested Approvals: Site plan for a construction of a new fertilizer building (to be considered on 9/14); conditional use permit to enable a tower structure taller than normal ordinance maximum (to be considered on 9/21, because matter was not discovered until after hearing deadline for 9/14 meeting).

Location and Site Area: Northwest intersection of Highways Z and 78, within extraterritorial zoning jurisdiction. Proposed area of expansion is roughly 3 acres of the 10-acre United Cooperative site.

Current Land Use: Agricultural cooperative, including four existing buildings totaling about 40,100 square feet in area, storage silos, and primarily asphaltic circulation and parking areas. The existing fertilizer storage and processing building is along the Great Sauk State Trail, and by permit from WisDOT encroaches about 9 feet into the trail right-of-way.

Proposed Use: New fertilizer building, of approximately 21,240 square feet in area, to be located on land recently acquired from WisDOT just north of Highway Z. Upon completion of the new building, the existing fertilizer building will be demolished. The new building will be accessed from the existing driveway to Highway Z, and new paved areas and stormwater facilities serving this expansion. A 115 foot tall fertilizing blending tower is proposed to be integrated to the back (northwest side) of the new building, approximately 200 feet north of the nearest Highway Z roadway surface.

Current and Proposed Zoning District: B-R Rural Business, within which "Agriculture Related Sales, Service, and Supply" uses are permitted uses. The entire 10-acre site was combined under B-R zoning and into one lot following United Cooperative's acquisition of adjacent land from WisDOT earlier this year. Among applicable standards is a minimum front building setback of 35 feet and a maximum structure height of 45 feet, which for gabled roofs is measured to the midpoint on the gable.

Comprehensive Plan's Future Land Use Designation: Rural Business

Surrounding Zoning and Land Use: A-P Agricultural Preservation, used as cropland. Lands to the south of Highway Z include a newer grain bin and elevator leg, which appear to be of comparable height to United Coop's proposed fertilizer blending tower. In the near future, Sauk County intends to acquire additional land from WisDOT to the east of United Coop's new building for a trailhead parking lot and related facilities. The existing United Coop driveway to Highway Z would also provide access to the trailhead parking lot, as required by the Village's CSM approval earlier this year.

Recommendation on Site Plan: On September 14th, I recommend that the Extraterritorial Zoning Committee accept a motion approving a site plan for a proposed 21,240 square foot fertilizer building and associated improvements for United Cooperative at E11752A County Road Z, subject to the following conditions:

1. Except as may be required to meet the conditions that follow, the site shall be developed in accordance with the following plans:
 - a. Proposed Site Plan, Grading Plan, and Landscape Plan, dated 9/3/20
 - b. Building Elevations, dated 5/8/20
 - c. North Building/Tower Elevation, dated 9/3/20
 - d. Lighting catalog pages, submitted 9/8/20
 - e. Stormwater management and erosion control report, dated 7/21/20
2. Prior to the issuance of a building permit for the building, the applicant shall stake the southeast property line/Highway Z right-of-way line and the nearest corners of the proposed building, verifying to the satisfaction of the Zoning Administrator or Building Inspector that the minimum 35 foot front setback will be met.
3. Upon occupancy of the new building, the existing fertilizer building shall be demolished and removed from the site, the area beneath it restored with topsoil and seed, and parking spaces in the adjacent parking lot striped in accordance with the Proposed Site Plan.
4. If and when lands to the east of the driveway near Highway Z are transferred from WisDOT ownership, United Cooperative shall participate in the preparation and recording of a shared access easement across a segment of that driveway, and may at such time install measures to limit public access to its facility in a manner approved by the Zoning Administrator.
5. There shall be no additional outdoor storage or display of materials, equipment, trash, or recyclables resulting from this proposal.
6. Any additional signage will require approval of the Village Administrator, meeting the requirements of Article 9 of the zoning ordinance.
7. Any new on-site well and/or waste treatment system shall require state and county approvals.

Recommendation on Conditional Use Permit: On September 21st, following a public hearing, I recommend that the Committee approve a motion granting a conditional use permit for a fertilizer blending tower/bucket elevator of not greater than 120 feet in height at E11752A County Road Z, subject to the following conditions:

1. Design and location of the tower/elevator shall be in general accordance with the North Building/Tower Elevation and Proposed Site Plan, both dated 9/3/20.
2. Prior to the issuance of a building permit for the tower, the applicant shall:
 - a. Fulfill any Federal Aviation Administration (FAA) requirement for an Obstruction Evaluation and Airport Airspace Analysis to the satisfaction of the Zoning Administrator.
 - b. Provide drawings for the tower stamped by a licensed structural engineer.
3. Any requirements associated with any FAA analysis and rules shall be satisfied before occupancy.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
CONDITIONAL USE PERMIT REVIEW STANDARDS ((SECTION 10-1-1304(D)(3) OF ZONING ORDINANCE)		
<p>(1) Is conditional use in harmony with the vision, purpose, goals, objectives, policies and standards of Comprehensive Plan and zoning ordinance?</p>	Met	<ul style="list-style-type: none"> • New tower and fertilizer building would serve the local farm economy, consistent with the vision and policies in the Comprehensive Plan. • Site is advised for “Rural Business” use in Comprehensive Plan and is zoned B-R. • Comprehensive plan suggests future uses in planned “rural business” areas “require or be aided by a rural location.” The fertilizer blending tower, serving an agricultural supply business and area farms, meets this standard.
<p>(2) Does proposed conditional use result in substantial or undue adverse impact on nearby property, character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare?</p>	Met, subject to suggested conditions earlier in memo	<ul style="list-style-type: none"> • Visual impacts are managed via the significant distance of the tower from public roadways and its position towards the rear of the new building behind a tall gabled building section. • Farm across Highway Z has a grain tower and elevator of comparable height and prominence on the landscape. • The Sauk City Fire Chief indicates no concern with the proposed tower or new building from a fire safety standpoint. • Given its height and likely weight, I advise review and stamping of the tower design by a structural engineer.
<p>(3) Does proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?</p>	Met	<ul style="list-style-type: none"> • Site has been planned and zoned for business development for many years—albeit originally for another land use. • Land use impacts on nearby properties should be negligible. Nearly all nearby uses are farm-related. The nearest residence is above 500 feet to the east. The Winding subdivision is further east.
<p>(4) Is proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?</p>	Met	<ul style="list-style-type: none"> • Tower use requires no public services. • Fire Department has indicated no concern.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
(5) Do potential public benefits of the proposed conditional use outweigh potential adverse impacts?	Met	<ul style="list-style-type: none"> • Service to farm economy.
GENERAL SITE PLAN REVIEW CRITERIA (SECTION 10-1-1307(E) OF ZONING ORDINANCE)		
(1) All standards of the zoning ordinance and other applicable Village, State and Federal regulations are met.	Met, except for tower height CUP and any potential FAA requirement	See comments on related requirements below.
(2) Public health and safety is not endangered.	Met, subject to any FAA requirements	<ul style="list-style-type: none"> • The Sauk City Fire Department has indicated no concern with the proposal. • The building meets State requirements for fire protection for this type and size building. United Cooperative has met distance requirements from any other buildings. Inside the building, fire extinguishers will be placed as required by the State. The contents of the building are non-combustible and non-hazardous. • The WisDOT Bureau of Aeronautics reports that the state High Structure statute does not apply to structures under 150 feet above ground level. • The Bureau advises that the applicant check the FAA's notice criteria tool at the Obstruction Evaluation and Airport Airspace Analysis website, entering the exact latitude/longitude (NAD83), site elevation, and maximum above ground height to include all attachments thereto. If the result is a recommendation to file, the applicant should create a free account and file in accordance with federal regulations under 14 CFR Part 77. • The Sauk Prairie Airport manager has not expressed further concerns on the tower.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
(3) Adequate public facilities and utilities are provided.	Met, subject to any County approvals	<ul style="list-style-type: none"> Project will be served by private well and septic. Any new facilities may require approval of a County sanitary permit.
(4) Adequate control of stormwater and erosion are provided and the disruption of existing topography, drainage patterns, and vegetative cover is maintained insofar as is practical.	Met	<ul style="list-style-type: none"> See comments on related requirements below. Site is relatively flat and topography will be largely unchanged. Trees required with 2014 expansion will be removed, but landscape plan provides replacement trees that serve similar function.
(5) Appropriate traffic control and parking are provided.	Met, subject to condition on striping parking	See comments on related requirements below.
(6) Appropriate landscaping and open space areas are provided.	Met	See comments on related requirements below.
(7) The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use, which comply with zoning ordinance architectural standards.	Met	<ul style="list-style-type: none"> Proposed building would be vinyl sided, shingle roofed, contain light panels, and have various roof lines and protrusions and recesses. Colors will be earth toned. Only buildings in the immediate vicinity belong to United Coop, and are generally metal sided and similarly colored to the proposed building.

OTHER VILLAGE ZONING ORDINANCE STANDARDS

<p>Density, Intensity, Bulk Regulations (Article 4)</p>	<p>Met, per suggested approval conditions, except for tower height, which requires CUP</p>	<ul style="list-style-type: none"> • Proposed front yard setback is at the minimum 35 feet, which I believe warrants staking before foundation is set. • New building meets maximum building height standard of 45 feet for the B-R district, as measured to midpoint of the tallest gable. The new fertilizer blending tower is greater than 60 feet in height, which requires the conditional use permit. • Post-construction landscaped surface area and other dimensional conditions significantly exceed minimum standards.
<p>Wellhead Protection, Airport, Downtown, or other overlay districts (Article 5)</p>	<p>NA</p>	<ul style="list-style-type: none"> • Not in wellhead protection area. • Per Airport Height Overlay zoning, structures may be up to 973 feet above sea level in this area. Proposed tower would be 947 feet above sea level, therefore meeting height overlay standards.
<p>Building and Site Design Standards (Article 6)</p>	<p>Met</p>	<ul style="list-style-type: none"> • Building meets standards for it rural setting. • Section 10-1-0602(g) requires that: "Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall." The building elevations provide the addition of trim and light panels to provide additional design elements.

<p>Landscaping and Preservation (Article 7)</p>	<p>Met</p>	<ul style="list-style-type: none"> • Landscape plan shows sufficient “points” of landscaping, plus 9 additional trees to replace those that were installed with 2014 expansion project but are in the path of this new project. • Plan includes a nice diversity of plantings, nearly entirely in locations that will be visible to the traveling public. • We have explored with the applicant the possibility for some of the new landscape plantings being placed in the area of the existing fertilizer building that will be removed, but the landscape architect has indicated that soil conditions are likely not suitable there.
<p>Access and Visibility; Driveways (§10-1-0808)</p>	<p>Met</p>	<ul style="list-style-type: none"> • New internal driveways link with existing paved areas and provide for drive-through loading and unloading in the new building. • Existing driveway to Highway Z will be widened slightly, but meets ordinance standards. • For perhaps its first 175-200 feet, the driveway to Highway Z will likely be shared with the County/public for a planned trailhead on lands to the east. At such time, United Cooperative is scheduled to cooperate on an easement agreement per its Spring 2020 CSM approval, and may wish to restrict access to its facility from the shared driveway.

Off-street parking and traffic circulation (§10-1-0809)	Met	<ul style="list-style-type: none"> • Site plan shows 22 existing parking spaces. They do not appear to be striped “on the ground”, but should be striped with this project. • This land use requires one parking space per employee on the largest work shift plus customer parking deemed necessary for the use. United Cooperative indicates a maximum of 12 employees and about 2 customers at any one time, suggesting that the 22 spaces meet ordinance minimums. • I had suggested that the applicant may want to install a few new parking spaces closer to the new building, but they have indicated that existing parking will continue to align appropriately with the operations of their facility.
Off-street loading (§10-1-0810)	Met	<ul style="list-style-type: none"> • Plans provide for drive-through loading and unloading at two locations.
Exterior lighting (§10-1-0811)	Met	Only building-mounted “dark sky” lighting is being proposed.
Vibration; noise; air pollution; odor; glare; heat; fire and explosion; toxic, noxious, waste or hazardous materials (§10-1-0812 to 0820)	Ongoing requirement, no problems anticipated	
Signs (Article 9)	Met	<ul style="list-style-type: none"> • United Cooperative already has a small sign near Highway Z that could be maintained. • Any additional signage will require approval of the Village Administrator, meeting the requirements of Article 9 of the ordinance.

REVIEW AGAINST OTHER VILLAGE ORDINANCES		
Land Division (Title 10, Chp. 3)	NA	10 acre lot already consolidated in Spring 2020
Floodplain (Title 10, Chp. 4)	NA	
Erosion Control/Stormwater Mgmt (Title 10, Chp. 9)	Met	<ul style="list-style-type: none"> • The Village Engineer has already reviewed and approved the Stormwater Management and Erosion Control plan. • Village Administrator has issued a Stormwater Management and Erosion Control permit, and recorded a stormwater management maintenance agreement. • These two actions allowed grading for this project to commence, if desired.
Historic Preservation (Title 10, Chp. 11)	NA	



CONDITIONAL USE PERMIT APPLICATION

Part I. General Information

Applicant
information:

Person's Name(s): Karl Beth

Firm Name (if any): United Cooperative

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____

Mailing Address: N7160 Raceway Road City: Beaver Dam State: WI Zip: 53916

Telephone: (920) 887-1756 Fax: (920) 885-2753 e-mail: karlb@unitedcooperative.com

Property owner
information:

Person's Name(s): United Cooperative CCP

Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____

Mailing Address: N1760 Raceway Road City: Beaver Dam State: WI Zip: 53916

Telephone: (920) 887-1756 Fax: (920) 885-2753 e-mail: karlb@unitedcooperative.com

Parcel number or
legal description of
subject property:

028-0545-10000

Zoning District:

Existing: B-R Rural Business Proposed: B-R Rural Business

Current and
proposed use of
subject property
(check all
applicable uses,
and whether each
is a current use,
proposed use, or
both):

- multiple family residential—3+ unit building(s) (current use proposed use)
- mixed commercial/residential building(s) (current use proposed use)
- office/research (current use proposed use)
- retail/commercial services (current use proposed use)
- manufacturing/warehousing/contractor (current use proposed use)
- institutional use (current use proposed use)
- parking (current use proposed use)
- significant earth filling, excavating, grading (current use proposed use)
- other use: _____ (current use proposed use)

Summary of
proposed project,
following rezoning
(attach pages as
necessary):

Parcel acquisition from the State/County for adjacent parcels for the construction of a new building
and removal of an existing building



Parcel Address or ID #: _____

Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable conditional use permit application fee of \$275. Also, please submit one digital copy in an easily reproducible format (e.g., PDF) of all materials that are required to make a complete application. The Village Administrator may also require hard copies after you provide a digital copy. Except as the Village Administrator may otherwise allow, each complete application must include the following information:

- A map of the subject property showing all lands for which the conditional use permit is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds (unless waived by the Village Administrator). All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.
- A written description of the proposed conditional use describing the type, duration, and density of activities, buildings, and structures proposed for the subject property and their general locations, along the reasons why the applicant believes the proposed conditional use is appropriate.
- A site plan of the subject property if proposed for development, conforming to all applicable requirements of Section 10-1-1307(c). If the conditional use will make use of existing site improvements, a site plan need only be of sufficient detail to confirm the portion of the site used by the conditional use.
- If the proposed conditional use is a "Large Retail and Commercial Service Development" as defined in Section 10-1-0302(p), all additional information required under Section 10-1-0605.
- Any of following additional information requested by the Zoning Administrator or Plan Commission:
 - Operational details that may affect municipal services such as average and peak utility usage, and average and peak traffic generation.
 - Operational details pertaining to potential nuisances such as hours of operation, outdoor storage, vibration, noise, air pollution, odor, glare, heat, fire and explosion, toxic and noxious materials, and hazardous materials as they relate to the performance standards of Article 8 of the zoning ordinance.
 - Details relating to exterior building, fence materials, lighting, or other improvements.
 - Possible future building and/or parking lot expansions.
 - Certified Survey Map of the property in cases where lot lines and public easements are unclear or require adjustment.
 - Any other information pertinent to adequate understanding of the intended use and its relationship to nearby properties and the Comprehensive Plan.



Parcel Address or ID #: _____

Part III. Comparison of Proposed Conditional Use Permit with Required Review Criteria (to be completed below or on an attached sheet)

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Sauk Prairie Comprehensive Plan; the Village zoning ordinance; and any other plan or ordinance adopted or under consideration? Explain how, or why not. (Consult with Village Administrator as necessary on applicable plans.)

Yes - We are replacing an old fertilizer plant with a new one

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

No - New building will be for same use

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes - Same use

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

Yes - Replacing older building with a new building

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

Yes - old fertilizer plant along new bike trail will be taken down when the new fertilizer plant is erected



Parcel Address or ID #: _____

Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

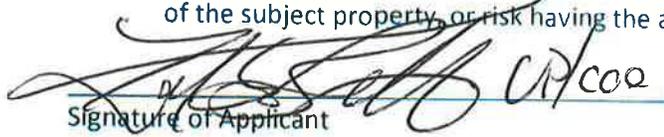
Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village’s zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.



Signature of Applicant



Date

Signature of Property Owner (if different)

Date



Parcel Address or ID #: _____

Part VI. Record of Administrative Procedures (to be completed by Village)

- Verification that subject property within (check one): Village Town Extraterritorial Jurisdiction
- Pre-application conference with Village Administrator or designee (optional)
Date of conference: _____ Participants: _____
- Pre-application conference with Village Plan Commission or Joint ET Committee (optional)
Date of Conference: _____
- Application and required plans filed with Village
Date filed: 09/04/2020
Name of Village staff person who accepted application: M. Roffers
- Application fee of \$275 received by Village (non-refundable)
Date received: _____
Name of Village staff person who accepted fee: _____
- Application and submitted plans verified as being complete
Date verified: 09/04/2020
Name of Village staff person who verified application as complete: M. Roffers
- Notice of public hearing sent to owners within 300 feet, clerks within 1,000 feet, & newspaper
Date sent to nearby land owners and clerks: 09/08/2020
Date of first publishing in community newspaper: 09/10/2020
Date of second publishing in community newspaper: 09/17/2020
- Village Plan Commission or Joint ET Committee public hearing
Meeting date: 09/21/2020 (to be held within 45 days of complete application)
- Village Plan Commission or Joint ET Committee action taken
Meeting date: _____ (within 60 days after public hearing, or per extension)
Action (circle one): Approval as presented Approval with conditions Denial
- Applicant notified of Village Plan Commission or Joint ET Committee action
Date: _____
Name of Village staff person who notified Applicant: _____
- Village Administrator records conditional use permit with Register of Deeds



To: Prairie du Sac Extra Territorial Zoning Committee
Fr: United Cooperative
Re: Conditional Use Application

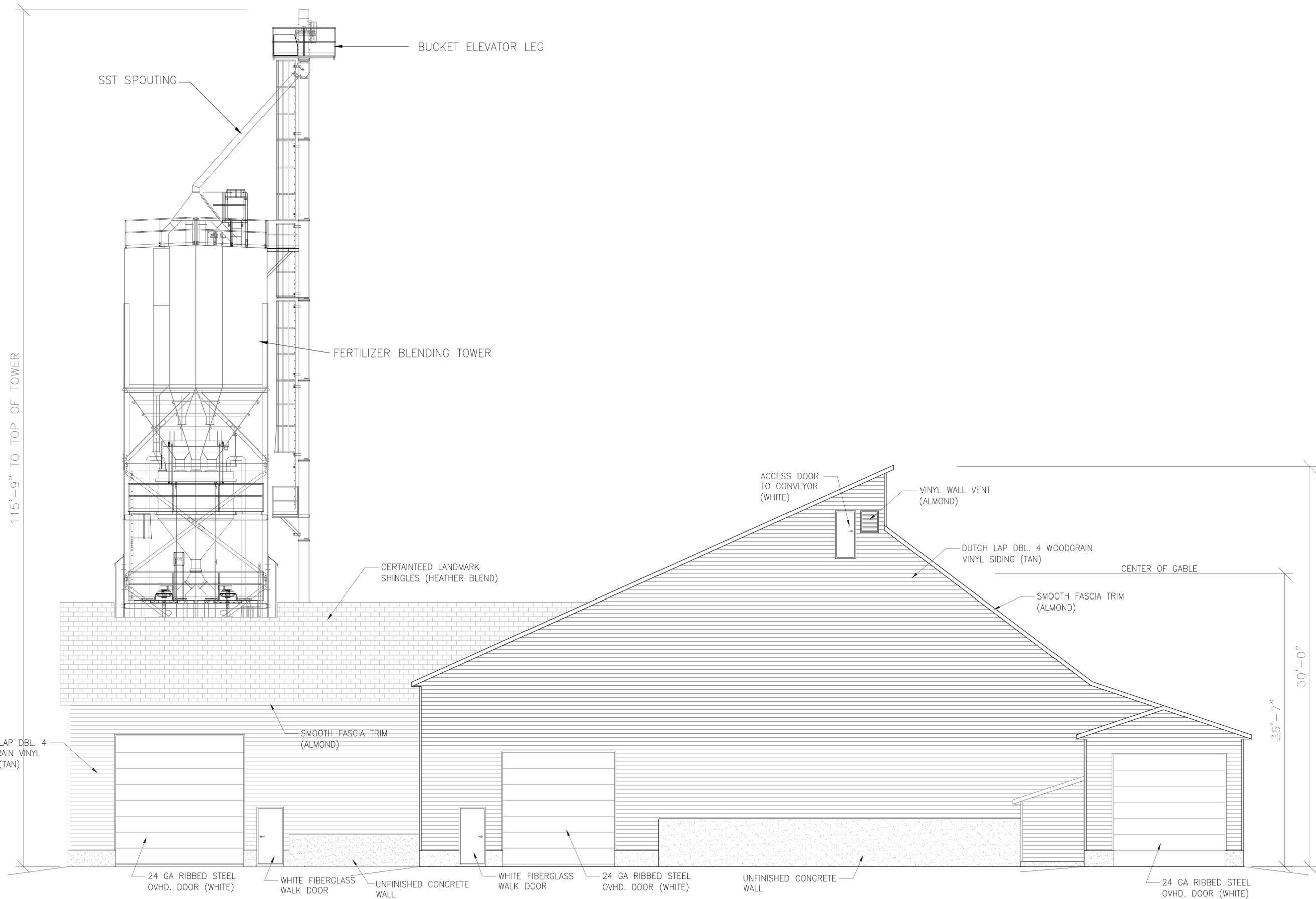
In conjunction with our Conditional Use Application, I would like to clarify why we are seeking approval to exceed the 45ft height restriction in the zoning district.

The new plant that is being proposed is a larger capacity facility than the decades old one it is being replaced and eventually removed from along the trail corridor, in order to properly service our growing customer base and volume of business. The blending tower and related equipment need to be sized accordingly as well. As the bin cluster capacity increases, the height of the blending tower increases along with the height of the elevator leg needed to fill those bins from the plant. The new Blending tower system is taller than the old tower currently on site; however, immediately across the HWY the new grain bin and elevator leg are of similar height to our project.

I respectfully request the committee take this information into consideration, and approve our conditional use permit for this important project.

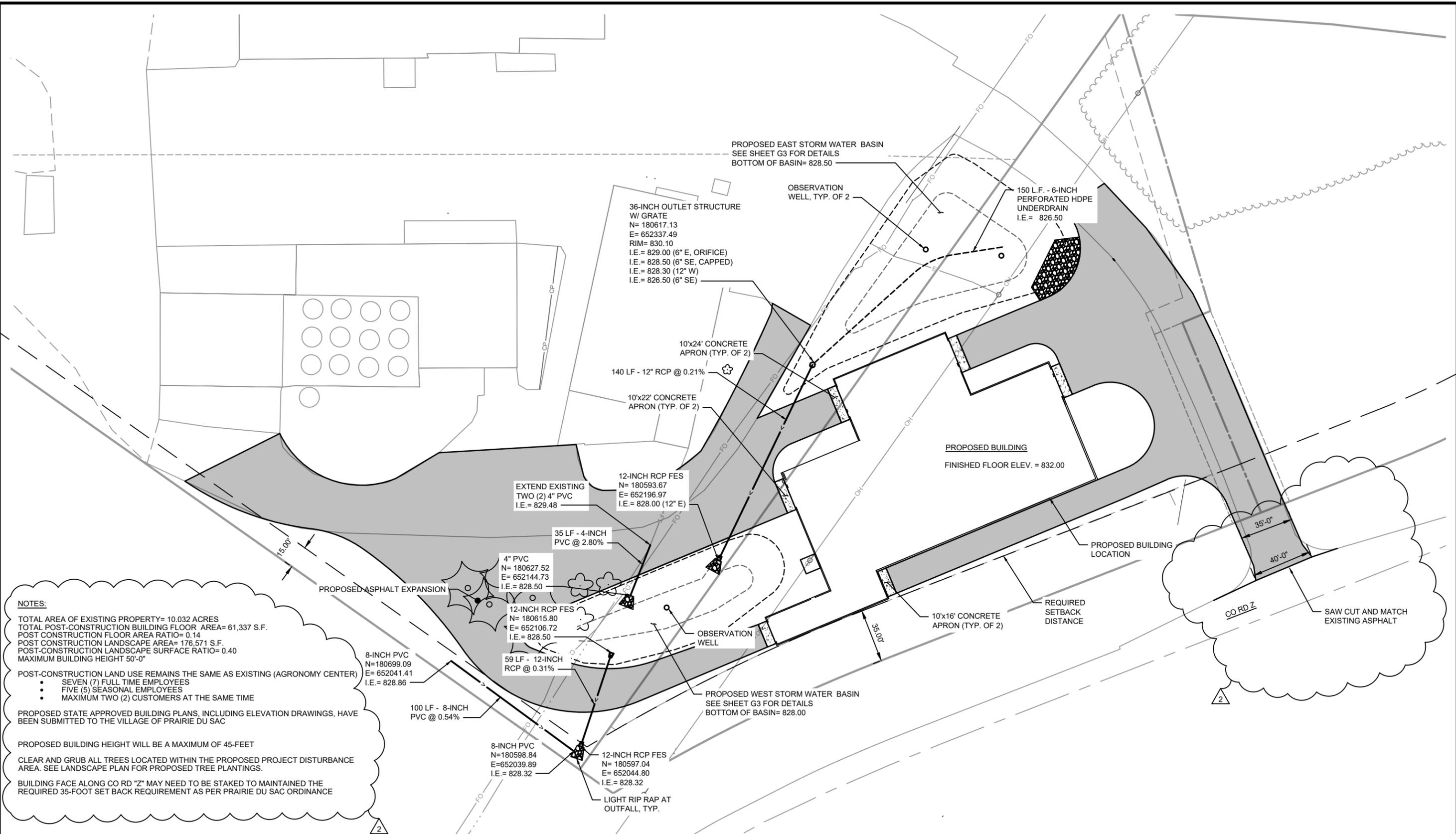
Thank you,

Karl L Beth
VP/Chief Operating Officer
United Cooperative
920-887-1756
800-924-2991
karlb@unitedcooperative.com



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

ENGINEER
PLOT DATE:
REVISIONS
 <p style="font-size: 8px; margin: 0;">Rice Lake ENGINEERING FIFTEEN EAST EAU CLAIRE ST. • RICE LAKE, WI 54868 PHONE: (715) 234-9654</p>
For:
 <p style="font-size: 8px; margin: 0;">BRICK BROS. INC. ESTABLISHED 1970 GENERAL CONTRACTORS PHONE # 608-786-0890 FAX # 608-786-2122 400 BRICK ROAD WEST SALEM, WI 54669</p>
DRAWINGS ARE: FOR CONSTRUCTION
UNITED COOP E11752A CO. RD. Z PRAIRIE DU SAC, WI. 53576
JOB NO.: 200015
BY: DLG
DATE: 09-3-2020
SPT: DUANE LUETHE
DRAWING NUMBER
SHEET NUMBER A1



NOTES:

TOTAL AREA OF EXISTING PROPERTY= 10.032 ACRES
 TOTAL POST-CONSTRUCTION BUILDING FLOOR AREA= 61,337 S.F.
 POST CONSTRUCTION FLOOR AREA RATIO= 0.14
 POST CONSTRUCTION LANDSCAPE AREA= 176,571 S.F.
 POST-CONSTRUCTION LANDSCAPE SURFACE RATIO= 0.40
 MAXIMUM BUILDING HEIGHT 50'-0"

POST-CONSTRUCTION LAND USE REMAINS THE SAME AS EXISTING (AGRONOMY CENTER)

- SEVEN (7) FULL TIME EMPLOYEES
- FIVE (5) SEASONAL EMPLOYEES
- MAXIMUM TWO (2) CUSTOMERS AT THE SAME TIME

PROPOSED STATE APPROVED BUILDING PLANS, INCLUDING ELEVATION DRAWINGS, HAVE BEEN SUBMITTED TO THE VILLAGE OF PRAIRIE DU SAC

PROPOSED BUILDING HEIGHT WILL BE A MAXIMUM OF 45-FEET

CLEAR AND GRUB ALL TREES LOCATED WITHIN THE PROPOSED PROJECT DISTURBANCE AREA. SEE LANDSCAPE PLAN FOR PROPOSED TREE PLANTINGS.

BUILDING FACE ALONG CO RD "Z" MAY NEED TO BE STAKED TO MAINTAINED THE REQUIRED 35-FOOT SET BACK REQUIREMENT AS PER PRAIRIE DU SAC ORDINANCE

BENCHMARK				
BM #	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM #1	3/4" IR	831.02	180,638.20	651,787.33



ZONING:
 ZONED RURAL-BUSINESS (BR)

SET BACKS:
 FRONT: 35'
 SIDE: 15'
 REAR: 30'

PROJECT DATE:	NO.	DATE	REVISION	BY
09/20	1	9/3/20	MODIFIED DRIVEWAY ENTRANCE AND WIDTH	LPS
	2			

MSA ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 1230 South Boulevard, Baraboo WI 53913
 (608) 356-2771 www.msa-ps.com
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UNITED COOPERATIVE - TOWN OF PRAIRIE DU SAC
 UNITED COOPERATIVE
 SAUK COUNTY, WISCONSIN

PROPOSED SITE PLAN

PROJECT NO:
02678016

SHEET
P2