



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:	John and Linda Everson	Agent Name:	Mike Everson
Address (Number & Street):	6897 County Road A	Address (Number & Street):	6836 Frenchtown Road
Address (City, State, Zip):	Belleville, WI, 53508	Address (City, State, Zip):	Belleville, WI, 53508
Email Address:		Email Address:	mike@midmachine.us
Phone#:	608-424-6070	Phone#:	608-212-9809

SITE INFORMATION

Township:	Montrose	Parcel Number(s):	040/0508-221-8000-1, 040/0508-232-8502-0
Section:	SEC 22-5-8 NE1/4NE1/4	Property Address or Location:	6897 Country Road A, Belleville, WI
Existing Zoning:	FP35	Proposed Zoning:	FP35
		CUP Code Section(s):	

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): Establishment of grass airstrip.	Is this application being submitted to correct a violation? Yes ☐ No ☒
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Provide a short but detailed description of the proposed conditional use:
Please see the attached below for this and below.

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.

- | | | | | | |
|--|--|--|---|--|---|
| ☐ Complete attached information sheet for standards | ☒ Site Plan drawn to scale | ☐ Detailed operational plan | ☒ Written legal description of boundaries | ☒ Detailed written statement of intent | ☒ Application fee (non-refundable), 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 and knowledge that submittal of false or incorrect information.

Owner/Agent Signatur

Mike Everson

Date: 05/05/25

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.
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.
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.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
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.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
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:
 - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
 - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
 - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
 - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

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.

List the proposed days and hours of operation.

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

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.

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

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.

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

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

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

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.

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

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

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

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).

CUP Application for Parcel 040/0508-221-8000-1 &
040/0508-232-8502-0
6897 County Road A, Belleville



The Everson family has farmed and lived in the Town of Montrose for decades. It is a tradition we are very proud of. It is a personal dream to establish a small, grass runway with the ability to fly our single engine airplane on an approved landing facility.

This conditional use permit will accomplish the following on our FP35 zoned land:

1. Establish a FAA approved grass airstrip on the property.
2. Detail and convey the airstrip/property's function, use and overall activity.

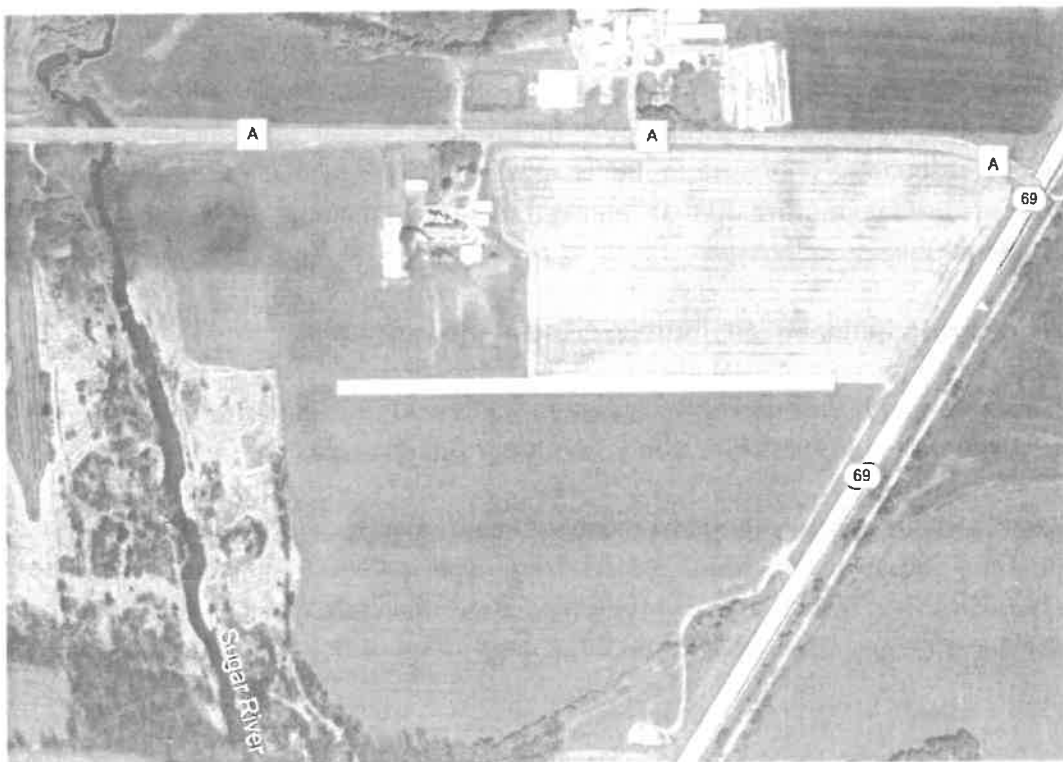
Identification of CUP Parcels per DCI:

040/0508-232-8502-0

040/0508-221-8000-1

Said CUP parcels contain a total of 2,722,500 sq. ft. or 62.5 acres

1. Runway Placement



The yellow outlined below will indicate the proposed runway placement. It runs east and west and is approximately 1,500 feet in length. Its design has been preliminarily accepted by the WI State Bureau of Aeronautics as a viable placement.

2. Airstrip/Property Function & Overview

Farming- the current crop farming will stay exactly as has been in place for many years in terms of size, scope and nature. No farmland will be reutilized. We are very proud of the farming operations on our property.

Airstrip- Airstrip operations, size, scale, and frequency will be quite limited in nature. The grass and short length limit operations to small aircraft. This would be the Town of Montrose's only FAA approved landing site, making it valuable to med-flight, crop dusters and the recreational pilot community. This airstrip caters to a very small number of aircraft and is quite seasonal due to snow/winds etc. A reasonable average may be 2-3 daily runway operations. No neighbor issues have been reported or observed in the preliminary establishment. The runway falls into the private category as we wish it to stay as outlined more completely by Hal Davis- WI Bureau of Aeronautics - Airport Compliance Director.:

Private

A private-use facility is a facility available for use by the owner and other persons authorized by the owner only. Therefore, the owners of private-use facilities do not have to reiterate in a remark that the facility is private use or that prior permission is required.

For **comparison** sake the description of a public use airport is:

Public

A public-use facility is a facility available for use by the general public without a requirement for prior approval from the owner or operator. The owners of public-use facilities cannot impose operational restrictions on the use of the facility. Restrictions such as "prior permission required" or "use at your own risk" or "contact the facility manager prior to landing" are not permissible at public-use facilities.

Standards for Conditional Use Permits – Question Responses

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.

Response: The requested conditional use for Private Airstrip will not be detrimental to or endanger the public health, safety, comfort or general welfare of the local community. The limited use and very rural location make it ideal for a small grass airstrip. Additionally the location can enhance public welfare should it need to be used for any emergency responses.

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.

Response:

As an FAA-approved airstrip that of limited scale, frequency and scope would not affect any neighboring uses and or properties. The rural character would be enhanced by the adoption of this CUP.

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.

Response:

Most immediate surrounding property is of agricultural, Farmland Preservation designation or legacy residences, many of which have been in existence for decades alongside Everson Farms and its traditional agricultural use. The conditional use request adheres to the requirements of the FP-35 Zoning and does not impede the normal and orderly development and improvement of the surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Response:

The existing infrastructure is sufficient to serve the needs of this request.

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.

Response:

With no traffic (air or road) increases being proposed, the current driveway access is perfectly adequate.

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

Response:

The conditional use approval being requested is a Conditional Accessory Use to the FP-35 Zoning.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Response: The conditional use approval being requested would enhance the Town Comprehensive Plan's designation of Agricultural Preservation. The plan allows for the continued farming operation to continue at exactly its current scale as well as establish the Town of Montrose's only FAA approved airstrip.

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:

Response: Much like the response to #7, the proposed CUP aligns with the Town's comprehensive plan designation of an Agricultural Preservation Area. Our family will continue to farm and care for this amazing property, continuing its tradition of community engagement, preserving farmland.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Response:

The proposed location within the Farmland Preservation Zoning district is reasonable and appropriate given the prior use, site layout and existing infrastructure, and traditions.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

Response:

No farmland will be impacted by our request. Preserving the land and its current use is our priority.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

Response:

The proposed site plan does not change the existing layout of the parcel or affect any surrounding agricultural uses. Montrose's only approved airstrip has been used and may be used in the future to support aerial applicators that farm support operations.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

Response: No proposed changes will in any way be on or affect the existing farmland.

