

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/21/2025	DCPCUP-2025-02659
Public Hearing Date	
04/22/2025	

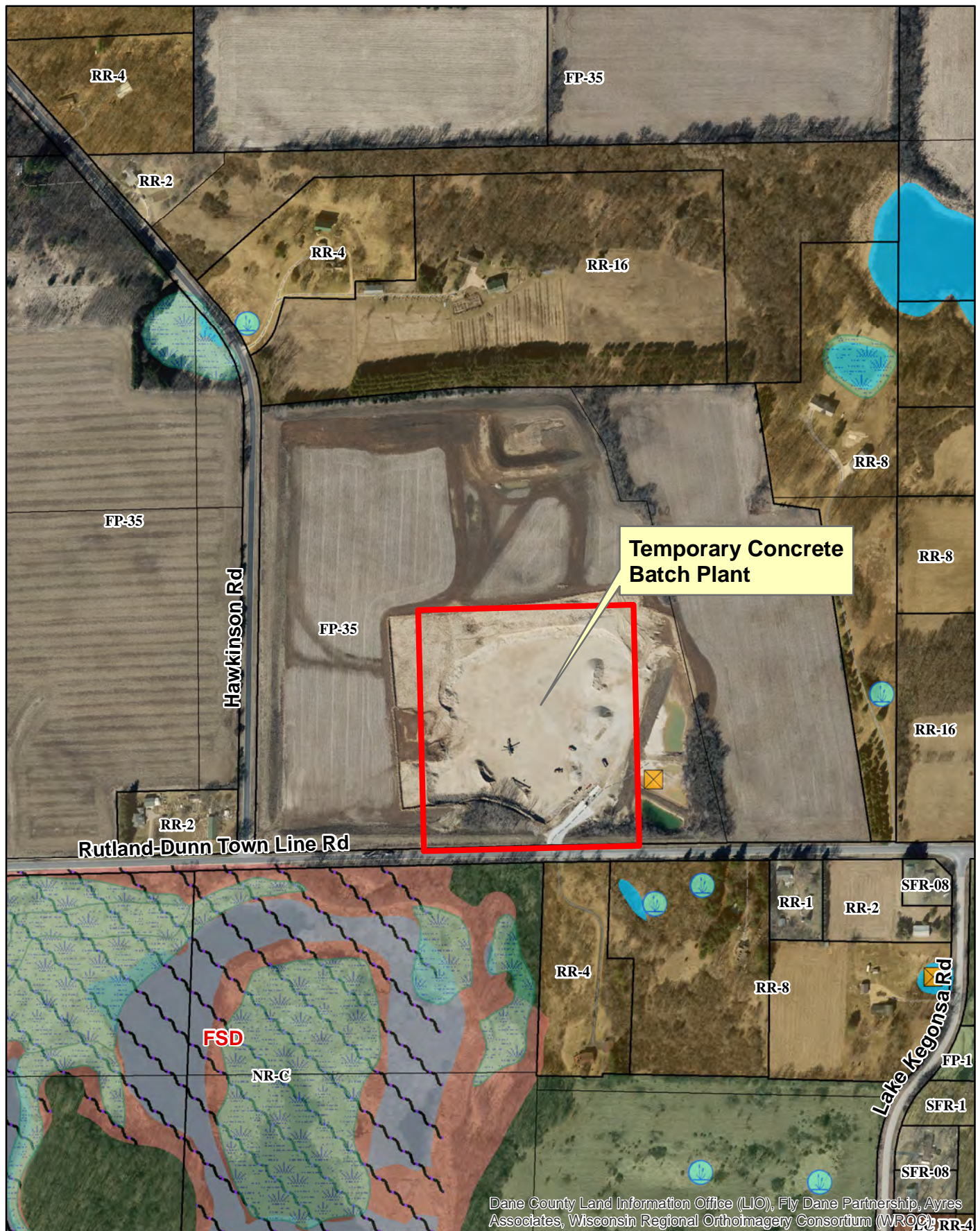
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WINGRA REAL ESTATE LLC	Phone with Area Code (920) 583-1480	AGENT NAME MICHELS ROAD & STONE, INC.	Phone with Area Code (920) 583-1480
BILLING ADDRESS (Number, Street) PO BOX 44284		ADDRESS (Number, Street) 817 WEST MAIN STREET	
(City, State, Zip) MADISON, WI 53744-4284		(City, State, Zip) Brownsville, WI 53006	
E-MAIL ADDRESS		E-MAIL ADDRESS dmelum@michels.us	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3690 Rutland-Dunn Town Line Rd					
TOWNSHIP DUNN	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-344-9501-0		---		---	

CUP DESCRIPTION
TEMPORARY CONCRETE BATCH PLANT FOR DOT ROAD PROJECTS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3) and 10.103(20)	16.5

COMMENTS: SITE IS AN EXISTING NON-CONFORMING NONMETALLIC MINERAL EXTRACTION SITE.	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____
			PRINT NAME: _____
			DATE: _____



CUP 2659
Wingra/Michels



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	Proposed Zoning:	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):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

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: _____

Date: _____

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. <ul style="list-style-type: none">• 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\(15\)](#).



February 21, 2025

To: Dane County Department of Planning and Development &
Town of Dunn

Re: Conditional Use Permit Application

WisDOT USH 51 Road Construction- Projects 58-45-16-72/79 & 5845-16-77

To Whom It May Concern,

Michels Road & Stone, Inc (Henceforth "Michels") is requesting a Conditional Use Permit for the WisDOT USH 51 Project located on Parcel #028/0610-344-95601-0 (aka the Wingra's Hawkinson Pit) located at 3690 Rutland-Dunn Town Line Road.

The eight standards for obtaining a conditional use permit are addressed in this document.

Michels Road & Stone is one of Michels Corporation family of companies, Michels Corporation is one of the largest and most diversified infrastructure contractors in North America and is an industry leader in several utility and civil markets, including being one of Wisconsin's leaders in transportation infrastructure projects. The lengthy resume of projects completed by Michels include the recent award winning I-94 expansion in Southeastern Wisconsin and the Zoo Interchange project in the greater Milwaukee area. Our vast resources allow for Michels to exceed all expectations of both the clients and communities we serve. As a family owned and operated company since its birth in 1959, we know the importance of becoming trusted and valued members of every local community wherever our work takes us around the country and especially here in Wisconsin where so many of us call home.

Please review the following documents provided which include the description of site operations, site layout, schedule, hours of operation, truck routes, site maintenance, erosion control, dust control, and equipment descriptions.

Michels looks forward to working with the Town of Dunn and Dane County during the construction of the WisDOT's USH 51 reconstruction with improvements that will result in the increased safety of the travelling public.

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PROJECT NARRATIVE:

Michels has been awarded a section of the USH 51 highway construction. Michels would like to establish a temporary concrete batch plant area under the conditional uses allowed in an FP-35 zoned district. The parcel will house a portable concrete batch plant facility, aggregate piles, and other supporting materials and equipment throughout the life of the project. The total acreage to be used will be approximately seven acres out of the approximate 60-acre parcel.

This parcel was chosen because of the following reasons:

- The Parcel is in the FP35 zoning district
 - The temporary uses described above are allowed with a CUP
- The Parcel already operates as a nonmetallic mine operated by Wingra Stone Company.
- The Parcel is in close proximity to the two WisDOT projects Michels will be constructing.
- The Parcel sits location will reduce the overall trucking demands reducing truck traffic on roads.
- The Parcel lies outside the city limits in an area of low density allowing for easier entrance and exit for construction vehicles.
- The temporary use is located an adequate distance away from wetlands, flood plains.

PROJECT OVERVIEW

The primary intended use of the site would for producing concrete. The two contracts we have been awarded requires approximately 2.5 miles of concrete roadway to be paved. The concrete paving work for the current contracts are scheduled to begin in early 2025 and will be complete within six months of starting the project.

SITE PREP

Current use of the parcel is a nonmetallic mine operated by Wingra Stone Company and is depicted in Figure 1. Access to the parcel will use the existing access point onto Rutland-Dunn Town Line Road. The concrete batch plant site is planned to be located on the center of the parcel.

With the site already operating as an approved nonmetallic mining site, very little site preparations are required. Erosion and sediment control are governed by Wingra Stones Wisconsin Pollutant Discharge Elimination System Permit (WPDES). The Nonmetallic mining industry has a general permit that combines the Stormwater and Wastewater discharges from nonmetallic sites. the operation of a concrete batch plant is an allowed activity under that permit .Michels will comply with Wingra's erosion and sediment control plan and comply with all the conditions of the WPDES permit.

Dane County Map

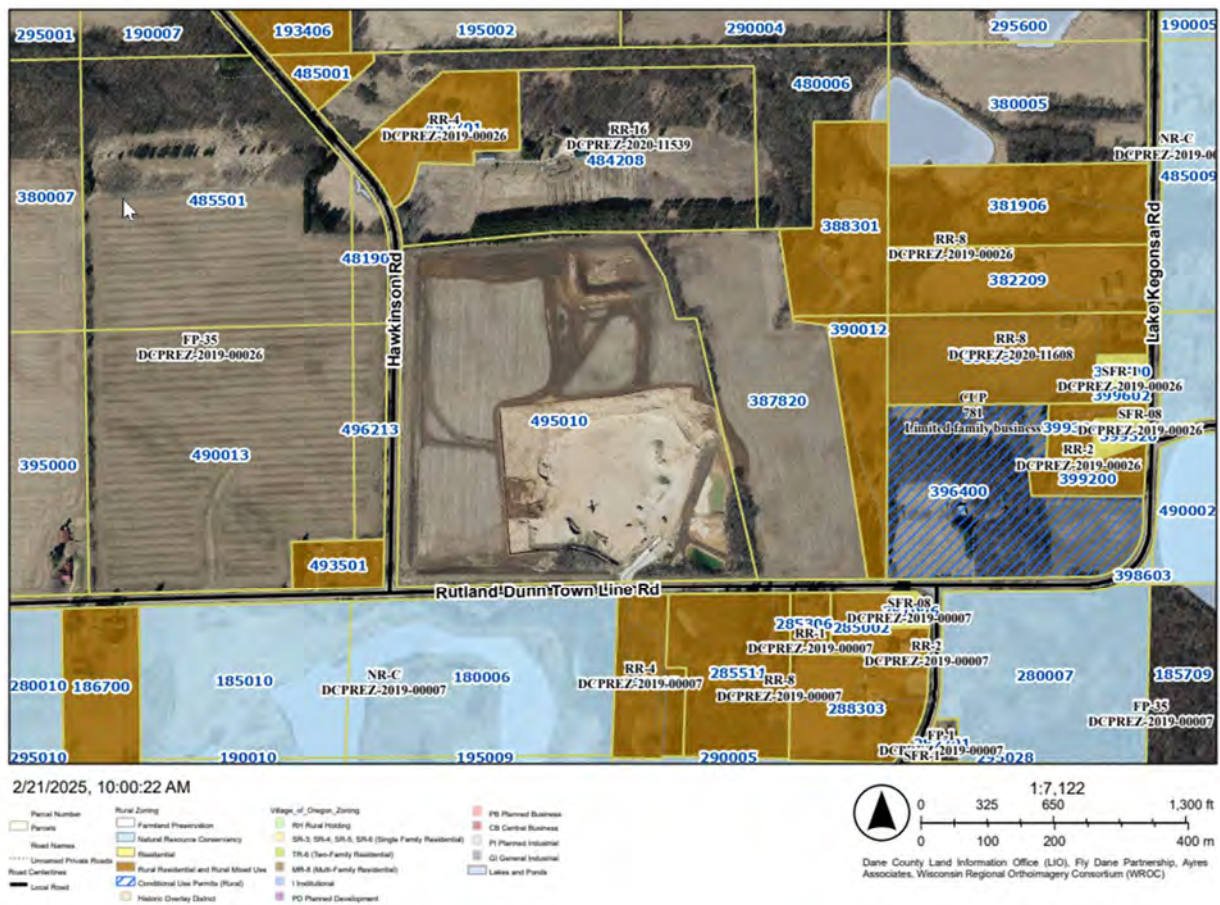


FIGURE 1 – ARIAL VIEW OF CURRENT SITE CONDITION

SITE DESIGN

Attachment A shows the proposed site plan. The site design will allow for efficient and safe traffic flow through the site. The batch plant includes an operation trailer, generator trailer, and semi-trailer “pig” for the cement and fly ash. It is not anticipated that any permanent structures will be located on site. All other equipment and materials such as dumpsters, storage boxes, miscellaneous equipment, and tools will be on site on a temporary basis depending on the stage of construction.

The stockpiles on site will include two piles stone, and one sand.. Per the site plan, we will use the existing driveway access to the site.



FIGURE 2 – SECTION FROM MICHELS SITE PLAN

SCHEDULE

Schedule of Operations is determined by the WisDOT project schedule. Currently, the schedule for concrete paving operations will begin early summer 2025. Active operation of the concrete batch plant will be completed within six months of the start of concrete paving.

SITE OPERATIONS

Concrete Batching

Normal working hours are anticipated to be 6 am – 8 pm Monday through Saturday. Night and/or Sunday operations are not anticipated at this time and will only be for emergencies and/or extreme project needs that may develop due to adverse weather conditions, accelerated project schedule, or unforeseen delays.

The specific operations that will take place include delivery and storage of cement and fly ash pumped into in pigs, delivery and stockpiling of concrete aggregate material, loading material into concrete batch plant, mixing concrete, and loading wet batched concrete to be delivered to project site.

The number of employees expected for the operation of the concrete batch plant includes three to operate the plant on a daily basis, and the appropriate number of drivers for the size of the workload on a particular given day.

The amount of truck activity is determined by the size of the paving run to be constructed on a given day, but could range anywhere from 5 trucks per hour for lanes or handwork, to up to 35 trucks per hour during mainline construction.

Concrete trucks will wash out and clean up on the WisDOT project site, but a washout area will be installed on site per the site plan.

All trucks and equipment running on the site will be equipped with White Noise Backup Alarms. Trucks will limit their backing by installing a circular haul road in the site.

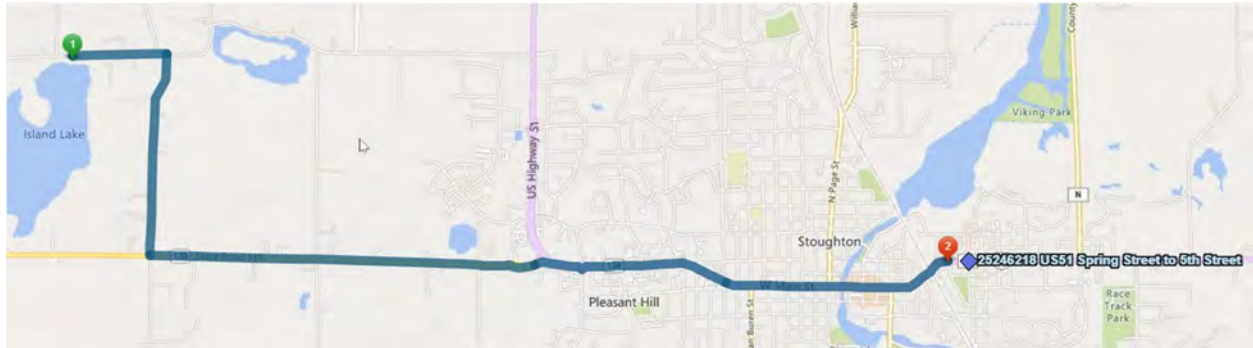
Michels will provide portable toilet facilities for employees per OSHA standards. Typically, Michels will provide a minimum of two onsite at all times. A dumpster for waste, and a steel scrap dumpster will also be provided to maintain site cleanliness.

A water truck and mechanical broom will also be on site at all times to control dust and maintain clean and safe roadways during construction operations. The site will be watered as required for dust control.

Michels prides itself on maintaining a neatly organized and well-maintained concrete batch plant site.

TRUCK HAUL ROUTE

WisDOT Project 58-45-16-72/79



00:09
hr min

10 min typically
5.14 miles

1

1. Start at 3691-3699 Rutland Dunn Townline Rd, Stoughton, Wisconsin, 53589

9:34 AM GMT-0600

↑

2. Go east on Rutland Dunn Townline Rd

0.43 mi • 1 min

↘

3. At the stop sign, turn right on Lake Kegonsa Rd

0.94 mi • 1 min

↙

4. At the stop sign, turn left on State Road 138 WI-138

1.78 mi • 2 min

Y

5. Take the exit on the right to merge onto US Highway 51 and 138 US-51 S

0.92 mi • 2 min

↑

6. Continue forward on W Main St US-51 N

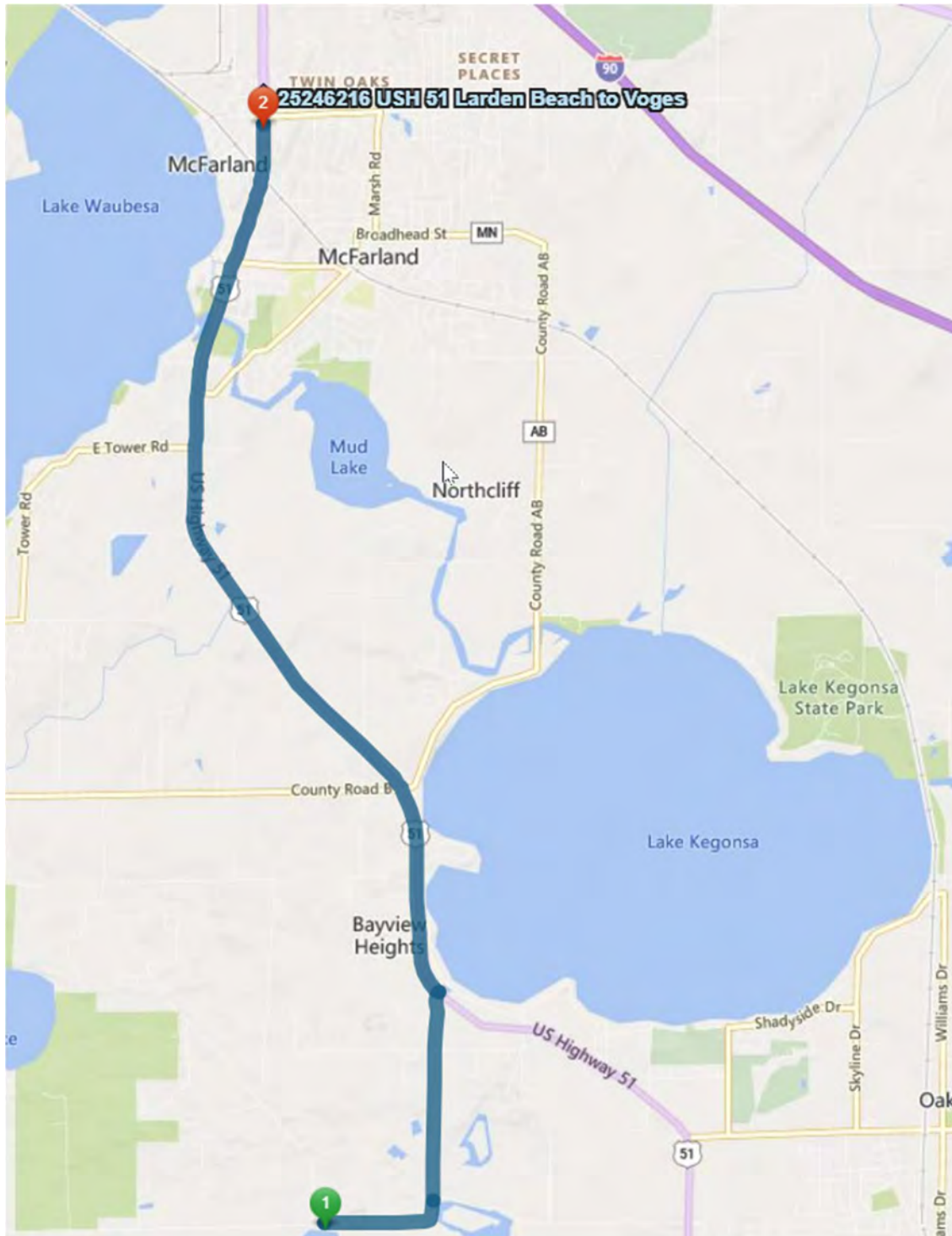
1.07 mi • 2 min

2

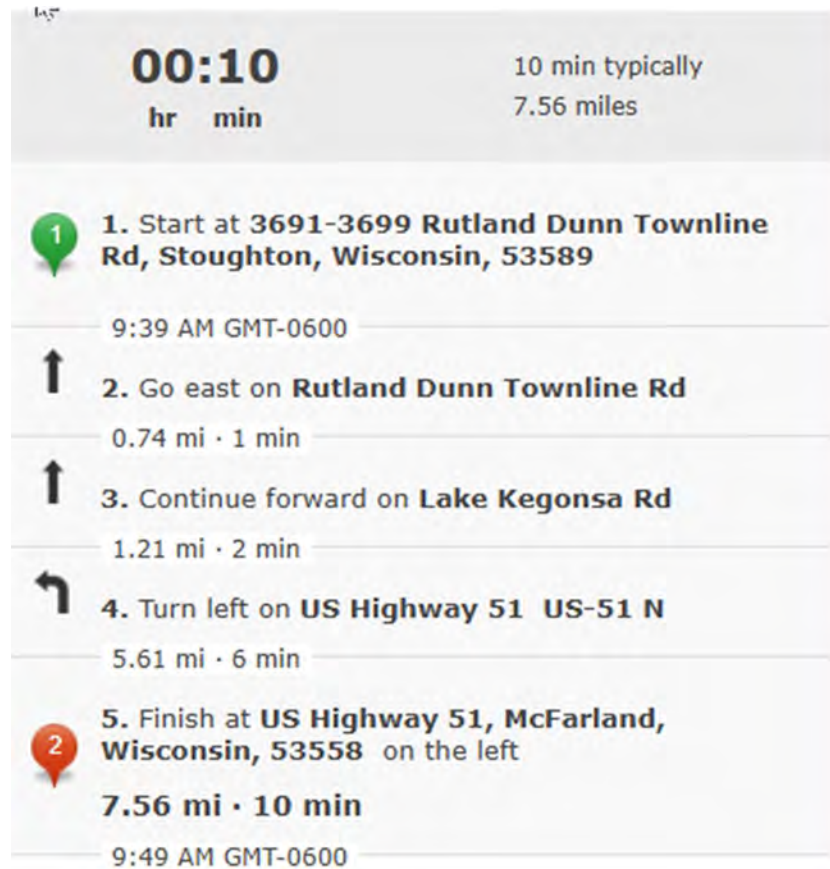
7. Finish at 624 E Main St, Stoughton, Wisconsin, 53589 on the left

5.14 mi • 9 min

WisDOT Project 5845-16-77



WisDOT Project 5845-16-77



EQUIPMENT

Concrete Batch Plant

Michels uses a RexCon Model S Portable Batch Plant. This plant is approximately 70 ft tall at its highest point. The concrete plant is state of the art and meets all of the Department of Transportation and Department of Natural Resources dust control specifications. *Figure 3* below shows a photo of one of Michels concrete batch plants. More information can be provided upon request.



FIGURE 3 – MICHELS CONCRETE BATCH PLANT

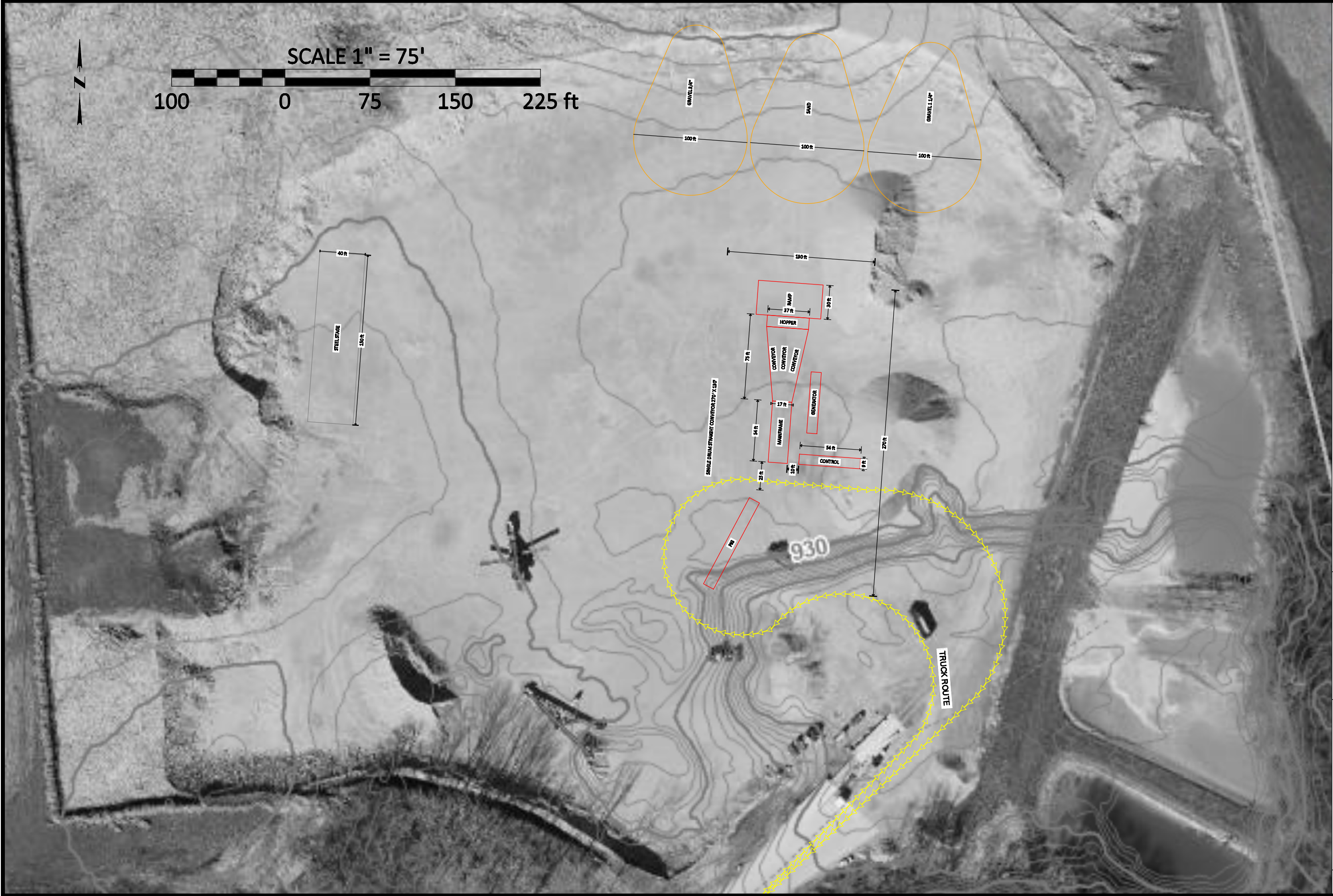
SITE RESTORATION

Once the work on USH 51 is completed, all concrete batch plant equipment will be removed from the site and the site will be restored to its original condition.



LIST OF ATTACHMENTS

- A. MICHELS SITE PLAN
- B. NEIGHBORHOOD MAP

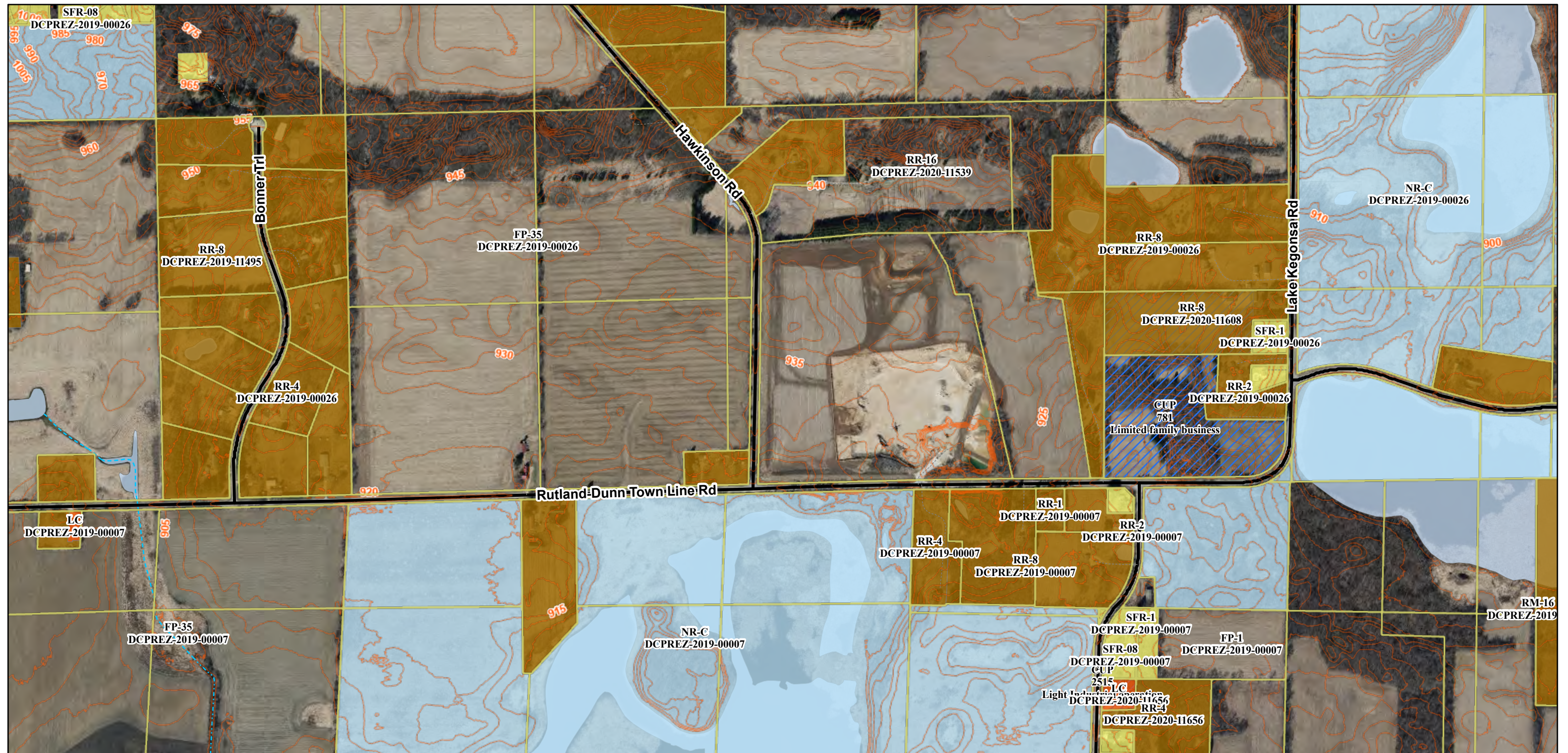


REVISIONS			
REV #	DATE	DESCRIPTION	INITIAL


























DESIGNED BY :	JRK
CHECKED BY :	
DATE :	02/05/25
PROJECT NO. :	5845-16-72

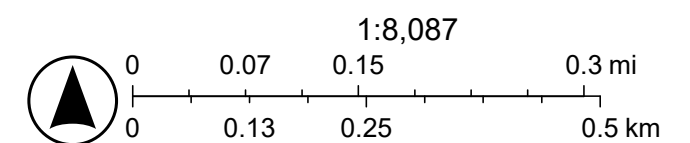
BATCH PLANT LAYOUT PLAN
25246218 - USH51 STOUGHTON
DANE COUNTY, WI

Michels Temporary Batch Plant Site-Neighborhood Map

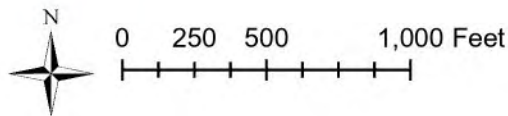
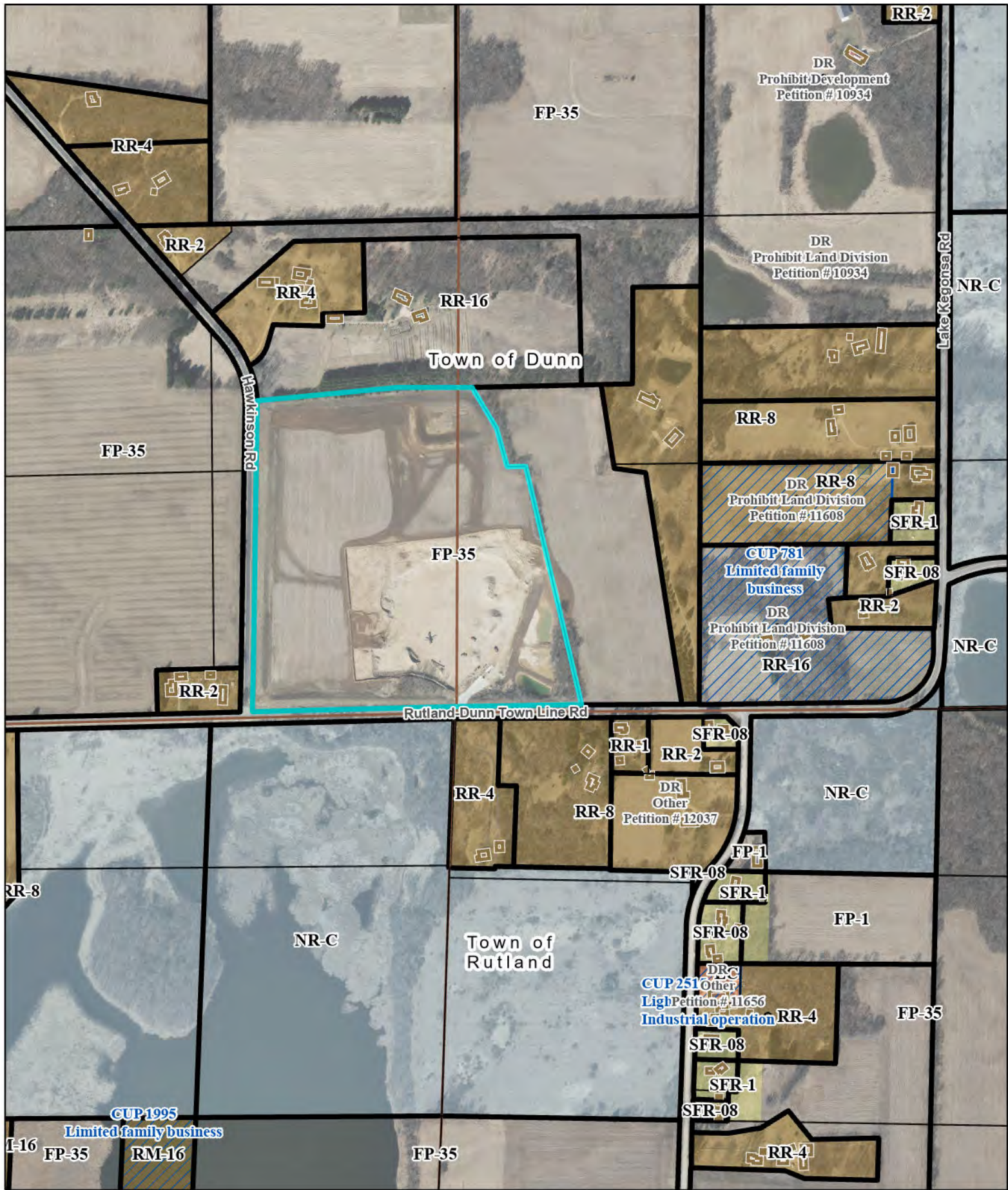


2/21/2025, 9:56:38 AM

- | | | | |
|--|---|--|---|
|  Parcels |  Rural Zoning |  Village_of_Oregon_Zoning |  CB Central Business |
| 5 foot Intervals |  Farmland Preservation |  RH Rural Holding |  PI Planned Industrial |
| Index |  Limited Commercial |  SR-3; SR-4; SR-5; SR-6 (Single Family Residential) |  GI General Industrial |
| Index Depression |  Natural Resource Conservancy |  TR-6 (Two-Family Residential) | Rivers and Streams |
| Road Names |  Residential |  MR-8 (Multi-Family Residential) | Intermittent Stream; Hidden Intermittent Stream |
|  Unnamed Private Roads |  Rural Residential and Rural Mixed Use |  I Institutional |  Constructed Drainage |
|  Road Centerlines |  Conditional Use Permits (Rural) |  PD Planned Development |  Lakes and Ponds |
|  Local Road |  Historic Overlay District |  PB Planned Business | |



Dane County Land Information Office (LIO), Fly Dane Partnership,
Ayres Associates, Wisconsin Regional Orthoimagery Consortium
(WROC)



Neighborhood Map

Legal Description of CUP area

A parcel of land located in Section 34 and Section 35 of the Town of Dunn, T06N, T10E, Dane County, Wisconsin, as described as follow: Commencing at the Southeast corner of Section 34, thence West along the southern boundary of Section 34, 450 feet; thence North, 900 feet; thence East, 800 feet; thence South 900 feet, thence West along the southern boundary of Section 35, 350 feet to the point of beginning. Contains approximately 16.5 acres

