

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/14/2025	DCPCUP-2025-02668
Public Hearing Date	
07/22/2025	

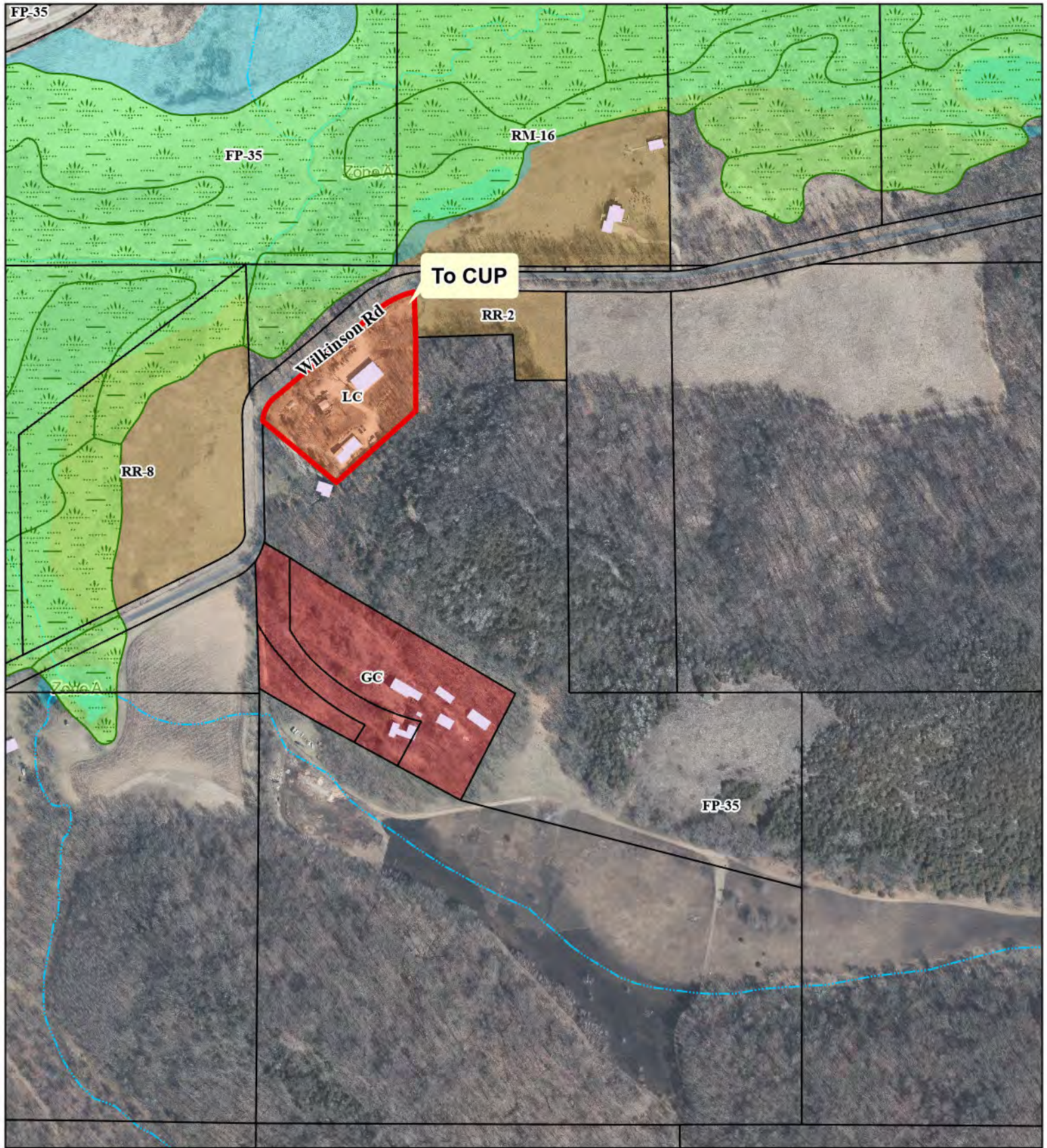
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIM ANDREWS	Phone with Area Code (608) 445-9636	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 9751 WILKINSON RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS tim@tahort.com		E-MAIL ADDRESS	





ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
9751 Wilkinson Road					
TOWNSHIP MAZOMANIE	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-012-9180-0		---		---	

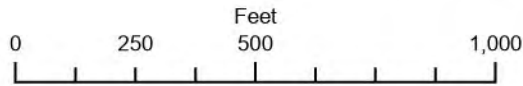
CUP DESCRIPTION
Revise CUP for outdoor storage within the LC Zoning District

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.271(3)	3.37

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent)
		PRINT NAME:
		DATE:



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard



CUP 2668
TIM ANDREWS
Revise CUP for outdoor storage within the
LC Zoning



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:	\$200
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:	Timothy Andrew	Agent Name:	
Address (Number & Street):	9751 WILKINSON RD	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie WI 53560	Address (City, State, Zip):	
Email Address:	tim@tahort.com	Email Address:	
Phone#:	608-445-9636	Phone#:	

SITE INFORMATION

Township:	Mazomanie	Parcel Number(s):	0806-012-9180-0
Section:	1	Property Address or Location:	9751 WILKINSON RD. Mazomanie WI
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):	limited family business Need additional locations for outside storage.	Is this application being submitted to correct a violation?
Provide a short but detailed description of the proposed conditional use:	STORAGE BINS FOR LANDSCAPE MATERIALS - ie gravel, soil, boulders, Blocks + Bricks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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: Timothy Andrew

Date: 5-12-25

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. *The addition of storage bins + designated areas for outdoor storage of landscape materials will add order to the site.*
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. *Very little change from the existing CUP except the designation of specific areas for storage of landscape materials. Gravel will be added to existing dirt access roads.*
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. *No changes in additional impacts are foreseen. Same number of employees and trucks.*
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. *No additional utilities. Storage Bins will be added to contain gravel + soil.*
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. *No additional ingress or egress roads.*
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
yes
7. The conditional use is consistent with the adopted town and county comprehensive plans.
yes
8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary:
 - Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
By providing a means of supporting this old family farm, open space is preserved
 - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: *The leaves and chips we generate are composted and spread on the agricultural fields. Growing nursery stock is an ag. use*
 - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
No agricultural land is being added or use changed.
 - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
adjacent lands, owned by me are used for agriculture
 - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:
The goal is to maintain the status quo. of land use on this farm.

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.

Areas for outdoor storage of landscape materials are defined. (see site map) Storage bins will be made of large concrete blocks, matching the ones already permitted on site. Palletized block and stone will be stored behind the bins. This new use is at the back of the property - out of view.

List the proposed days and hours of operation. Mon-Sat. 7am - 7pm

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

No more than 6 full time on premises. Other employees are dispatched @ 7am.

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.

Existing CUP has been unanimously approved @ annual reviews since 2015. No more pollution, no changes made.

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

Storage of gravel, soil and landscape materials - rock, blocks etc.

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.

Existing storm water plan + pond was over designed to accommodate.

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.

Existing office + shop w/ facilities will not change.

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

EXISTING Dumpsters - no change

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 increased traffic, number of vehicles + employees.

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

N/A.

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.

No additional lighting.

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

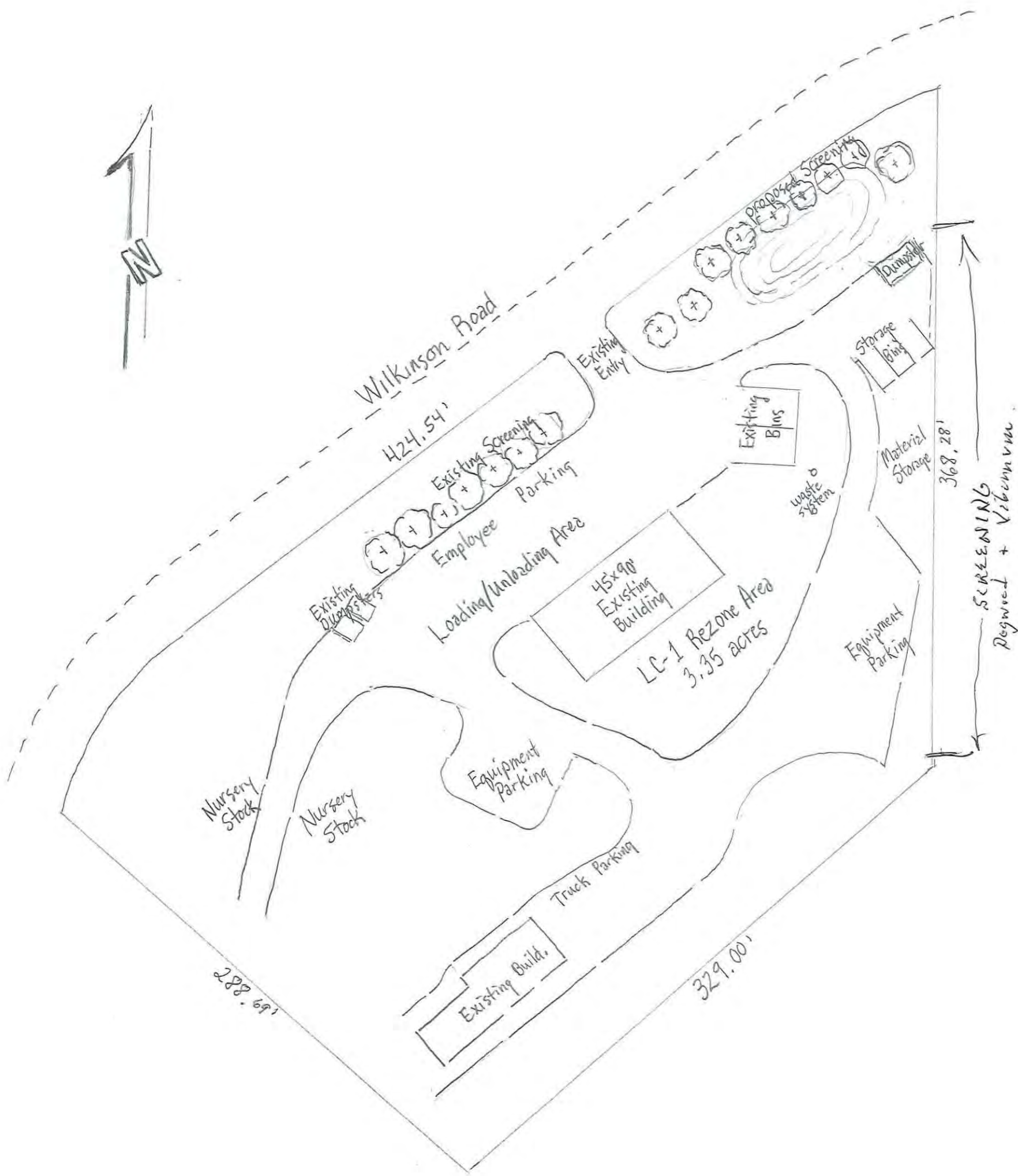
No signage

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

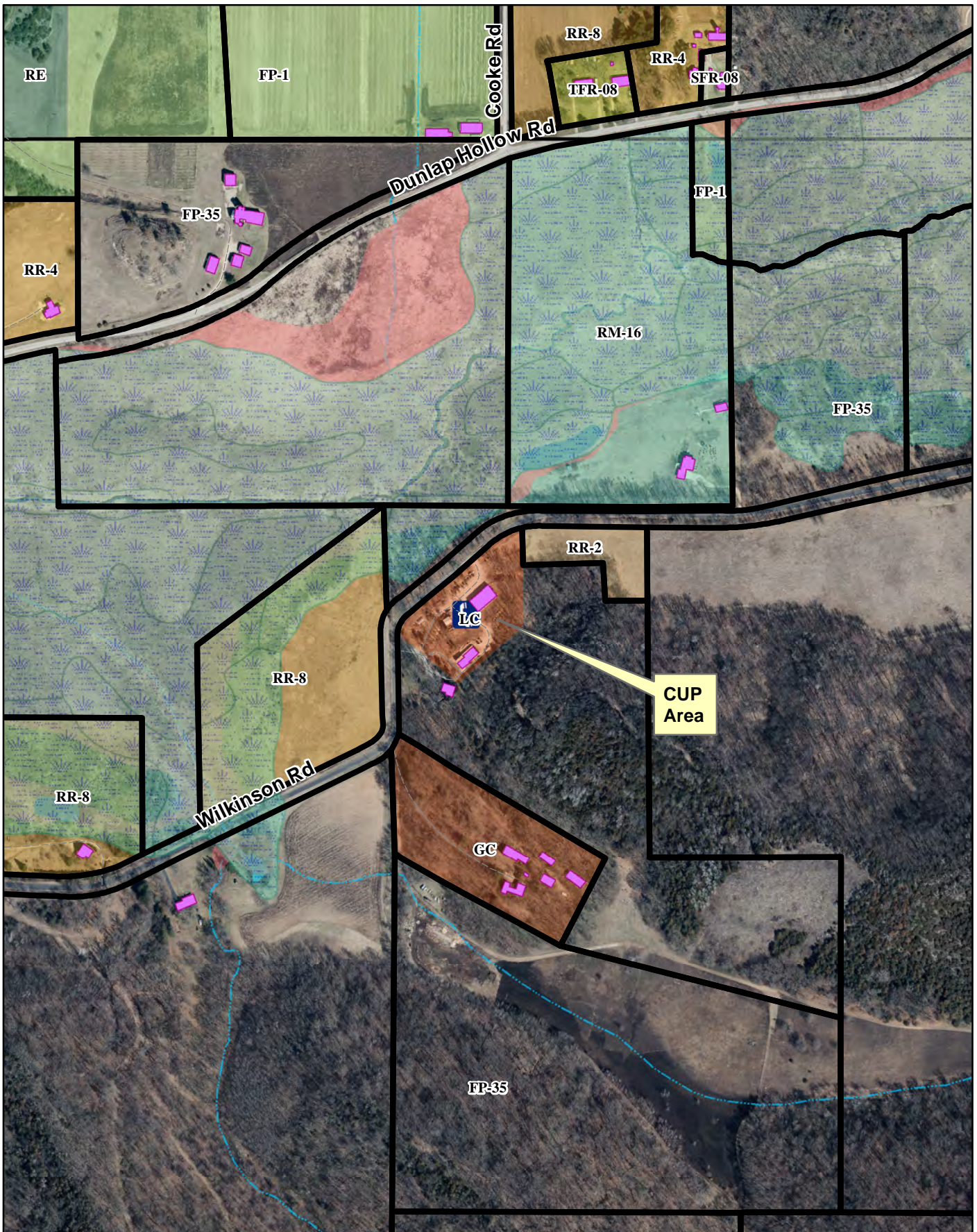
Brush and damaged trees to be removed. ...

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

My cousins and I own most of the road frontage on both sides of the road for 1/2 mile east of the shop. Land will be in MFL and agricultural crops.



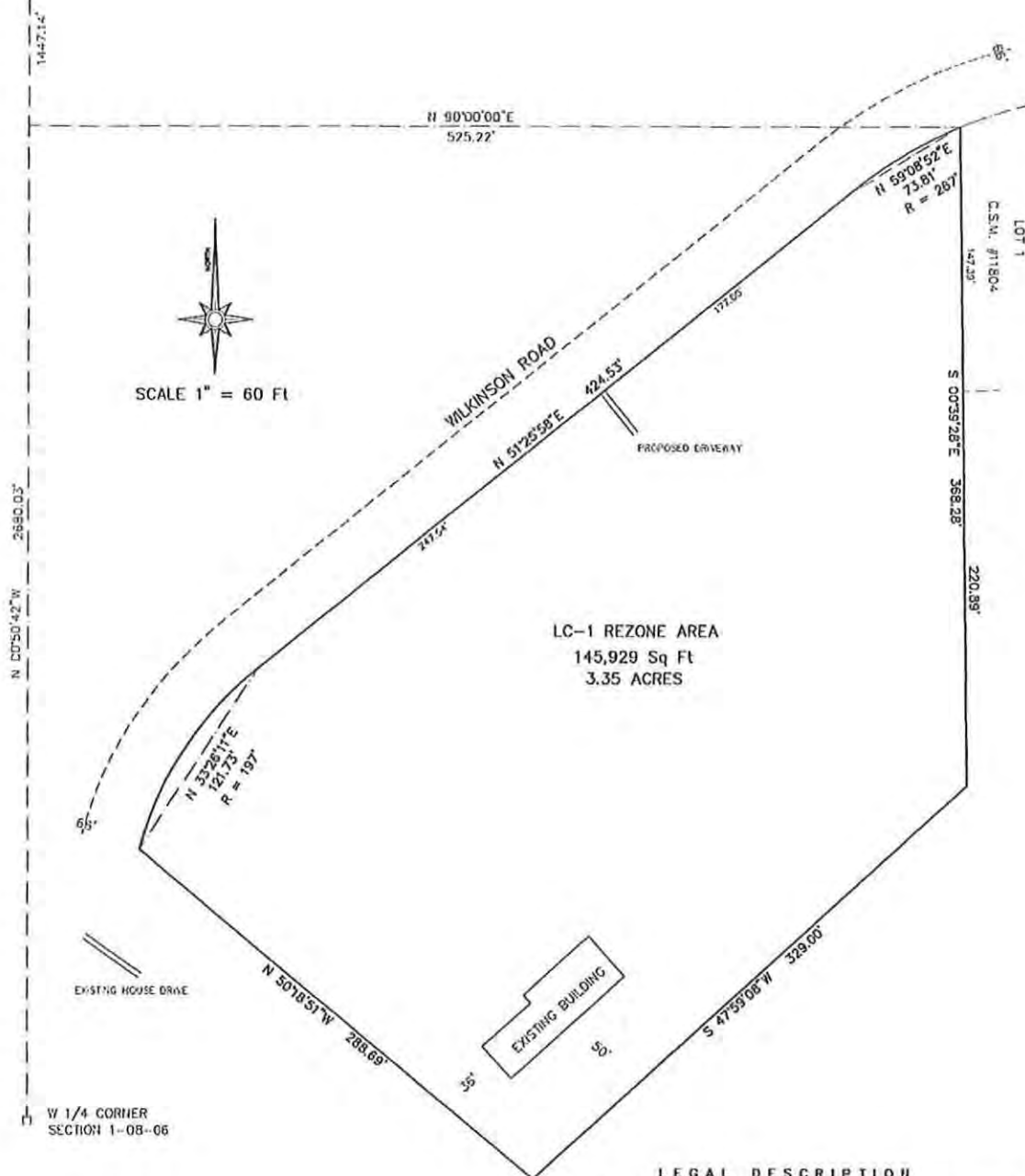
Scale: 1" = 60ft
 date: May 12, 2025



9751 Wilkinson Road
Neighborhood Map

NW CORNER
SECTION 1-08-06

WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560



LEGAL DESCRIPTION

Part of the SW 1/4 of the NW 1/4, Section 1, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Commencing at the NW corner of said Section 1

THENCE South 00 degrees 50 minutes 42 seconds East for a distance of 1447.14 feet along the West line of the NW 1/4 said Section 1

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 525.22 feet to the South Right-of-way of Wilkinson Road and the West line of C.S.M. #11804 to the point of beginning

THENCE South 00 degrees 39 minutes 28 seconds East for a distance of 368.28 feet along the West line of said C.S.M. #11804

THENCE South 47 degrees 59 minutes 08 seconds West for a distance of 329.00 feet

THENCE North 50 degrees 18 minutes 51 seconds West for a distance of 288.69 feet to the South Right-of-way of Wilkinson Road

THENCE along a curve to the right having a radius of 197.00 feet and an arc length of 123.75 feet, being subtended by a chord of North 33 degrees 26 minutes 11 seconds East for a distance of 121.73 feet along said Right-of-way

THENCE North 51 degrees 25 minutes 58 seconds East for a distance of 424.53 feet along said Right-of-way

THENCE along a curve to the right having a radius of 267.00 feet and an arc length of 74.05 feet, being subtended by a chord of North 59 degrees 08 minutes 52 seconds East for a distance of 73.81 feet along said Right-of-way to the point of beginning

mzoita (1)
L E G A L D E S C R I P T I O N

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