



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2468

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.101(7) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2468 for a Concrete Batch Plant pursuant to Dane County Code of Ordinances Section 10.103(20), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: June 26, 2019

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

LOCATION: 1320 E Church Rd, Town of Christiana, Dane County, Wisconsin.

Legal Description:

Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, more particularly described as follows: Commencing at the sandstone monument found marking the Southeast corner of said Section 30; thence South 88°22'21" West along the South line of said Section 30, 666.53 feet to a railroad spike set and being the point of beginning; thence continue South 88°22'21" West, 621.00 feet to a railroad spike set in the centerline of County Trunk Highway "W"; thence Northwesterly along said centerline, 249.34 feet along the arc of a curve to the left, radius of 1777.83 feet whose long chord bears N15°20'45" West, 249.14 feet; thence North 19°21'50" West along said centerline, 639.28 feet; thence North 88°27' East along the South line 34.66 feet to an existing 1" iron pipe found; thence continue North 88°27' East on said line, 169.56 feet to an existing 1" iron pipe found; thence North 01°29'38" West, 624.16 feet to an existing 1" iron pipe found; thence North 88°22'21" East, 1162.94 feet to a 1" iron pipe set; thence S02°43'43" East parallel to the East line of said Section 30, 353.16 feet to a 1" iron pipe set; thence South 69°45'30" East, 119.15 feet to a 1" iron pipe set; thence South 28°32'04" West, 505.22 feet to a 1" iron pipe set; thence South 26°31'37" West, 695.63 feet to a 1" iron pipe set; thence continue South 27°31'37" West, 37.78 feet to the point of beginning of this description.

CONDITIONS:

1. The conditional use permit shall be for temporary batch concrete production. The Conditional Use Permit (CUP) shall expire on December 31, 2019. Equipment associated with the use may overwinter on the property until the spring of 2020.

2. The facility and business shall comply with the site plan and operations plan (application narrative), as submitted.
3. The CUP is subject to all applicable standard conditions found in section 10.101(7)(d)2a.
4. The applicant shall submit an erosion control plan covering the entire CUP area for the duration of operations, and receive approval of an erosion control permit prior to commencing extraction operations.
5. The applicant shall apply for and receive all other required local, state and federal permits.
6. The operator shall develop and operate the site according to the site/operations and plan submitted with the application.
7. Hours of operation shall be limited to 6am-8pm, weekdays. Operation outside these hours, including weekend and nighttime operation, shall be permitted if required by WISDOT for work associated with project #s 1007-11-79 or 1007-11-80.
8. If the operator wishes to have bulk fuel stored on site, the operator should provide a plan for spill containment that meets state regulations.
9. The operator shall require all trucks and excavation equipment to have muffler systems that meet or exceed then current industry standards for noise abatement.
10. The operator shall meet DNR standards for particulate emissions as described in NR 415.075 and NR 415.076.
11. Concrete trucks shall be prohibited from using East Church road except from County Highway W to the driveway of the subject property.
12. Applicant shall review the road with the town's public works director.
13. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Unless the operation is in reasonable compliance with these terms of this approval, such approval is subject to amendment or revocation.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.