

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/08/2018	DCPCUP-2018-02414
Public Hearing Date	
04/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARK S ROSENBAUM	Phone with Area Code (608) 577-1305	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 972 STATE HIGHWAY 138		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS mrosenbaum@lds.net		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	
971 STATE HIGHWAY 138					
TOWNSHIP DUNKIRK	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-181-9560-4		---		---	

CUP DESCRIPTION
CONCRETE BATCH PLANT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(A)	1.85

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>MR</i>	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent)  PRINT NAME: MARK ROSENBAUM DATE: 2/8/18
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DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Mark S. Rosenbaum</u>	Agent	_____
Address	<u>972 State Road 138</u>	Address	_____
Phone	<u>Stoughton, WI 53589</u>	Phone	_____
	<u>608 577-1305</u>		_____
Email	<u>mrosenbaum@tds.net</u>	Email	_____

Parcel numbers affected: 026-0511-181-9560-4 Town: Dunkirk Section: 18
 _____ Property Address: 971 State Road 138

Existing/ Proposed Zoning District: A-1 (Ex) and A-2

- Type of Activity proposed:
Separate checklist for mineral extraction uses must be completed.
- Hours of Operation
- Number of employees
- Anticipated customers
- Outside storage
- Outdoor activities
- Outdoor lighting
- Outside loudspeakers
- Proposed signs
- Trash removal
- Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: 

Date: 2/6/18

Conditional Use Application

Type of Activity Proposed:

Rosenbaum Crushing & Excavating is applying for a minimal change to the current Dane County Conditional Use Permit #1831. The two changes being proposed include revising the operational hours and a small increase in the C.U.P. footprint.

Hours of Operation

The current hours of operation are 6:00 am to 4:00 pm during spring, summer and fall with winter hours being on an as needed basis, weather permitting. The proposed hours of operation are 5:00 am to 6:00 pm during spring, summer and fall with winter hours being on as needed basis, weather permitting.

Number of Employees

The number of employees will be determined by the demand of redi-mix concrete sales.

Anticipated Customers

Anticipated customers will be local cement contractors.

Outside Storage

There will be no changes to the current outside storage.

Outdoor Activities

There will be no changes to the current outdoor activities.

Outdoor Lighting

There will be no changes to the current outdoor lighting.

Outside Loudspeakers

There will be no outside loudspeakers.

Proposed Signs

There are no proposed signs.

Trash Removal

There will be no changes to current trash removal.

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

Rosenbaum Crushing & Excavating has been operating a redi-mix cement plant for over 14 years and the establishment, maintenance and operation of that site has not been detrimental to or endangered the public health, safety, comfort or general welfare.

Rosenbaum Crushing & Excavating will operate under a set of conditions of approval for the redi-mix cement plant to assure that the project meets the CUP Standard of the zoning ordinance. The proposed conditions are included in the application.

(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.

Public Health

Dust control measures put in place to control fugitive dust.

Erosion control measures are in place.

Noise impact to neighbors is minimal due to berms and trees put into place that shield the noise and due to the low elevation of the operation.

No flow of water into the site other than natural precipitation.

Rosenbaum Crushing and Excavating has a successful track record of operating a redimix cement plant for 14+ years with no problems and no detriment to the public health.

Public Safety

Access to this site will be from 971 State Road 138 only.

The site is secured by fences, gates, landscaped berms and no trespassing signage.

Trucking to and from the site is not expected to differ from the current operations on Rosenbaum Crushing & Excavating site.

Rosenbaum Crushing & Excavating has been operating a redimix cement plant for 14+ years with no detriment to public safety.

Public Comfort

Site is fairly remote and away from homes.

Site is bordered primarily by farmland and a current mineral extraction site.

Berms and trees in place to minimize noise and provide an aesthetically pleasing appearance.

All equipment will have mufflers.

This source will provide a supply of high quality redi-mix cement used for home and commercial building and to improve and maintain the streets, roads and highways of southern Wisconsin.

Rosenbaum Crushing & Excavating has been operating a redi-mix cement plant for 14+ years with no detriment to the public comfort.

Public General Welfare

This site will provide a substantial source of high quality redi-mix cement within the community with which to build our homes, schools, highway, buildings etc. without incurring additional trucking costs.

Rosenbaum Crushing & Excavating has been operating a redi-mix cement plant for 14+ years with no detriment to the public 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.

The current Conditional Use Permit #1831 is surrounded by a non-conforming mineral extraction site.

The surrounding berms and the lower elevation will shield operations.

Fugitive dust will be controlled.

Rosenbaum Crushing & Excavating has been operating a redi-mix cement plant for 14+ years with no detriment to the uses, values and enjoyment of other property in the neighborhood.

(3) That 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.

The land use that surrounds the site is currently a non-conforming mineral extraction site.

The current Conditional Use Permit #1831 has been in place for 14+ years without impeding the normal development of the surrounding property.

(4) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Existing utilities will be used.

Existing access to State Road 138 will be used.

The site will be operated per proposed plans.

Any storm water runoff will be contained within the CUP and/or the non-conforming mineral extraction site.

Erosion control measures are in place.

(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.

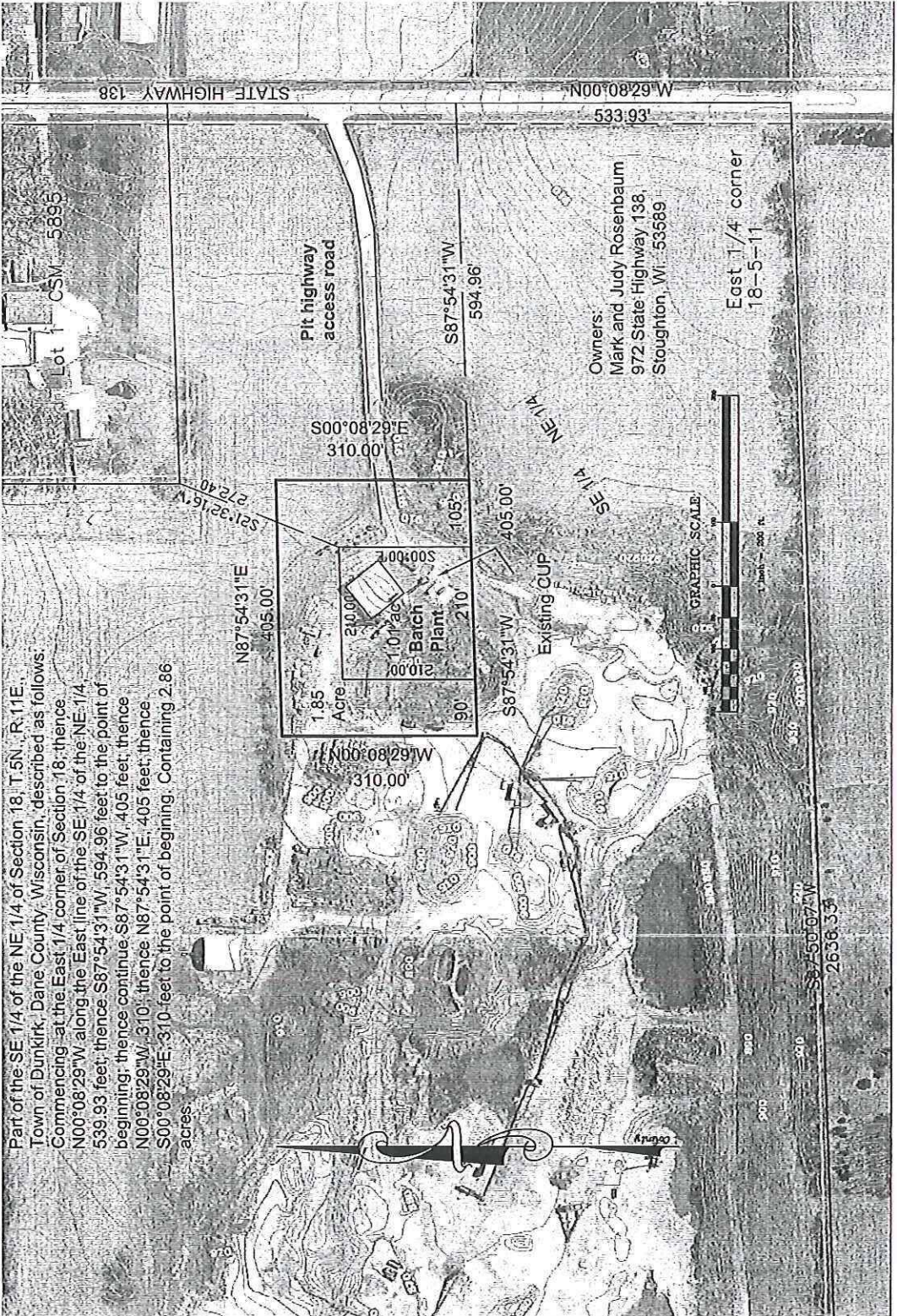
All vehicles will enter and exit the site via a single access to State Road 138.

Our safety record of trucks entering and exiting the existing operation for the last 14+ years is and continues to be a high priority for our company.

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

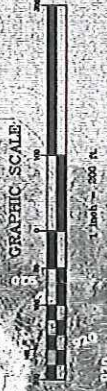
This plan and proposal meets all the regulations A-1 (Ex) and A-2 Agricultural Districts.

Part of the SE 1/4 of the NE 1/4 of Section 18, T.5N., R.11E.,
Town of Dunkirk, Dane County, Wisconsin, described as follows:
Commencing at the East 1/4 corner of Section 18; thence
N00°08'29"W along the East line of the SE 1/4 of the NE 1/4
539.93 feet; thence S87°54'31"W, 594.96 feet to the point of
beginning; thence continue S87°54'31"W, 405 feet; thence
N00°08'29"W, 310'; thence N87°54'31"E, 405 feet; thence
S00°08'29"E, 310 feet to the point of beginning. Containing 2.86
acres.



Owners:
Mark and Judy Rosenbaum
972 State Highway 138
Stoughton, WI 53589

East 1/4 corner
18-5-11



GRAPHIC SCALE

1 inch = 200 ft.

533.93

STATE HIGHWAY 138

Lot CSM 5895

Pit highway access road

S00°08'29"E

S87°54'31"W

N87°54'31"E

405.00

310.00

S00°08'29"E

210.00

110.00

Batch Plant

210.00

90°

405.00

SE 1/4

NE 1/4

S87°54'31"W

Existing CUP

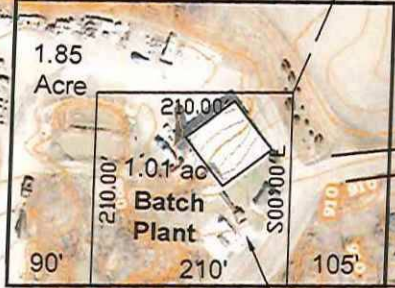
N00°08'29"W

310.00

S87°50'07"W

2636.33

Part of the SE 1/4 of the NE 1/4 of Section 18, T.5N., R.11E.,
 Town of Dunkirk, Dane County, Wisconsin, described as follows:
 Commencing at the East 1/4 corner of Section 18; thence
 N00°08'29"W along the East line of the SE 1/4 of the NE 1/4,
 539.93 feet; thence S87°54'31"W, 594.96 feet to the point of
 beginning; thence continue S87°54'31"W, 405 feet; thence
 N00°08'29"W, 310'; thence N87°54'31"E, 405 feet; thence
 S00°08'29"E, 310 feet to the point of beginning. Containing 2.86
 acres.

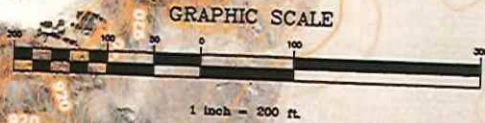


Lot 1 CSM 5895

Pit highway
access road

Owners:
 Mark and Judy Rosenbaum
 972 State Highway 138,
 Stoughton, Wi. 53589

East 1/4 corner
 18-5-11



S87°50'07"W
 2636.33'

STATE HIGHWAY 138

N00°08'29"W
 533.93'

SE 1/4 NE 1/4

N87°54'31"E
 405.00'

S21°32'16"W
 272.40'

S00°08'29"E
 310.00'

S87°54'31"W
 594.96'

N00°08'29"W
 310.00'

S87°54'31"W
 405.00'

Existing CUP

210.00'

100.00'

90'

105'

310.00'

405.00'

405.00'

405.00'

405.00'

405.00'

405.00'

405.00'

405.00'

405.00'

405.00'

Not Effective
CUP 981

RH-2 DCPREZ-0000-07226
R-1A DCPREZ-0000-07941

1038

1008

992 R-1 DCPREZ-0000-04717
972 CUP 912
Residence for a watchman or caretaker
C-2 DCPREZ-0000-04717

971
RH-2 DCPREZ-0000-04441

138

A-1(EX) DCPREZ-0000-00000

971 CUP 1831
Ready mix concrete plants
A-2(1) DCPREZ-0000-08719

A-1(EX) DCPREZ-0000-00000

936

889



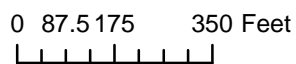
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



CUP 02414
MARK S ROSENBAUM