



## Dane County Zoning Division

City-County Building  
210 Martin Luther King, Jr., Blvd., Room 116  
Madison Wisconsin 53703  
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# DANE COUNTY CONDITIONAL USE PERMIT # 2381

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2381 for a Concrete Batch Plant for the production of materials for highway projects limited to the duration of the project pursuant to Dane County Code of Ordinance Section 10.123(3) and subject to any conditions contained herein:

**EFFECTIVE DATE OF PERMIT: June 28, 2017**

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

ADDRESS: None

PARCEL #: 0611-094-9000-5

LEGAL DESCRIPTION: Commencing at the Southeast corner of Section 9; thence S88°29'29"W 1331.79 feet to the Southeast corner of the SW ¼ of the SE ¼; thence N00°30'36"E along the East line of Said ¼, 263.17 feet; thence N89°29'24"W, 94.75 feet to the point of beginning; thence continue N89°29'24"W, 195 feet; thence N00°30'36"E, 195 feet; thence S89°29'24"E, 195 feet; thence S00°30'36"W 195 feet to the point of beginning. The above described containing 0.87 acres.

### CONDITIONS:

1. The applicant shall submit an erosion control plan covering the area to be disturbed and receive approval of an erosion control permit prior to commencing extraction operations.
2. The applicant shall apply for and receive all other required local, state and federal permits.
3. The operator shall develop and operate the site according to the site/operations plan submitted with the application materials.
4. Operations shall cease no later than December 31, 2019.
5. The operator and all haulers shall access the CUP site only through those points currently used for the mineral extraction site.
6. Hours of operation shall be as follows:
  - General daytime hours will be 6:00 am to 8:00 pm Monday through Friday
  - Weekend hours will be intermittent as necessary also 6:00 to 8:00 pm
  - Only when WisDOT project mandated, operations may occur overnight.

7. Outdoor lighting will be portable and will be directed away from property lines, neighboring parcels and roads to mitigate impacts. A lighting plan shall be submitted to Dane County Zoning for review and approval prior to the operation of the lighting.
8. Operator shall provide the WisDOT project ID and documentation from WisDOT showing that material from this site meets project specifications. This documentation will be provided to the Dane County Zoning division.
9. Of the operator of the batch plant changes during the duration of this permit, any new operator must follow the conditions of this permit (CUP# 2381).
10. The owner/operator must post a copy of this conditional use permit #2381, including the list of all conditions, on the work site.
11. 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.
12. If any portion of these conditions is held invalid the remainder of these conditions and provisions shall not be affected thereby.

**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.