



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083
Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2671

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

GRANTS Conditional Use Permit #2671 for a Limited Family Business – Concrete Contractor
operation conditioned upon Dane County Code of Ordinances Section 10.101(7)(d) and subject to
the additional conditions listed below:

EFFECTIVE DATE OF PERMIT: August 26, 2025

CUP EXPIRATION DATE: See conditions #24

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

LOCATION: 3813 Halverson Road, Section 34, Town of Dunn

LEGAL DESCRIPTION: The north 335 feet of the west 325 feet of the Northwest $\frac{1}{4}$ of the
Northeast $\frac{1}{4}$ of Section 34, Town 06 North, Range 10 East, Town of Dunn, Dane County,
Wisconsin.

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (see below).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or

expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.

7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. 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. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to CUP # 2671:

13. Hours of business operation shall be limited to 7:00 am to 5:00 pm, Monday through Friday.
14. No employees may perform regular work on the property. The number of employees shall be limited to no more than two (2) part-time employees or one (1) full-time employee. Occasional visits by employees are permitted provided that such visits are infrequent and of short duration.
15. No new exterior lighting for the business may be placed on the existing outbuilding or elsewhere on the property, except for up to two downward-facing, shielded lights may be installed at the entrance and exit of the proposed new outbuilding. Any existing lights on the building are allowed as long as they do not shine directly on neighboring residences and are downward facing.
16. In addition to the standard residential service provided by the Town's contracted trash and recycling vendor, trash and recycling collection for the business shall be limited to one 3-yard dumpster.
17. All business-related vehicles, equipment, and materials must be stored indoors within the existing outbuilding shown in the two-acre CUP area, and/or within the proposed new outbuilding, which must also be located within the two-acre CUP area. All activities related to the limited family business must also be conducted indoors.
18. Vehicle and equipment storage for the business cannot exceed more than two passenger cars, three passenger trucks, one class 6 dump truck, one skid steer, and two trailers.
19. No sanitary fixtures or human habitation is allowed in the outbuilding shown on the site plan or within the proposed new outbuilding.
20. Noise related to the limited family business is limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm.
21. Customers or clients are not allowed to come to the property for activities related to the limited family business.
22. Should any hazardous, flammable, or explosive materials be stored on the property, it must be kept indoors and in full compliance with Occupational Safety and Health Administration

(OSHA) and National Fire Protection Association (NFPA) standards. Industrial or manufacturing uses are not permitted on the property. All water discharged to the ground must consist solely of stormwater, and any hazardous, toxic, or explosive materials must be disposed of offsite.

23. No business signage is allowed.
24. The CUP shall automatically expire on sale of the property or the business to an unrelated third party.

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.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220.

EXPIRATION OF PERMIT

Upon the allowed land use's cessation or abandonment for a period of one year, this conditional use permit will be deemed to have been terminated and any future use shall be in conformity with the ordinance.