

# Dane County Conditional Use Permit Application

|                            |                     |
|----------------------------|---------------------|
| <b>Application Date</b>    | <b>C.U.P Number</b> |
| 01/08/2025                 | DCPCUP-2025-02652   |
| <b>Public Hearing Date</b> |                     |
| 03/25/2025                 |                     |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

|                                                   |                                        |                                                      |                      |
|---------------------------------------------------|----------------------------------------|------------------------------------------------------|----------------------|
| OWNER NAME<br>MATTHEW AND KASSI SCHULTZ           | Phone with Area Code<br>(608) 513-2761 | AGENT NAME<br><input type="checkbox"/>               | Phone with Area Code |
| BILLING ADDRESS (Number, Street)<br>135 HOOPEN RD |                                        | ADDRESS (Number, Street)<br><input type="checkbox"/> |                      |
| (City, State, Zip)<br>CAMBRIDGE, WI 53523         |                                        | (City, State, Zip)                                   |                      |
| E-MAIL ADDRESS<br>danecountydumpsters@gmail.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 |         |
|----------------------------|---------------|----------------------------|---------|----------------------------|---------|
| 135 Hoopen Road            |               |                            |         |                            |         |
| TOWNSHIP<br>CHRISTIANA     | SECTION<br>36 | TOWNSHIP                   | SECTION | TOWNSHIP                   | SECTION |
| PARCEL NUMBERS INVOLVED    |               | PARCEL NUMBERS INVOLVED    |         | PARCEL NUMBERS INVOLVED    |         |
| 0612-362-8060-0            |               | ---                        |         | ---                        |         |

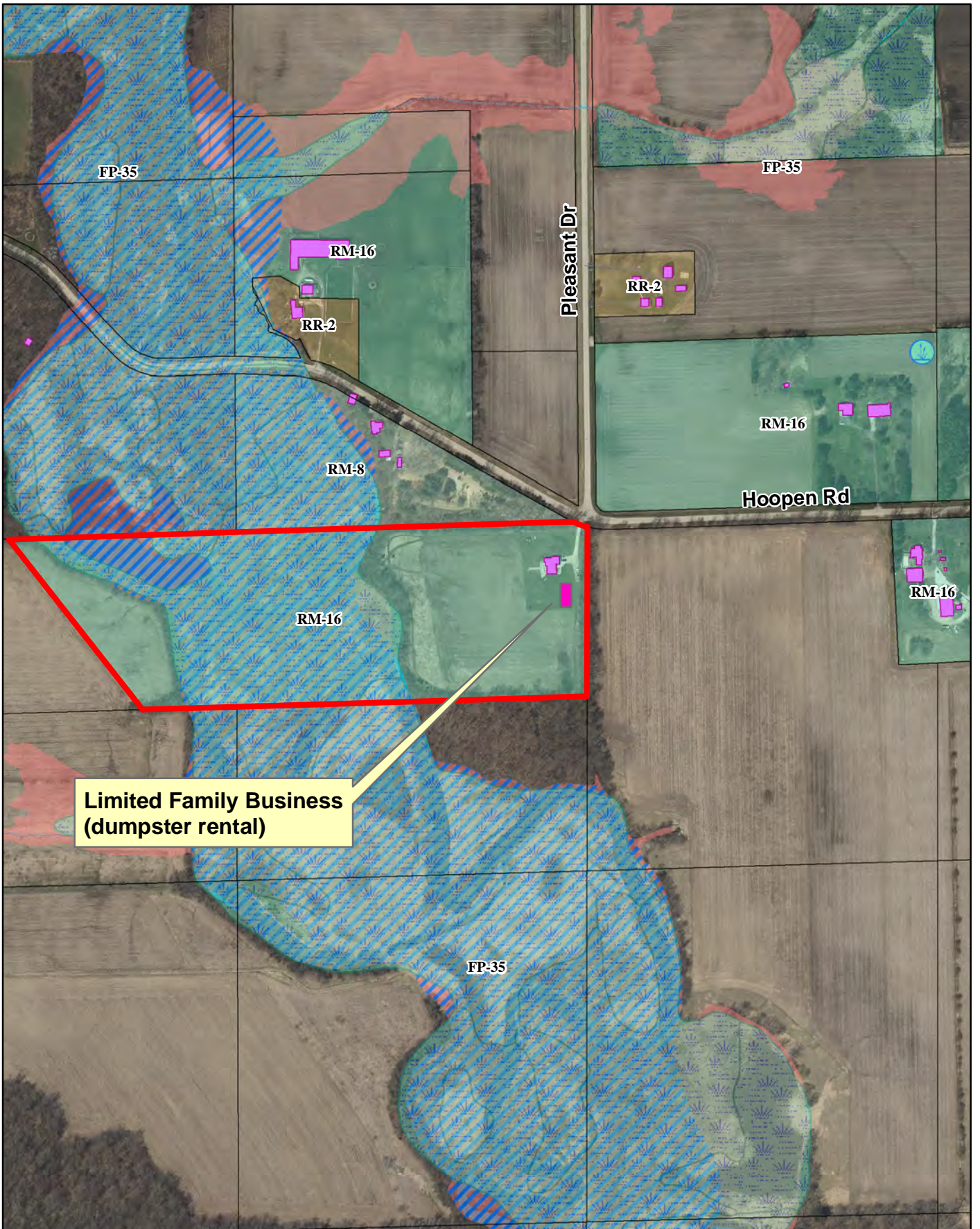
**CUP DESCRIPTION**

Limited Family Business (Dumpster Storage and Delivery Service)



| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
|---------------------------------------|-------|

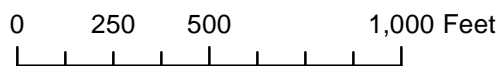
|        |      |
|--------|------|
| 10.234 | 28.9 |
|--------|------|

|                                                                                                                                   |                                        |                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>DEED RESTRICTION REQUIRED?</b><br><br><input type="checkbox"/> Yes <input type="checkbox"/> No<br><br>Applicant Initials _____ | <b>Inspectors Initials</b><br><br>RUH1 | <b>SIGNATURE:(Owner or Agent)</b><br><br><hr/> <b>PRINT NAME:</b><br><br><hr/> <b>DATE:</b><br><br><hr/> |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------|



**Legend**

-  Wetland
-  Floodplain



**CUP 2652  
Schultz**



**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:                                                                               | \$495                                 |
| Mineral Extraction:                                                                    | \$1145                                |
| Communication Tower:                                                                   | \$1145<br>(+\$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:        | Matt Schultz                 | Agent Name:                 |  |
| Address (Number & Street):  | 135 Hoopen rd                | Address (Number & Street):  |  |
| Address (City, State, Zip): | cambridge wi 53523           | Address (City, State, Zip): |  |
| Email Address:              | danecountydumpsters@gmail.co | Email Address:              |  |
| Phone#:                     | 6085132761                   | Phone#:                     |  |

### SITE INFORMATION

|                  |            |                               |                            |
|------------------|------------|-------------------------------|----------------------------|
| Township:        | Christiana | Parcel Number(s):             | 061236280600               |
| Section:         |            | Property Address or Location: | 135 Hoopen rd Cambridge WI |
| Existing Zoning: | rm16       | Proposed Zoning:              |                            |
|                  |            | CUP Code Section(s):          |                            |

### DESCRIPTION OF PROPOSED CONDITIONAL USE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):<br>limited family business                                                                                                                                                                                                                                                                               | <b>Is this application being submitted to correct a violation?</b><br>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <b>Provide a short but detailed description of the proposed conditional use:</b><br>I am the owner and only employee. I answer calls, and deliver dumpsters. I want to store my unrented dumpsters in an accessory building. I do not have any customers that come to my address. I wont put any signage up. I only have one truck. the back side of the business is run 100% from my laptop inside my house. there will be no extra traffic on the local roads. |                                                                                                                                           |

### 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 checked="" type="checkbox"/> Complete attached information sheet for standards | <input checked="" type="checkbox"/> Site Plan drawn to scale | <input checked="" type="checkbox"/> Detailed operational plan | <input checked="" type="checkbox"/> Written legal description of boundaries | <input checked="" type="checkbox"/> Detailed written statement of intent | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|

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: \_\_\_\_\_

Date: \_\_\_\_\_

## 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):

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>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.</b><br/>my dumpsters will be stored under a roof. when they come back to storage they will be empty. before I take any dumpster back to storage, I dump it at the Dane County Landfill. I do not rent dumpsters to restaurants, I do not haul hazardous materials, and there is a long list of items not allowed in my dumpsters such as paint, freon containing appliances, or hazzardous materials, ect. With them being covered by a roof, there will be no run off from rain.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>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.</b><br/>If approved to put up an accessory building, all my dumpsters will be in an accessory building. I am surrounded by aggraculture so my building would look like another barn. my dumpsters and truck would not be visible from the road. My neighbor to the north has a very think tree line with tall grass behind the trees so there is lots of screening from that view. If i stand on the fence line, I can see a corner of his roof. He can not look out his window and see my dumpsters, or where the building would be. He is to the north and i would put the building in the south east side of my property. My neighbor to the east has been a supporter of my business from day one and I have</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>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.</b><br/>my building will not have any effect on the neighboring properties as far as their intended use. The building will be on my property about 30 to 50 feet off the property line. the neighboring property to the east is a 132 acre agriculture field. I am not rezoning to commercial so when I move or retire, the conditional use permit dies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</b><br/>I have a gravel driveway that leads right to where the building would be. As far as drainage or runoff containment we are willing to do whatever steps necessary, but being under a roof the only run off would be rain water from the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>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.</b><br/>I only have one truck and I have zero customers that would come to my address. there has been no issues with congestion. I am able to turn into my driveway and once I am on my property I manuver the truck to be backed into its storage spot.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</b><br/>my business will conform to all applicable regulations as I live on the property and I am the sole owner and once my dumpsters are under a roof, my entire business will take place inside a building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>7. The conditional use is consistent with the adopted town and county comprehensive plans.</b><br/>I have already been approved by the Town of Christiana. They actually told me they think it is a good use of the property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>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.</b></p> <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:<br/>with the rural mixed use zoning I am allowed to run a limited family business under a conditional use permit. I am not the only limited family business in the area. many of my neighbors also run businesses out of their homes.</li><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:<br/>It is reasonable and appropriate because we are in a rural area, there is many accessory building such as barns and machine sheds, it would not be an eye sore and I operate during regular business hours. My truck is a 2025 clean diesel truck. It is not a loud or dirty truck.</li><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:<br/>the building would go behind my current building in a 6 acre agriculture field. my building would be roughly 50ftx100ft and the rest of the field would still be farmable as i intend to continue farming it.</li><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:<br/>If anything it would help future agricultural use as it could be turned into a machine shed or milking stable, ect.</li><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:<br/>damage to the land would be minimal during construction as there is no trees that would have to be removed, no demolition would be needed, and We would put the building in the south east section of the agriculture field.</li></ul> |

## 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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p> <p>my business is a dumpster rental business. I am the sole owner and operator of the business. I do not have any employees, nor do I foresee having any in the future. I would keep my empty, unrented dumpsters on my property inside an accessory building. when someone rents a dumpster from me (online or via phone) I then pick the dumpster up with my truck and deliver it to the address provided to me at time of order. the location of the building will be 50 to 60ft to the south of the existing accessory building. the dementions would be 50ftx100ft with 4 bay doors in order to organize dumpsters by size. Other than driving down the road, my neighbors and/or regular every day traffic will never see my dumpsters or truck. My truck is a 2025 clean diesel burning hooklift truck. I am able to set a dumpster on the ground very gently, without making very much noise at all. Certainly not a noise that would be loud enough to hear from neighboring properties. I am a small business competing with conglomerates such as Pelleteri and Waste Management. I do not run all day every day. There is weeks where my truck does not turn on. this business would have little to no effect on any of my neighbors.</p> |
| <p>List the proposed days and hours of operation.</p> <p>I dont turn my truck on until at least 8am and the landfill closes at 3:15 so I have to get all my dump runs in before that. very rarely do I ever</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>I live on the property and I am the sole owner and operator. I do not have any full time or part time employees.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>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.</p> <p>My truck is a new 2025 truck. It is not loud. The only noise that would possibly be audible from neighboring properties is my reverse alarm briefly. I can back up and hook up to a dumpster in less than a minute so there would potentially be a few minutes worth of beeping from my reverse alarm during the course of a day. I mainly work with construction contractors who put construction demo in my dumpsters. They dont pick up full dumpsters back to the property, when I pick up a dumpster I go straight to the landfill and being inside a</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building. If allowed to put up a building there would be absolutely no outdoor storage. My dumpsters and my truck would be stored inside the building when not being used. 100% of my operations would take place under a roof.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>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 <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a>, Dane County Code.</p> <p>The building would have gutters so rain water runs away from the building. I am willing to take whatever steps necessary to ensure compliance with county stormwater and erosion control.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>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.</p> <p>We will take whatever steps necessary. There wont be any waste water as I do not wash my dumpsters at my property. when materials slide out of the dumpster at the landfill, it cleans itself. its almost like scraping the whole dumpster with sand paper so they do not need</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>There really is no regular trash that my business creates. I take other peoples trash and take it to the landfill. I dont have items that i need to keep in stock that I am buying on a regular basis that would require a large trash removal of pallets or other such items. Other than the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>A busy day for me would be 3 to 5 deliveries. I only have one truck. My truck has a GVWR of 26000lbs. so the absolute heaviest my truck will weigh is 26000lbs. There would be no issues with traffic congestion as I live on a somewhat light traffic country road. the only</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>I do not accept any hazzrdous, toxic, or explosive materials so there will not be any of that stored on site. I do not have a diesel tank on site so I fill up on diesel at local gas stations. My truck has a spill containment kit that never leaves the truck incase of a blown hydraulic</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>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.</p> <p>I have an accessory building on site already and it has 2 flood lights at the north and south end of the building and I never turn them on as I do not like them on at night and that would be exactly how I would treat the proposed building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <a href="#">10.800</a>.</p> <p>I do not plan on having any signage up on my property. I do advertising on facebook but most of my business is word of mouth.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>Where the building would go, it is currentily being farmed for beans/corn. it is a 6 acre field and this building would take up a small portion of it. the rest of the property is my home/ hunting land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>the property to the east is a 132 acre agriculture field. the property to the north is my neighbors home on 10 acres. the property to the west/ south (which is not at all visible from my property or his) is a large farm operation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

### SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

### NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

### OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

### ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

**Dane County Conditional Use Permit Application (applicant responses full text)**

**STANDARDS FOR CONDITIONAL USE PERMITS**

**Please explain how the proposed land use will meet the following standards:**

- 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.**

My dumpsters will be stored under a roof. when they come back to storage they will be empty. before I take any dumpster back to storage, I dump it at the Dane County Landfill. I do not rent dumpsters to restaurants, I do not haul hazardous materials, and there is a long list of items not allowed in my dumpsters such as paint, freon containing appliances, or hazzardous materials, ect. With them being covered by a roof, there will be no run off from rain.

- 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.**

If approved to put up an accessory building, all my dumpsters will be in an accessory building. I am surrounded by aggraculture so my building would look like another barn. my dumpsters and truck would not be visible from the road. My neighbor to the north has a very think tree line with tall grass behind the trees so there is lots of screening from that view. If i stand on the fence line, I can see a corner of his roof. He can not look out his window and see my dumpsters, or where the building would be. He is to the north and i would put the building in the south east side of my property. My neighbor to the east has been a supporter of my business from day one and I have written approval from his family.

- 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.**

My building will not have any effect on the neighboring properties as far as their intended use. The building will be on my property about 30 to 50 feet off the property line. the neighboring property to the east is a 132 acre agriculture field. I am not rezoning to commercial so when I move or retire, the conditional use permit dies.

- 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.**

I have a gravel driveway that leads right to where the building would be. As far as drainage or runoff containment we are willing to do whatever steps necessary, but being under a roof the only run off would be rain water from the building.

- 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.**

I only have one truck and I have zero customers that would come to my address. there has been no issues with congestion. I am able to turn into my driveway and once I am on my property I manuver the truck to be backed into its storage spot.

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

My business will conform to all applicable regulations as I live on the property and I am the sole owner and once my dumpsters are under a roof, my entire business will take place inside a building.

**7. The conditional use is consistent with the adopted town and county comprehensive plans.**

I have already been approved by the Town of Christiana. They actually told me they think it is a good use of the property.

**8. If the conditional use is located in a Farmland Preservation Zoning district, the conditional use is subject to the following standards found in section 10.220(1).**

(N/A)

**WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN**

***Describe in detail the proposed conditional use.***

my business is a dumpster rental business. I am the sole owner and operator of the business. I do not have any employees, nor do I foresee having any in the future. I would keep my empty, unrented dumpsters on my property inside an accessory building. when someone rents a dumpster from me (online or via phone) I then pick the dumpster up with my truck and deliver it to the address provided to me at time of order. the location of the building will be 50 to 60ft to the south of the existing accessory building. the dimensions would be 50ftx100ft with 4 bay doors in order to organize dumpsters by size. Other than driving down the road, my neighbors and/or regular every day traffic will never see my dumpsters or truck. My truck is a 2025 clean diesel burning hooklift truck. I am able to set a dumpster on the ground very gently, without making very much noise at all. Certainly not a noise that would be loud enough to hear from neighboring properties. I am a small business competing with conglomerates such as Pelletieri and Waste Management. I do not run all day every day. There is weeks where my truck does not turn on. this business would have little to no effect on any of my neighbors.

***Proposed days and hours of operation.***

I dont turn my truck on until at least 8am and the landfill closes at 3:15 so I have to get all my dump runs in before that. very rarely do I ever operate until 5pm.

***Employees.***

I live on the property and I am the sole owner and operator. I do not have any full time or part time employees.

***Anticipated noise, odors, dust, soot, runoff or pollution – and any proposed measures to mitigate.***

My truck is a new 2025 truck. It is not loud. The only noise that would possibly be audible from neighboring properties is my reverse alarm briefly. I can back up and hook up to a dumpster in less than a minute so there would potentially be a few minutes worth of beeping from my reverse alarm during the course of a day. I mainly work with construction contractors who put



construction demo in my dumpsters. They dont stink. I do not bring full dumpsters back to the property. when I pick up a dumpster I go straight to the landfill and being inside a building, whatever smell they might have would be inside my building. I do not accept restaurant waste in my dumpsters so ther will be no rotting food waste in my dumpsters. if its not construction demo going into them, its residential house hold waste. when a customer rents a dumpster from me they have to sign a form saying they will not put any items not accepted in my dumpster before delivery. if my dumpsters are inside of a building, there is no run off although I am more than willing to take any neccessary steps needed to contain runoff.

***Materials to be stored outside, or any activities taking place outside.***

If allowed to put up a building there would be absolutely no outdoor storage. My dumpsters and my truck would be stored inside the building when not being used. 100% of my operations would take place under a roof.

***Describe measures taken to ensure compliance with Ch 11 & 14 stormwater & erosion control.***

The building would have gutters so rain water runs away from the building. I am willing to take whatever steps necessary to ensure compliance with county stormwater and erosion control.

***Existing and proposed sanitary facilities associated with the proposed use, incl. manure management.***

We will take whatever steps necessary. There wont be any waste water as I do not wash my dumpsters at my property. when materials slide out of the dumpster at the landfill, it cleans itself. its almost like scraping the whole dumpster with sand paper so they do not need regular washings. With construction demo there is no smell or any materials that stay in the dumpster and decompose.

***Existing or proposed facilities for managing trash/recycling removal.***

There really is no regular trash that my business creates. I take other peoples trash and take it to the landfill. I dont have items that i need to keep in stock that I am buying on a regular basis that would require a large trash removal of pallets or other such items. Other than the trash that I take to the landfill, my business does not produce trash.

***Anticipated daily traffic, types & weights of vehicles, and measures to accommodate increased traffic.***

A busy day for me would be 3 to 5 deliveries. I only have one truck. My truck has a GVWR of 26000lbs. so the absolute heaviest my truck will weigh is 26000lbs. There would be no issues with traffic congestion as I live on a somewhat light traffic country road. the only congestion out here is caused by slow moving tractors.

***List any hazardous, toxic or explosive materials to be stored on site, and containment/safety measures.***

I do not accept any hazzrdous, toxic, or explosive materials so there will not be any of that stored on site. I do not have a diesel tank on site so I fill up on diesel at local gas stations. My truck has a spill containment kit that never leaves the truck incase of a blown hydraulic line.

***Existing or proposed outdoor lighting, and measures to mitigate light pollution impacts to neighbors.***

I have an accessory building on site already and it has 2 flood lights at the north and south end of the building and I never turn them on as I do not like them on at night and that would be exactly how I would treat the proposed building.

***Existing or proposed signage (size, location, materials).***

I do not plan on having any signage up on my property. I do advertising on facebook but most of my business is word of mouth.

***Current use of the property.***

Where the building would go, it is currently being farmed for beans/corn. it is a 6 acre field and this building would take up a small portion of it. the rest of the property is my home/ hunting land.

***Current uses of surrounding properties in the neighborhood.***

the property to the east is a 132 acre agriculture field. the property to the north is my neighbors home on 10 acres. the property to the west/ south (which is not at all visible from my property or his) is a large farm operation.

# 135 Hoopen Road

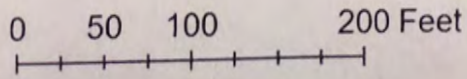
## Site Plan



Existing  
36'x56'  
garage

Proposed  
50'x100' shed  
building

- the outdoor lights will only be turned on momentarily while reversing into the building





DCiMap

Version 4.1



135 HOOPEN RD, Town of Chris X



Show search results for 135 HOOPE...



Hoopen Rd

Pleasant Dr

Hoopen Rd



232.6'

35.9'

2.95'

60.3'

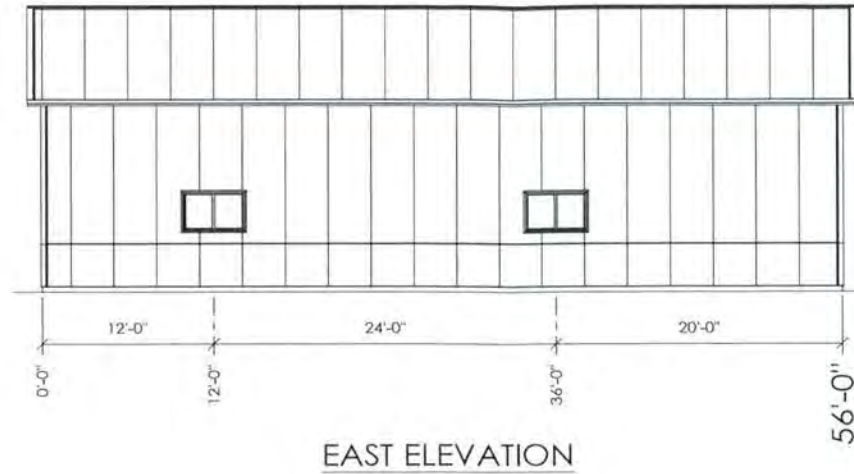
357.8'

200ft

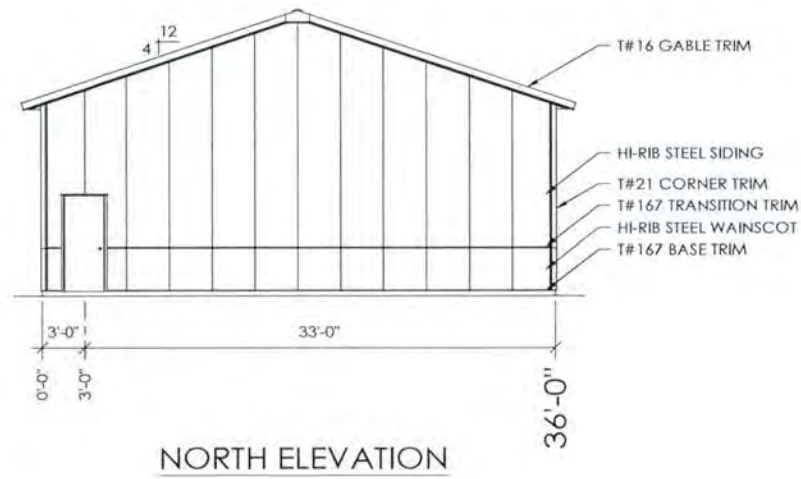
DESIGN AND EXPLANATORY NOTES

1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.

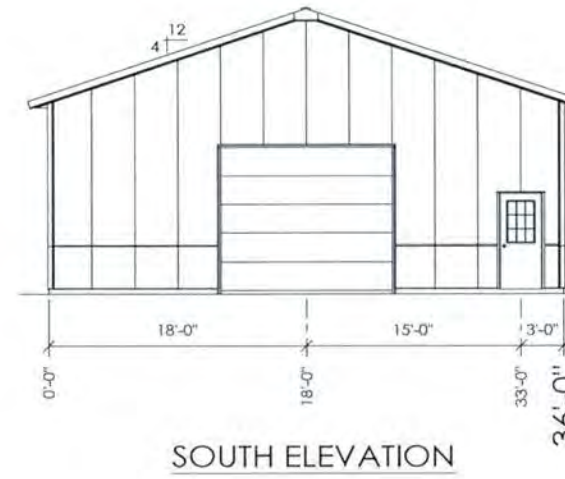
OFFICE: KONIA, WI  
 JOB NO. 091-119734



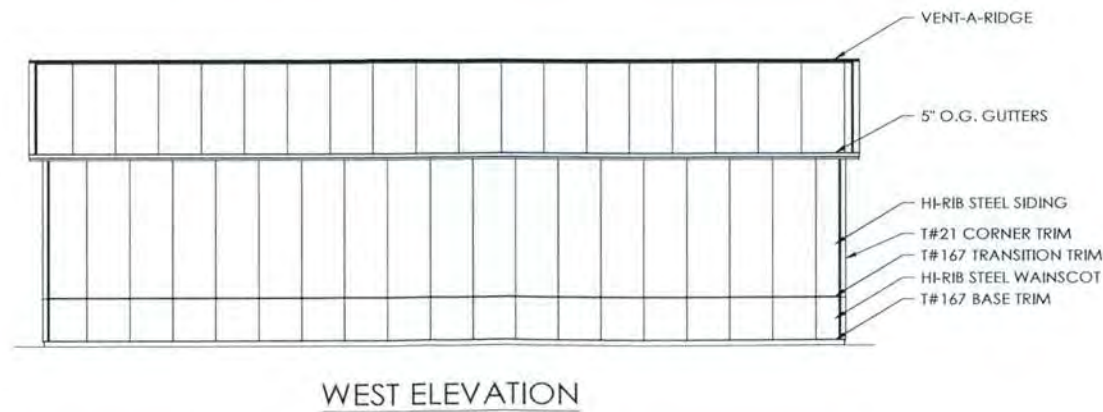
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

MATT SCHULTZ  
 CAMBRIDGE, WI



**MORTON BUILDINGS, INC.**  
 @ MORTON BUILDINGS, INC., P.O. BOX 399 MORTON, IL 61550-0399



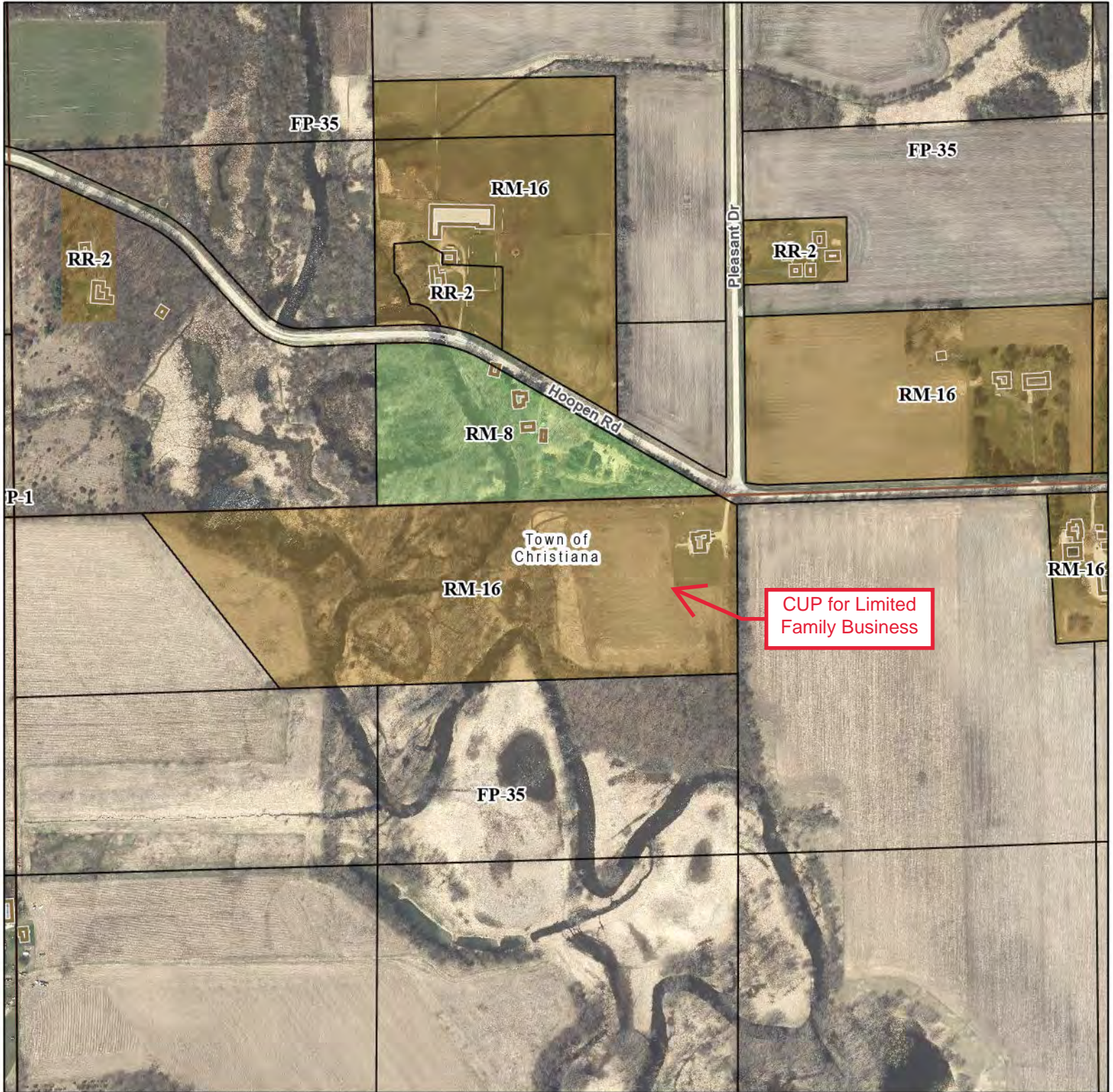
|               |            |
|---------------|------------|
| DRAWN BY:     | BG         |
| DATE:         | 11/15/2022 |
| CHECKED BY:   | ---        |
| DATE:         | ---        |
| REVISED DATE: | ---        |
| REVISED DATE: | ---        |
| REVISED DATE: | ---        |
| REVISED DATE: | ---        |



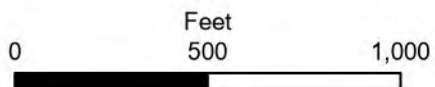
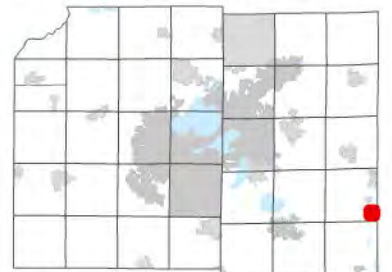
SCALE: AS NOTED  
 SHEET NO: S2 OF: S3

# Schultz CUP - 135 Hoopen Road

## Neighborhood Map



Location in Dane County



12/5/2024

Created by Dane County Planning and Development Department, Zoning Division

**CUP 2652 Legal Description**

Lot 1 of Certified Survey Map No. 14764, recorded in Volume 103, Pages 85-87 of Certified Survey Maps of Dane County as Document No. 5400576, located in the Northeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 36, Town 06 North, Range 12 East, Town of Christiana, Dane County, Wisconsin.