

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/03/2026	DCPCUP-2026-02717
Public Hearing Date	
08/25/2026	

OWNER INFORMATION	AGENT INFORMATION
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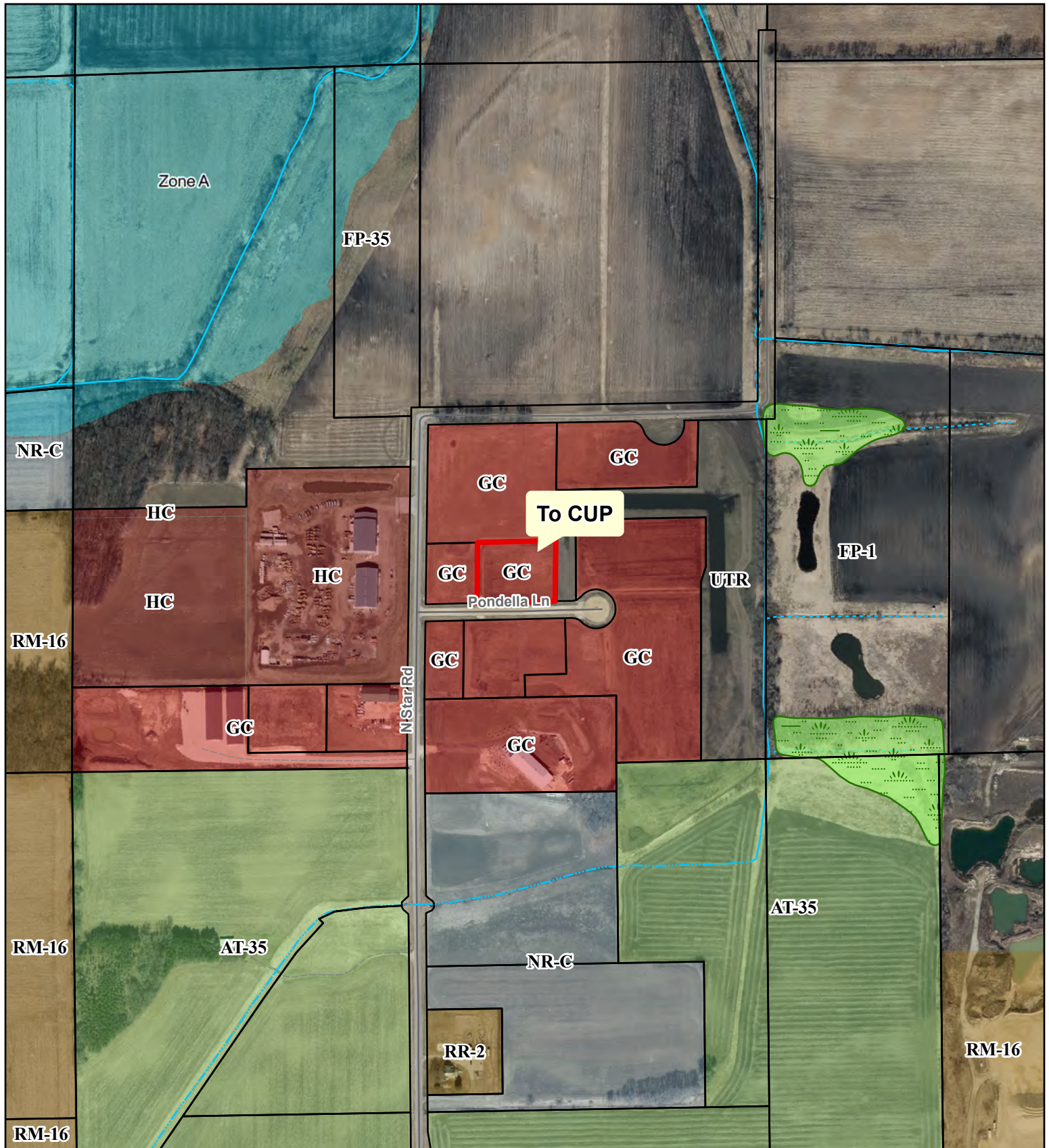
OWNER NAME FRANKIES LANDSCAPING LLC (FRANCISCO GOMEZ JR.)	Phone with Area Code (608) 960-0838	AGENT NAME CLEARY BUILDINGS (TRAVIS LEESER)	Phone with Area Code (608) 379-0132
BILLING ADDRESS (Number, Street) 630 JACOBSON AVE	ADDRESS (Number, Street) 190 PAOLI ST.		
(City, State, Zip) MADISON, WI 53714	(City, State, Zip) Verona, WI 53593		
E-MAIL ADDRESS [REDACTED]	E-MAIL ADDRESS [REDACTED]m		

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
Pondella Lane					
TOWNSHIP COTTAGE GROVE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-273-4023-0		---		---	

CUP DESCRIPTION
OUTDOOR STORAGE IN THE GC ZONING DISTRICT ASSOCIATED WITH A LANDSCAPING COMPANY

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.272(3)	1.6

COMMENTS: INFORMATION REQUIRED FOR ZLR HEARING: 1. SOIL TESTS FOR SEPTIC SYSTEM, OR TOWN ACCEPTANCE OF THE PROPOSED HOLDING TANK. 2. PRELIMINARY STORMWATER PLAN REVIEW BY LWRD. 3. CLARIFICATION ON SITE LIGHTING TO ADDRESS LEGIBILITY, MISMATCHED INFO, AND LACK OF LIGHTING FOR DRIVEWAY & PARKING AREAS.	DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____ PRINT NAME: _____ DATE: _____
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- Proposed Zoning
- Municipal Boundary
- Tax Parcel
- Zoning District**
- Farmland Preservation
- Agricultural Transition
- Commercial
- Heavy Commercial
- Natural Resource Conservancy
- Rural Residential and Rural Mixed Use
- Special Use
- Wetland Class Area

CUP 2717
FRANKIES LANDSCAPING
LLC
(FRANCISCO GOMEZ JR.)





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 (+\$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:	Francisco Gomez Jr.	Agent Name:	Cleary Buildings (Travis Leaser)
Address (Number & Street):	630 Jacobson Ave	Address (Number & Street):	190 Paoli St
Address (City, State, Zip):	Madison WI 53714	Address (City, State, Zip):	Verona WI
Email Address:	[REDACTED].C	Email Address:	[REDACTED]
Phone#:	608 960 0838	Phone#:	608 379 0132

SITE INFORMATION

Township:	Town of Cottage Grove	Parcel Number(s):	071127340230
Section:	27	Property Address or Location:	Lot 3, Swalheim Business Park, Pondella Lane
Existing Zoning: GC	Proposed Zoning: GC	CUP Code Section(s):	10.272(3)

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Outdoor Storage/Contractor, landscaping or building trades operation (outdoor)	Is this application being submitted to correct a violation? Yes ☐ No ☒
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Provide a short but detailed description of the proposed conditional use:

Frankies Landscaping LLC proposes to operate an outdoor contractor and landscaping business. The site will serve as a base for equipment storage, material staging, and administrative activities. Improvements include a new driveway, screened outdoor storage areas for landscaping materials, and a building with offices and conference rooms for occasional client meetings. Office and storage building will be prior to any outdoor storage. An outdoor display area will also be developed to showcase landscaping designs by appointment. We are requesting approval to allow outdoor storage immediately so we can continue business operations, generate necessary funds, and construct the building next year. Daily operations will primarily

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.

☒ Complete attached information sheet for standards	☒ Site Plan drawn to scale	☒ Detailed operational plan	☒ Written legal description of boundaries	☒ Detailed written statement of intent	☒ Application fee (non-refundable), payable to Dane County Treasurer
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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: Travis Leaser

Date: 5/20/26

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):

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.

The proposed Frankies Landscaping operation will not endanger public health or safety. All equipment will be maintained in good working order, with safe storage practices and regular upkeep. Noise-generating activity will be limited to standard business hours, and all outdoor operations will comply with applicable health, safety, and nuisance codes. The operation is small-scale, with minimal traffic, and will not involve hazardous materials.

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 operation will be visually screened using fencing or landscaping to minimize visual impact. Equipment and materials will be organized and confined to designated areas. Since there is no retail traffic and no intrusive lighting or noise, the enjoyment and use of nearby properties will not be negatively impacted. The operation respects neighborhood character and rural business compatibility.

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.

The proposed use is low-impact and will not restrict adjacent property owners from developing their land in accordance with permitted uses. It actually will help with the future uses of neighboring parcels in the area. It is compatible with the surrounding area's mix of agricultural and low-intensity commercial uses. The operation does not require infrastructure or utilities that would burden nearby properties or restrict their development.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The property is equipped with electricity and internet access, with septic and well to follow. Swales along all four sides of the site provide effective runoff control, ensuring proper drainage for outdoor storage area. Access to the property will be provided from Pondella Lane, which will serve as the primary driveway entrance.

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.

A new driveway with a culvert will be proposed to provide safe access to the site. Daily traffic will be minimal, limited to employees and occasional deliveries.

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

All applicable district regulations will be met, including setbacks, height limits, signage restrictions, and use-specific standards for contractor or landscaping operations. The site plan and operations will be reviewed and adjusted to comply with all relevant zoning provisions and any conditions of approval.

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

The proposed use supports local economic development goals and promotes responsible use of land for small business activity. It aligns with the comprehensive plans vision (being budget friendly and reasonable) for supporting the new business park future. No changes to zoning designation are required, and no variances are being sought.

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.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

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.

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.

Frankies Landscaping LLC proposes to operate an outdoor contractor/landscaping and building trades business. The site will serve as a secure staging, storage, and administrative base for residential and light commercial landscaping projects. Proposed building and office will be open by appt only to view outside materials. Vehicles on site will be Seven- single axle dump trucks, seven passenger trucks, two trailers, and three skid steers

A new driveway with culvert will provide safe access. Designated areas will be used for parking work trucks, trailers, and storing materials such as mulch, gravel, and pavers, with appropriate screening. Material and equipment will be stored both outside and inside on a even ratio.

Office/Storage Building includes 24' x 28' + 40' x 40' building with offices, small conference rooms for occasional homeowner meetings, indoor storage/workspace, and a future outdoor display area for landscape/hardscape samples (by appointment only). Office/storage building will be constructed PRIOR to any external storage. Most business operations occur off-site at client locations, minimizing on-site activity and traffic. We are also seeking 2 generate bins for mulch

List the proposed days and hours of operation.

Monday-Friday 7-5 Saturday 8-12 (March-Nov), variable hours Nov-Feb

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

5 Full Time Employees

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.

6ft Screening Fence will be implemented to provide barrier. The proposed use will generate minimal impacts to neighboring properties. Occasional noise from loading/unloading equipment and vehicle movement may occur during normal business hours only. Dust from material handling will be minimized through proper storage and gravel surfacing of drive areas. There will be no soot or air pollution

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Materials stored outside will include mulch, gravel, soil, pavers, and other landscaping supplies. Seven Passenger trucks, Three trailers, Three skid steers, and Seven Single axle Dump trucks (#12,000) Outdoor operations will be limited to loading/unloading equipment, staging materials, and minor equipment maintenance.

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 [Chapter 11](#) of [Chapter 14](#), Dane County Code.

Stormwater management and infiltration to be supplied by regional facility to the east and pond on site to the east.

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.

No public restroom facilities currently exist on-site. The proposed building will include restroom facilities connected to an adequate private onsite wastewater treatment system.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Solid waste will be collected in a covered dumpster located in a designated area on-site, screened from public view. Recyclable materials such as pallets, scrap metal, and cardboard will be separated and taken to an appropriate recycling facility. Waste will be removed

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Seven Passenger trucks, Three trailers, Three skid steers, and Seven Single axle Dump trucks (#12,000

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures. No hazardous, toxic, or explosive materials will be stored on-site. Commonly used fuels and oils for equipment will be kept in approved containers within designated storage areas. Spill containment kits will be maintained on-site.

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. There is no existing lighting on the property. Currently, we are not planning on any exterior lighting in the outside lot area.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

A single, freestanding sign 32 sq ft will be placed near the entrance to the property

Briefly describe the current use(s) of the property on which the conditional use is proposed.

The property is newly developed commercial land, currently vacant and prepared for commercial use.

Briefly describe the current uses of surrounding properties in the neighborhood.

Surrounding properties will have similar activities to us, even on a larger scale.

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\(15\)](#).

6/1/26 Update

Description of Use

Outdoor Storage/Contractor, landscaping or building trades operation (outdoor)

Frankies Landscaping LLC proposes to operate an outdoor contractor and landscaping business. The site will serve as a base for equipment storage, material staging, and administrative activities. Improvements include a driveway, screened outdoor storage areas for landscaping materials, and Office and Storage building. Office and storage building will be constructed prior to any outdoor storage. Daily operations will primarily occur off-site at client locations, minimizing on-site traffic and disturbance. Landscaping requirements and site design to be approved by town board in accordance with requirements.

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.

The proposed Frankies Landscaping operation will not endanger public health or safety. All equipment will be maintained in good working order, with safe storage practices and regular upkeep. Noise-generating activity will be limited to standard business hours, and all outdoor operations will comply with applicable health, safety, and nuisance codes. The operation is small-scale, with minimal traffic, and will not involve hazardous materials.

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 operation will be visually screened using fencing and landscaping to minimize visual impact. Equipment and materials will be organized and confined to designated areas. Since there is no retail traffic and no intrusive lighting or noise, the enjoyment and use of nearby properties will not be negatively impacted. The operation respects neighborhood character and rural business compatibility.

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.

The proposed use is low-impact and will not restrict adjacent property owners from developing their land in accordance with permitted uses. It is compatible with the surrounding area's mix of agricultural and low-intensity commercial uses. The operation does not require infrastructure or utilities that would burden nearby properties or restrict their development.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The property will be equipped with electricity and internet access, with septic and well to follow. Access to the property will be provided from Pondella Lane, which will serve as the primary driveway entrance. Stormwater management will be implemented per Dane County SWMP guidelines

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.

A driveway with a culvert will be proposed to provide safe access to the site. Daily traffic will be minimal, limited to employees and delivery of products (mulch/block) twice a month. Most products are received and dispersed off premise including mulch, block, and landscape rock. Average inbound/outbound trips are 10-15 vehicles per day.

A building will include small conference room and offices for occasional homeowner meetings, along with an outdoor display area. These will be by appointment only and are not expected to significantly impact traffic. All access will be designed to ensure safe and efficient vehicle flow.

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

All applicable district regulations will be met, including setbacks, height limits, signage restrictions, and use-specific standards for contractor or landscaping operations. The site plan and operations will be reviewed and adjusted to comply with all relevant zoning provisions and any conditions of approval.

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

The proposed use supports local economic development goals and promotes small business activity. It aligns with the comprehensive plans vision (being budget friendly and reasonable) for supporting the new business park future. No changes to zoning designation are required.

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. NA

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

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.

Frankies Landscaping LLC proposes to operate an outdoor contractor/landscaping and building trades business. The site will serve as a secure staging, storage, and administrative base for residential and light commercial landscaping projects. Proposed building and office will be open by apt ONLY. Vehicles on site will be 7- single axles dump trucks, 7- passenger trucks, 2- trailers, and 3- skid steers.

A new driveway with culvert will provide safe access. Designated areas will be used for parking work trucks, trailers, and storing materials such as mulch, gravel, and pavers, with appropriate screening.

Office/Storage Building includes a 24' x 28' + 40' x 40' building with offices, small conference rooms for occasional homeowner meetings, and indoor storage/workspace. Most business operations occur off-site at client locations, minimizing on-site activity and traffic.

List the proposed days and hours of operation.

Monday-Friday 7-5 Saturday 8-12 (March-Nov), variable hours Nov-Feb

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

5 Full Time Employees

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.

6ft screening fence and landscaping will be implemented to provide a barrier from public roads. The proposed use will generate minimal impacts to neighboring properties. Occasional noise from loading/unloading equipment and vehicle movement may occur during normal business hours only. Dust from material handling will be minimized through proper storage and gravel surfacing of drive areas. There will be no soot or air pollution beyond that of standard vehicle operation.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Materials stored outside will include mulch, gravel, soil, pavers, and other landscaping supplies, kept in designated areas, screened areas to reduce visibility. 7- passenger trucks, 3- trailers, 3- skid steers, and 7- single axle dump trucks (#12,000). Outdoor operations will be limited to loading/unloading equipment, staging materials. All equipment maintenance will done indoors.

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 [Chapter 11 of Chapter 14](#), Dane County Code.

Stormwater management and infiltration to be supplied by regional facility to the east and infiltration pond on site.

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.

Proposed building will include restrooms connected to well and private on site wastewater treatment system.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Solid waste will be collected in a covered dumpster located in a designated area on-site, screened from public view. Recyclable materials such as pallets, scrap metal, and cardboard will be separated and taken to an appropriate recycling facility. Waste will be removed regularly by a licensed hauler to maintain a clean and orderly site.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Daily traffic to the site will be minimal, consisting primarily of employee vehicles and light-duty work trucks. Deliveries of materials and equipment will involve medium-duty trucks and trailers typical of landscaping and contractor operations. Vehicles include 7- passenger trucks, 3- trailers, 3- skid steers, and 7- single axle dump trucks (#12,000).

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Hazardous materials include fuel/oil for trucks and equipment. These will be stored in approved dispensing containers in or on fleet vehicles.

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.

Proposed lighting includes building mounted soffit can lights. No external (yard) lighting is requested. All units will be dark sky compliant with the towns ordinance.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

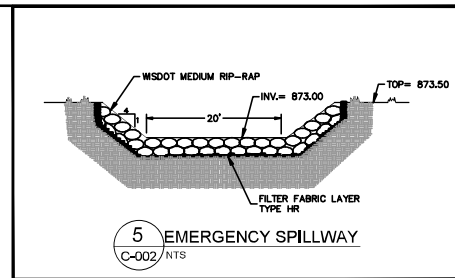
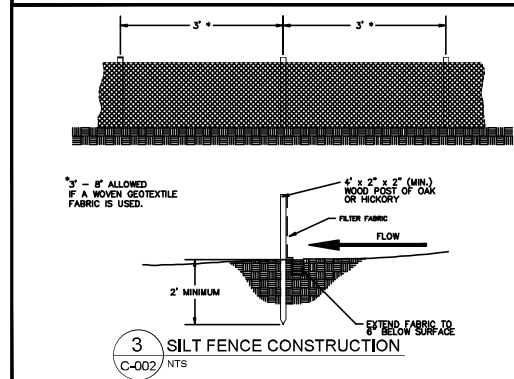
A single, freestanding sign 32 sq ft will be placed near the entrance to the property after prospering permitting is acquired.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

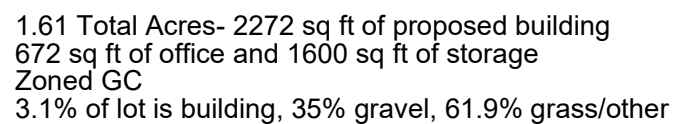
The property is newly developed commercial land, currently vacant and prepared for commercial use.

Briefly describe the current uses of surrounding properties in the neighborhood.

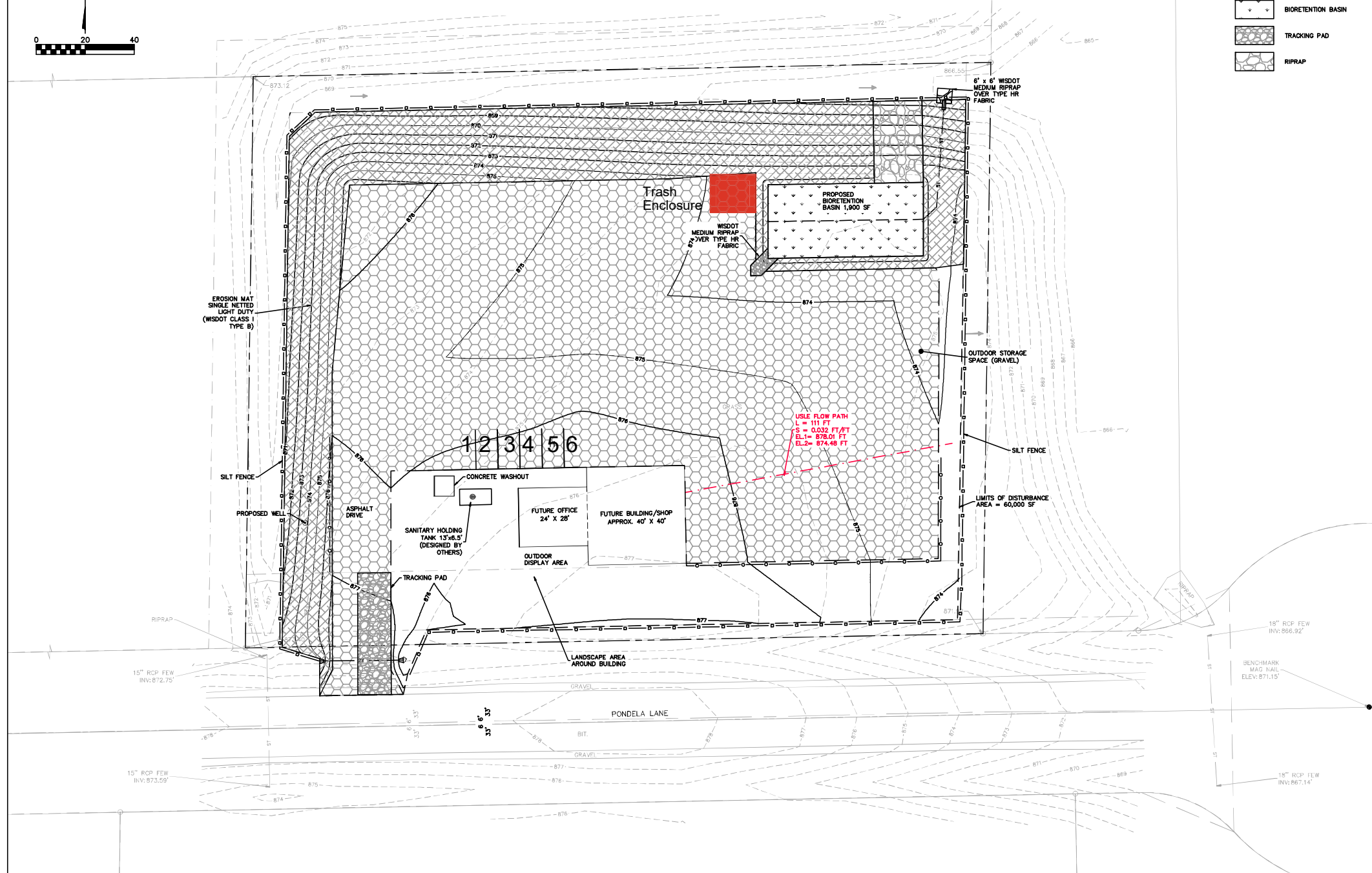
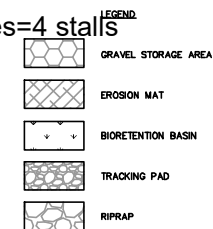
Surrounding properties will have similar use and activities.



NOT FOR CONSTRUCTION

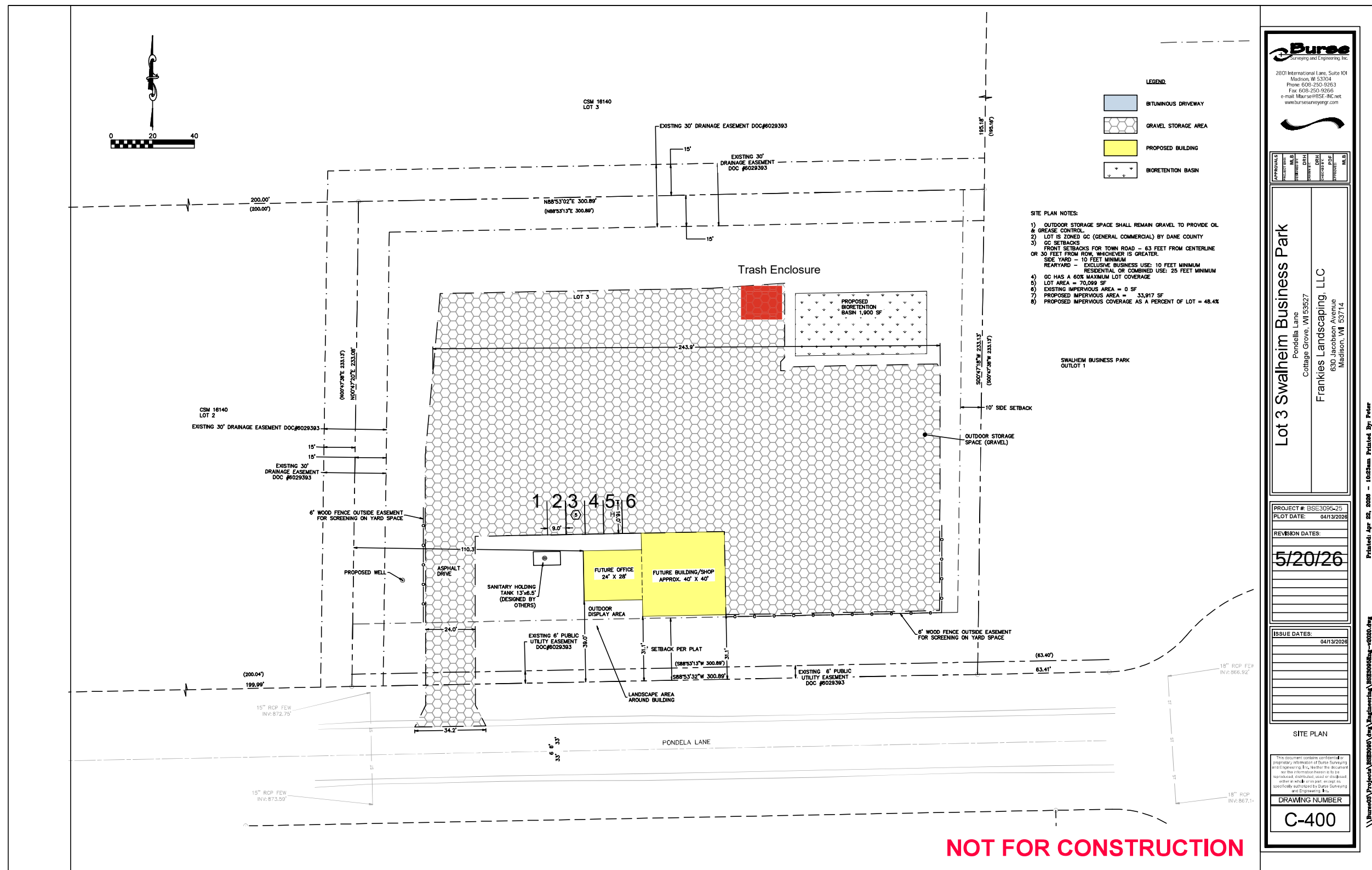


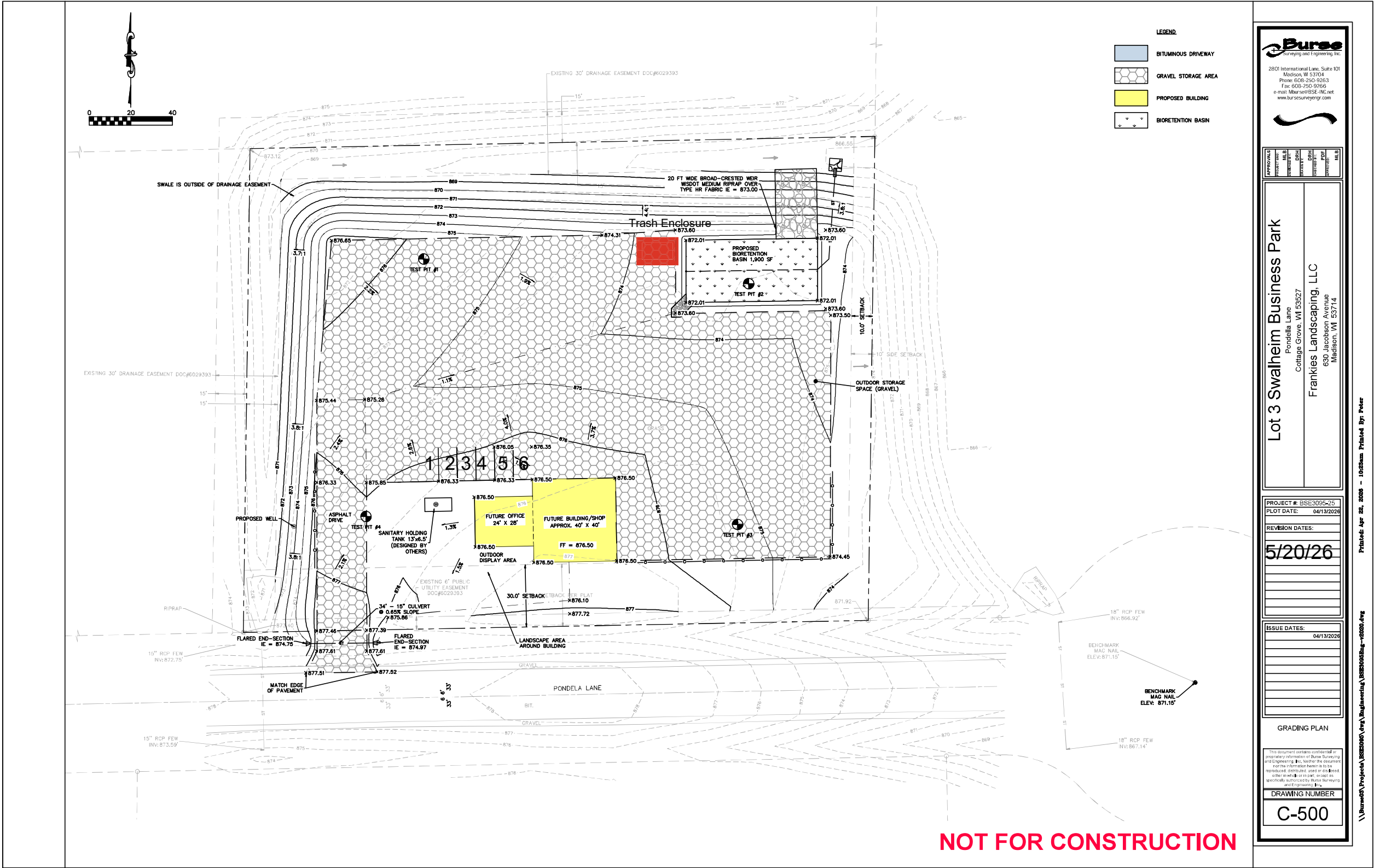
5 Employees/ 3 patrons max/ Total 8
Parking- Requiremen for contractor/Lanscaping= 1/1.3 Employees=4 stalls
Office= 1/300 sq ft= 2 stalls



NOT FOR CONSTRUCTION

													
2801 International Lane, Suite 101 Madison, WI 53704 Phone: 608-250-9263 Fax: 608-250-9266 e-mail: Mike@BSE-Inc.net www.bursesurveyengr.com													
													
APPROVALS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">PROJECT MGR.</td> <td style="padding: 2px;">M.B.</td> </tr> <tr> <td style="padding: 2px;">DRAWING CHECKER</td> <td style="padding: 2px;">P.D.F.</td> </tr> <tr> <td style="padding: 2px;">CHECKED BY</td> <td style="padding: 2px;">P.D.F.</td> </tr> <tr> <td style="padding: 2px;">DATE</td> <td style="padding: 2px;">M.B.</td> </tr> </table>	PROJECT MGR.	M.B.	DRAWING CHECKER	P.D.F.	CHECKED BY	P.D.F.	DATE	M.B.	Lot 3 Swalheim Business Park Pondella Lane Cottage Grove, WI 53527 Frankies Landscaping, LLC 630 Jacobson Avenue Madison, WI 53714				
PROJECT MGR.	M.B.												
DRAWING CHECKER	P.D.F.												
CHECKED BY	P.D.F.												
DATE	M.B.												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">PROJECT # BSE0305-25</td> </tr> <tr> <td style="padding: 2px;">PLOT DATE: 04/13/2026</td> </tr> <tr> <td style="padding: 2px;">REVISION DATES:</td> </tr> <tr> <td style="padding: 2px; height: 40px; text-align: center; vertical-align: middle; font-size: 2em;">5/20/26</td> </tr> </table>		PROJECT # BSE0305-25	PLOT DATE: 04/13/2026	REVISION DATES:	5/20/26								
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04/13/2026													
EROSION CONTROL PLAN													
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc., neither the documents nor the information herein is to be reproduced, distributed, used or disclosed either orally or in print without its specifically authorized Burse Surveying and Engineering, Inc.													
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DRAWING NUMBER													
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FRANKIES LANDSCAPING
LLC.

COMPANY NAME
630 Jacobson Ave
Madison, WI 53714
Tel: 608-960-0838

NOTES:

STONE/MULCH IN
BEDS

5/20/26

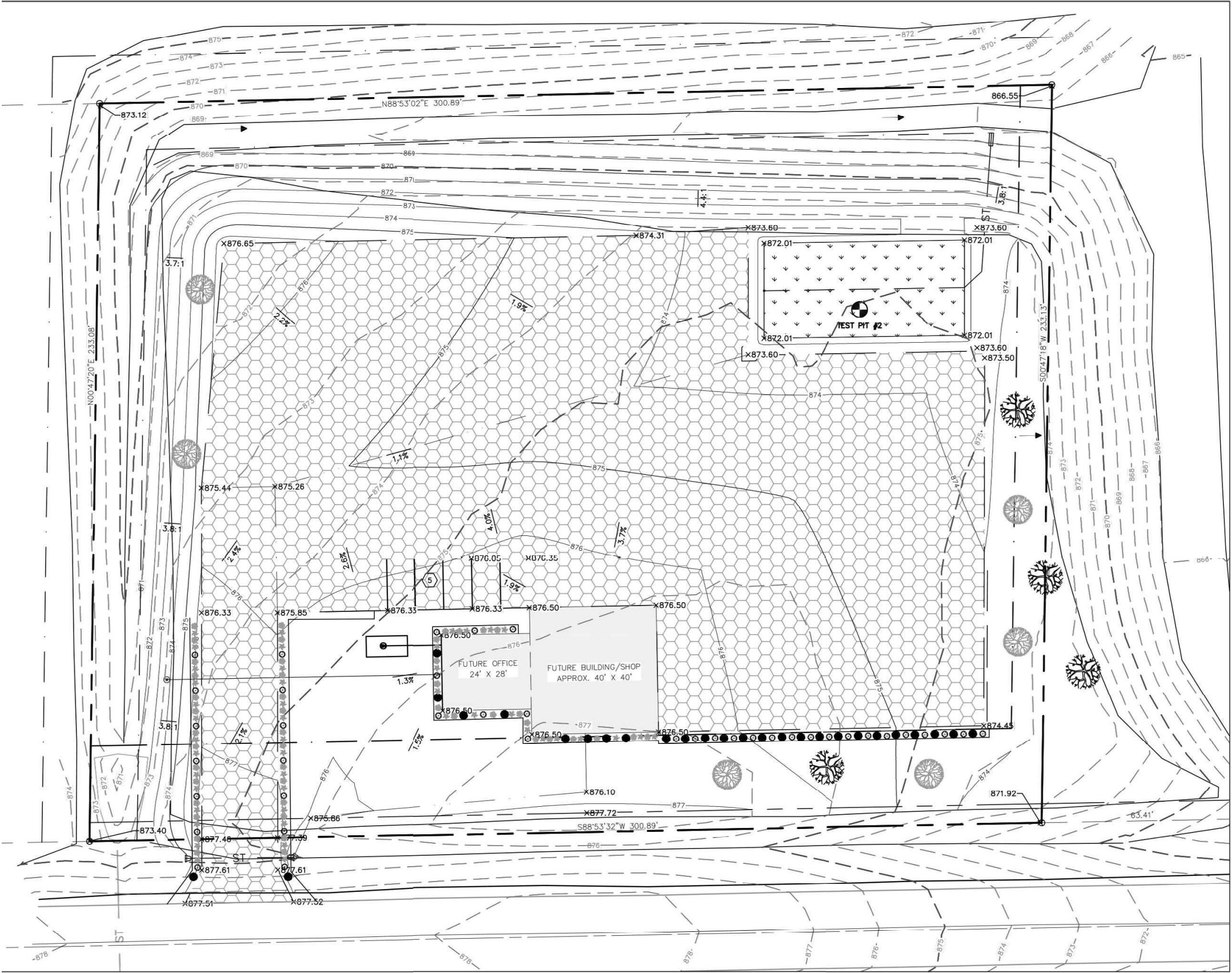
BY F.G

CLIENT

PROJECT

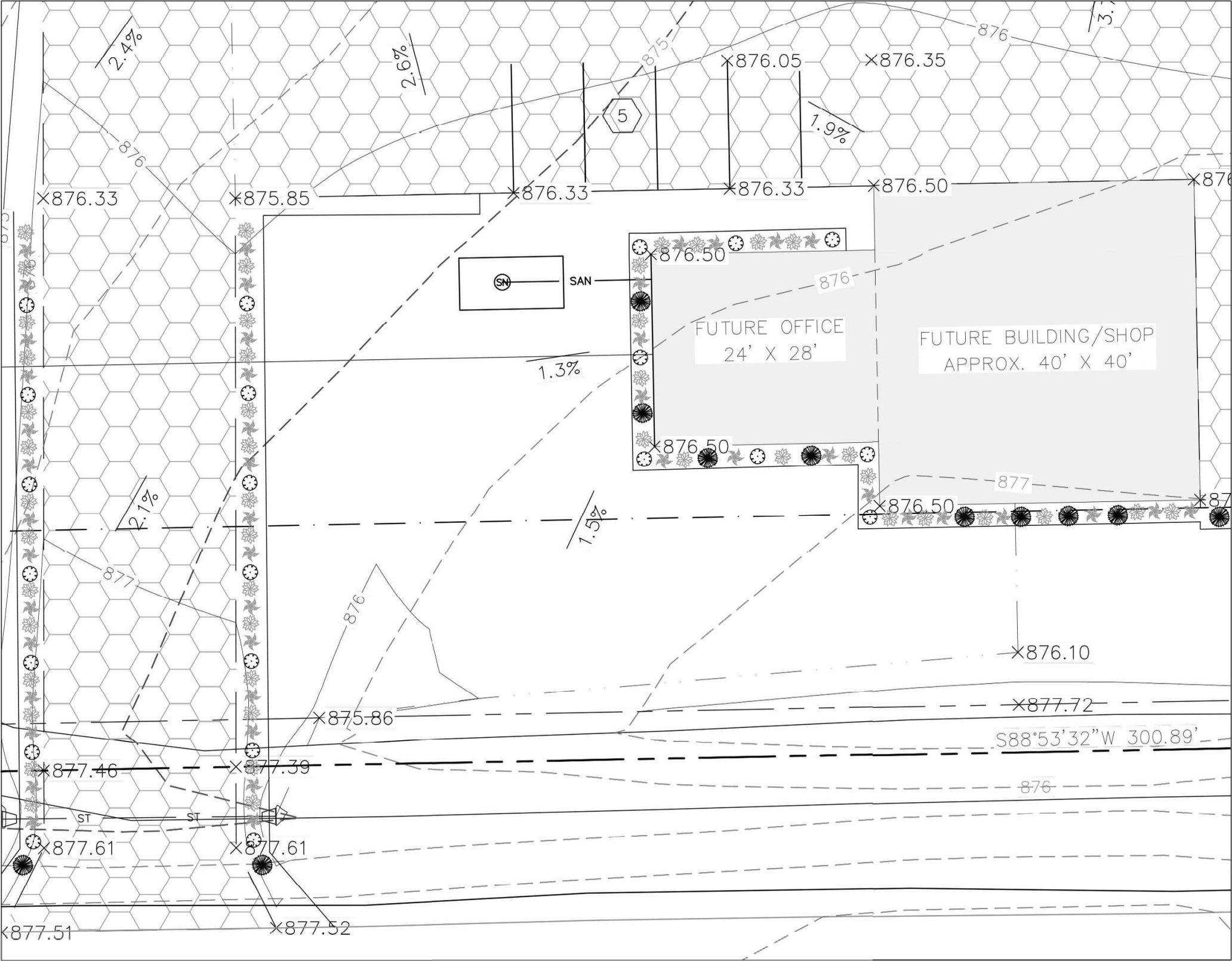
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LOT 3

NOT TO SCALE



LOT 3
(BUILDING CLOSE-UP)

NOT TO SCALE



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Madison, WI 53714
Tel: 608-960-0838

NOTES:

**STONE/MULCH IN
BEDS**

5/20/26

BY F.G

CLIENT

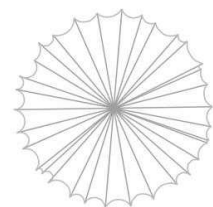
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PLANT SCHEDULE

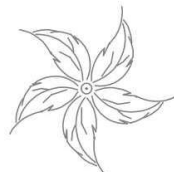
PLANT TYPE



Thuja occidentalis - Arborvitae - 4' ht



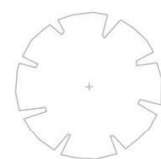
Hosta spp. — Hosta — 1 gal



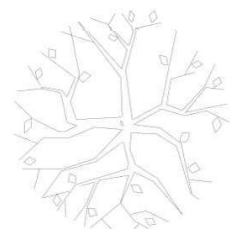
Hosta spp. — Hosta — 1 gal



Acer × freemanii — Autumn Blaze Maple — 2" cal



Hydrangea paniculata — Panicle Hydrangea —
18" ht



Quercus rubra — Red Oak — 2.5" cal



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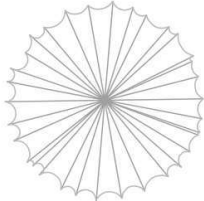
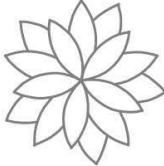
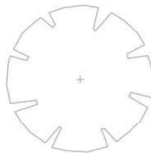
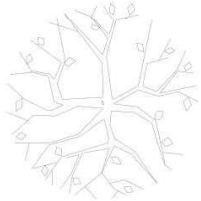
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PROJECT

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PLANT
COUNT

	PLANT TYPE	COUNT
	Arborvitae	27
	Hosta	53
	Hosta	52
	Autum Blaze Maple	6
	Shrubs (mix)	38
	Red Oak	4

PLANT BED AREA SQUARE FEET
~1184 TOTAL SQUARE FEET



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NOTES:

5/20/26

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PROJECT

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PLANT
PICTURES



Hostas



Shrubs



Arborviate



Maple Tree



Red Oak



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NOTES:

VARIATIONS OF
PLANTS MAY BE
USED (PICTURES
ARE FOR
REFERENCE)

BY F.G

CLIENT

5/20/26

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STONE OPTIONS



2" American Heritage Stone



2" Wash Stone

MULCH OPTIONS



Brown Dyed Mulch



Black Mulch



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PLANTS MAY BE
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CLIENT

5/20/26

PROJECT

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FG

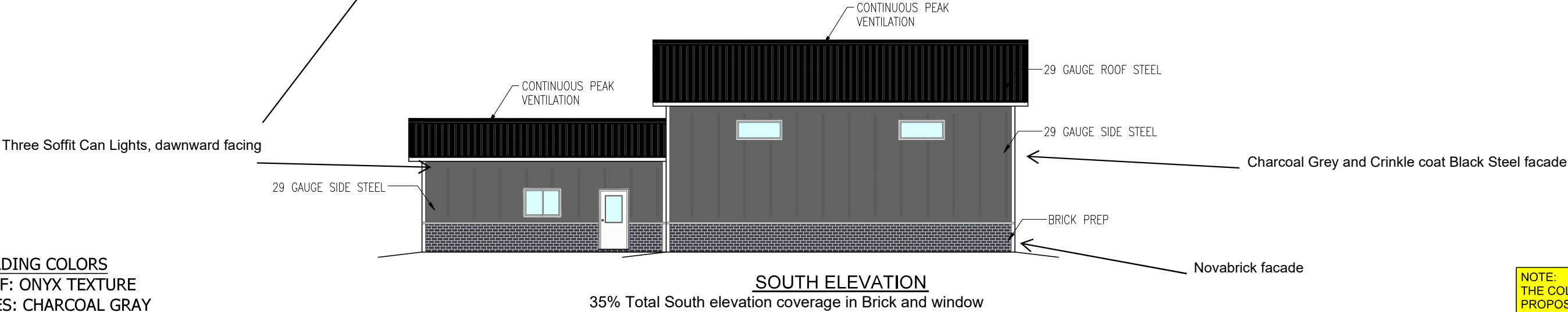
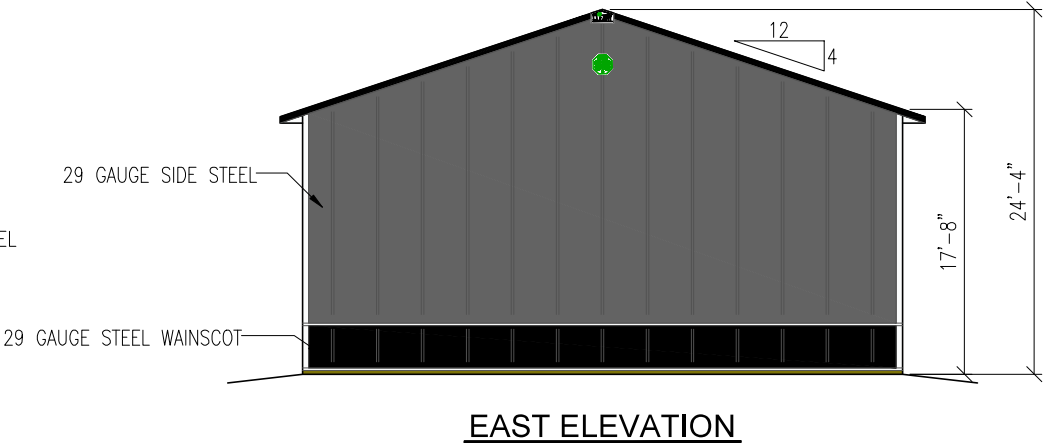
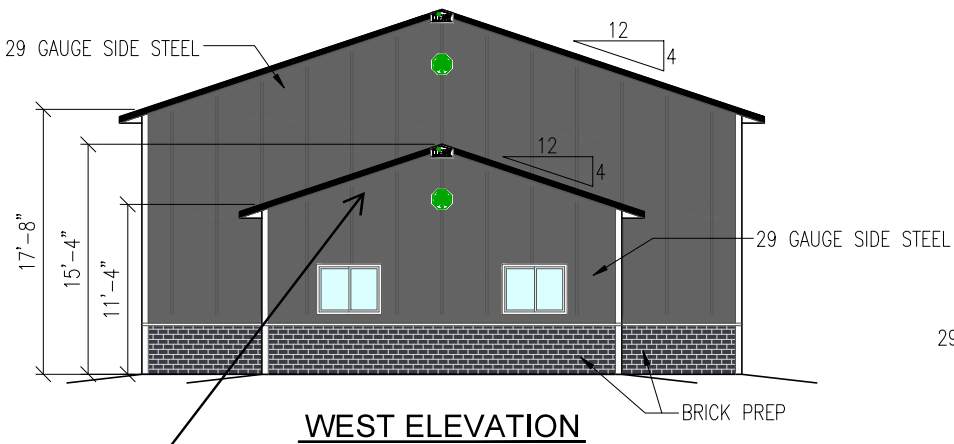
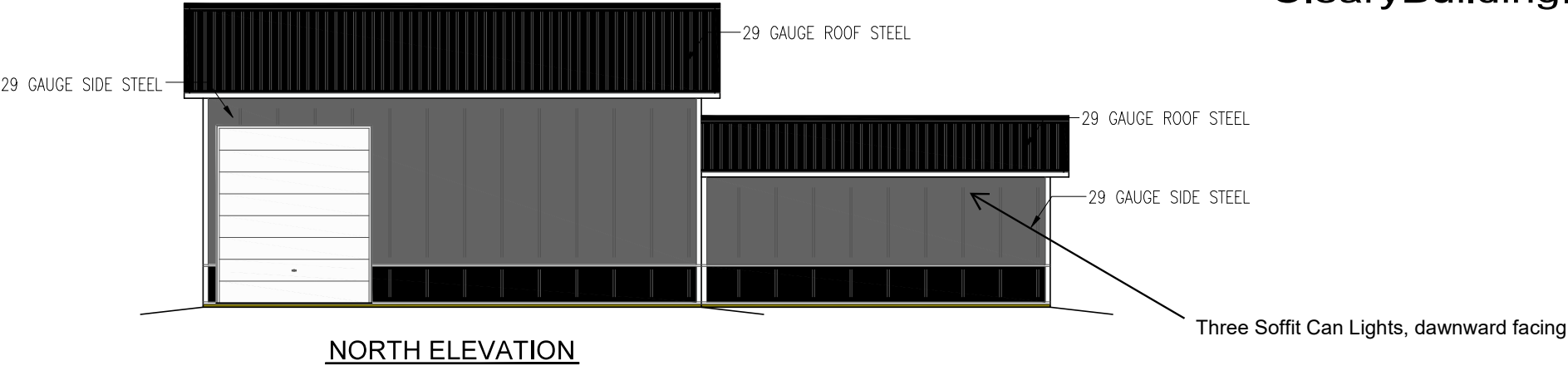
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Proposed Building for: FRANKIE LANDSCAPING LLC



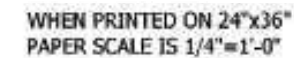
5/20/26



BUILDING COLORS
ROOF: ONYX TEXTURE
SIDES: CHARCOAL GRAY
TRIM: ONYX TEXTURE/BRILLIANT
WAINSCOTING: ONYX TEXTURE/BRICK PREP

We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Garage/Storage	+	63.4 fc	71.9 fc	48.7 fc	1.5:1	1.3:1
Office	+	44.0 fc	56.5 fc	29.4 fc	1.9:1	1.5:1
Under Soffit Illumination	+	11.2 fc	18.6 fc	1.9 fc	9.8:1	5.9:1



Color: WhiteWeight: 1.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	.22A
208V	.12A
240V	.11A
277V	.09A
Input Watts	24/19/15W

LED Info

Watts	24/19/15W
Color Temp	3000/3500/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	N/A
Lumens	2000/1600/1200 lm
Efficacy	#VALUE! lm/W

Technical Specifications

Performance

Product Type:
Commercial Downlight

Description:
Wattage and CCT selectable commercial downlights for new construction and retrofit applications.

Wattage Equivalency:
27/23/15W CFL

Input Wattage:
24/19/15W

Lumens:
24W: 3000K @ 2,000lm; 3500K @ 2,060lm; 4000K @ 2,060lm; 5000K @ 2,030lm
19W: 3000K @ 1,600lm; 3500K @ 1,640lm; 4000K @ 1,640lm; 5000K @ 1,620lm
15W: 3000K @ 1,200lm; 3500K @ 1,240lm; 4000K @ 1,240lm; 5000K @ 1,220lm

Efficacy:
24W: 3000K @ 83lm/W; 3500K @ 86lm/W; 4000K @ 86lm/W; 5000K @ 85lm/W
19W: 3000K @ 84lm/W; 3500K @ 86lm/W; 4000K @ 86lm/W; 5000K @ 85lm/W
15W: 3000K @ 80lm/W; 3500K @ 83lm/W; 4000K @ 83lm/W; 5000K @ 81lm/W

L70 Lifespan:
50,000-Hour LED lifespan based on IES LM-70 results

Electrical
Driver:
Constant Current, Class 2, 60 Hz, 120V-277V, 120V: 0.22A, 277V: 0.09A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, 0-10V dims down to 10%. See Dimmer Compatibility List.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
218mA

Input Current @ 208V (mA):
120mA

Input Current @ 240V (mA):
105mA

Input Current @ 277V (mA):
93mA

Operating Temperature:
-4°F to 104°F (-20°C to 40°C)

Flicker:
≤30%

Color Temperature:
Field Adjustable via dip switch
3000/3500/4000/5000K

LED Characteristics

Color Accuracy (CRI):
>90 CRI

R9 Value:
High color performance with R9 greater than or equal to 50

Need help? Tech help line: (888) 722-1000 Email: techsupport@rablighting.com Website: rablighting.com
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Page 1 of 3

Technical Specifications (continued)		
Color Consistency: 4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color		
Color Stability: LED color temperature is warranted to Shift no more than 200K in color temperature over a 5-year period		
Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.		
Installation		
Mounting: Recessed		
Construction		
Size: 6"		
Shape: Round		
Finish: White		
Enclosure Material: Metal		
Trim Style: Smooth		
Lens: Polycarbonate light diffuser distributes light evenly and smoothly for general lighting applications		
Cut Out Template Size: 6 5/16"		
Compliance		
Listings: UL Listed, UL Classified		
Environment: Suitable for use in dry, damp, and wet environments.		
IC Rated: No		
Air Tight: Housing certified Air Tight as per ASTM-E283		
Energy Star Approved: This product is ENERGY STAR® Version 2.2 Certified.		
DLC Listed: This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.		
Certification Model Number: DLC0055(CRLEDFA-6R-24S-9CCT-UNV-WS)		
T20 Compliant: Not compliant		
California Title 24 JA8 Compliant: Can be used to conform with the requirements of California Title 24 Part 6.		
California Energy Commission (CEC) Status: Lawful for Sales in California		
NEC Compliant: Suitable for use in closets. Compliant with NEC Sec. 410.16 (A)(1) and 410.16 (C3).		
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.		
RoHS: Mercury and UV free. RoHS-compliant components.		
FCC: Complies with Part 15 of the FCC Rules		
Trade Agreements Act Compliant: This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act		
Energy Star ID: 3624368		
Other		
Accessories: DLPLATE/C3468R/NB DLPLATE/WR3468/NB Mounting Plate w/nailer bar DL6-8GOOF/R/P/CRLEDFA Commercial Downlight 6"-8" Goof Ring DLTRIM/CRLEDFA6R-BNS 6" Smooth Brushed Nickel Color Trim DLTRIM/CRLEDFA6R-BRS 6" Smooth Bronze Color Trim DLTRIM/CRLEDFA6R-BS 6" Smooth Black Color Trim DRI-21-EMGR-DC-D10 Emergency backup driver		
5-Year, No-Compromise Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty .		

Dimensions

Features

Mounts directly into ceiling, no housing required

Field-adjustable "set and forget" color temperature

High-performance LEDs for commercial applications

Meets air-tight requirements

0-10V dimming, see Dimmer Compatibility List

Suitable for wet and damp locations

Replacement for traditional compact fluorescent recessed downlights

Ordering Matrix

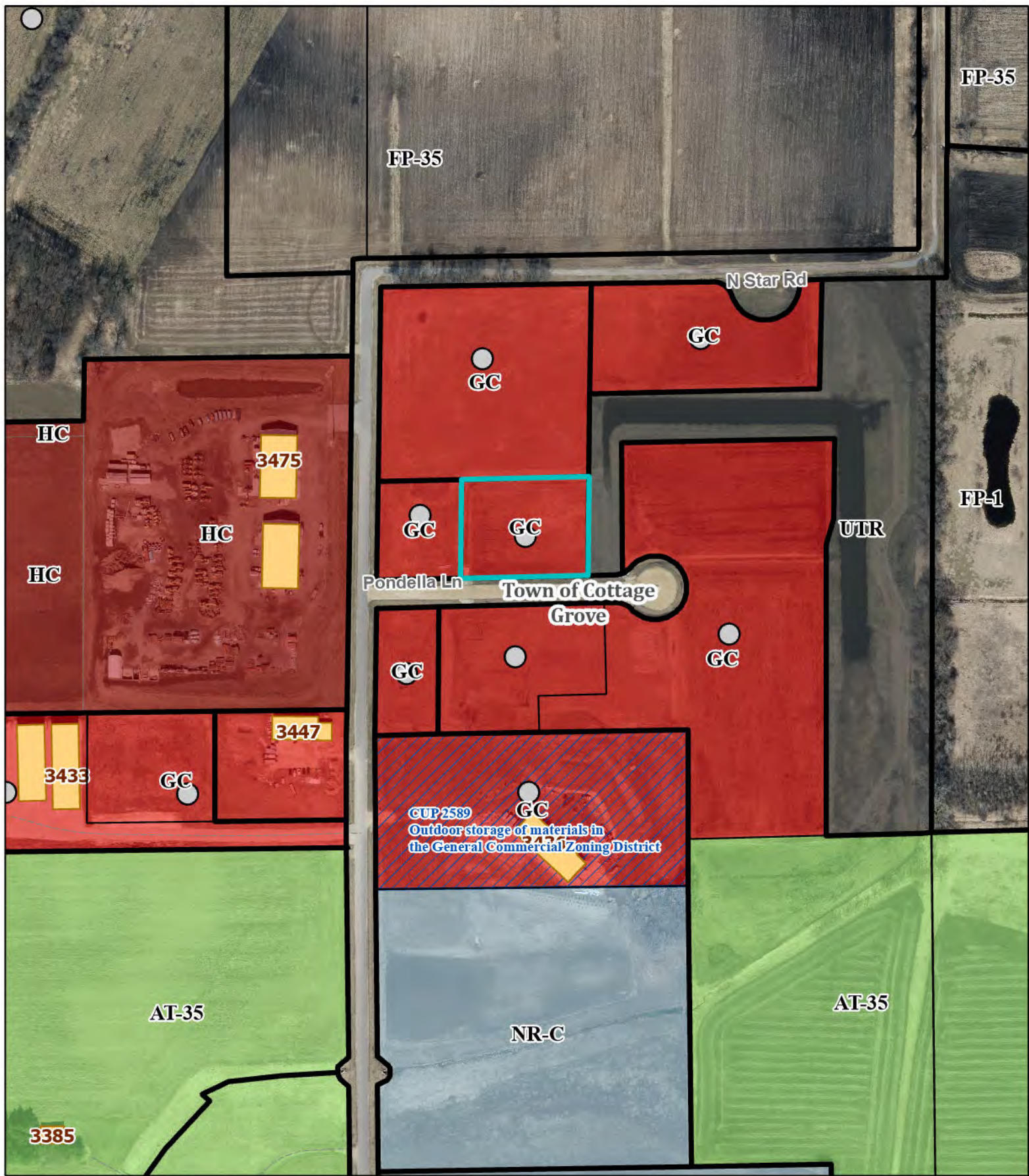
Family	Size	Shape	Wattage	CRI/Color Temp	Driver	Finish	Trim	Battery Backup
CRLEDFA	6	R	24S	9CCT	UNV	W	S	
	6 = 6" 8 = 8" 10 = 10" 4 = 4"	R = Round	24S = 24/19/15W Adjustable 43S = 43/37/32W Adjustable 33S = 33/29/25W Adjustable 22S = 22/16/11W Adjustable 16S = 16/12/9W Adjustable 12S = 12/9/7W Adjustable	9CCT = 90 CRI, 3000/3500/4000/5000K CCT Adjustable	UNV = 120-277V, 0-10V Dimming	W = White	S = Smooth	Blank = No Battery Backup /E = Battery Backup

Figure 9: Commercial Development Area Purpose and Policies (two-page figure)

Purpose	
• Enable a range of agricultural business, retail, commercial service, storage, light assembly, institutional, health care, research and development, institutional, and recreational uses. • Require that new development meet high standards for site, building, landscape, lighting, stormwater, and signage design per Town and County ordinance requirements. • Support development of an agricultural business center, to enhance rural research and production opportunities and build off similar initiatives in the area. • Provide logical locations for highway-oriented commercial development consistent with the Town’s character, population, needs, and public service capabilities. • Minimize uses that focus on outdoor storage or display and that may someday require extensive public services and utilities.	
Typical Implementing Zoning Districts	New Lot Sizes
HAM-M Hamlet Mixed Use GC General Commercial, but sometimes limit the range and scale of uses through deed restrictions HC Heavy Commercial, but often limit the range and scale of uses through deed restrictions LC Limited Commercial	Minimum lot size is one acre.
Relationship to Town’s TDR Program	
Non-residential development—and land divisions, rezonings, and conditional use permits for such development—may occur without having to meet the Town’s RDU and TDR requirements.	
Development Policies within Commercial Development Area (continued on next page)	
1. Encourage growth within Commercial Development Areas to enhance the tax base and job opportunities within the Town, making agricultural preservation elsewhere more feasible. Proposed development should not have a substantial adverse effect upon adjacent property (including values), the character of the area, or the public health, safety, and general welfare. Because of the intensity of anticipated non-residential uses in the Commercial Development Area, rezonings that would enable new residential development are discouraged. 2. Attempt to focus the three distinct Commercial Development Areas shown on Map 16: Future Land Use and Transportation as follows: a. <i>Highway 12/18/N Interchange.</i> This modern interchange provides a well-placed opportunity for easily accessed development for businesses that enhance, promote, and support the continuation of agricultural production in the Town and in the region—particularly northeast of the interchange. Uses may be dedicated to local food production, agricultural research and experimental facilities, and sustainable non-agricultural uses. Other commercial uses may also locate in this area, but those that emphasize storage (particularly outdoor storage) and outdoor display and activities should be minimized in order to maximize tax base and minimize negative aesthetic impacts in this high-visibility area with some surrounding residential development. Given its distance from incorporated municipalities and its location, the Highway 12/N Interchange area is the most promising location for future rural commercial development in the Town. The Town will consider a tax incremental district (TID) in this area, following the lead of other Dane County towns that have taken advantage of Town TIDs under State law. Any TID incentive should be tied to exceptional development quality. For more information, see associated programs in Chapter 4—Economic and Housing Development. b. <i>Near Southwest Corner of Town.</i> Lands near the western edge of the Town benefit from proximity to Interstate 39/90 and growth associated with the City of Madison. This may be an appropriate location for commercial development geared to the traveling public and for distribution uses. Compared to past plans, this area has been reduced in size and starts further from the City of Madison by intergovernmental agreement with the City or could be threatened by future annexation to McFarland. c. <i>Town/Village Limits along N.</i> The Village of Cottage Grove meets the Town boundary in such a way that promoting commercial growth provides opportunities and benefits for both communities and future growth in the area. Expansion of the Cottage Grove Urban Service Area would facilitate larger-scale, urban commercial operations here, but additional rural commercial development may also be appropriate here. 3. For new non-residential development, with each application for rezoning or conditional use permit approval, require submittal and review of conceptual site and building plans. Where the land requested for rezoning or conditional use permit includes wetlands or wetland indicators per the WisDNR Surface Water Data Viewer, or includes soils with limited or questionable potential for on-site waste treatment (septic) systems per the County Sanitarian, also require a report completed by a soil/environmental scientist hired by the applicant that evaluates the suitability of the land for building sites and on-site wastewater treatment systems of the types, locations, and densities contemplated. Prior to building permit issuance, require that a detailed site and building plan be submitted that is laid out in accordance with Section 12.08 of the Town’s Design Review Ordinance and this figure. As the Commercial	

Development Area is predominately mapped near main community entryways and other highly visible and sometimes wetter locations, the Town is particularly concerned that commercial development contributes to the Town's aesthetic quality and environmental health. Maximizing commercial development served by conventional on-site waste treatment systems and maintaining attractive views to and from highways like 12, N, AB, and North Star Road are of particular importance to the Town. See other policies in this figure, Map 17, and the photographs in the "Focus Commercial Development at the Highway 12/18/N Interchange Area" program in the Economic Development chapter for desired commercial building and siting characteristics.

4. Jointly work with the Wisconsin Department of Transportation, the Dane County Highway and Transportation Department, and developers to ensure that adequate rights-of-way for future roadway expansions and extensions are provided and that proper controls on vehicle access (especially the number, design and location of access driveways and intersecting local roadways) are provided. Driveway cuts that impede the efficient and safe operations of roadways are prohibited. Shared driveways and frontage road access may be required. Off-street parking shall be delineated on the site plan, in accordance with the provisions of the Dane County Zoning Ordinance.
5. Require developments to address off-site traffic, environmental, and neighborhood impacts.
6. If the business requires levels of service or roads greater than what the Town can provide, the proposal will have to be modified, it may be rejected, or it may be required to fund required service or road improvements.
7. As necessary, apply appropriate limitations preventing unacceptable future commercial or industrial uses (or conditions such as outdoor storage) on an approved development site through a deed restriction.
8. Do not permit parking or storage of vehicles within the public road easement or right-of-way.
9. If the business is located within 100 feet of an adjacent residence or residential zoning district, buffer the side of the business site facing the residence.
10. Assure that development provides access and an attractive rear yard appearance and existing and future development behind these sites.
11. If the business is to operate at night, design all outdoor lighting so as not to create glare, not to shine directly on neighboring residences or into the dark sky, and otherwise to meet Town Design Review Ordinance requirements.
12. Assuming public sewer is not available, generally require use of on-site waste treatment systems as the means of sanitary waste treatment and disposal, and direct new development to sites and to portions of sites that allow for on-site waste treatment wherever practical. Work with the County Sanitarian to permit holding tanks in the Commercial Development Area only as a system of last resort, provided that, prior to permit issuance, the applicant:
 - a. Demonstrates through a report completed by a soil/environmental scientist that an on-site waste treatment system(s) are not feasible.
 - b. Has explored all reasonable options to direct or cluster development in parts of the site that are feasible for an on-site waste treatment system(s).
 - c. Executes a service contract with a WisDNR licensed pumper, and provides a signed copy of that contract to the County and Town. The pumper must file semiannual reports of service on the tank to the County and Town thereafter, and keep all pumping records.
 - d. Executes a holding tank agreement with the Town, which among other provisions shall require the owner to pay all charges and costs incurred by Dane County or the Town for inspection; pumping, hauling, or otherwise servicing and maintaining the holding tank; and that if such charges are not paid the Town will place the charges on the tax roll as a special charge.



CUP 2717 Frankie's Landscaping

Neighborhood Zoning Map

CUP 2717 Legal Description

Lot 3, Swalheim Business Park, recorded in Volume 62-030A, page 162 of Dane County subdivision plats, Document No. 6029393, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 27, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.