



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

August 11, 2025

Terri L Anderson
Curtis E Anderson
2587 State Highway 73
Cambridge, WI 53523

RE: REVOCATION of Conditional Use Permit #2347
2587 State Highway 73
Parcel # 0612-161-8340-2

Dear Terri L & Curtis E Anderson,

On March 24, 2025, the Dane County Zoning Division conducted a site inspection on your property due to compliance concerns with the conditions found under Conditional Use Permit #2347. As you are aware, you obtained a conditional use permit for the operation of a pallet business under a limited family business conditional use permit. See attached.

The inspection revealed that pallets were being stacked in front of the accessory buildings which is in violation of Condition #3 of the conditional use permit. The inspection also revealed that storage of pallets had expanded to approximately 14,000 square feet of the property which is in violation of Condition #8 of the conditional use permit. See 2024 aerial photo below.

On March 25th, a notice of violation letter was sent out to you regarding the excessive pallet storage on your property and a 30-day time limit was set for corrective actions.

On May 16th, a follow-up inspection was conducted on the property. The inspection found that the property still had excessive pallet storage in violation of the conditions of CUP #2347. It was explained to you that the conditional use permit would be revoked if the property was not brought into compliance and you would no longer be able to run a pallet business from the property.

On August 6th, we received another concern from the Town of Christiana that the pallet business was failing to comply with the conditions found under Conditional Use Permit #2347. An inspection was conducted on August 8th. The inspection revealed that pallets were in front of the accessory buildings and operation area was far exceeding the 4800 square feet.

NOTICE

At the August 26, 2025 Zoning and Land Regulation Committee meeting, the Dane County Zoning Division will be informing the Committee of the violations occurring under CUP #2347. See attached agenda. The Zoning Division will be requesting that the ZLR Committee start the REVOCATION process for CUP #2347 for failure to comply with conditions #3 and #8 of CUP #2347. It would be in your best interest to come to the meeting.

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

Respectfully,

Roger Lane
Dane County Zoning Administrator

Cc Town of Christiana Clerk





Dane County Zoning Division

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

DANE COUNTY **CONDITIONAL USE PERMIT #2347**

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

GRANT Conditional Use Permit #2347 for a Limited Family Business for pallet recycling pursuant to Dane County Code of Ordinance Sections 10.192 and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: July 27, 2016 Note: Replaces CUP #2286.

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

ADDRESS: 2587 State Highway 73, Town of Christiana, Dane County, Wisconsin

Parcel # 0612-161-8340-2

CONDITIONS:

1. The business shall be limited to pallet processing and fabrication.
2. Hours of operation shall be limited to 7am to 7pm.
3. Outdoor storage shall be limited to stacks of pallets located behind the 3 accessory buildings on the property. All such storage must be screened from visibility from state highway 73.
4. Signage for the business is prohibited.
5. Outdoor lighting shall be limited to 3 dusk to dawn lights.
6. Outside loudspeakers are prohibited.
7. The conditional use permit shall expire upon sale of the property to an unrelated 3rd party.
8. The total area for the pallet recycling operation shall not exceed 4,800 square feet and be located in the "area of operation" shown on the site plan.
9. A privacy fence is to be located on the north side of where the pallet operation will be located and shall be installed within 90 days of approval of the Conditional Use Permit.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING
AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE
FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.



Dane County Zoning and Land Regulation Committee Meeting

Date: August 26, 2025

Time: 6:30 PM

INSTRUCTIONS: ALL attendees in person or in Zoom are asked to register for the meeting right away. To register, please click the link below and fill out the short registration form:

https://zoom.us/webinar/register/WN_9mwWeXMESUSc0wXmkNwlbw

Please register as soon as possible for the meeting.

Registration ends 30 minutes prior to the meeting (**by 6:00 PM**). After registering you will receive a confirmation email about joining the meeting. Please plan to arrive 10-15 minutes early.

Meetings are held both in-person and via the Zoom meeting platform

In-person:

Room 354, City-County Building, 210 Martin Luther King Jr. Boulevard, Madison, WI

Zoom Platform:

- Join from a PC, Mac, iPad, iPhone or Android device:
Please click or type in this URL to join: <https://zoom.us/j/99115751047>
- Join by phone: Dial 1-888-788-0099 Enter Webinar ID: 991 1575 1047

Want more information on ZLR public hearings?

<https://www.danecountyplanning.com/Zoning/ZLR/ZLR-Public-Hearing-Page>

Want to track the progress of a Rezone or Conditional Use petition?

Go to <https://dane.legistar.com/Legislation.aspx> Type the petition # in the "Legislative text" box and hit Enter to search.

Meeting Procedures:

1. Arrive at the meeting (or call or join Zoom) 10-15 minutes prior to the meeting.
2. On Zoom you will enter the meeting as the “audience”, meaning that your name will be on a list of attendees. You will only see the Committee members and staff.
3. If you have a question, you can raise your hand by using the “raise hand” icon during the meeting. Staff will inform the ZLR Chair periodically regarding raised hands.
4. The ZLR Chair will go through the items on the agenda in the order they appear. When the petition of interest is called, staff will provide a brief summary followed by public testimony. Persons on Zoom who wish to speak will be promoted to a “panelist”. You will be able to speak to the Committee as well as being seen. Each person will have 5 minutes to address the Committee. The order of speakers will be: Persons in Support, Persons in Opposition, and Rebuttal by Applicant.