

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/21/2026	DCPCUP-2026-02716
Public Hearing Date	
07/28/2026	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TYLER J BRONKHORST	Phone with Area Code (608) 422-0082	AGENT NAME ☐	Phone with Area Code
BILLING ADDRESS (Number, Street) 1858 MEADOW VIEW LN		ADDRESS (Number, Street) ☐	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS [REDACTED]		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1864 MEADOWVIEW LN					
TOWNSHIP COTTAGE GROVE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-024-8391-7		---		---	

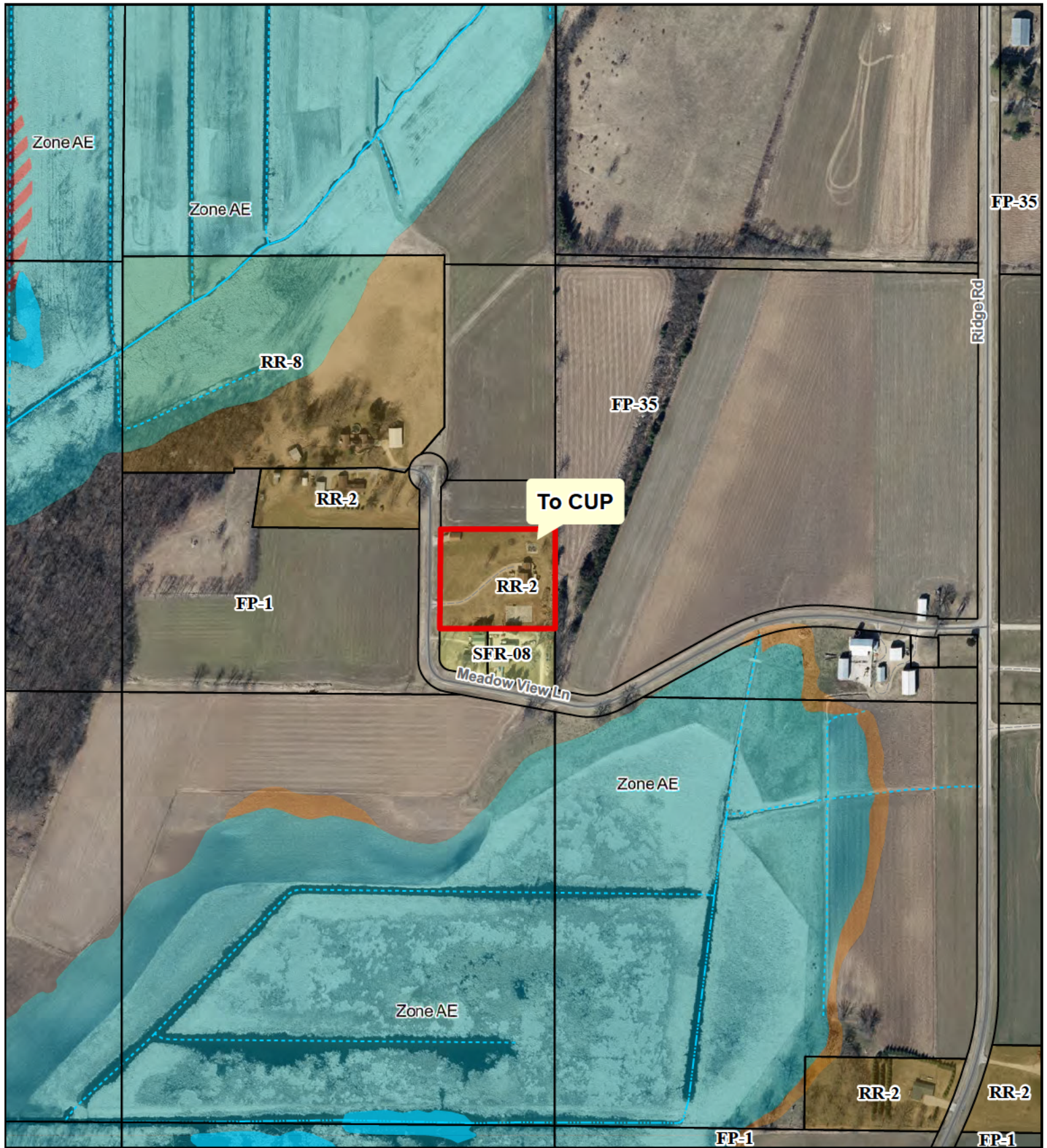
CUP DESCRIPTION

LIMITED FAMILY BUSINESS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.142(3)(d)	2.5
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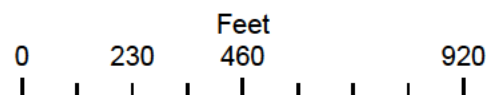
COMMENTS: NO COMMERCIAL AUTOMOTIVE SERVING TO OCCUR ON PROPERTY	DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
	☐ Yes ☐ No	HJH3	PRINT NAME:
	Applicant Initials _____		DATE:

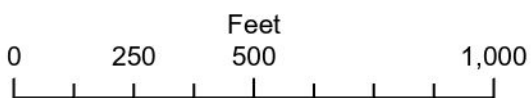


- Proposed Zoning
- Municipal Boundary
- Tax Parcel

- Zoning District**
- Farmland Preservation
 - Residential
 - Rural Residential and Rural Mixed Use

CUP 2716
TYLER J BRONKHORST





1864 MEADOW VIEW LN

Neighborhood Zoning Map



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:	TYLER BRONKHORST	Agent Name:	
Address (Number & Street):	1864 MEADOWVIEW LN	Address (Number & Street):	
Address (City, State, Zip):	DEERFIELD WI 53531	Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:	6084220082	Phone#:	

SITE INFORMATION			
Township:	COTTAGE GROVE	Parcel Number(s):	018/0711-024-8391-7
Section:	02 LOT 1 CSM #5878	Property Address or Location:	1864 Meadowview lane DEERFIELD WI
Existing Zoning:	RR2	Proposed Zoning:	CUP Code Section(s): 10.142(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): LIMITED FAMILY BUSINESS LOT 1 CSM # 5878	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional use: The conditional use permit would allow the owner of the property to run a small family business from the existing building currently used for storage. and would be used in conjunction with the mobile equipment repair business. i would like to be able repair some equipment on site. equipment such as farm equipment tractors construction equipment skid loaders some specialty mounted truck equipment and farm trucks.	

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. <u>Only complete applications will be accepted.</u> 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

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: [Signature]

Date: 5 18 2026

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 limited family will pose no safety concerns noise or light concerns to the public or neighbors due to the location of the property being surrounded by open fields and no close neighbors. as well as natural fencing on 3 corners from thick tree lines.

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.

No other property's will be affected or impaired by the proposed use. due to the distance between the nearest property's buildings. as well as no other buildings or land changes will be conducted and all work will be performed indoors.

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 business will not impede any development or improvement of any neighboring property's all work will be on my property and be neat and clean as well as indoors. everything is well maintained.

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

no changes will be required to accommodate the business all necessary improvements are already in places such as drainage and access roads. i will have no outdoor lights that emit light pollution or bother any neighbors.

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.

No congestion will be created by my business due to being a small business. as well as i mainly travel to my customers to perform the work. traffic will also be minimal. 1 2 customers per day max. The road only serves 5 houses and is a dead end street all traffic will be going in and out of the driveway and the driveway has a turn around. no road flow will be impeded no heavy or overweight equipment will

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

we will agree to all applicable regulations to be in compliance.

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

the conditional use, to run a small equipment repair business in conjunction with my current mobile repair business is similar in nature to the agriculture operation on neighboring property's. will not affect or change the current setting of the location and rural setting.

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.

The conditional use would allow for Bronkhorst mobile repair to operate out of the existing building 50 x 80 storage building in conjunction with my current mobile repair business. I would like to be able to do some repair work on site when required. Using air compressor, mechanic hand tools drills floor jacks diagnostic computers forklift when needed. My tools and equipment will be stored inside the building most work will still be performed at customers locations due to the nature of the business being mainly mobile. I will be parking my trucks and equipment inside the building.

List the proposed days and hours of operation.

Monday Friday 7:00 5:30 hours could fluctuate to 7:30 pm during harvest time due to servicing mainly farmers. this will be rare and noise

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

owner operator just myself no 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.

minimal noise will be made only when equipment is being moved during business hours equipment is no louder than a riding lawnmower. no wastewater will be generated. no noise will be generated after hours by business activity's.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building. only outside activity's will be unloading and loading equipment when required. no materials will be stored outside of the building

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. no new construction will be performed no new erosion standards.

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. none outside of residence

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

minimal landfill trash is produced from equipment repair. any trash will be hauled to the dane county landfill. I have a covered trailer i will save recycle metal inside of in place of a metal recycle dumpster and empty when needed.

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

we will have 12 to two vehicles in and out per day. trucks mainly pickups medium duty vehicles will be coming in none will exceed posted road weight limits. and nothing over the frost law weight will move during seasonal road limits. no additional provisions or changes will be required my business will not damage the roads my mobile repair truck weighs less than 15k lbs loaded

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 materials will be stored on site any waste oil generated will be recycled as needed

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. no out door lighting will be used.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800. no signage will be put up property will remain as it is

Briefly describe the current use(s) of the property on which the conditional use is proposed. single family rural residential home.

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

all property's surrounding are agriculture other than my family's property's on the south end are residential and not opposed to the proposed change.

ST/NG
32' 32'

1 Bq MEADOW VIEW LN
OUTPACE GARAGE (TOWNOF)
DEERFIELD IL 60067



3164 SF HOUSE
4000 SF PROPOSED
360 SF GARAGE
7524 SF LOT COVERAGE = <10%

MEADOW VIEW RD



DRAIN
FIELD

SEPTIC
TANK

127'

130'

230'

50'

PROPOSED
LIMITED PARTIAL
BUSINESS BUILDING

80'

55'-6"

PARKING

EXISTING
HOUSE

101'

OUTDOOR UNLOADING
SPACE

EXISTING
DOCKING
DOCKING

75'

LOT
LINE



* = EXISTING TREE LINE
SCRAMBLING

***** (S) *****
LOT
LINE
20'

4-12-2026