

Dane County  
Conditional Use Permit  
Application

Application Date	C.U.P Number
07/15/2025	DCPCUP-2025-02677
Public Hearing Date	
09/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SHANE BAKKEN	Phone with Area Code (608) 217-2192	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 2551 DOOR CREEK RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS		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	
2551 Door Creek Road					
TOWNSHIP PLEASANT SPRINGS	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-181-9120-0		---		---	

CUP DESCRIPTION
Limited Family Business (excavating contractor)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3)	3

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No	RWL1	
Applicant Initials _____		
		PRINT NAME:
		DATE:



**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:	Shane Bakken	Agent Name:	
Address (Number & Street):	2551 Door Creek Rd	Address (Number & Street):	
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	
Email Address:	<del>XXXXXXXXXXXXXXXXXXXX@com</del>	Email Address:	
Phone#:	608-217-2192	Phone#:	

### SITE INFORMATION

Township:	Town of Pleasant Springs	Parcel Number(s):	046/Dell-181-9120-0
Section:		Property Address or Location:	2551 Door Creek Rd Stoughton, WI 53589
Existing Zoning:	RR2	Proposed Zoning:	RR2
		CUP Code Section(s):	10.242(3)(d)

### 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	Is this application being submitted to correct a violation?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: We are proposing to add a free standing building to store limited family business equipment and retain RR2 zoning.			

### 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 type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> 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: Shane Bakken

Date: 7/15/2025



## 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. *There will be limited impact to any lighting, noise, or outdoor activities. The proposed land use will also not increase the traffic in the neighborhood. All equipment will be stored in the proposed accessory building, therefore eliminating any outdoor storage.*

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 proposed land use will include a new accessory building to store the equipment used by the business, which will eliminate outdoor storage. With the limited business hours of 7am-4pm Monday-Friday, and any noise being very minimal, there will be no significant impact to the neighborhood.*

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 land surrounding the property is not able to be developed, therefore it is not taking any future development away.*

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

*Approved CUP from Town of Pleasant Springs, building/zoning permit has been obtained.*

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. *There will be no changes to traffic. The CUP has already been approved by both the Planning Commission and the town board. All neighbors within 500ft of our property were notified and no complaints.*

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

*Yes*

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

*The CUP has been approved by the town board and is required to operate a business on a residential lot.*

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.

Balken Excavating LLC will utilize the Conditional Use Permit to house equipment for our limited family business. We will put up an accessory building to contain equipment so that it does not need to be stored outside.

List the proposed days and hours of operation.

7am - 4pm Monday - Friday

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

This business has no employees. The landowner is the only owner/operator on the premises.

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.

Equipment noise will be limited to daytime hours to ensure no disruption to neighboring properties.

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

There will be no outdoor storage at this location.

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.

Does not apply

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.

Does not apply

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

We will continue using Pelliteri land dumpster for all waste.

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

Our company operates using single axle dump trucks (17,000 lbs), 1 ton pickup trucks (10,000 lbs), and a semi-tractor / lowboy trailer when equipment needs to be moved.

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

None - Does not apply

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 will be 1 outdoor light on the proposed building, that will not be in the direction of any neighboring properties.

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

None - Does not apply

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

Single Family Residence

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

Single Family Residences, Farmland.





## Legend



Wetland



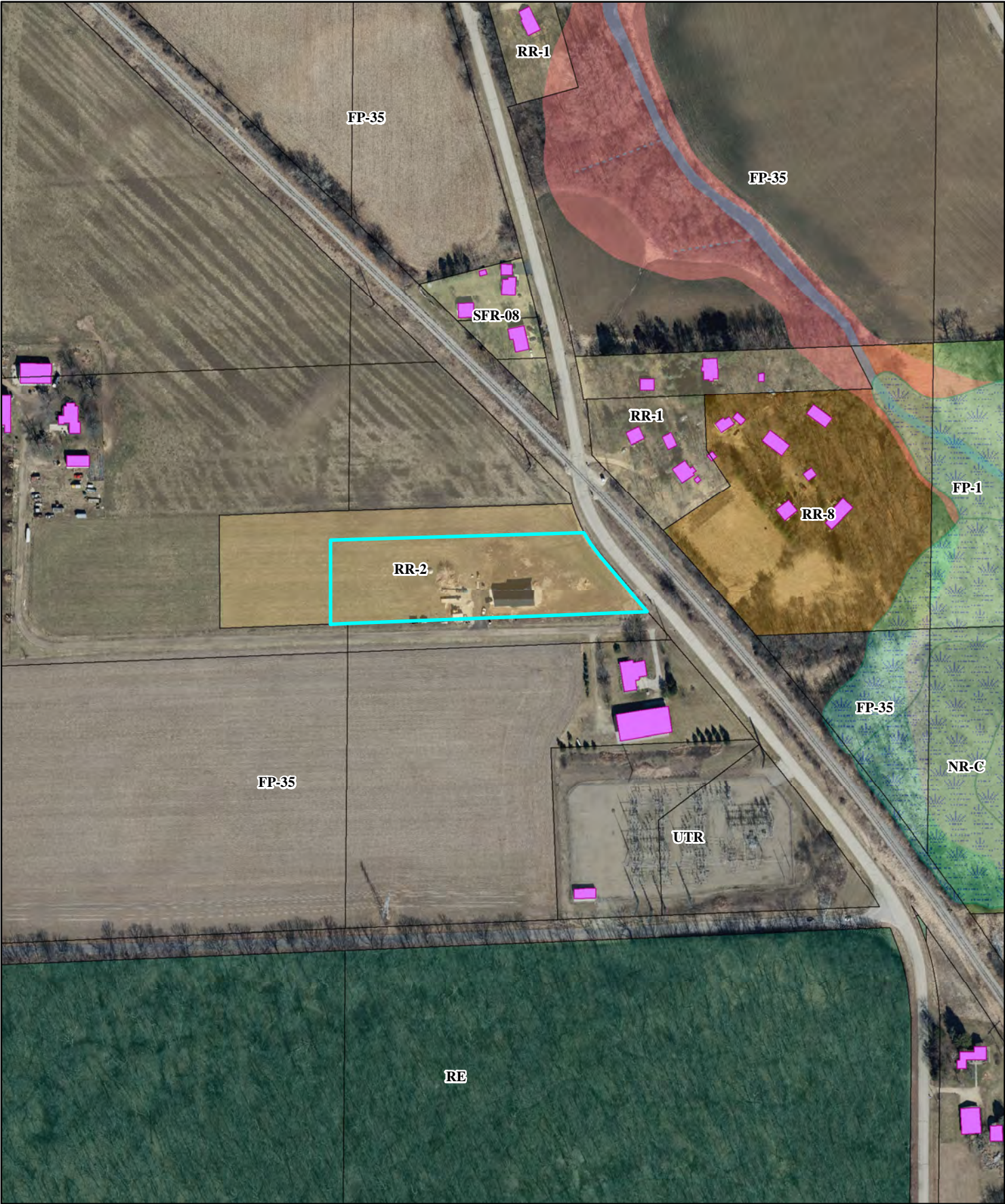
Floodplain



0 50 100 200 Feet

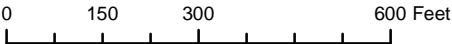
2551 Door Creek Road





**Legend**

-  Wetland
-  Floodplain

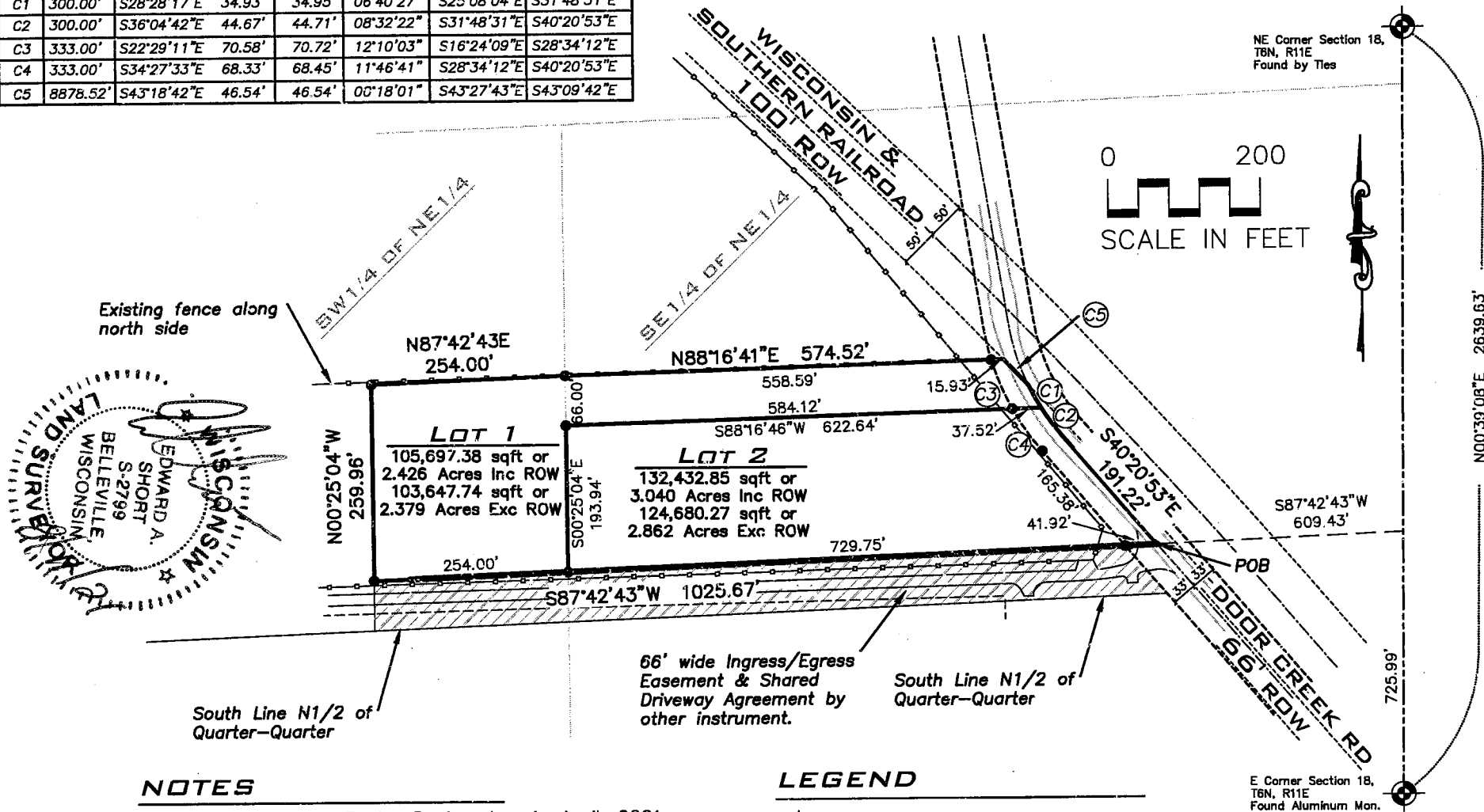


**Neighborhood Map**

CERTIFIED SURVEY MAP NO. 15939

PART OF THE SE1/4 & SW1/4 OF THE NE1/4, SECTION 18,  
TOWN 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS,  
DANE COUNTY, WISCONSIN

CURVE DATA TABLE						
Curve	Radius	LC	Length	Delta	Tan In	Tan Out
C1	300.00'	S28°28'17"E 34.93'	34.95'	06°40'27"	S25°08'04"E	S31°48'31"E
C2	300.00'	S36°04'42"E 44.67'	44.71'	08°32'22"	S31°48'31"E	S40°20'53"E
C3	333.00'	S22°29'11"E 70.58'	70.72'	12°10'03"	S16°24'09"E	S28°34'12"E
C4	333.00'	S34°27'33"E 68.33'	68.45'	11°46'41"	S28°34'12"E	S40°20'53"E
C5	8878.52'	S43°18'42"E 46.54'	46.54'	00°18'01"	S43°27'43"E	S43°09'42"E



NOTES

Survey performed by Exeter Design, Inc. in April, 2021.

Bases of Bearing is the East Line of the NE1/4 of Section 18, T6N, R11E, assuming a bearing of N00°39'08"E.

All PLSS witness monuments were found and verified.

LEGEND

- Found Section Corner
- Set 3/4" dia x 18" long weighing 1.5 lbs/lb min.
- ( ) Recorded as data

PREPARED FOR:

Mark & Jan Bakken  
2541 Door Creek Road  
Stoughton, WI 53589

EXETER  
DESIGN, INC.  
NB096 BUOL ROAD  
BELLEVILLE, WI 53508  
(608) 712-1040

Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_  
EDJ File No. \_\_\_\_\_  
21-0631

C.S.M. NO. 15939  
DOC. NO. 5816958  
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