

# Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/11/2025	DCPCUP-2025-02664
Public Hearing Date	
06/24/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HIGHWAY J WAREHOUSE LLC	Phone with Area Code (608) 335-3079	AGENT NAME JOE HANDRICK	Phone with Area Code (608) 576-6741
BILLING ADDRESS (Number, Street) PO BOX 259324		ADDRESS (Number, Street) 308 N 8TH STREET	
(City, State, Zip) MADISON, WI 53725		(City, State, Zip) Mount Horeb, WI 53572	
E-MAIL ADDRESS joshvlanglois@gmail.com		E-MAIL ADDRESS jkhandrick@mhtc.net	

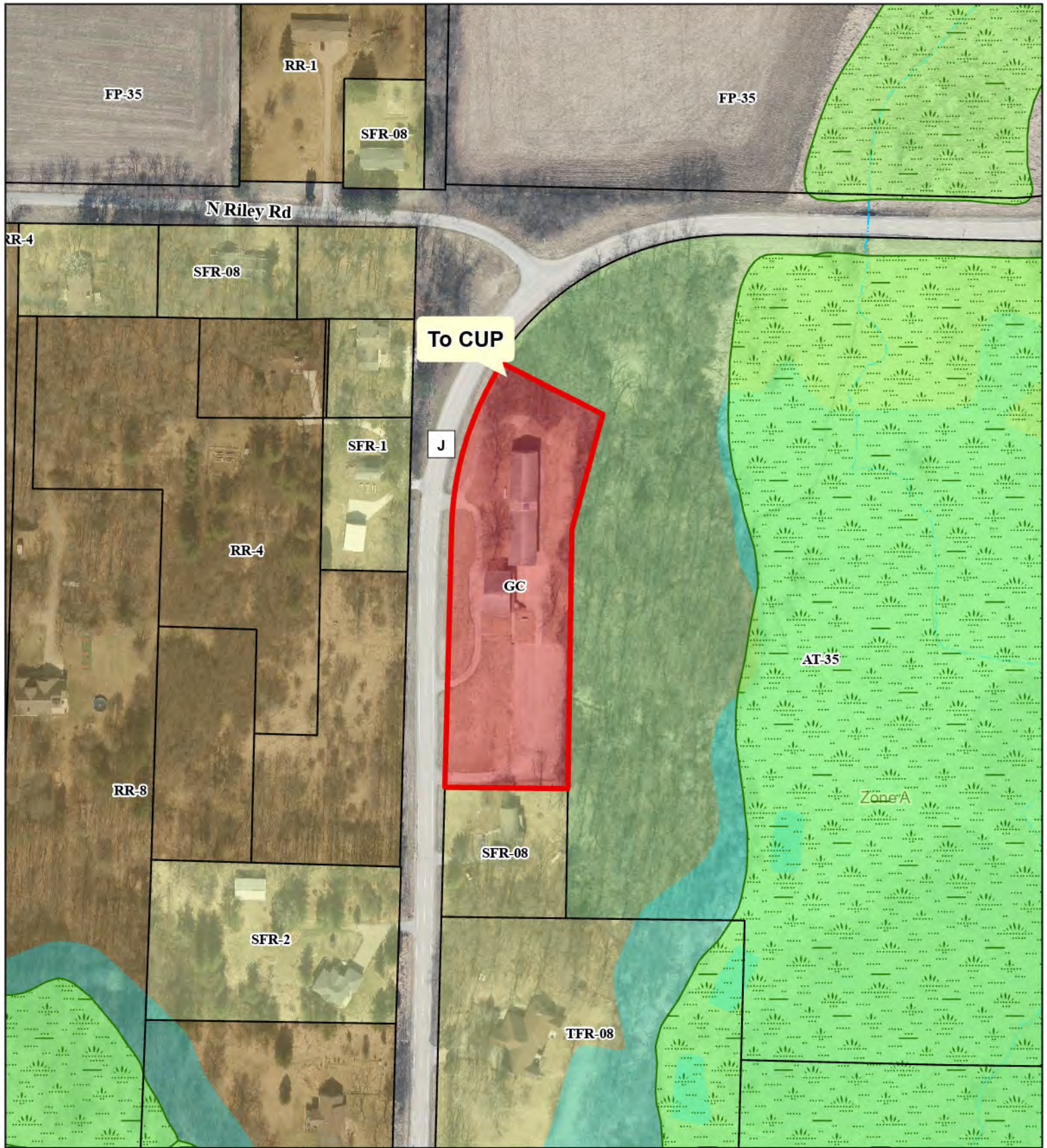
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3184 County Hwy J					
TOWNSHIP SPRINGDALE	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-012-8650-8		---		---	

CUP DESCRIPTION
Residence within the GC General Commercial Zoning District





DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.272(3) residential accessory use	3.1

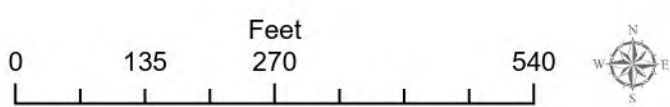
<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   
	RWL1	

COMMENTS: INFORMATION SHALL BE PROVIDED TO SHOW THAT THE PROPOSED RESIDENCE CAN BE SUPPORTED BY THE ON-SITE SEPTIC SYSTEM.



**CUP 2664**  
**Highway J Warehouse LLC**

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard







**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:	Highway J Warehouse LLC	Agent Name:	Joe Handrick
Address (Number & Street):	3184 Cty Hwy J	Address (Number & Street):	308 N 8th St
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Mount Horeb, WI 53572
Email Address:	joshvlanglois@gmail.com	Email Address:	jkhandrick@mhtc.net
Phone#:	608-335-3079	Phone#:	608-576-6741

### SITE INFORMATION

Township:	Springdale	Parcel Number(s):	054/0607-012-8650-8
Section:	SEC 1-6-7 PRT NW1/4 NW1/4 COM 1513 FT N	Property Address or Location:	3184 County Hwy J Verona, Wi 53593
Existing Zoning: GC	Proposed Zoning: GC	CUP Code Section(s):	10.272(3)I

### 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): residential	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: would like to use building #1 on the property as a single family residence.	

### 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 ( <b>non-refundable</b> ), 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:

Date: 4/8/2025



**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.

The proposal to use Building 1 on the property as a residence fits exactly into how the current adjoining properties are being used. Therefore, it is reasonable to assume that the safety and general welfare of the neighborhood would not be impacted any differently than by existing adjacent properties.

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.

Since the adjoining properties are of the same use as the proposed change there should be no impairment to the neighborhood due to the conditional use.

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 conditional use matches the surrounding property and will not impede any development or improvement of those properties.

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

The site currently is serviced by private well and septic with LP gas heating and utility electric. There are existing driveways into the property.

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.

The Building 1 will be used as a single family residence with typical vehicle usage and types. There are 3 access driveways to the property with parking in the rear and front of the building as detailed on the site plan.

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

No additional buffering or screening is planned as the property already meets any standards and the conditional use as a residence does not increase that requirement or need any additional licensing.

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

Per the Town Plan, this conditional use will enable the town to accommodate residential development and simultaneously sustain the relatively low population density, farmland, and other natural resources that will continue to make it a desirable rural community.

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.

Convert the existing building #1 on the property to a single family residence by adding walls to the north side of the existing room to create 2 bedrooms and add a window to each bedroom.

List the proposed days and hours of operation.

24 hrs a day residence

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

no employees, just residents.

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.

no anticipated changes to the property that are not consistent with the existing neighbors uses.

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

none.

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.

none.

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.

property has an existing well and private septic.

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

trash and recycling removal consistent with the neighborhood.

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

traffic consistent with residential traffic of the neighbors.

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

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. existing residential post lighting as noted on the site plan.

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

none.

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

currently vacant. was use as a group gathering space by current owner.

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

all surrounding neighbors are residential houses.

The use of Building #1 as a residence is completely consistent with the neighborhood and would create less traffic and activity than my alternative which is as an event space, which fits the current zoning without a CUP.

The other buildings, which are not part of the CUP application, would also be operated in a way that is probably one of the least disruptive options that are available to a General Commercial zoning. The parking is in the back of the site and the entrances to the 2 buildings are also in the back of the buildings.

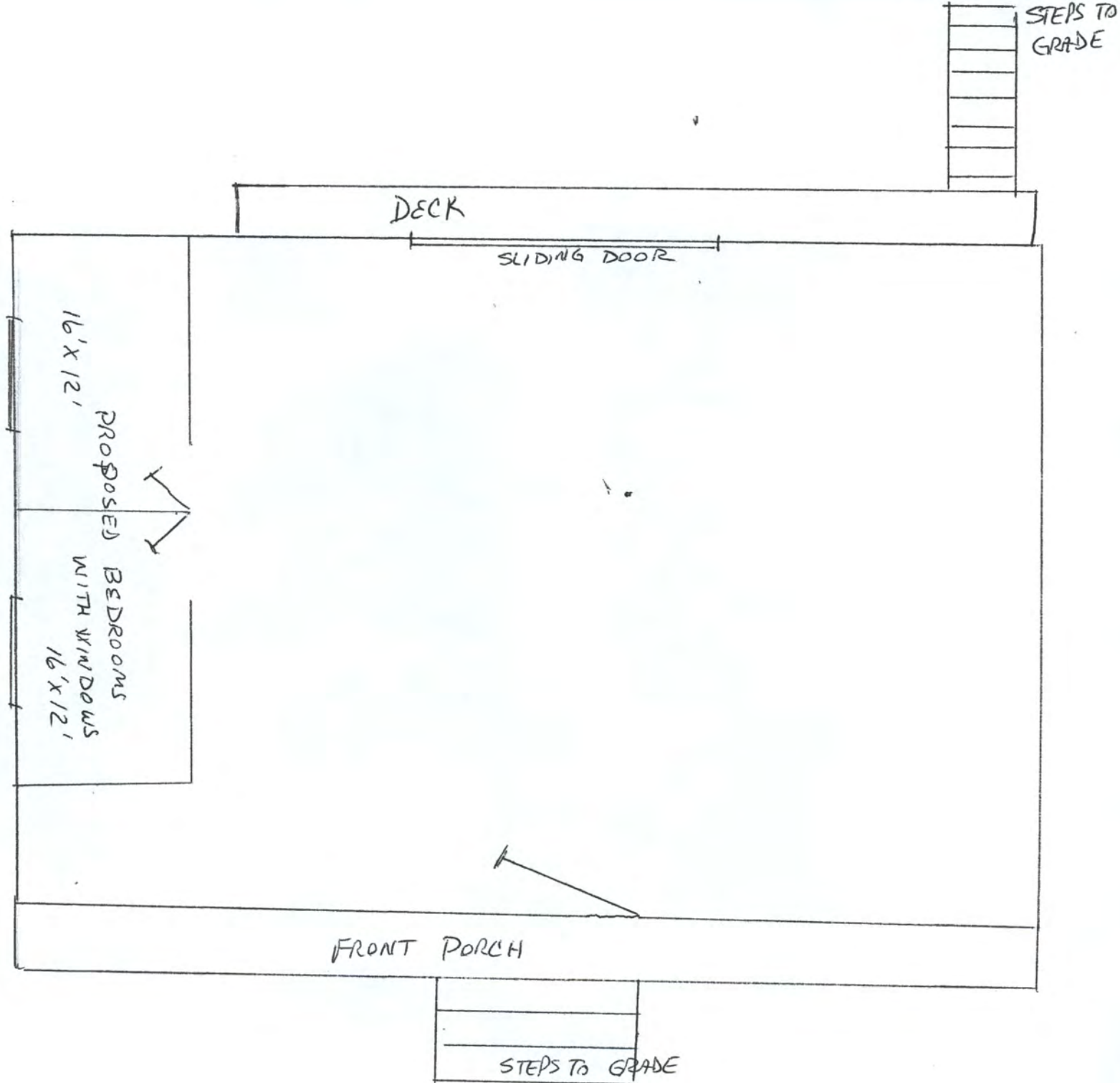
Sincerely,

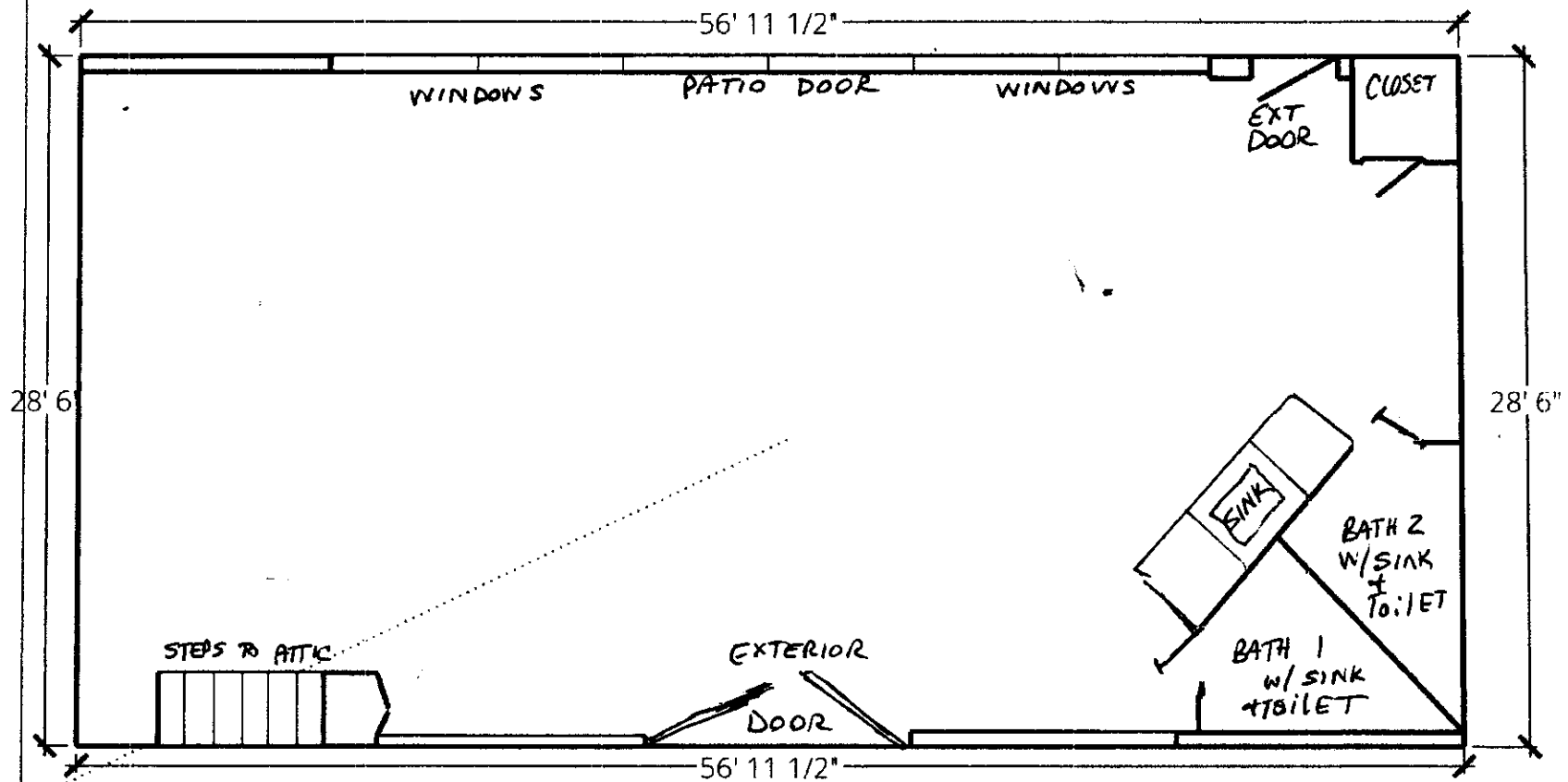
Joe Handrick

Applicant for the conditional use permit.

3184 City Hwy J  
VERONA, WI

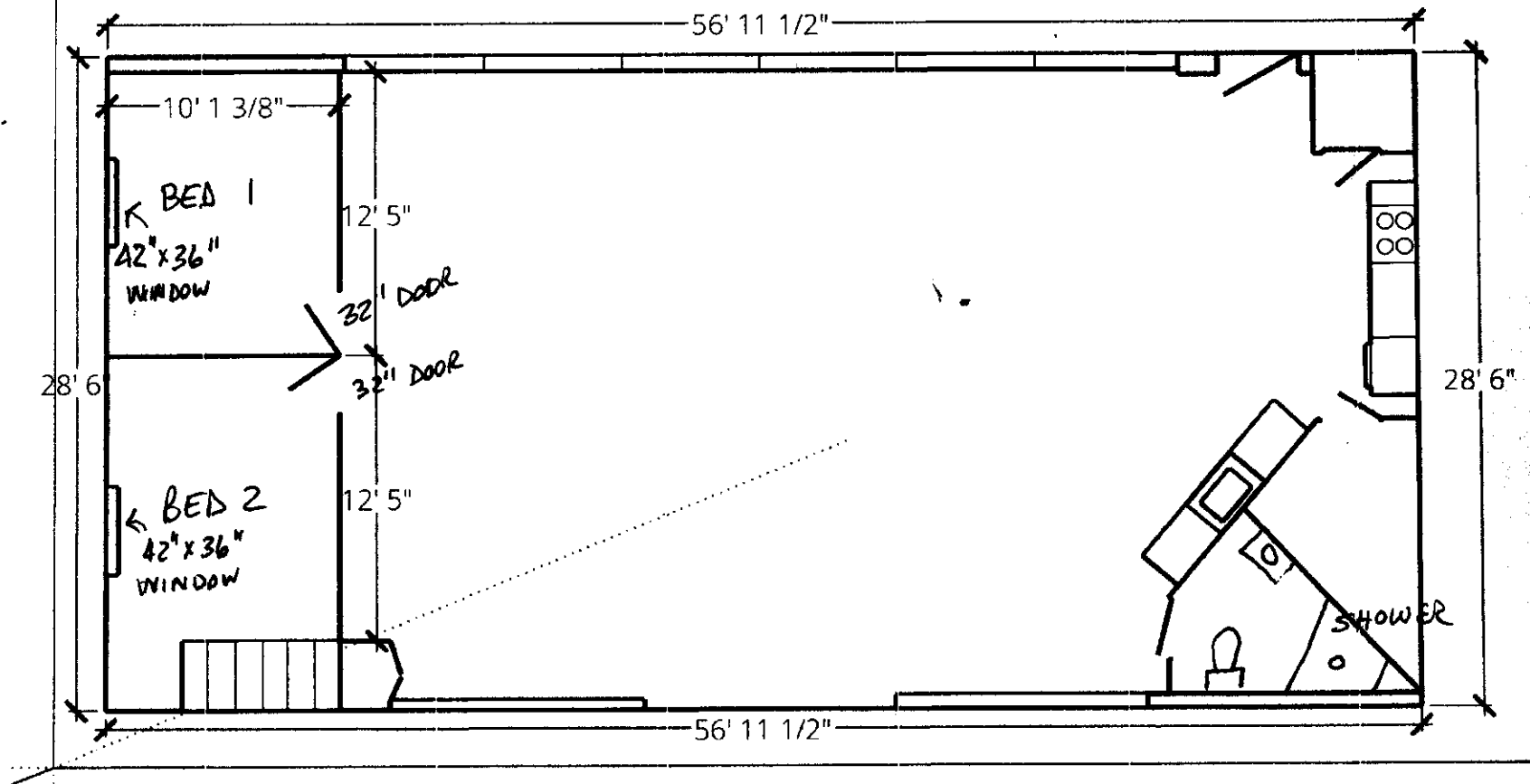
PROPOSED CHANGES TO  
INTERIOR OF Building #1



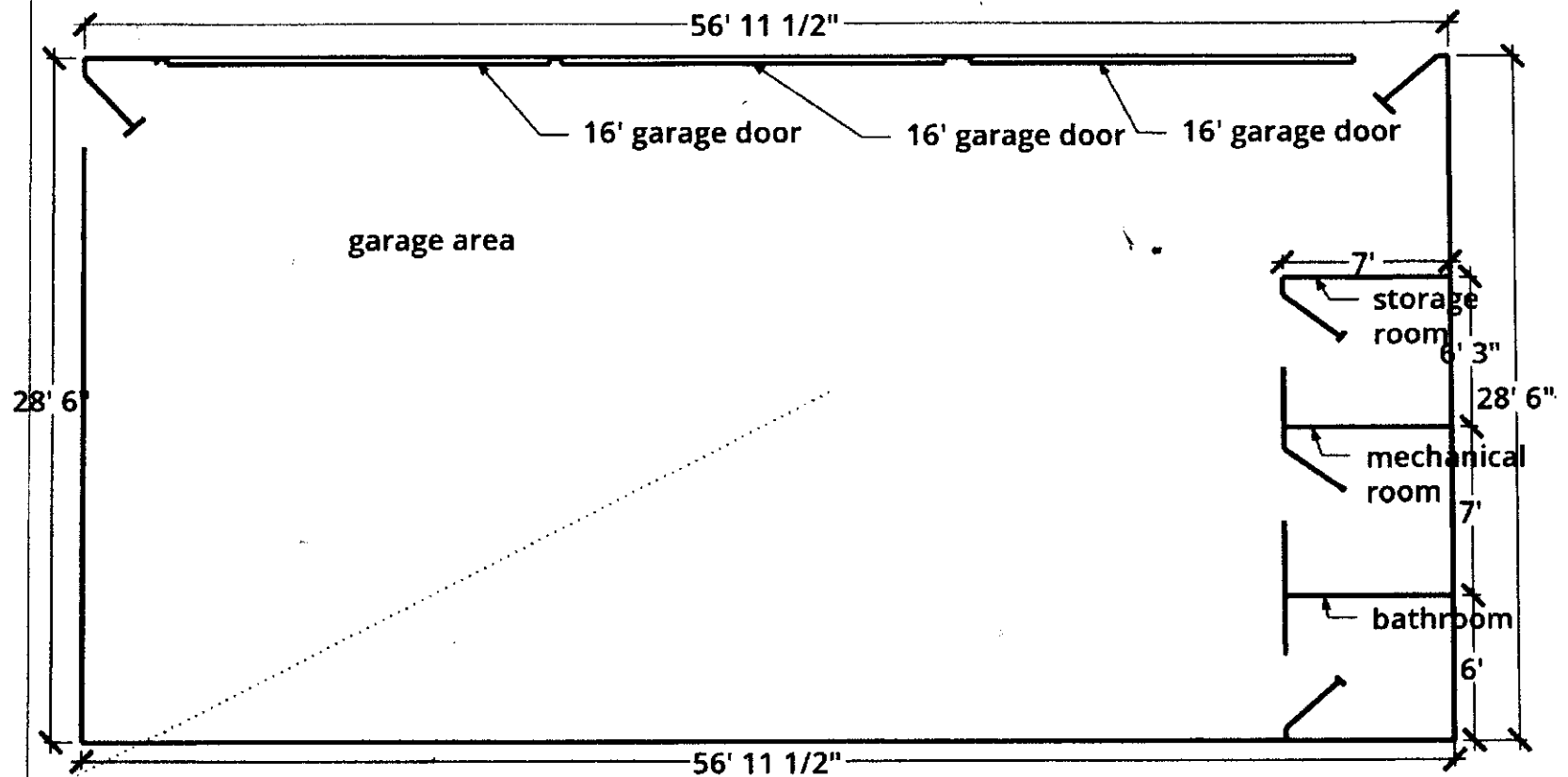


3184 County Rd J VERONA, WI  
 EXISTING FLOORPLAN Building #1 UPPER FLOOR



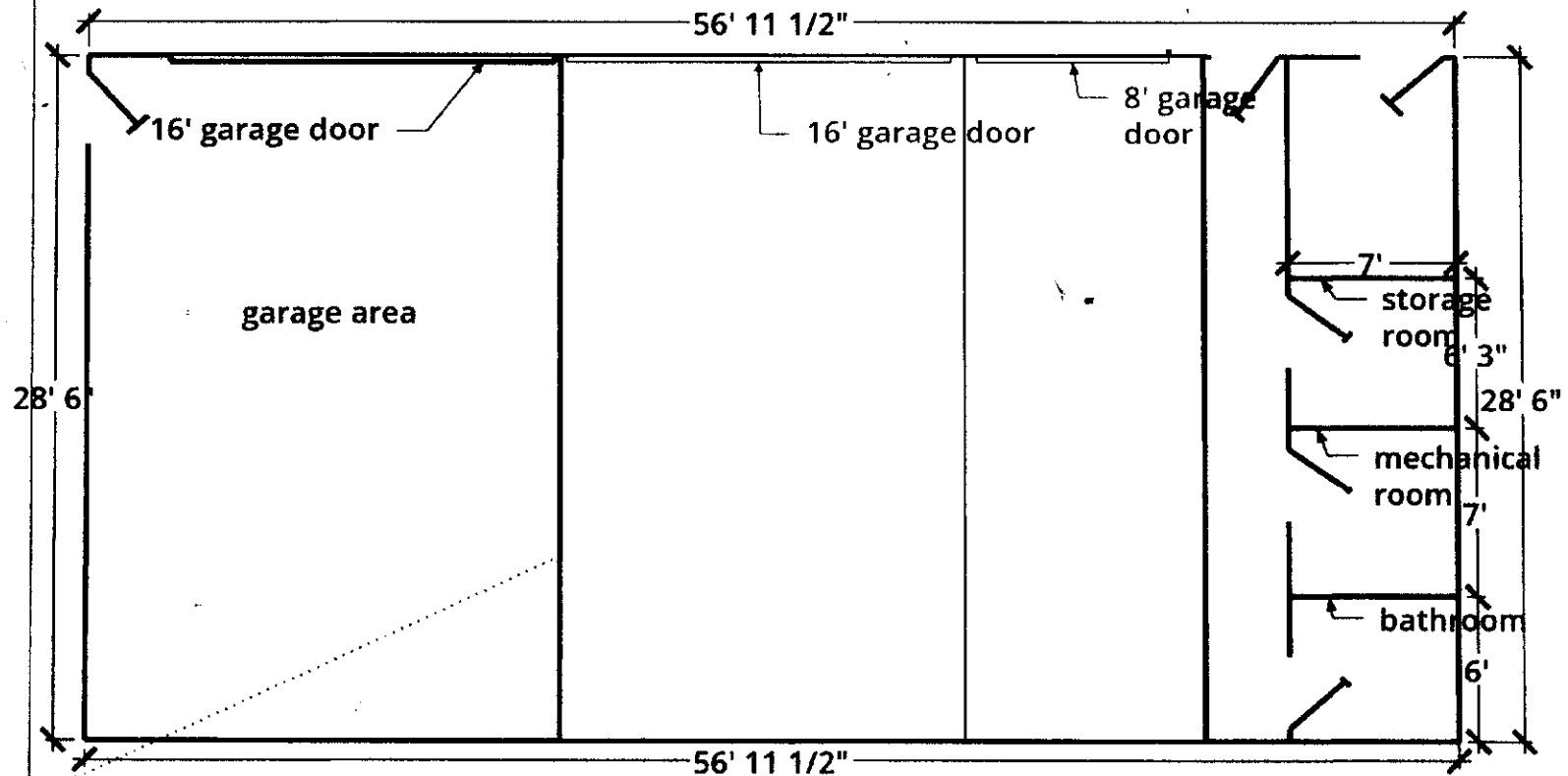


3184 County Rd J VERONA, WI  
 Proposed Floor plan Building #1 UPPER FLOOR

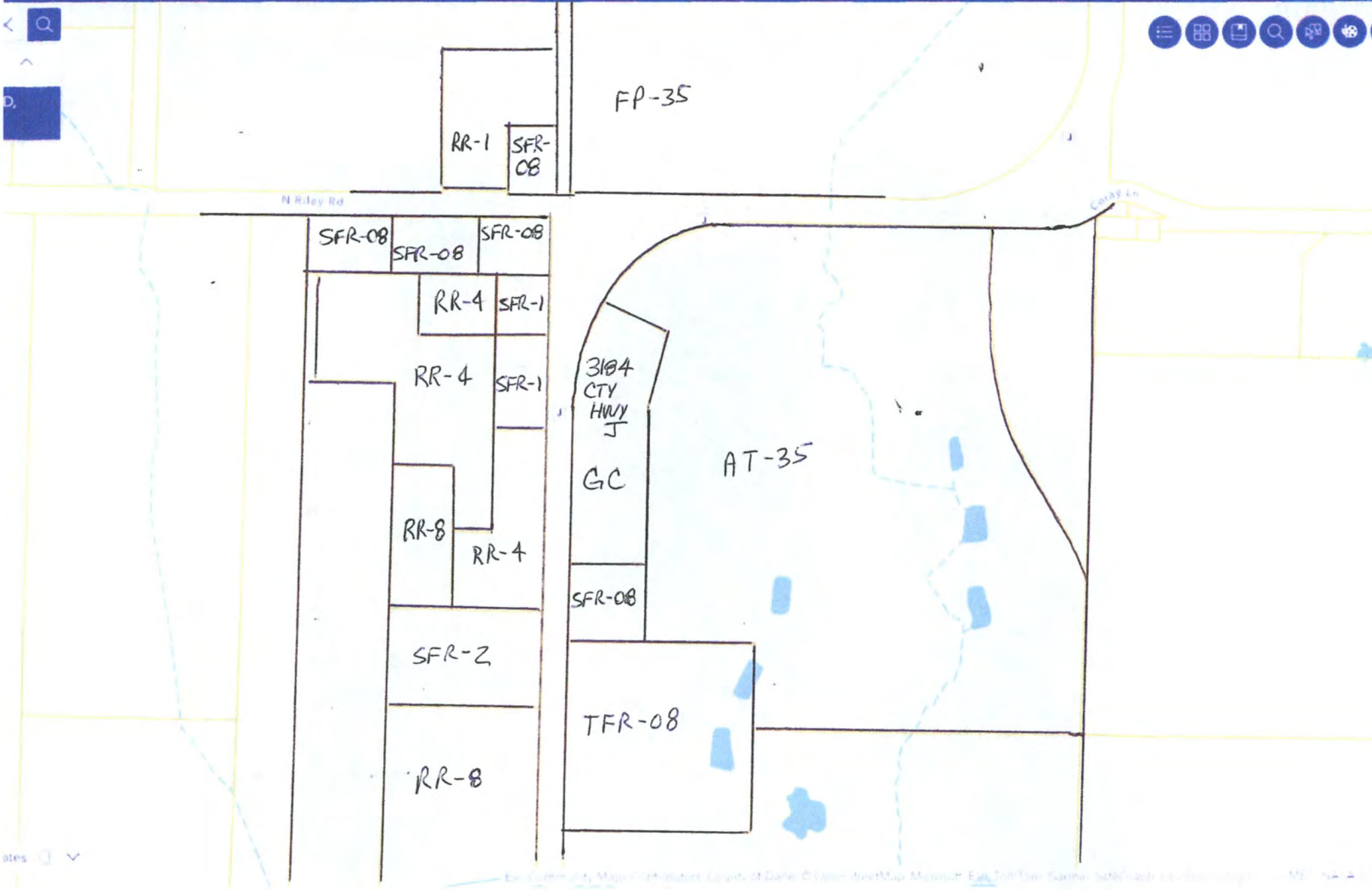


3184 City Rd J VERONA  
EXISTING LOWER LEVEL

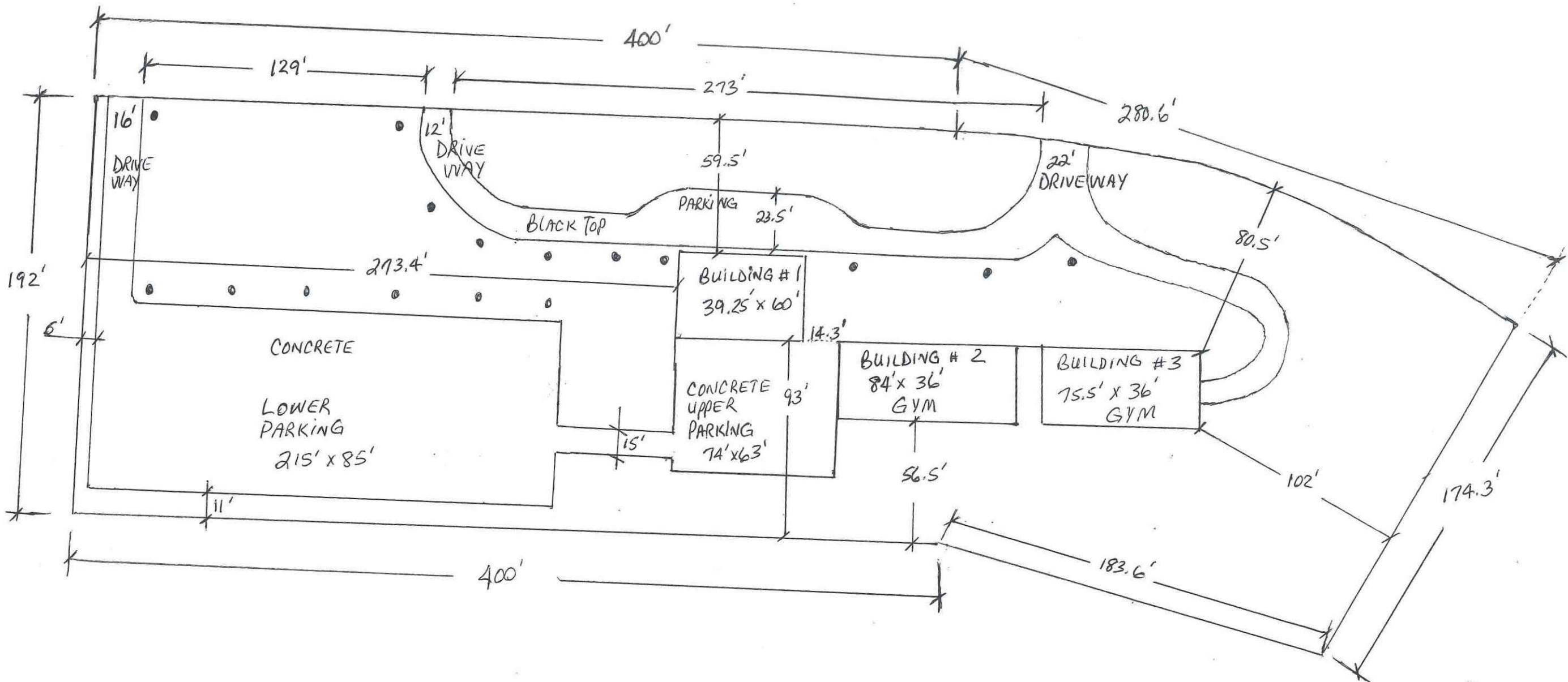




3184 CTY Rd J VERONA  
PROPOSED LOWER LEVEL





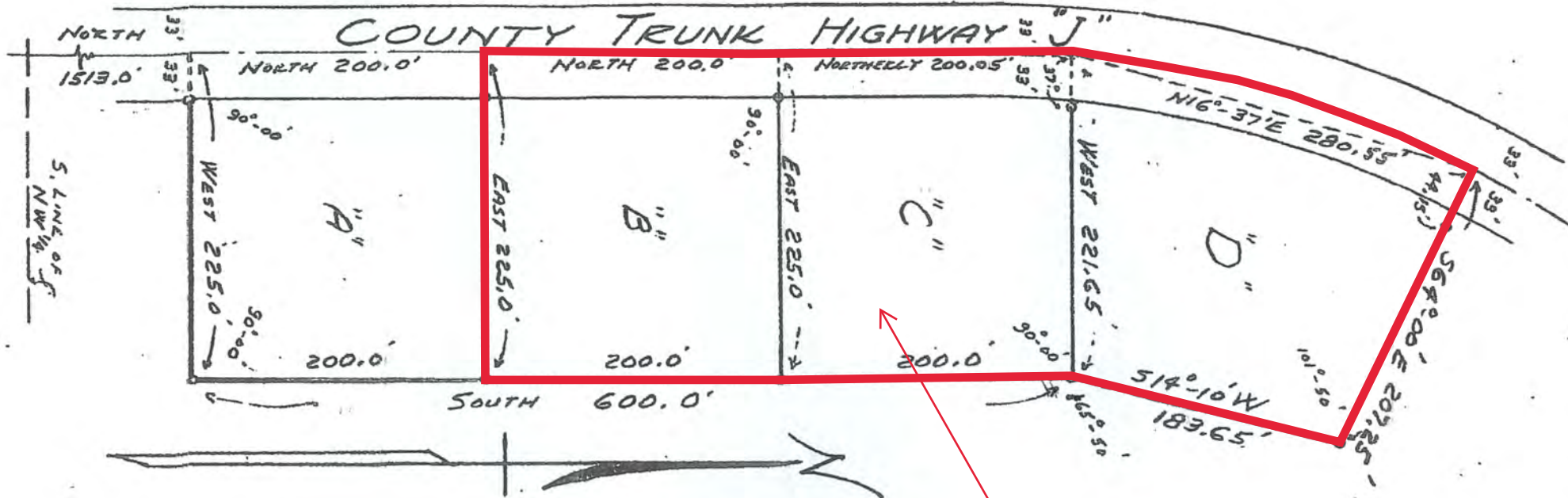


SCALE  
1" = 50'

LEGEND  
• LIGHT POST

SITE PLAN FOR  
3184 COUNTY HWY J  
VERONA, WI 53593  
TOWN OF SPRINGDALE

MAP OF  
PART OF THE NW 1/4 - NW 1/4  
SECTION 1 - T. 6 N. - R. 7 E.  
DANE COUNTY, WI



CUP Area

State of Wisconsin } ss.  
County of Dane

I, Andrew Dahlen, do certify that on Dec. 21, 1965 I made a survey of:  
Part of NW 1/4 - NW 1/4, Sec. 1 - T.6N-R.7E (Town of Springdale),

Dane County, Wisconsin, according to the official records. I also certify that the adjoining map, made from said survey, is a correct representation of the boundaries of said property as well as the buildings thereon and that there are no encroachments on said property.

Andrew Dahlen  
Andrew Dahlen, Surveyor

MAP OF  
PART OF THE NW 1/4 - NW 1/4  
SECTION 1 - T.6N-R.7E.  
DANE COUNTY, WISCONSIN.

LEGEND:

○ = IRON STAKE SET

Scale 1"=100' Date JAN. 3, 1966

F.B. 1110/33 Dr. by P.J.H.

OFFICE OF ANDREW DAHLEN

845 E. JOHNSON ST.  
Madison 3, Wisconsin.

NO. 3571



## Description for CUP

Part of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 6 North, Range 7 East, in the Town of Springdale, Dane County, Wisconsin, described as follows: Commencing at the point of the intersection of the South line of the Northwest ¼ of Section 1 with the centerline of County Trunk J; Thence Northerly along said centerline of Highway 2, 113.05 feet to the point of beginning of this description; thence Northeasterly along said centerline of the highway on a curve to the right whose long chord bears North 16°37' East for a distance of 280.55 feet; thence Southerly 64°00' East, 207.25 feet; thence South 14°10' West, 183.65 feet; thence South 400 feet; thence West 225 feet to the centerline of said highway; thence North along the centerline of said highway 400 feet to the point of beginning.

**ZONING PURPOSES ONLY**