

Dane County Rezone Petition

Application Date	Petition Number
09/22/2025	DCPREZ-2025-12219
Public Hearing Date	
11/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME H STORAGE LLC	PHONE (with Area Code) (608) 255-9223	AGENT NAME DENNIS RICHARDSON	PHONE (with Area Code) (608) 255-9223
BILLING ADDRESS (Number & Street) 2561 COFFEYTOWN RD		ADDRESS (Number & Street) 2561 COFFEYTOWN ROAD	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Cottage Grove, WI 53527	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
east of 3136 County Highway N					
TOWNSHIP PLEASANT SPRINGS	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-041-8502-0		0611-041-8001-0			

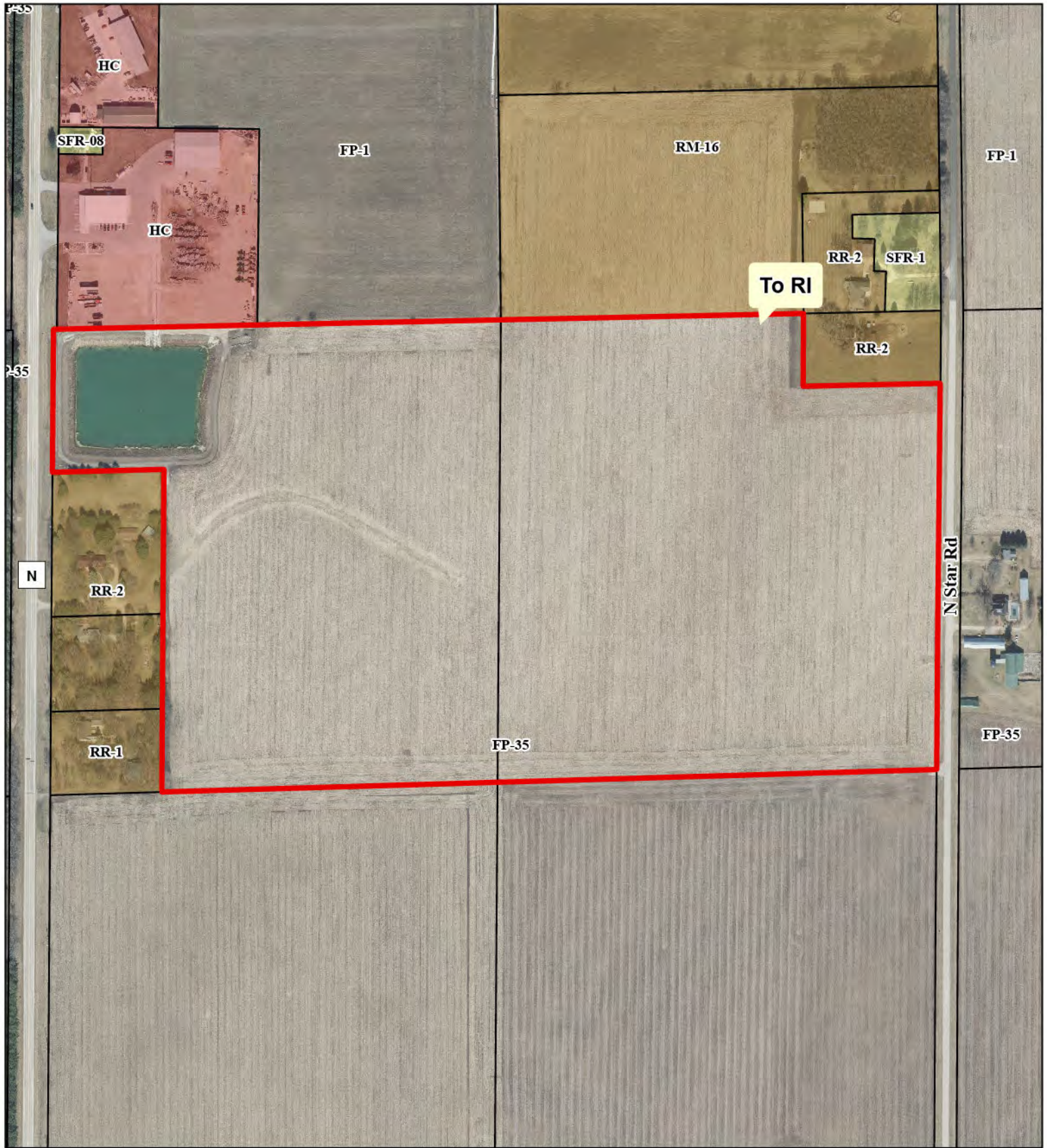
REASON FOR REZONE

ZONING TO ENABLE MINERAL EXTRACTION AND OUTDOOR EQUIPMENT STORAGE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RI Rural Industrial District	73.9

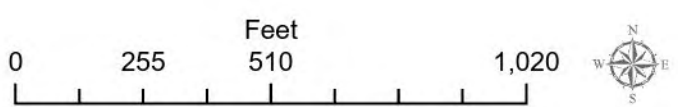
C.S.M REQUIRED? ☐ Yes ☒ No Applicant Initials_____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials_____	DEED RESTRICTION REQUIRED? ☒ Yes ☐ No Applicant Initials_____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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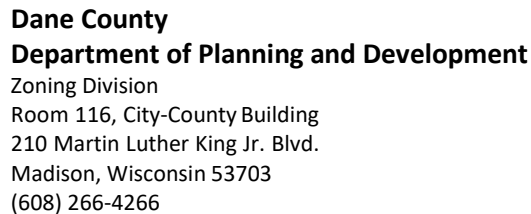
COMMENTS: HIGHWAY ACCESS PERMIT WILL BE REQUIRED PRIOR TO REZONING.
SEE RELATED CUP PETITION #2685 FOR MINERAL EXTRACTION.



REZONE 12219
H STORAGE LLC

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





REZONE APPLICATION

Date _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ **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 explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONAL 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 PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

PROPOSED NON-METALLIC MINERAL EXTRACTION SITE NARRATIVE

H STORAGE – SOUTH EXPANSION

Owner: H Storage, LLC.

September 18, 2025

Neighborhood Characteristics:

The proposed site resides on two parcels in Section 4, Township 6 North, Range 11 East, all in the Town of Pleasant Springs, Dane County, WI. The project site is approximately 2,000 feet north of West Star Road, between C.T.H. N and North Star Road. The latitude and longitude at the center of the project site is approximately 43.019444 and -89.194959, respectively. Said parcels are shown in the enclosed Parcel Boundary Exhibit and the enclosed Site Plan. The parcel numbers are 0611-041-8502-0 and 0611-041-8001-0.

The project site is currently agricultural land with a wet detention basin in the northwest corner of the site serving the H Storage Development north of the basin. The existing site is rolling farmland with approximately three-fourths of the site draining to the west and the remaining approximately one-fourth draining to the east. The project site is currently zoned Farmland Preservation (FP-35) and is in the initial stages of the rezoning process, which aims to rezone both parcels to Rural Industry (RI) to permit industrial development. The neighboring zoning adjacent to the project site consists of Farmland Preservation (FP-35) to the east and south, Rural Residential (RR-1 & RR-2) and Farmland Preservation (FP-35) to the west, and Heavy Commercial (HC), Farmland Preservation (FP-1), Rural Mixed-Used and Transitional (RM-16), and Rural Residential (RR-2) to the north.

Operational Narrative:

This application is requesting a conditional use permit (CUP) for non-metallic mineral extraction for a 10-year timeframe, with the opportunity for future extension requests for similar purposes, if necessary. The project's site involves the mining, recycling, and processing of aggregates and soils for local construction projects, ranging from residential home sites and commercial sites to local roadways and major highways.

The proposed hours of operation are as follows:

- Monday through Saturday: 6:00 a.m. to 6:00 p.m. local time
- Sunday & Holidays: No operations to take place

- Special hours may be requested with notification sent to the Town Chairman for acknowledgement.

The project site is anticipated to have one to three full-time employees operating the site, depending on whether processing equipment is brought into the site to process material. Processing usually takes place over a few weeks, and then the processing equipment moves to another quarry/pit site.

Typical equipment that would be used in the mineral extraction, processing, and hauling of the product would be: hydraulic backhoe, loader, dozer, haul trucks, dump trucks, semis, drilling machine, explosive subcontractor, portable screening plants, portable crushing plants, portable washing plants, scales, etc. A loader will typically always remain on-site for loading out material into dump trucks.

Traffic will fluctuate depending on when processing takes place and on local project needs for material. Access for dump truck traffic will enter and exit the project site via the existing ingress/egress driveways to C.T.H. N of the existing H Storage Site near the northwest corner of the project site. Driveway improvements to County Highway N on the existing H Storage Site, where ingress/egress access will occur, have been in place for years and have proven efficient and safe. The existing driveway is asphalt surfaced and of sufficient dimensions for safe operation and turning movements in and out of the site. The haul route for trucks will be exiting the existing H Storage commercial south driveway, directly onto County Highway N to allow for travel both north and south along said highway. As stated, daily truck volume varies greatly, but the impact on safety and/or congestion is anticipated to be negligible. No additional improvements are anticipated to be needed for access to and from the site. Aside from storm sewer for the reclaimed site, no utilities are being proposed at this time.

The project is being submitted concurrently to the Wisconsin Department of Natural Resources (WDNR) and Dane County to address and obtain permitting for air quality (particulate emissions), dust, stormwater management, and erosion control. Drainage patterns during quarry/pit operations will be kept similar to existing patterns to the maximum extent practicable. Post-development stormwater management will be submitted, reviewed, and approved by WDNR and Dane County for the reclaimed site before the start of operations. Water will be utilized when needed to control dust. Noise will be mitigated by the rural location of the operation as well as the topography/elevations due to the natural process of the operations taking place lower than the surrounding areas, essentially being down in a hole and reducing the noise level leaving the site. All quarry/pit equipment has muffler systems that meet or exceed industry standards for noise. A berm along the west side of the site will aid in noise mitigation and screening. Blasting will be under the control of a state and federally licensed blasting subcontractor. The licensed subcontractor will be required to follow state and federal blasting regulations, including noise levels. Explosives will not be stored on-site.

The frequency for operations of blasting, drilling, mining, crushing, screening, washing, and refueling is all market-driven. A typical operation will consist of blasting operations for a few weeks on and off, then product making for a few weeks, then the stockpiles sit until depleted by sales, at which time the process starts over. Fueling of equipment will take place daily during processing and then sporadically as needed during sales/load out of product. There is no asphalt batching or concrete mixing proposed to

take place at this time. The only storage of recycled materials would involve the recrushing of asphalt and concrete, and the resulting product would be stockpiled next to other extraction material stockpiles.

The proposed operation is in proximity to areas indicated on the Town Comprehensive Plan for future land use as being rural mixed use, allowing for the establishment and operation of rural businesses that are compatible with the rural character of the town and existing, neighboring land uses.

The surrounding property is mainly agricultural, so the operation will have a negligible impact on those properties. A proposed berm along the west of the site will help screen and mitigate noise for the rural residences to the west. Landscaping will be planted on the berm to increase the aesthetic views of the berms. Proposed screening in the northeast corner of the site and topography/elevation change due to quarry/pit operations being much lower than the surrounding area will aid in screening and noise mitigation for the rural residences in the east/northeast corner of the site. The hours of operation are consistent with normal business hours. All federal, state, and local permits, laws, and ordinances will be followed.

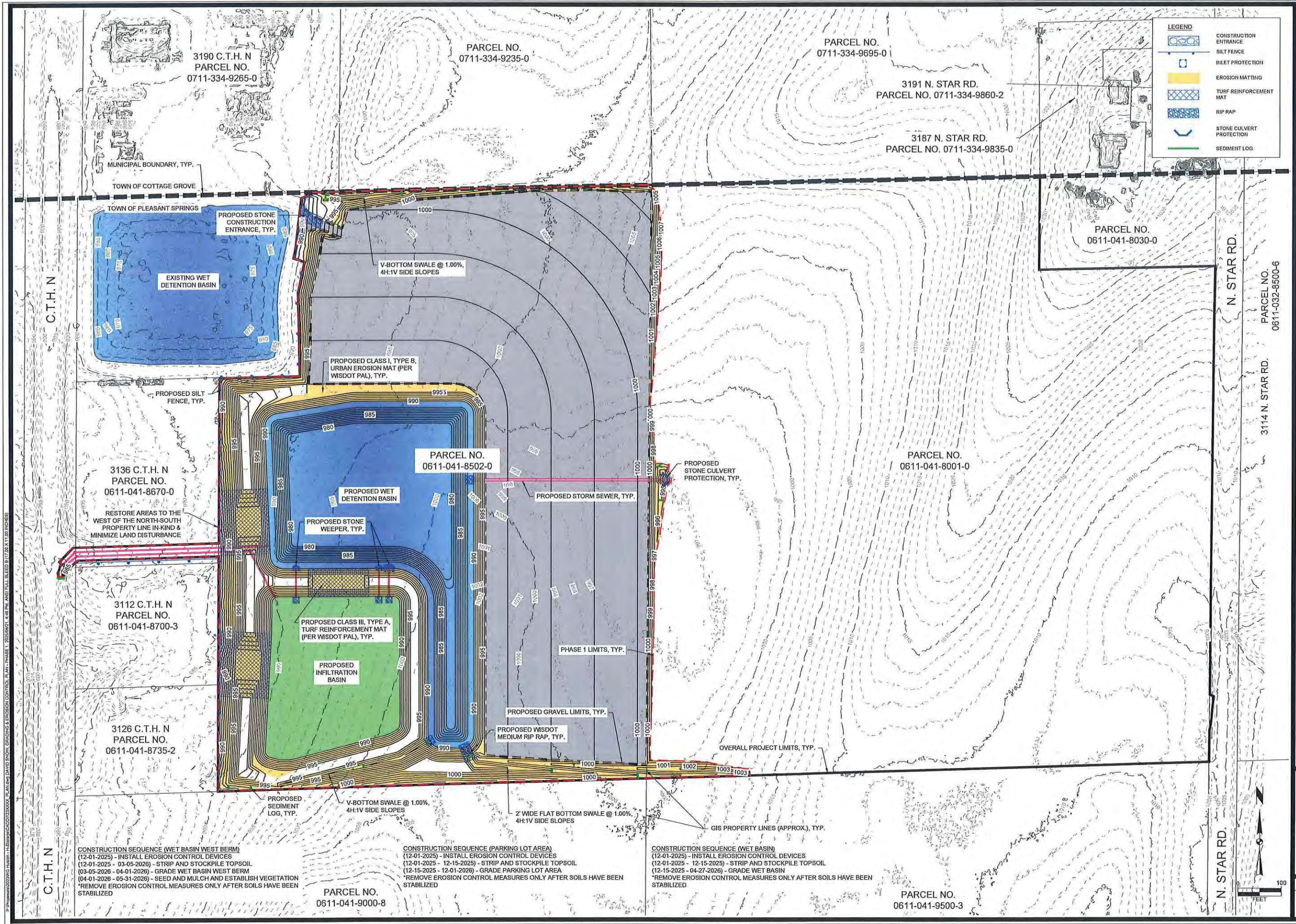
Fuel and explosives will not be stored on-site. Equipment will be fueled on upland portions of the site by a WDNR-certified fuel delivery truck, which carries its own spill containment contingencies.

The proposed quarry is a quality sand and limestone source located under topsoil and clay overburden. It is estimated that approximately 9,000,000 cubic yards of limestone, 60,000 cubic yards of clay, and 3,000,000 cubic yards of sand and gravel will be extracted from the site. Based on soil borings, the average geological composition of the site is approximately 8 to 14 inches of topsoil, 5 to 57 feet of sand, 60 to 97 feet of limestone, and sandstone at boring termination depths of 97 feet to 161 feet below the ground surface, with no groundwater encountered during the borings.

Mineral extraction and reclamation are proposed over three phases. The first phase and beginning of mineral extraction is anticipated to be in 2026, and the end of extraction, after completing the third phase, is anticipated to be in the year 2056, or approximately ten years per phase. Please see the Phase 1, Phase 2, and Phase 3 Grading & Erosion Control Plans enclosed on Sheets C401, C402, and C403, respectively. During the mineral extraction phases, the remaining phases where mineral extraction has not taken place will remain as agricultural cropland use. Once extraction has been completed for each phase, that phase will be reclaimed and the site will be gravel, outdoor storage and parking, along with associated storm sewer utilities and stormwater management facilities, similar to land uses to the north/northwest of the site, as shown on the enclosed exhibits. Final reclamation calls for the area to be part of an industrial/commercial development area, per the Town of Pleasant Springs' future land use plan. The floor of the quarry is anticipated to be above the local groundwater table, as indicated by soil borings. The project operations will not impede any development or improvements of the surrounding properties. There are no permanent structures being proposed as part of the mineral extraction operations. However, a temporary scale shack and portable scale are to be installed for mineral extraction operations.

No permanent lighting is proposed at this time. No trespassing signs and MSHA danger/warning signs will be installed in accordance with federal, state, and local requirements.

On-site sanitary facilities will consist of portable restrooms (i.e., porta-potty).



LEGEND	
	CONSTRUCTION ENTRANCE
	SILT FENCE
	INLET PROTECTION
	EROSION MATTING
	TURF REINFORCEMENT MAT
	RIP RAP
	STONE CULVERT PROTECTION
	SEDIMENT LOG

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 100'	
Technician: TECH	Date: 08-22-2025	T-R-S: T06N-R1E-S04	
Project No: 119.1147.30			Sheet C401

H STORAGE - SOUTH EXPANSION

GRADING & EROSION CONTROL PLAN - PHASE 1 TOWN OF PLEASANT SPRINGS, WI

SNYDER & ASSOCIATES, INC. I

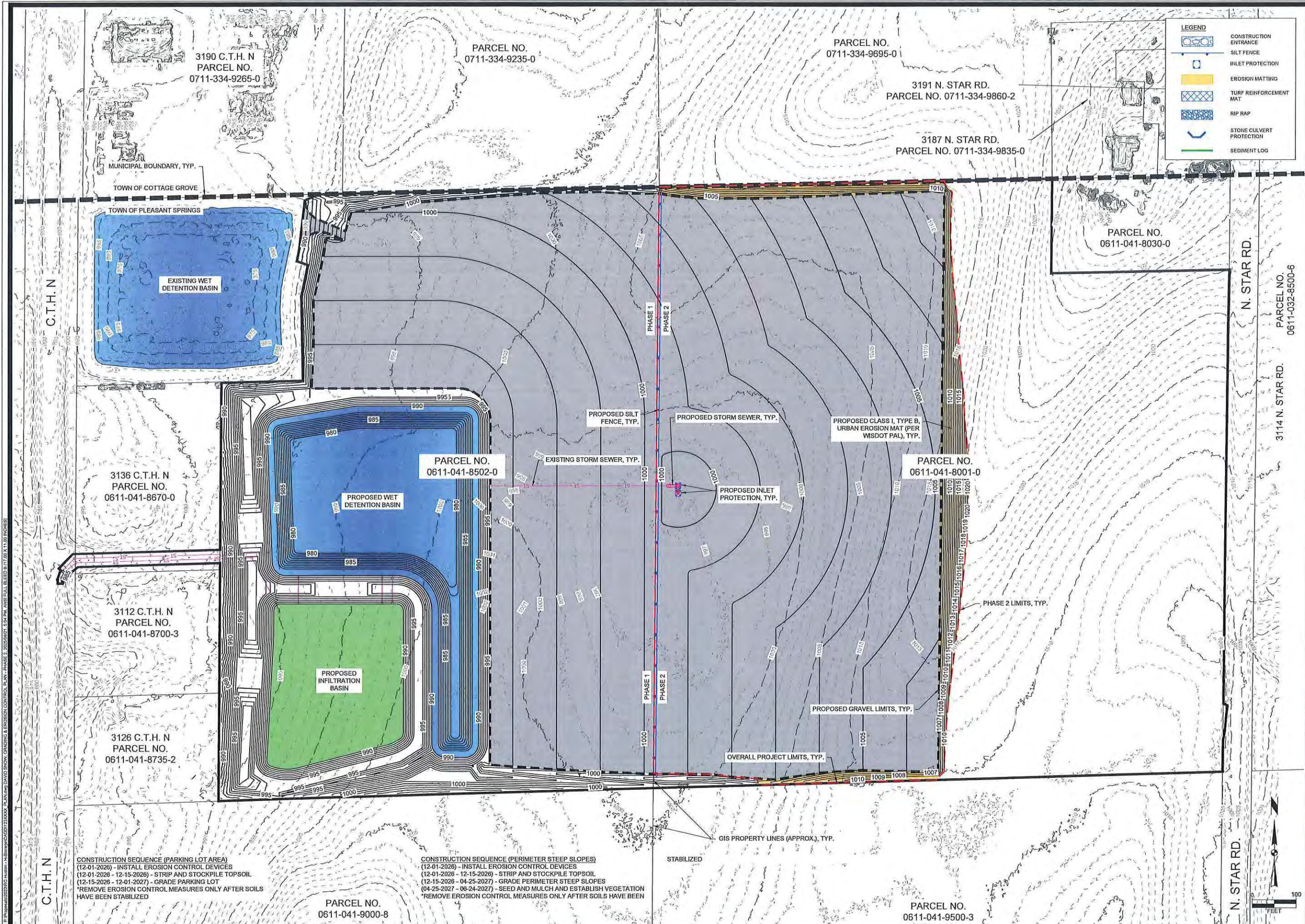
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-338-0444 | www.snyder-associates.com



Project No: 119.1147.30

Sheet C401

P:\projects\2022\20220101\1230002 - PLAN.dwg DAVID SNOW, GRADING & EROSION CONTROL PLAN - PHASE 2, 2025/06/27, 5:04 PM, ANSIFULL BLEED 11/17/23 11:01 (INCHES)



LEGEND

- CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- EROSION MATTING
- TURF REINFORCEMENT MAT
- RIP RAP
- STONE CULVERT PROTECTION
- SEDIMENT LOG

MARK	REVISION	DATE	BY
	Engineer: ENGR	Checked By: CHKD	Scale: 1" = 100'
	Technician: TECH	Date: 08-22-2025	TRANS: T08N-R11E-S04
Project No: 119.1147.30			Sheet C402

H STORAGE - SOUTH EXPANSION

GRADING & EROSION CONTROL PLAN - PHASE 2 TOWN OF PLEASANT SPRINGS, WI

SNYDER & ASSOCIATES, INC. I

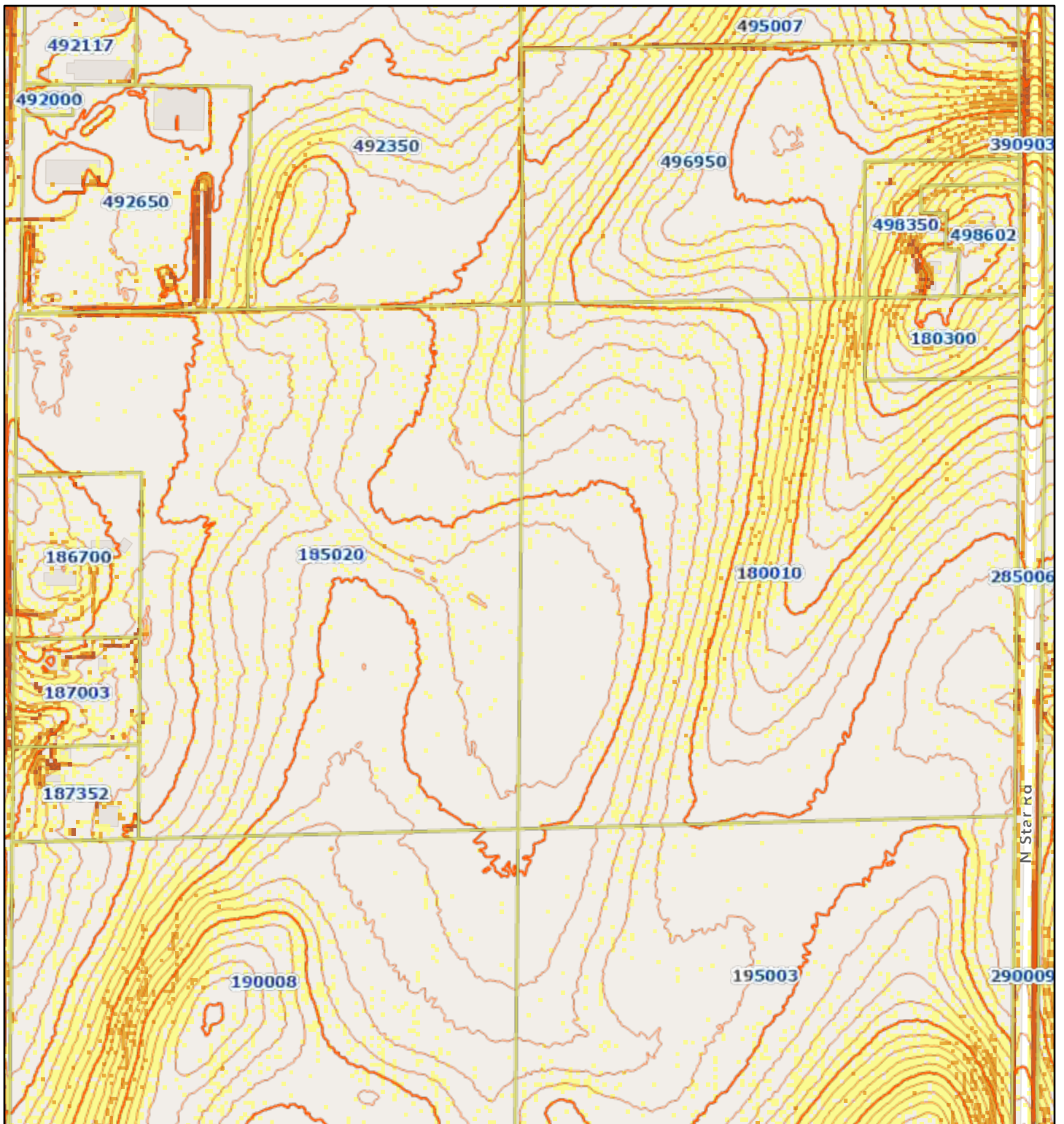
5010 VOGES ROAD
MADISON, WISCONSIN 53716
608-338-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 119.1147.30

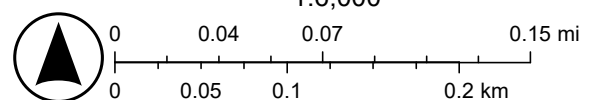
Sheet C402

ArcGIS Web Map - DCiMap Steep Slopes



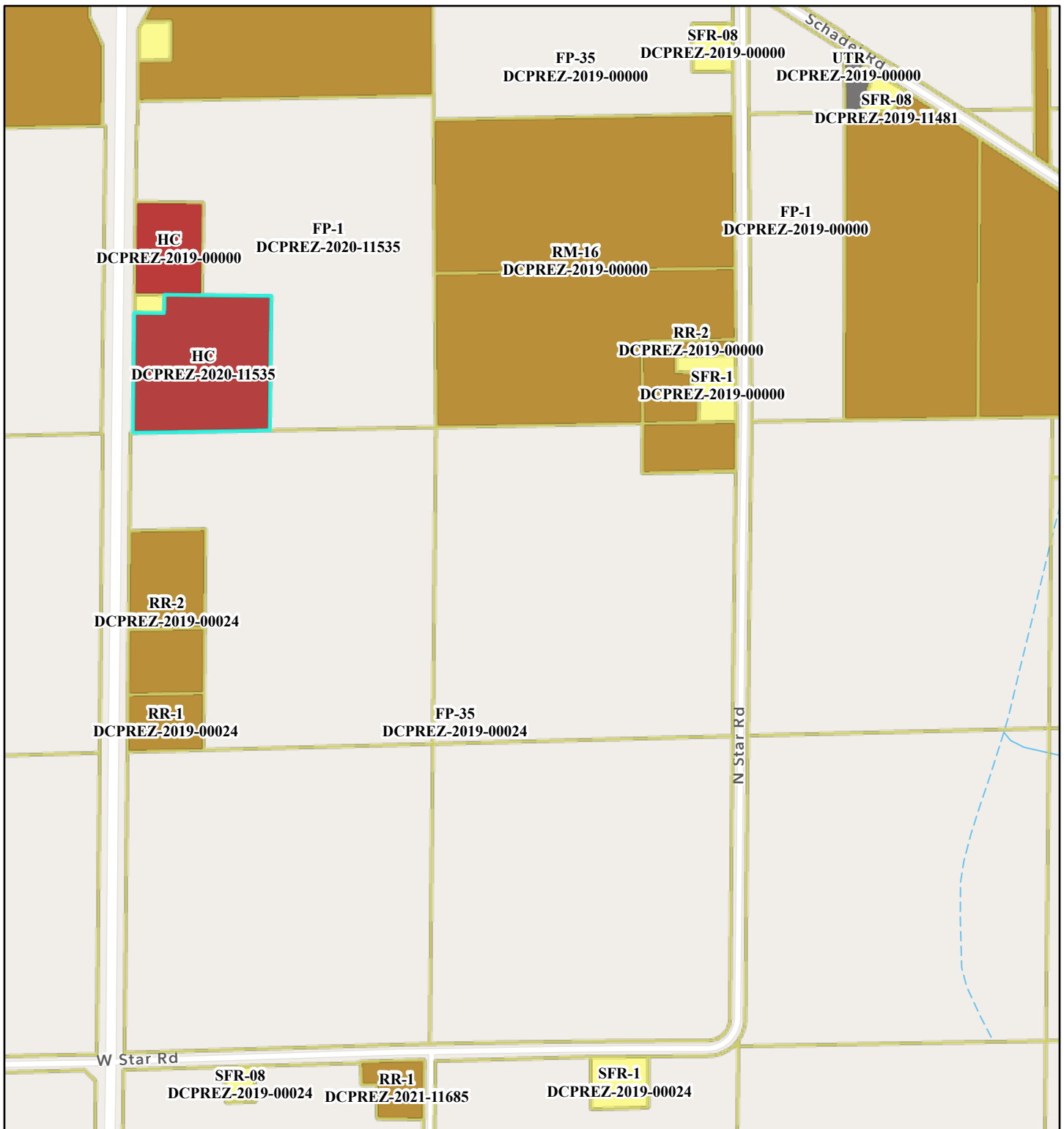
9/17/2025, 10:30:23 AM

- | Parcel Number | Steep Slopes |
|---|--|
|  Parcels |  Greater than 6 to less than 12 |
| 2 foot Intervals |  12 to less than 20 |
|  10 foot Intervals |  20 and greater |
|  2 foot Intervals | |



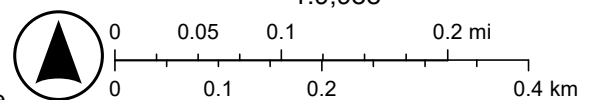
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web Map - DCiMap Zoning Districts



9/17/2025, 10:24:09 AM

- Parcels
- Rural Zoning
- Farmland Preservation
- Heavy Commercial
- Residential
- Rural Residential and Rural Mixed Use
- Special Use



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FP-35 to RI

Commencing at the North Quarter corner of said Section 4; thence N88°47'54"E, along the northerly line of the Northeast Quarter of said Section 4, 12.22' to the easterly right-of-way line of County Road "N" and the point of beginning; thence continuing along said northerly line, N88°47'54"E, 2218.13' to the northwesterly corner of Lot 1, Certified Survey Map (C.S.M.) number 11520, Dane County Registry; thence S00°21'33"W, along the westerly line of said Lot 1, 215.00' to the southwesterly corner of said Lot 1; thence N88°47'54"E along the southerly line of said Lot 1, 439.50' to the Easterly line of the Northeast Quarter of said Section 4; thence along said Easterly line, S00°21'23"W, 1141.77' to the Southeast corner of the Northeast 1/4 of the Northeast Quarter of said Section 4; thence S88°21'00"W along the southerly line of the Northeast Quarter and Northwest Quarter of the Northeast Quarter of said Section 4, 2328.26' to the westerly line of C.S.M. 1714, Dane County Registry; thence along the easterly line of said C.S.M. 1714 and C.S.M. 10921 Dane County Registry; N00°21'54"E, 954.08' to the northeasterly corner of Lot 1, said C.S.M. 10921; thence along the northerly line of said Lot 1, S88°27'44"W, 330.18' to the easterly right-of-way line of County Road "N", thence along said Easterly right-of-way line, N00°21'54"E, 422.85' to the point of beginning. This description contains approximately 3,222,793 square feet or 73.985 acres.