

# Dane County Conditional Use Permit Application

| Application Date    | C.U.P Number      |
|---------------------|-------------------|
| 07/08/2025          | DCPCUP-2025-02671 |
| Public Hearing Date |                   |
| 08/26/2025          |                   |

| OWNER INFORMATION                                     |  | AGENT INFORMATION                             |  |
|---|--|---|--|
| OWNER NAME<br>JOSEPH MAHSEM AND LYDIA HOWERY          | Phone with Area Code<br>(608) 235-9436 | AGENT NAME<br>JOSEPH MAHSEM                   | Phone with Area Code<br>(608) 235-9436 |
| BILLING ADDRESS (Number, Street)<br>3813 HALVERSON RD |  | ADDRESS (Number, Street)<br>3813 HALVERSON RD |  |
| (City, State, Zip)<br>STOUGHTON, WI 53589             |  | (City, State, Zip)<br>Stoughton, WI 53589     |  |
| E-MAIL ADDRESS  |  | E-MAIL ADDRESS<br>theeliteconcrete@gmail.com  |  |

| ADDRESS/LOCATION 1         |               | ADDRESS/LOCATION 2         |         | ADDRESS/LOCATION 3         |         |
|----------------------------|---------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP |               | ADDRESS OR LOCATION OF CUP |         | ADDRESS OR LOCATION OF CUP |         |
| 3813 Halverson Road        |               |                            |         |                            |         |
| TOWNSHIP<br>DUNN           | SECTION<br>34 | TOWNSHIP                   | SECTION | TOWNSHIP                   | SECTION |
| PARCEL NUMBERS INVOLVED    |               | PARCEL NUMBERS INVOLVED    |         | PARCEL NUMBERS INVOLVED    |         |
| 0610-341-8560-2            |               | ---                        |         | ---                        |         |



| CUP DESCRIPTION                               |
|---|
| Limited Family Business - concrete contractor |

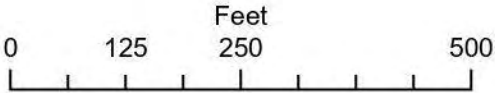
| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.245(3)                             | 2.0   |

|   |                     |                            |
|---|---------------------|----------------------------|
| <b>DEED RESTRICTION REQUIRED?</b><br><br><input type="checkbox"/> Yes <input type="checkbox"/> No<br><br>Applicant Initials _____ | Inspectors Initials | SIGNATURE:(Owner or Agent) |
|   | RUH1                | PRINT NAME:                |
|   |                     | DATE:                      |





**CUP 2671**  
**JOSEPH MAHSEM**

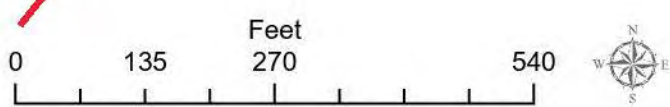
-  Proposed Zoning Boundary
-  Tax Parcel Boundary





**CUP 2671**  
**AUDREY C RODGERS**

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





**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<br>(+\$3000 RF eng review fee) |
| PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS<br>STARTED PRIOR TO ISSUANCE OF PERMIT |                                       |

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

|                             |  |                             |  |
|-----------------------------|--|-----------------------------|--|
| Property Owner Name:        |  | Agent Name:                 |  |
| Address (Number & Street):  |  | Address (Number & Street):  |  |
| Address (City, State, Zip): |  | Address (City, State, Zip): |  |
| Email Address:              |  | Email Address:              |  |
| Phone#:                     |  | Phone#:                     |  |

### SITE INFORMATION

|                  |                  |                               |  |
|------------------|------------------|-------------------------------|--|
| Township:        |                  | Parcel Number(s):             |  |
| Section:         |                  | Property Address or Location: |  |
| Existing Zoning: | Proposed Zoning: | CUP Code Section(s):          |  |

### 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): | Is this application being submitted to correct a violation?<br>Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Provide a short but detailed description of the proposed conditional use:  |   |

### 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 |
|--|---|--|--|---|--|

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: 05-21-25

## 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.  |
| 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.   |
| 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.  |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.   |
| 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.  |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.   |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans.  |
| 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. <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul> |

**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.

Elite Concrete is a concrete company that offers flatwork, foundations, residential, commercial, and snow removal. I have 2 seasonal employees. We are seeking approval of conditional use for the storage of all the equipment necessary to run daily operations. 2 trailers, 1 class 6 dump truck, and 3 light-duty trucks, and 1 bobcat will be stored in the out-building & along the perimeter of the property directly outside the building. Any other tools / equipment necessary will be stored inside the building or neatly organized along the outside of the building depending on what is needed day in and day out. All major operations are carried out at the customer's residence. Light mechanical work done at the conditional use would make minimal noise.

List the proposed days and hours of operation.

Monday through Friday 7am -5pm

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

I have 2 seasonal employees during the months of April through October that park next to my out-building and drive a truck offsite to the job

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.

Anticipated noise will consist of loading/unloading of machinery (i.e bobcat) onto/off of trailers to take to and from job site. No odor, dust, run off, or pollution to be associated with this conditional use. Loading and unloading of machinery will be done during daytime hours and will not disrupt my neighbors.

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

We are requesting to store 2 trailers and a few pallets of wall panels outside of the out-building. They will be stored in a neat and orderly fashion.

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 construction required

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.

N/A

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

One three-yard dumpster under a monthly contract with Pellitteri

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

2 cars come in in the morning (part time employees), 2 passenger trucks (one with a trailer) out and back in daily, 1 light commercial vehicle (class 6 dump truck) out and back in approximately 3 times per week. All under 15,000 pounds. This will not impact traffic in the area.

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

N/A

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 additional outdoor lighting is necessary

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.

The property serves as my residence and for storing essential equipment needed to run my day to day offsite business. The property also serves as leased farm land from a neighboring farming operation.

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

Agricultural Farming, limited family business, and rural residence

## 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.

List the proposed days and hours of operation.

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

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.

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

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.

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

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

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

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.

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

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

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

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

**A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.**

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

### ☐ **OPERATIONS PLAN AND 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 MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

CUP 2671 Site Plan (revised 7/30/2025)



SEE REVISED

05/21/25

North ↑

removing ↓

residential drive

RR-16

Halverson Rd

16'

12'

CUP driveway

residence  
septic

garage

Indoor Storage

270 feet

dumpster  
electric  
service

parking

(un)loading

320 Feet

SFR-08 →

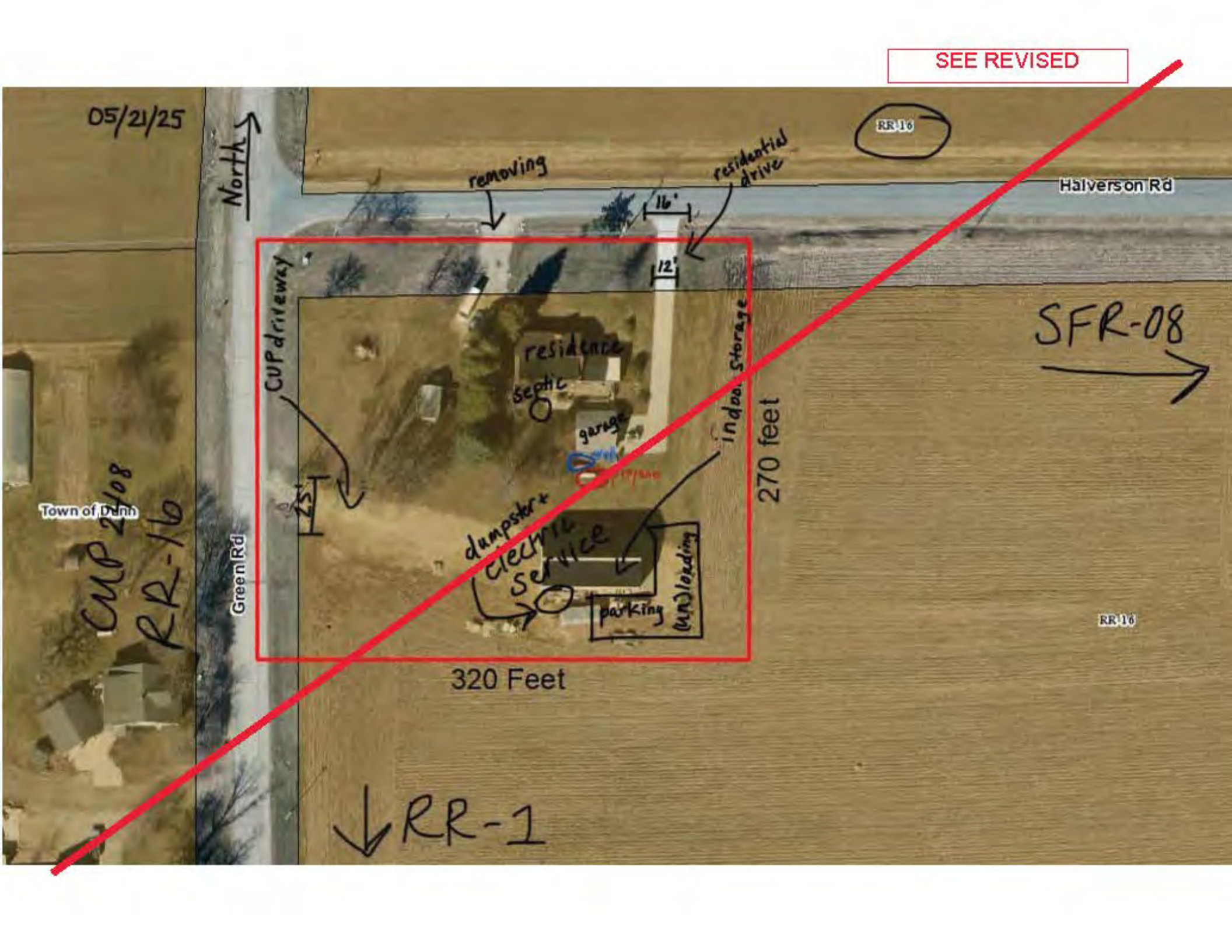
RR-16

↓ RR-1

Town of Dunn

CUP 2408  
RR-16

Green Rd

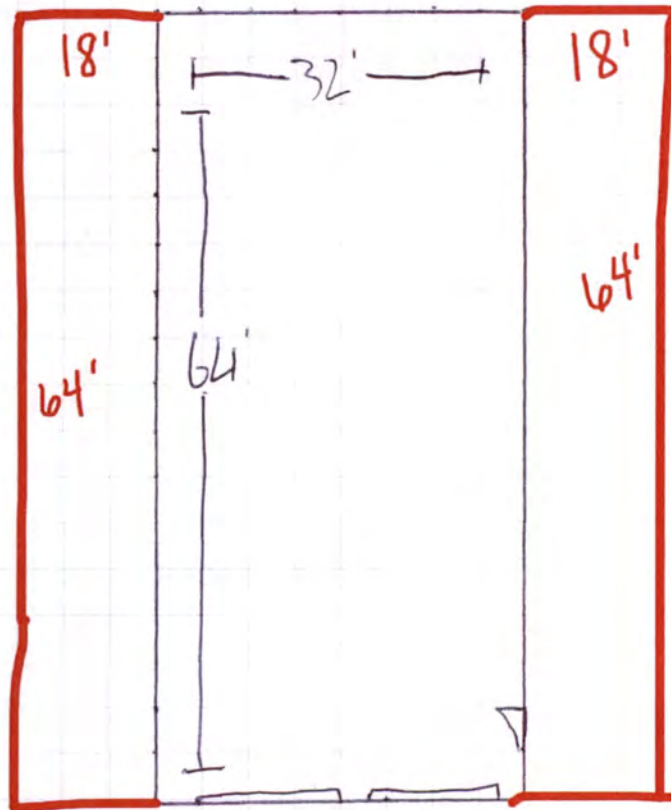
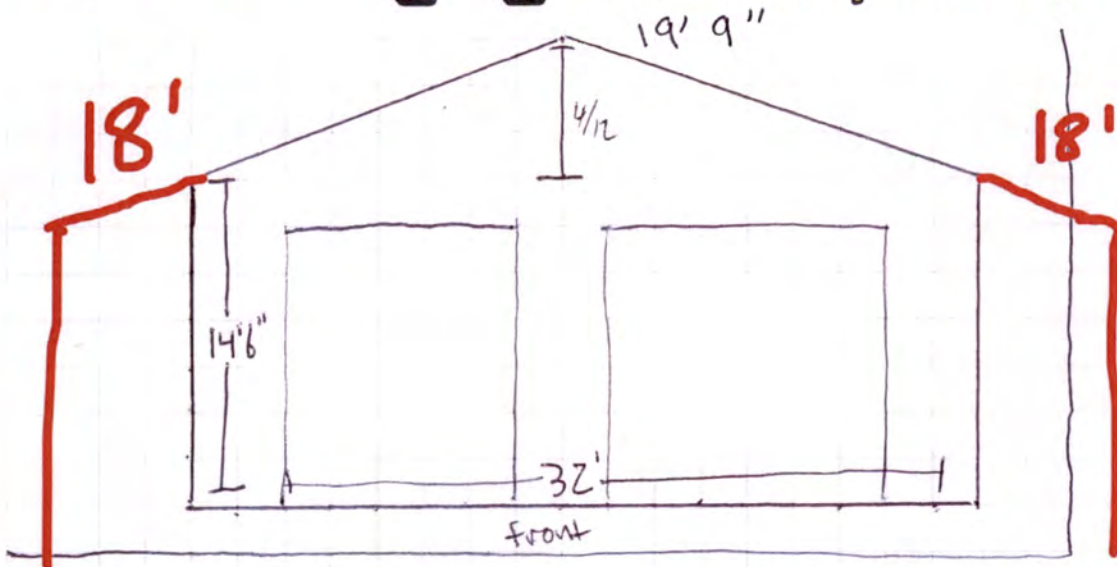


3813  
halverson rd  
Stoughton WI

# MIDWEST

Construction Materials

Joe Halverson  
608 235 9636



sptic

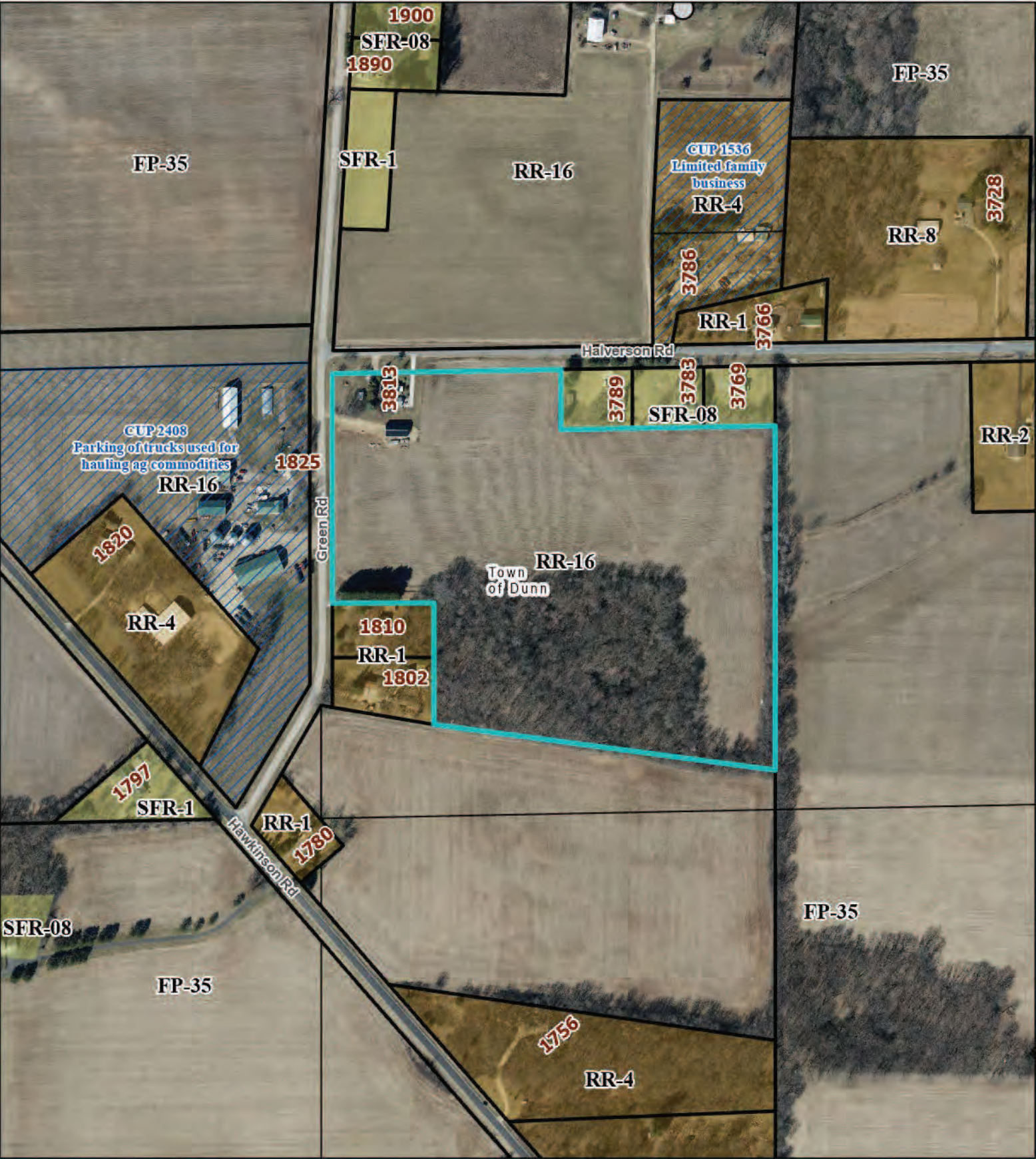
existing house

35' distance b/w lean to + well

3825 S. Mount Zion Road  
Decatur, IL 62521  
Phone: 217-864-1278  
Fax: 217-864-1285

220 Business Park Circle  
Stoughton, WI 53589  
Phone: 608-205-6040  
Fax: 608-205-6045

3813 Halverson Road  
Neighborhood Zoning Map



SEE REVISED

## Proposed Conditional Use Permit



### Legal Description:

The north 270 feet of the west 320 feet of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 34, Town 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin.

## Proposed Conditional Use Permit



### Legal Description:

The north 335 feet of the west 325 feet of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 34, Town 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin.