

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/23/2025	DCPCUP-2025-02696
Public Hearing Date	
03/24/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WINGRA REAL ESTATE LLC	Phone with Area Code (920) 583-1480	AGENT NAME MICHELS ROAD & STONE, INC (MRSI)	Phone with Area Code (920) 583-1480
BILLING ADDRESS (Number, Street) PO BOX 44284		ADDRESS (Number, Street) 817 WEST MAIN STREET	
(City, State, Zip) MADISON, WI 53744-4284		(City, State, Zip) Brownsville, WI 53006	
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	
3690 Rutland-Dunn Town Line Rd					
TOWNSHIP DUNN	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-344-9501-0		---		---	

CUP DESCRIPTION
TEMPORARY CONCRETE BATCH PLANT FOR DOT ROAD PROJECTS

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3) and 10.103(20)	16.5

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

COMMENTS: SITE IS AN EXISTING NON-CONFORMING NONMETALLIC MINERAL EXTRACTION SITE.



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:	Wingra Real Estate, LLC	Agent Name:	Michels Road & Stone, Inc (MRSI)
Address (Number & Street):	PO Box 44284	Address (Number & Street):	817 West Main Street
Address (City, State, Zip):	Madison, WI 53744-4284	Address (City, State, Zip):	Brownsville, WI 53006
Email Address:		Email Address:	
Phone#:	920-583-1480 (Phone#:	920-583-1480

SITE INFORMATION

Township:	Town of Dunn	Parcel Number(s):	028/0610-344-9501-0
Section:	34 & 35	Property Address or Location:	3690 Rutland-Dunn Town Line, Road
Existing Zoning:	FP-35	Proposed Zoning:	NC
CUP Code Section(s):	10.222 (3) & 10.103 (20)		

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): Temporary Concrete Batch Plant	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: WisDOT has additional jobs associated with the reconstruction of USH 51. Michels has not been awarded those projects, however, if we are awarded the projects we would like to extend the Temporary Concrete Batch Plant approved on April 22, 2025 to October 29, 2027.	

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

Date: 12/16/2025

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.

See attached.

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.

Temporary concrete batch plant operations are commonly conducted within existing nonmetallic mining sites. Existing berms are in place, and the pit floor elevation is lower than that of the neighboring areas. Both increase the screening of the site and help to minimize noise to the neighboring property owners and the public.

See attached for additional information

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 operation is temporary and limited to two WisDOT projects.

See attached for additional information

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

No modifications to the site are required.

See attached for additional information

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 changes are required. The traffic from the plant will be consistent with what is expected from a nonmetallic mine site.

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

The operations are designed to comply with all application regulations.

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

Operations will take place within an existing nonmetallic mine site and is temporary

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:

Operations are being conducted within an existing nonmetallic mine site.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Not Applicable

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

Not Applicable

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

Not Applicable

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

Not Applicable

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.

<p>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.</p> <p>See attached for additional information</p>
<p>List the proposed days and hours of operation.</p> <p>See attached for additional information</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>See attached for additional information</p>
<p>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.</p> <p>See attached for additional information</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>See attached for additional information</p>
<p>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.</p> <p>Not Applicable</p>
<p>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.</p> <p>See attached for additional information</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>See attached for additional information</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>See attached for additional information</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>See attached for additional information</p>
<p>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.</p> <p>See attached for additional information</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.</p> <p>See attached for additional information</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>See attached for additional information</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>See attached for additional information</p>

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\(15\)](#).



December 16, 2025

To: Dane County Department of Planning and Development &
Town of Dunn

Re: Extension Request-Existing Conditional Use Permit Application 2659
WisDOT USH 51 Road Construction- Projects-5845-16-84 and 5845-16-73, 74 & 83

To Whom It May Concern,

Michels Road & Stone, Inc (Henceforth "Michels") is requesting an extension to our existing Conditional Use Permit for the WisDOT USH 51 Project located on Parcel #028/0610-344-95601-0 (aka the Wingra's Hawkinson Pit) located at 3690 Rutland-Dunn Town Line Road.

WisDOT let project 5845-16-84 on December 13, 2025, and on January 13, 2026 WisDOT projects 5845-16-73,74 & 83 are being let. As of the date of this application, Michels has not been awarded or signed a contract for these projects. Regardless of who is awarded these contracts, the project will require a concrete source in Dane County near the project.

Michels' Plant currently in Wingra's Hawkinson pit has been dismantled and is inoperable. If Michels are awarded either contract, we are requesting an extension of the existing CUP or a new CUP to allow us to continue to operate there. If Michels is not awarded the contract all components of the plant will be removed by April 2026.

The eight standards for obtaining a conditional use permit are addressed in this document.

Michels Road & Stone is one of Michels Corporation family of companies, Michels Corporation is one of the largest and most diversified infrastructure contractors in North America and is an industry leader in several utility and civil markets, including being one of Wisconsin's leaders in transportation infrastructure projects. The lengthy resume of projects completed by Michels includes the recent award winning I-94 expansion in Southeastern Wisconsin and the Zoo Interchange project in the greater Milwaukee area. Our vast resources allow for Michels to exceed all expectations of both the clients and communities we serve. As a family owned and operated company since its birth in 1959, we know the importance of becoming trusted and valued members of every local community wherever our work takes us around the country and especially here in Wisconsin where so many of us call home.

Please review the following documents provided which include the description of site operations, site layout, schedule, hours of operation, truck routes, site maintenance, erosion control, dust control, and equipment descriptions.

Michels looks forward to working with the Town of Dunn and Dane County during the construction of the WisDOT's USH 51 reconstruction with improvements that will result in the increased safety of the travelling public.

Sincerely,



Dave Melum
Michels Road & Stone, Inc.

Contents

Project Narrative: 4
Project Overview 4
Site Prep 4
Site Design 5
Schedule 6
Site Operations 6
Truck Haul Route 8
Equipment 10
Site Restoration 10
Legal Description 11

PROJECT NARRATIVE:

In 2025, Michels was awarded two separate contracts for the reconstruction of USH 51. Those projects were successfully completed in 2025. Michels utilized a temporary concrete batch plant area under Dane County's Conditional Use Permit 2659. Temporary use is allowed in an FP-35 zoned district. The portable concrete batch plant facility, aggregate piles, and other supporting materials and equipment are already at the property. The total acreage to be used will be approximately seven acres out of the approximate 60-acre parcel.

This parcel was chosen because of the following reasons:

- The Parcel is in the FP35 zoning district
 - The temporary uses described above are allowed with a CUP
- The Parcel already operates as a nonmetallic mine operated by Wingra Stone Company.
- The Parcel has an existing CUP with Dane County.
- The Parcel is in close proximity to additional WisDOT projects.
- The Parcel sits location will reduce the overall trucking demands by reducing truck traffic on roads.
- The Parcel lies outside the city limits in an area of low density allowing for easier entrance and exit for construction vehicles.
- The temporary use is located an adequate distance away from wetlands, flood plains.

PROJECT OVERVIEW

The primary intended use of the site would be for producing concrete for the USH 51 reconstruction. The two contracts that are being let in December 2025 and January 2026 total approximately 4.5 miles of roadway. There is a one miles section on the south end of McFarland between Tower Road and Exchange Street and approximately 3.5 miles from Roby Road to S CTH B/AB. WisDOT has a contract completion date of no later than October 29, 2027.

SITE PREP

Current use of the parcel is a nonmetallic mine operated by Wingra Stone Company and is depicted in Figure 1. Access to the parcel will use the existing access point onto Rutland-Dunn Town Line Road. The concrete batch plant site is already onsite.

With the site already operating as an approved nonmetallic mining site, and with the plant already in place no preparations are required. Erosion and sediment control are governed by Wingra Stones Wisconsin Pollutant Discharge Elimination System Permit (WPDES). The Nonmetallic mining industry has a general permit that combines Stormwater and Wastewater discharges from nonmetallic sites. The operation of a concrete batch plant is an allowed activity under that permit. Michels will comply with Wingra's erosion and sediment control plan and comply with all the conditions of the WPDES permit.

Dane County Map

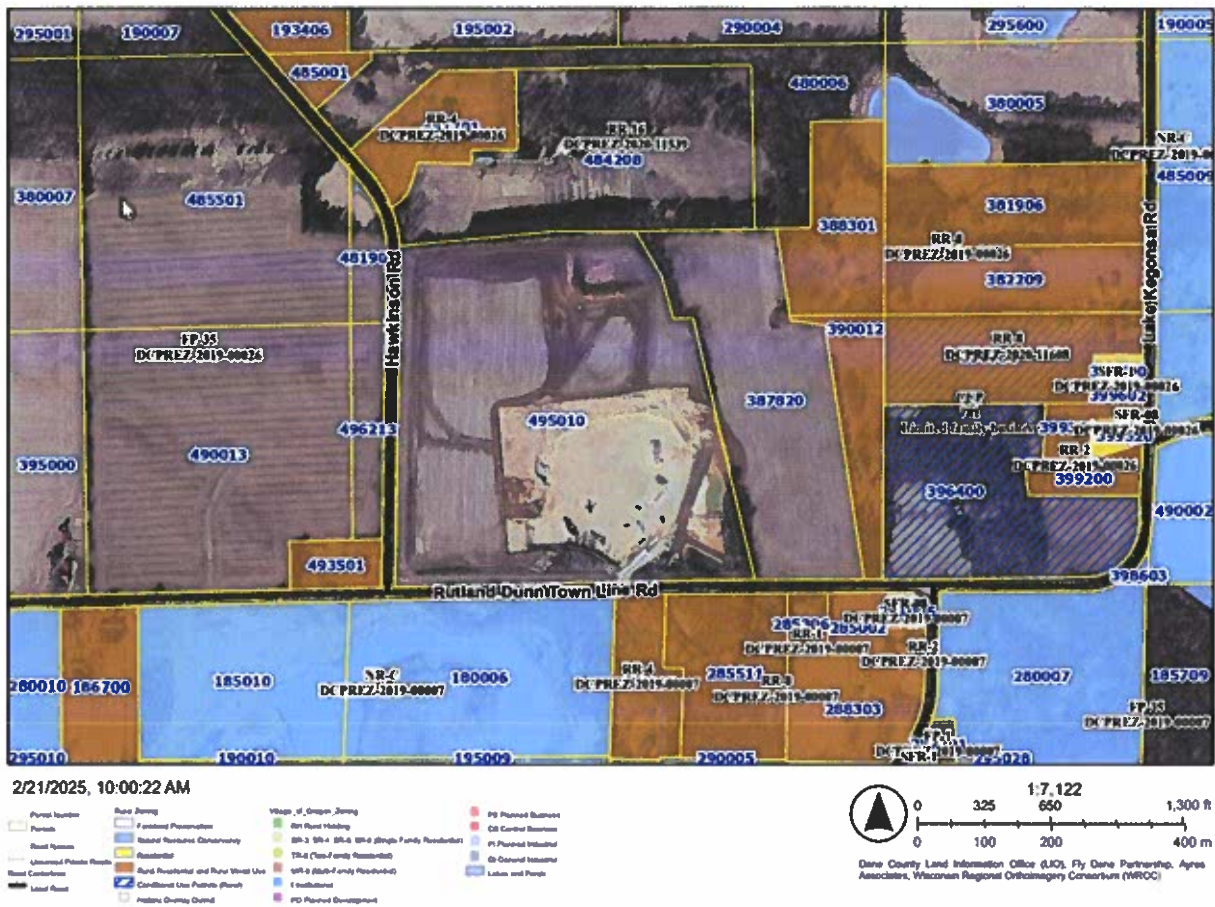


FIGURE 1 – ARIAL VIEW OF CURRENT SITE CONDITION

SITE DESIGN

The site design (Figure 2) will allow for efficient and safe traffic flow through the site. The batch plant includes an operation trailer, generator trailer, and semi-trailer “pig” for the cement and fly ash. It is not anticipated that any permanent structures will be located on site. All other equipment and materials such as dumpsters, storage boxes, miscellaneous equipment, and tools will be on site on a temporary basis depending on the stage of construction.

The stockpiles on site will include two piles stone, and one sand.. Per the site plan, we will use the existing driveway access to the site.

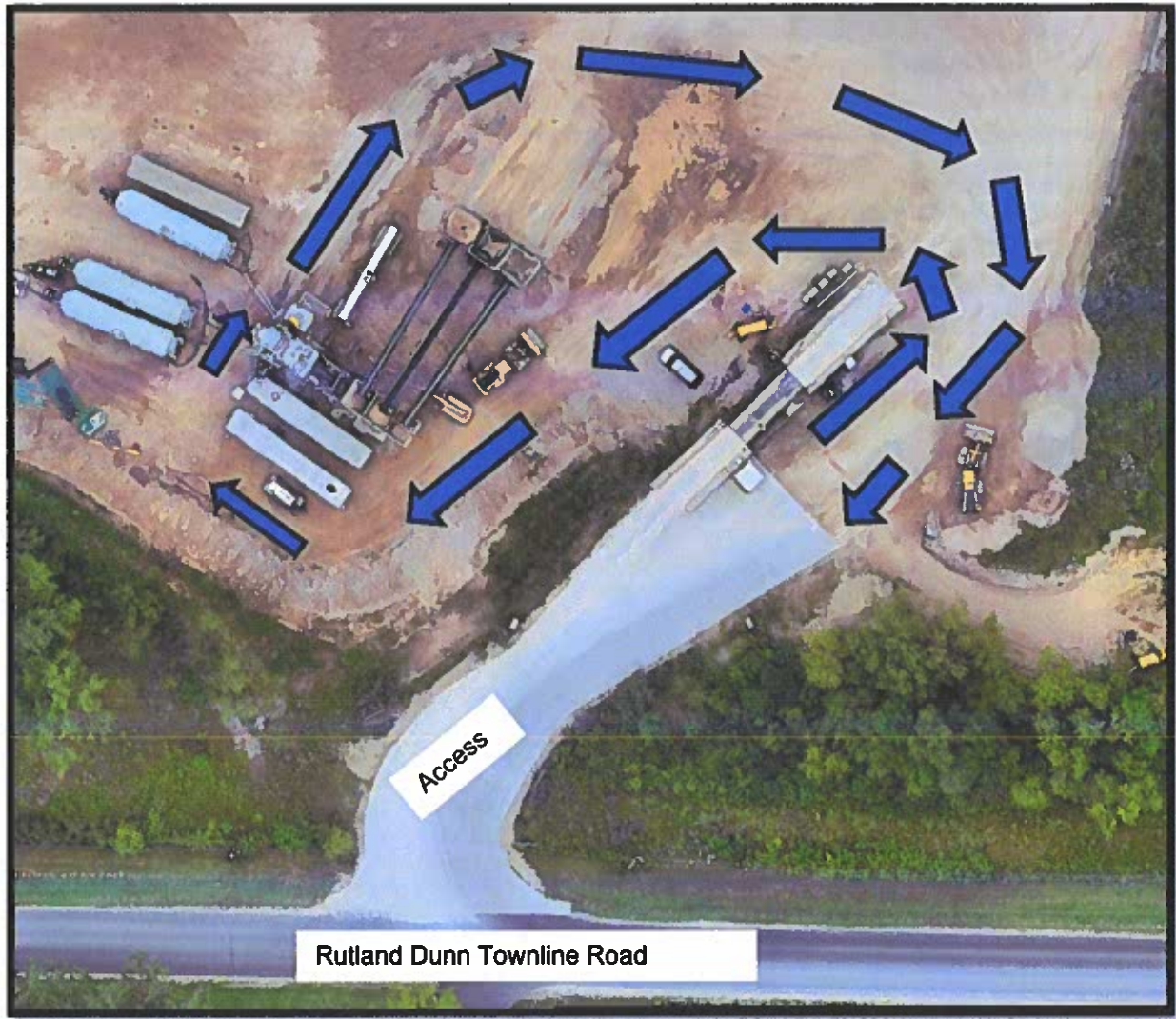


FIGURE 2 – SECTION FROM MICHELS SITE PLAN

SCHEDULE

Schedule of Operations is determined by the WisDOT project schedule. Currently, the schedule for concrete paving operations will begin early summer 2026. Active operation of the concrete batch plant will be completed by the WisDOT contract date of October 29, 2027.

SITE OPERATIONS

Concrete Batching

Normal working hours are anticipated to be 6 am – 7 pm Monday through Saturday. Night and/or Sunday operations are not anticipated at this time and will only be for emergencies and/or extreme

project needs that may develop due to adverse weather conditions, accelerated project schedule, or unforeseen delays.

The specific operations that will take place include delivery and storage of cement and fly ash pumped into pugs, delivery and stockpiling of concrete aggregate material, loading material into concrete batch plant, mixing concrete, and loading wet batched concrete to be delivered to project site.

The number of employees expected for the operation of the concrete batch plant includes three to operate the plant daily, and the appropriate number of drivers for the size of the workload on a particular given day.

The amount of truck activity is determined by the size of the paving run to be constructed on a given day but could range anywhere from 5 trucks per hour for lanes or handwork, to up to 25 trucks per hour during mainline construction.

Concrete trucks will wash out and clean up on the WisDOT project site, but a washout area will be installed on site per the site plan.

All trucks and equipment running on the site will be equipped with White Noise Backup Alarms. Trucks will limit their backing by installing a circular haul road in the site.

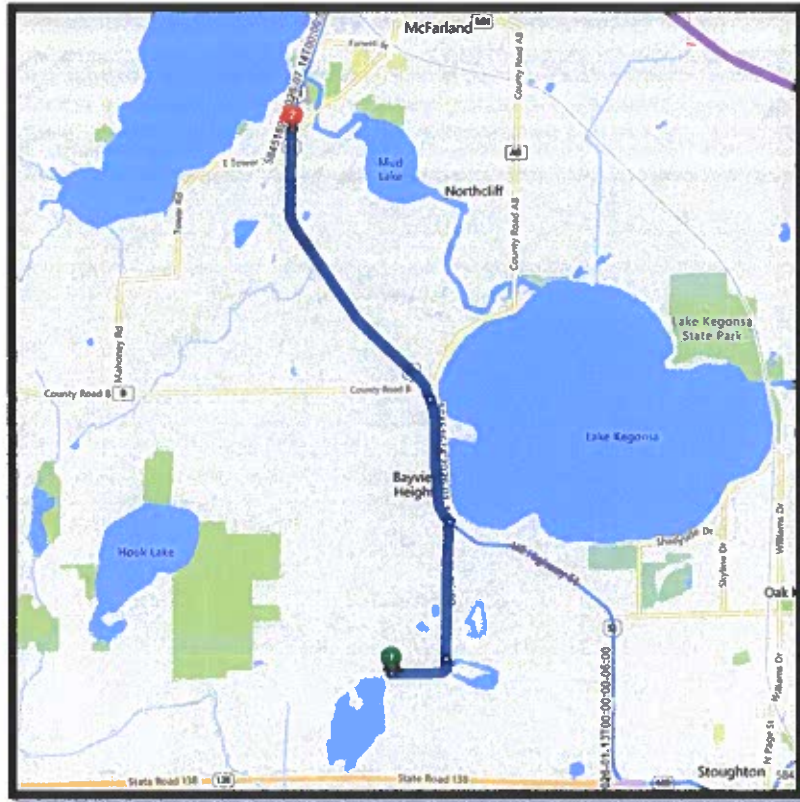
Michels will provide portable toilet facilities for employees per OSHA standards. Typically, Michels will always provide a minimum of two onsite. A dumpster for waste, and a steel scrap dumpster will also be provided to maintain site cleanliness.

A water truck and mechanical broom will also always be on site to control dust and maintain clean and safe roadways during construction operations. The site will be watered as required for dust control.

Michels prides itself on maintaining a neatly organized and well-maintained concrete batch plant site.

TRUCK HAUL ROUTE

WisDOT Project 5845-16-84



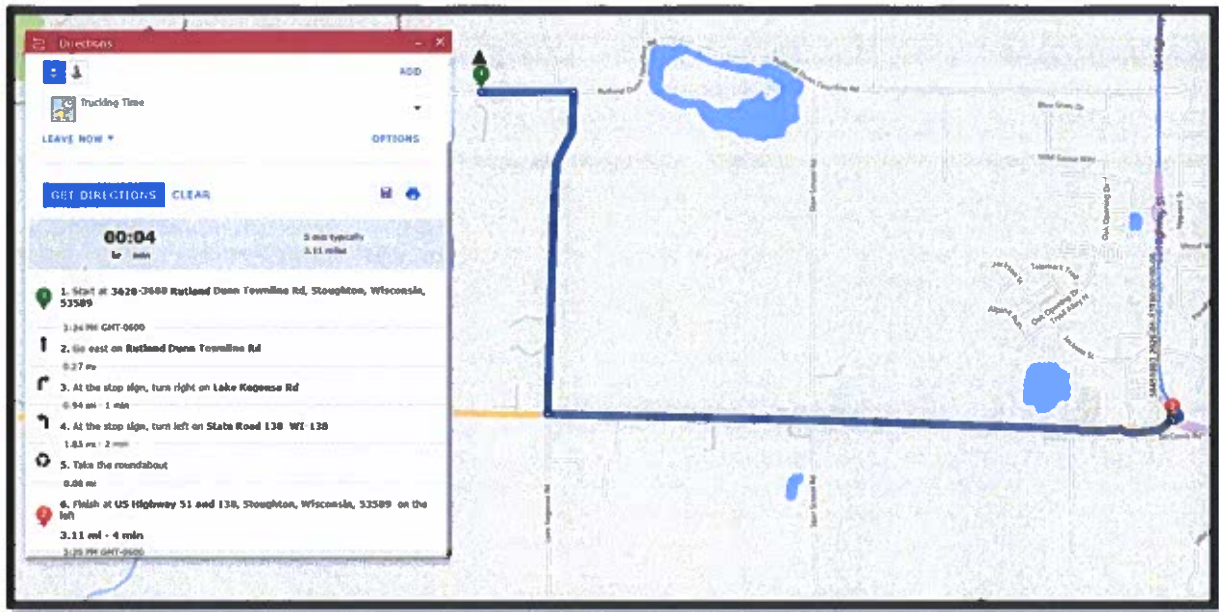
00:08
hr min

8 min typically
5.81 miles

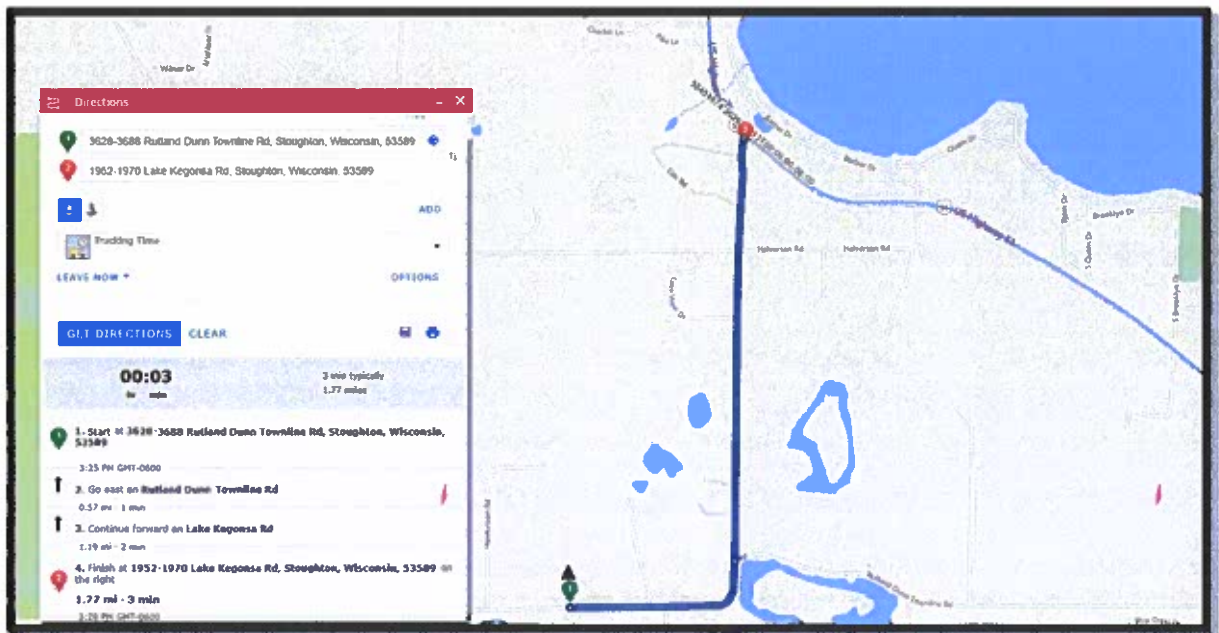
- 1. Start at 3690-3698 Rutland Dunn Townline Rd, Stoughton, Wisconsin, 53589**
1:42 PM GMT-0600
- 2. Go east on Rutland Dunn Townline Rd**
0.59 mi · 1 min
- 3. Continue forward on Lake Kegonsa Rd**
1.21 mi · 2 min
- 4. Turn left on US Highway 51 US-51 N**
1.12 mi · 1 min
- 5. Turn right to stay on US Highway 51 US-51 N**
2.88 mi · 3 min
- 6. Finish at 2845-2869 US Highway 51, McFarland, Wisconsin, 53558 on the left**
5.81 mi · 8 min

WisDOT Project 5845-16-73, 74 & 83

North End Access



South End Access



EQUIPMENT

Concrete Batch Plant

Michels uses a RexCon Model S Portable Batch Plant. This plant is approximately 70 ft tall at its highest point. The concrete plant is state of the art and meets all of the Department of Transportation and Department of Natural Resources dust control specifications. *Figure 3* below shows a photo of one of Michels concrete batch plants. More information can be provided upon request.



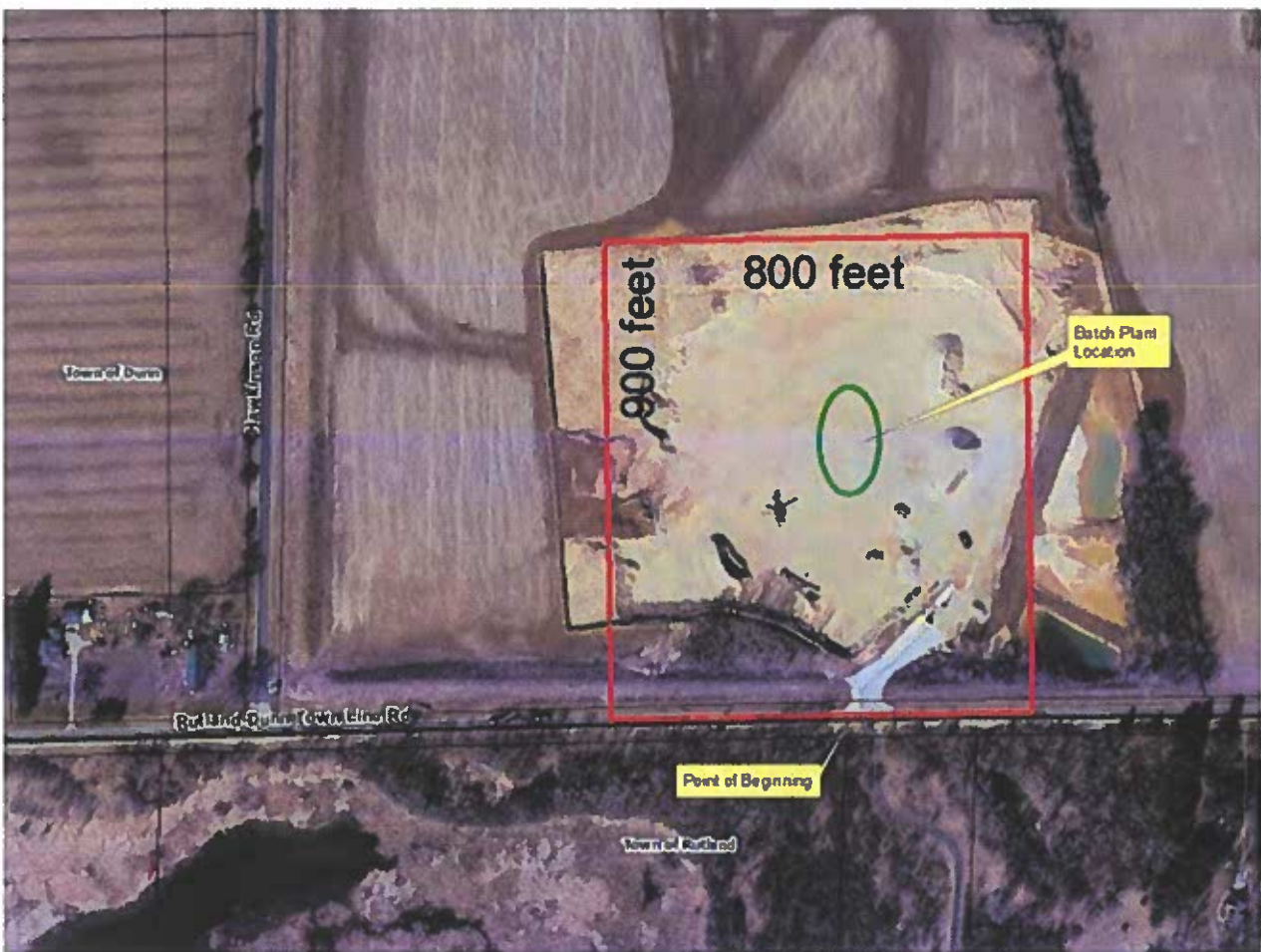
FIGURE 3 – MICHELS CONCRETE BATCH PLANT

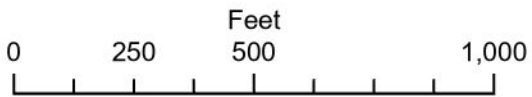
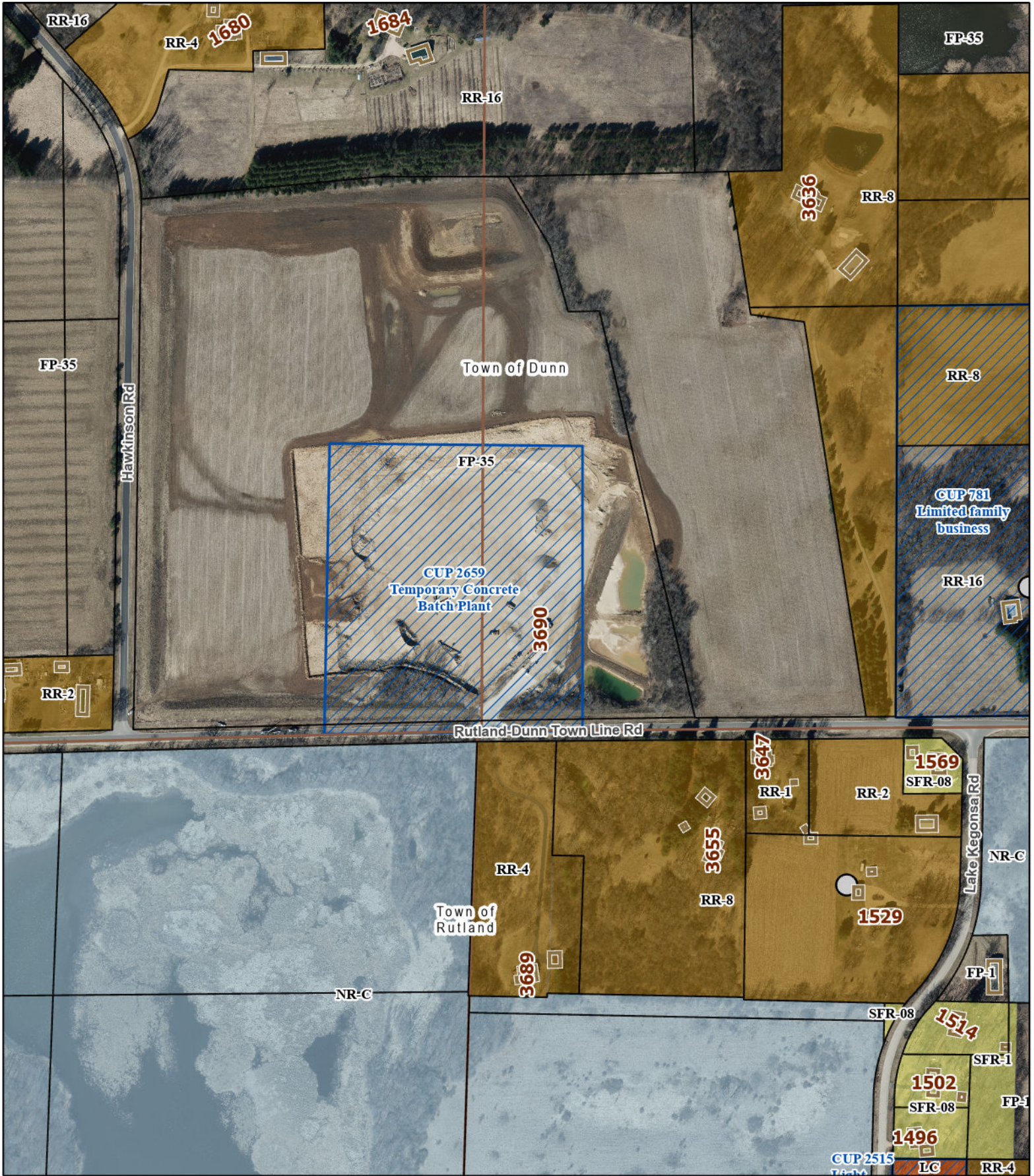
SITE RESTORATION

Once the work on USH 51 is completed, all concrete batch plant equipment will be removed from the site and the site will be restored to its original condition.

LEGAL DESCRIPTION

A parcel of land located in Section 34 and Section 35 of the Town of Dunn, T06N, T10E, Dane County, Wisconsin, as described as follow: Commencing at the Southeast corner of Section 34, thence West along the southern boundary of Section 34, 450 feet; thence North, 900 feet; thence East, 800 feet; thence South 900 feet, thence West along the southern boundary of Section 35, 350 feet to the point of beginning. Contains approximately 16.5 acres





Neighborhood Map

Legal Description of CUP area

A parcel of land located in Section 34 and Section 35 of the Town of Dunn, T06N, T10E, Dane County, Wisconsin, as described as follow: Commencing at the Southeast corner of Section 34, thence West along the southern boundary of Section 34, 450 feet; thence North, 900 feet; thence East, 800 feet; thence South 900 feet, thence West along the southern boundary of Section 35, 350 feet to the point of beginning. Contains approximately 16.5 acres

