

TOWN BOARD ACTION REPORT - CONDITIONAL USE PERMIT

Regarding Petition# 2696 _____ Dane County ZLR Committee Public Hearing 3/24/2026 _____

Whereas, the Town Board of the Town of DUNN _____ having considered said conditional use permit application, recommends to the Dane County Zoning and Land Regulation Committee that the conditional use permit application be (check one):

APPROVED **APPROVED WITH CONDITIONS** **DENIED (FACTUAL BASIS REQUIRED)**

Town Board Vote:

3 _____ **In Favor** 0 _____ **Opposed**

NOTE: The Town's recommendation shall include reasoning for the recommendation. Please use the box below to explain the factual basis for the Town's recommendation. Use Page 2 of this form to list any recommended conditions.

BASIS FOR RECOMMENDATION: Gausman/Hodgson finds that Conditional Use Permit #2696 meets the standards enumerated in 10.101(7)(d)(1) and thus motions to recommend approval of Conditional Use Permit #2669, with the following conditions:

CONDITIONS OR CONCERNS: 1. The CUP shall only be valid for a parcel of land located in Section 34 and Section 35 of the Town of Dunn, T06N, T10E, Dane County, Wisconsin, as described as followed: Commencing at the Southeast corner of Section 34, thence West along the southern 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, containing approximately 16.5 acres and shall become void prior if concrete operations are concluded by Michels Road & Stone LLC, if the property is sold by Wingra Real Estate LLC, or if any of the following conditions are not abided by: 2. The installation and operation of the temporary concrete batch plant shall not be used for any other purpose other than these specific public road projects titled #5845-16-84, #5845-16-73, #5845-16-74, and #5845-16-83. Using the batch plant for general construction projects shall render the CUP null and void and cause for the immediate removal of the batch plant. 3. The CUP shall be terminated 2 years after the date of approval. 4. Upon the expiration of the CUP permit or cessation of concrete operations, Wingra Real Estate LLC or Michels Road & Stone LLC shall restore the site to its pre-concrete operation condition, and remove all concrete batch plant equipment, materials, and structures. 5. General hours are 6:00 AM to 7:00 PM Monday through Saturday. 6. The maximum number of trucks per hour at any given time shall be 25. 7. The route of truck traffic shall be limited to Rutland Dunn Townline Road and Lake Kegonsa Road in order to access Highway 51 or State Road 138. 8. Trucks may not be parked or stored within the road right-of-way. 9. All outdoor lighting for the concrete operations shall be directed downward and away from adjacent properties and public rights-of-way, and no light shall spill over neighboring property lines. 10. Water trucks shall be used, as necessary, to limit dust formation from stockpiles and access roads. 11. All trucks and equipment shall only use white or grey noise backup alarms. 12. Noise from the CUP operation shall be limited to 70 dBA measured at the property line. 13. Wingra Real Estate LLC or Michels Road & Stone LLC must provide appropriate dumpsters for proper waste disposal. 14. Wingra Real Estate LLC or Michels Road & Stone LLC must provide sanitary facilities per OSHA standards. 15. All requirements and conditions of Wingra Real Estate LLC's and Michels Road & Stone LLC WPDES permit(s) must be complied with. 16. Where applicable and as necessary, the site, shall be re-graded and free of debris or contamination. 17. Wingra Real Estate LLC or Michels Road & Stone LLC shall notify the Town of Dunn in writing a minimum of two weeks prior to starting concrete operations for both 2026 and 2027 WisDOT Highway 51 projects. Both the Town Highway Department and Wisconsin Department of Transportation (DOT) shall subsequently inspect and document the road conditions of the truck routes before the start of the CUP activities. 18. Wingra Real Estate LLC or Michels Road & Stone LLC shall notify the Town of Dunn in writing within two weeks of completion of both 2026 and 2027 WisDOT Highway 51 projects. Both the Town Highway Department and Wisconsin Department of Transportation (DOT) shall subsequently inspect and document the road conditions of the truck routes. 19. Any road damage(s) resulting from the CUP activities must be promptly repaired by Wingra Real Estate LLC or Michels Road & Stone LLC. If the damage is hazardous, road repairs should be made immediately. For minor damage

that occurred in 2026, repairs must be completed within four weeks of the completion of 2026 WisDOT Highway 51 projects. For minor damage that occurred in 2027, repairs must be completed within four weeks of the completion of 2027 WisDOT Highway 51 projects. 20. Michels Road & Stone LLC shall provide emergency contact information to the Town and neighbors within 300 feet of the parcel and shall respond within 30 minutes to calls regarding CUP violations or emergencies.

I, Kelsey Shepperd, as Town Clerk of the Town of DUNN,
County of Dane, hereby certify that the above recommendation was made by the Town Board at the meeting on
on 3/16/2026.

Town Clerk Kelsey Shepperd **Date** 3/17/2026

