

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/19/2026	DCPCUP-2026-02705
Public Hearing Date	
05/26/2026	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ERIC SLAVENS	Phone with Area Code (608) 206-6122	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 9755 STATE HIGHWAY 19		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
9755 State Highway 19 / CTH F		
TOWNSHIP MAZOMANIE	SECTION 12	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0806-123-8530-0	---	---

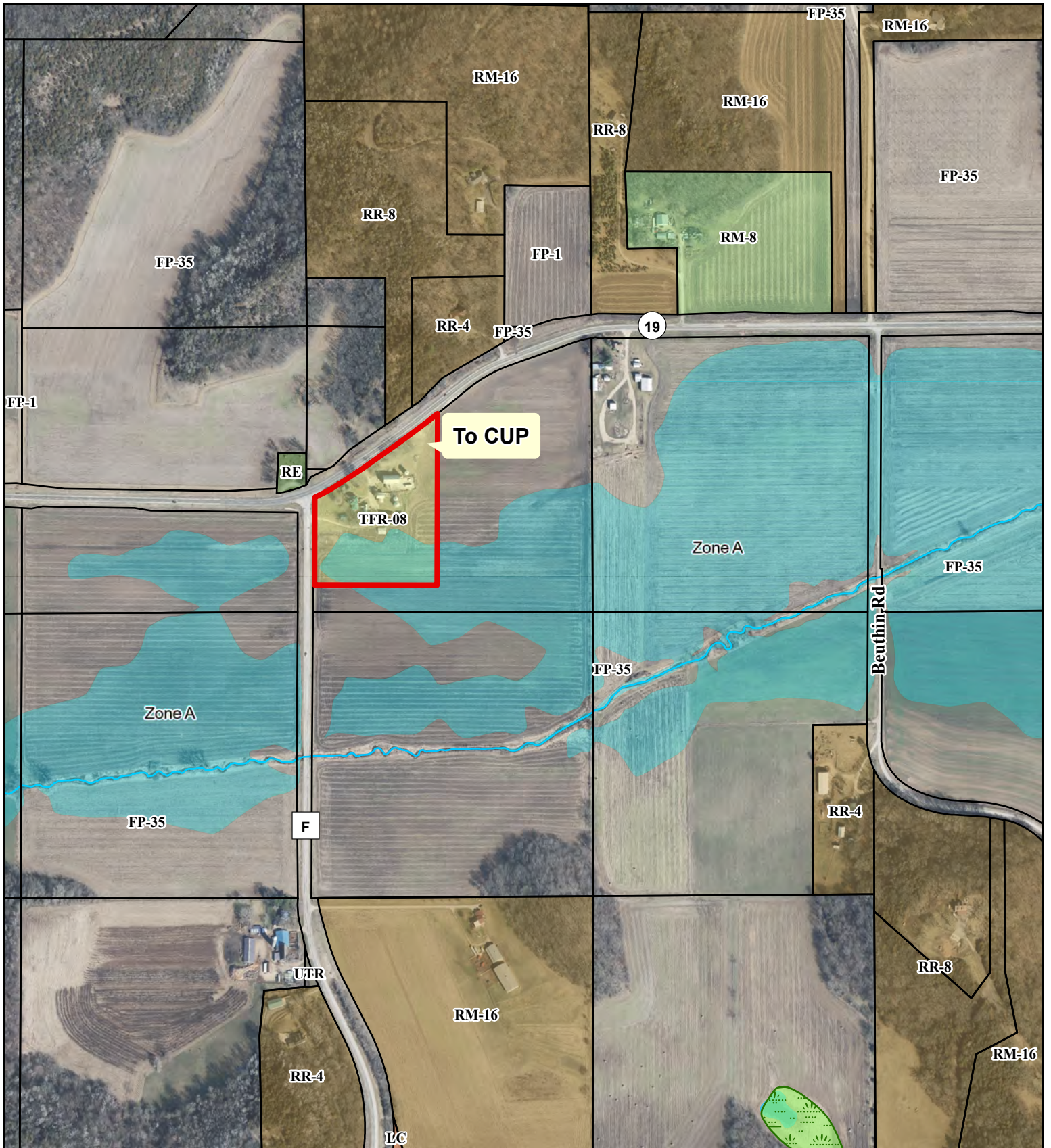
CUP DESCRIPTION

Limited Family Business - vegetable processing

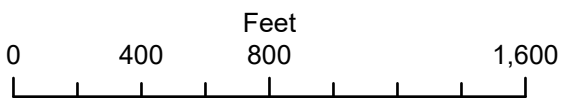
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.243(3)	7.6
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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CUP 2705
ERIC SLAVENS



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
- Flood Hazard Zones**
- Zone Type**
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee



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:	Eric Slavens	Agent Name:	
Address (Number & Street):	9755 W1-19 Mazomanie	Address (Number & Street):	
Address (City, State, Zip):	Mazomanie WI 53560	Address (City, State, Zip):	
Email Address:		Phone#:	
Phone#:		Phone#:	

SITE INFORMATION

Township:	Mazomanie	Parcel Number(s):	0806-123-8530-0
Section:	12	Property Address or Location:	
Existing Zoning:	TR-8	Proposed Zoning:	RR4
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): <u>Limited family business - holding tank.</u>	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: <u>Canning kitchen in one of my outbuildings. this will require a bathroom and holding tank. I would like to run a small scale</u>	

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: 3/18/26

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.	located on property in out building. Cannery and hot sauce business. No impact to others.
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.	Property is 7.5 Acres. the business will be located in middle of property. it is surrounded by farm fields.
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 building has been located there for 100 years it shouldn't affect anyone.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.	Small improvements in the existing barn and holding tank. only improvements are
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.	this proposal will not generate any customer traffic. I live on site.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.	this CUP will conform with all Regulation RR4
7. The conditional use is consistent with the adopted town and county comprehensive plans.	it is consistent with town and county 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.	
• 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.

I Plan to convert existing Milking Room connected to barn into a small Scale Canning Kitchen. It will Require a holding tank for bathroom. This located 100 feet from east property line More than 60 feet from WI-19. this will help me bottle and can hot Peppers for Sale at farmers Markets.

List the proposed days and hours of operation.

work schedule varies from Sat today usually 6-9PM

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

1-2

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.

~~or any~~ Very little noise involved in canning or bottling.

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.

Na

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.

Plan to hook up to existing well and old bathroom and will be working with Public Health holding tank is only option for Area.

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

Will use trash pick up by city. No increased trash

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

No increase Anticipated.

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

Not Applicable

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 new lighting

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.

Private Residence

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

Farmland Surrounding. one neighbor to the North.

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\(15\)](#).

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
 PHONE: PORTAGE: (608) 742-7788 SAUKI: (608) 644-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

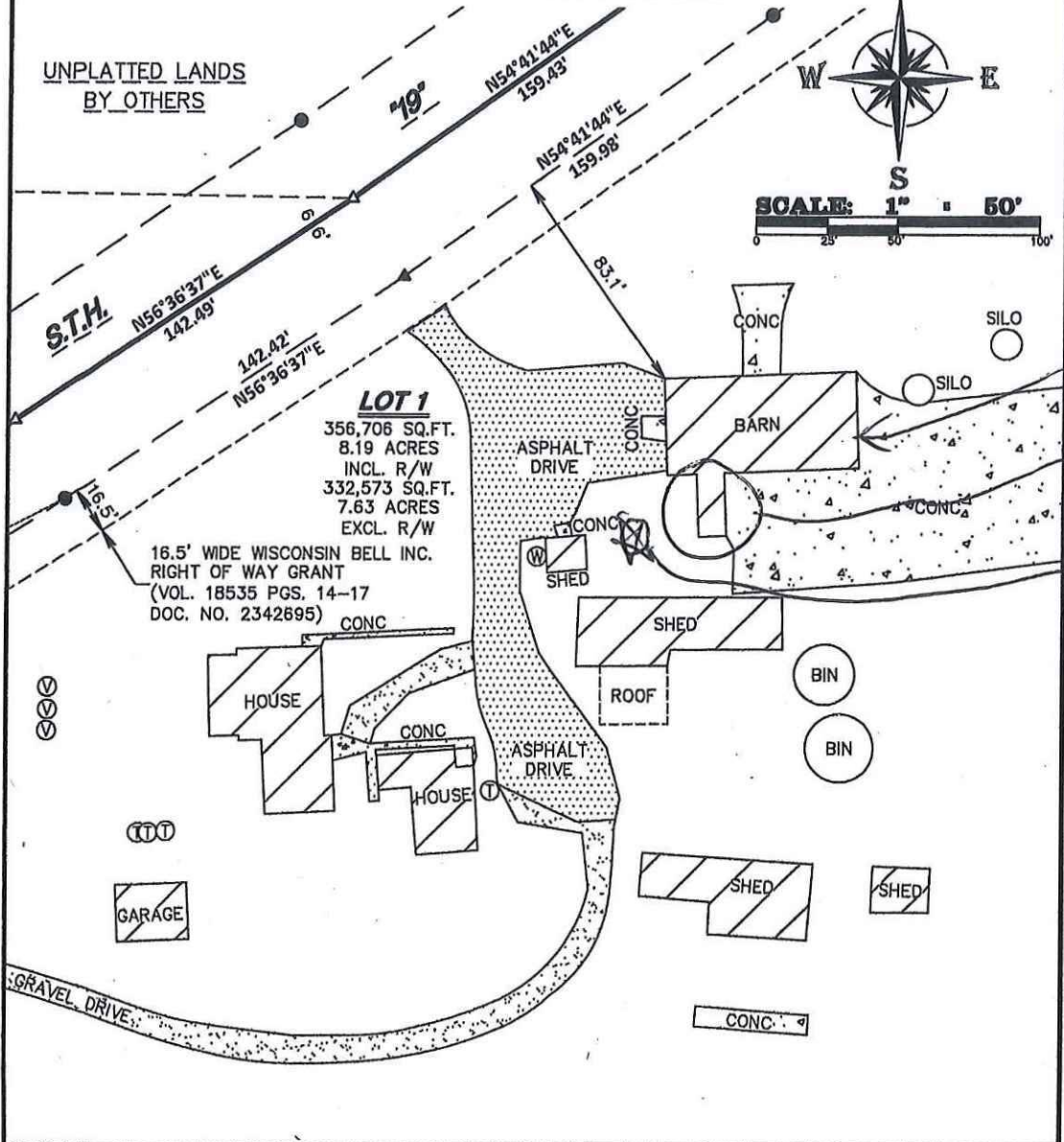
WISCONSIN
 THOMAS L. GREVE
 S-2226
 BARABOO WI
 LAND SURVEYOR
 11/3/2020

G & A FILE NO. 819-442

DRAFTED BY: A. MAST
 CHECKED BY: JG
 PROJ. 819-442
 DWG. 819-442 SHEET 3 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. 15470
GENERAL LOCATION
 BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12
 T. 8 N, R. 6 E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.
 CONTAINING 372,613 SQ.FT. 8.55 ACRES

Volume 111, Page 188



OWNER: CLEO I. BROCKMANN REVOCABLE LIVING TRUST
 120 WEST DIVISION STREET
 MAZOMANIE, WI 53560

CLIENT: GAVIN BROS. AUCTIONEERS, LLC
 296 EAST MAIN STREET
 REEDSBURG WI 53959

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

823 EAST SLIFER STREET, P.O. BOX 573 PORTAGE, WI. 53001
PHONE: PORTAGE (808) 742-7788 SAUK (808) 844-8877
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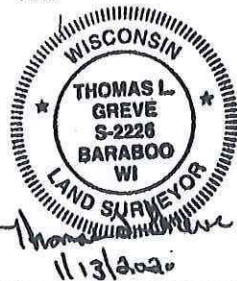
DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 819-442

DWG. 819-442 SHEET 1 OF 5

SEAL:



Doc# 5628066

DANE COUNTY CERTIFIED SURVEY MAP NO. 15470 GENERAL LOCATION

Volume 111, Page 186

BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 12,
T. 8 N, R. 6 E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.
CONTAINING 372,613 SQ.FT. 8.55 ACRES

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ MAG NAIL SET
- ▲ MAG NAIL FND.
- ⊙ 1" IRON PIPE FND. SEE NEW TIE SHEET DANE CO. SURVEYOR'S OFFICE
- ⊕ 1 1/4" IRON ROD AND WITNESSES FND. & VERIFIED PER THE MOST CURRENT MON. RECORD ON FILE
- ⊖ WELL
- ⊖ SEPTIC TANK COVER
- ⊖ SEPTIC VENT

FIELDWORK COMPLETED ON 8/22/2019

UNPLATTED LANDS BY OTHERS

NE1/4-SE1/4

UNPLATTED LANDS BY OWNER

SE1/4-SE1/4

SECTION 11
SECTION 12
W1/4 COR. SEC. 12

UNPLATTED LANDS BY OTHERS

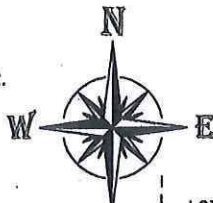
POS BY WILLIAMSON

UNPLATTED LANDS BY OTHERS
POS BY WILLIAMSON

UNPLATTED LANDS BY OTHERS

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 12 WHICH BEARS N00°04'36"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 200'



0 100 200 400'

LOT 1 CSM 3384 BY OTHERS

LOT 2 CSM 3384 BY OTHERS

N51°37'35"E 26.13'

19°

STH.

N56°36'37"E 142.49'

N50°41'44"E 159.43'

W. LINE SW1/4

UNPLATTED LANDS BY OTHERS
POS BY WILLIAMSON

C1

C2

C3

C4

C5

C6

405.94'

389.88'

475.15'

40.00'

33' 33'

33' 33'

1461.60'

SW COR. SEC. 12

NW1/4-SW1/4

UNPLATTED LANDS BY OWNER

SW1/4-SW1/4

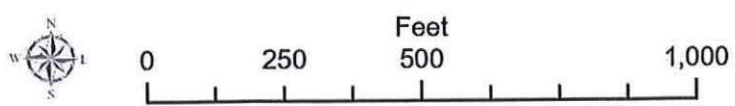
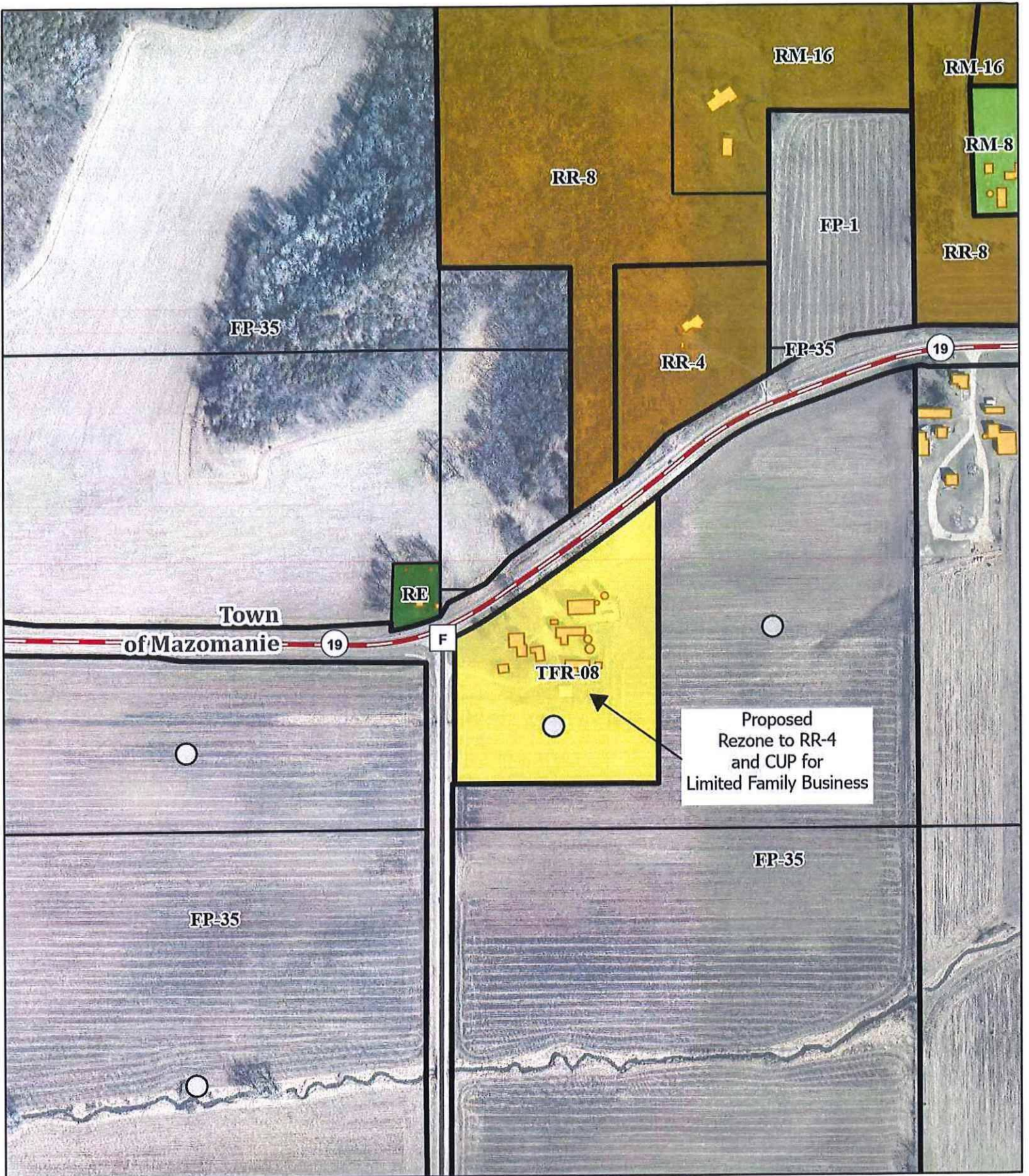
WEST 606.32'

792.80' SOUTH 834.89'

S. LINE NW1/4-SW1/4

OWNER: CLEO I. BROCKMANN REVOCABLE LIVING TRUST
120 WEST DIVISION STREET
MAZOMANIE, WI 53560

CLIENT: GAVIN BROS. AUCTIONEERS, LLC
296 EAST MAIN STREET
REEDSBURG WI 53959



9755 State Highway 19
Neighborhood Zoning Map

CUP 2705 Legal Description

Lot 1 Certified Survey Map No. 15470, recorded in Dane County Certified Survey Maps Volume 111, Pages 186-190, document No. 5628066, Town of Mazomanie, Dane County, Wisconsin.