

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
07/02/2025	DCPCUP-2025-02673
Public Hearing Date	
09/16/2025	

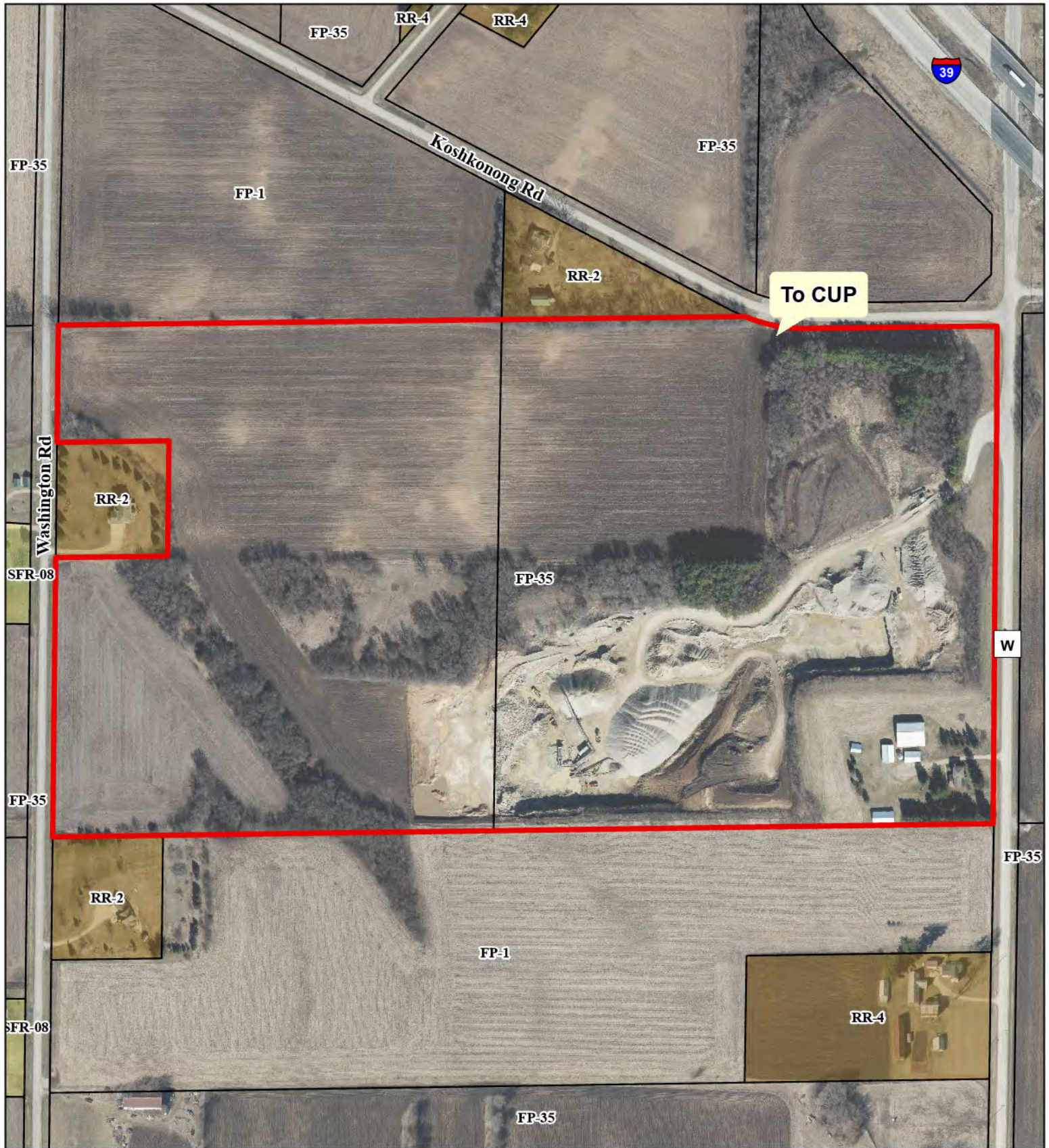
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VOLENBERG REV TR, JOAN L	Phone with Area Code (608) 873-7483	AGENT NAME RG HUSTON	Phone with Area Code (608) 255-9223
BILLING ADDRESS (Number, Street) 2315 COUNTY HIGHWAY W		ADDRESS (Number, Street) 2561 COFFEETOWN ROAD	
(City, State, Zip) CAMBRIDGE, WI 53523		(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 CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2315 County Highway W					
TOWNSHIP CHRISTIANA	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-192-8000-6		---		---	



CUP DESCRIPTION
Extend existing CUP (CUP 2333) for non-metallic mineral extraction

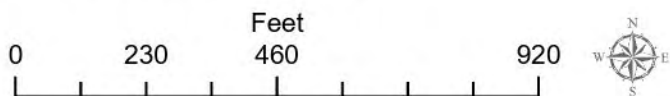
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)(c)	73.2

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Dennis Richardson R.G. Huston Co., Inc.
		DATE: 7/02/2025



CUP 2673
VOLENBERG REV TR, JOAN I -
AGENT RG HUSTON

-  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 (+\$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:		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? 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 (non-refundable), 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: _____

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">• 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.

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.

N/A ☐ Existing and proposed wastewater treatment systems and wells.

N/A ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.

N/A ☐ 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.

N/A ☐ Location and dimensions of any existing utilities, easements or rights-of-way.

N/A ☐ 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.

N/A ☐ 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.

N/A ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.

N/A ☐ 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.

N/A ☐ 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.

N/A ☐ 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.

N/A ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.

N/A ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.

N/A ☐ 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\(15\)](#).



R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527

608-255-9223
FAX: 608-839-5936

VOLENBERG MINERAL EXTRACTION SITE LEGAL DESCRIPTION

Parcel #s: 016/0612-192-8501-0 (33.087 Acres) & 016/0612-192-8000-6 (40.200 Acres)

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 19, Town of Christiana described as follows:

Beginning at the Northwest corner of said Section 19; thence along the North line of the said NW $\frac{1}{4}$, N89°59'38" East, 2508.85 feet to the North quarter corner of said Section 19; thence along the East line of the said NW $\frac{1}{4}$, Southerly, 1326.2 feet, more or less, to the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 19; thence along the South line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 19, Westerly, 2540 feet; more or less, to the West line of the NW $\frac{1}{4}$ of said Section 19; thence along the said West line, N01°21'06" East, 721 feet, thence N89°57'04" East, 324.00 feet; thence N01°21'06" East, 300 feet; thence S89°57'04" West, 324.00 feet to the West line of the NW $\frac{1}{4}$ of said Section 19; thence along the said West line N01°21'06" East, 304.78 feet to the point of beginning.

R.G. HUSTON CO., INC.

EXISTING VOLENBERG QUARRY NONMETALLIC MINERAL EXTRACTION SITE

NEIGHBORHOOD CHARACTERISTICS:

This parcel is an existing mineral extraction site that was established back in 2004. The site has an existing Conditional Use Permit #02333 allowing for the nonmetallic mining mineral extraction.

This site is zone FP-35 and is surrounded by the following zoning:

West: The mineral extraction sites son's home site zoned RR-2, then across Washington Road – more farmland zoned FP-35.

South: Farmland zoned FP-1, individual home site zoned RR-2.

East: Highway W, then across Highway W is farmland zoned FP-35 owned by the mineral extraction site owner.

North: Koshkonong Road, farmland zoned FP-1, individual home zoned RR-2 and more farmland zoned FP-35 across Koshkonong Road.

OPERATIONAL NARRATIVE:

Nonmetallic Mineral Extraction

We are applying for a 10-year time extension of an existing nonmetallic mineral extraction site. The existing limestone quarry and sand/gravel pit has been in operation since 2004. The site involves the mining, recycling, processing of aggregates and soils for local construction projects ranging from residential home sites, commercial sites, local roadways to major highways.

The current (and proposed) hours of operations are as follows:

Monday through Saturday: 6 am to 6 pm

Sunday & Holidays: no work

Special hours with notification/acknowledgement by Town chairman.

The site typically sees one to three full-time employees operating the site depending on if processing equipment is brought in to process material. Processing usually takes place over a few weeks and then the processing equipment moves to another quarry/pit site.

A loader will typically always remain on site for loading out of material into dump trucks.

We do not anticipate any changes to the current operations and still anticipate traffic to fluctuate currently as it does daily with no anticipated traffic issues.

The site is currently permitted by the WisDNR and Dane County for dust and stormwater management. We will continue to utilize water when needed to control dust. Noise is controlled based on elevations (down in a hole for the most part) and rural location of the operation.

R.G. HUSTON CO., INC.
EXISTING VOLENBERG QUARRY NONMETALLIC MINERAL EXTRACTION SITE

The site already has all the needed site improvements for access to County Highway W. With no access issues over the years, we do not anticipate any additional improvements to the access will be needed.

No fuel or explosives are or will be stored on site. Equipment is fueled on upland portions of the site by a WisDNR certified fuel delivery truck, which carries its own spill containment contingencies.

This quarry is a quality limestone source readily at the surface (couple feet of overburden max). Mineral extraction continues to the west and south with the floor of the quarry well above the local groundwater table.

No additional permanent signage or permanent lighting is required.

On-site sanitary facilities are accomplished by use of a port-a-potty.

The site is to be reclaimed to farmland when the quarry is completed.

EROSION CONTROL & STORMWATER MANAGEMENT PLAN SUMMARY

VOLENBERG PIT/QUARRY

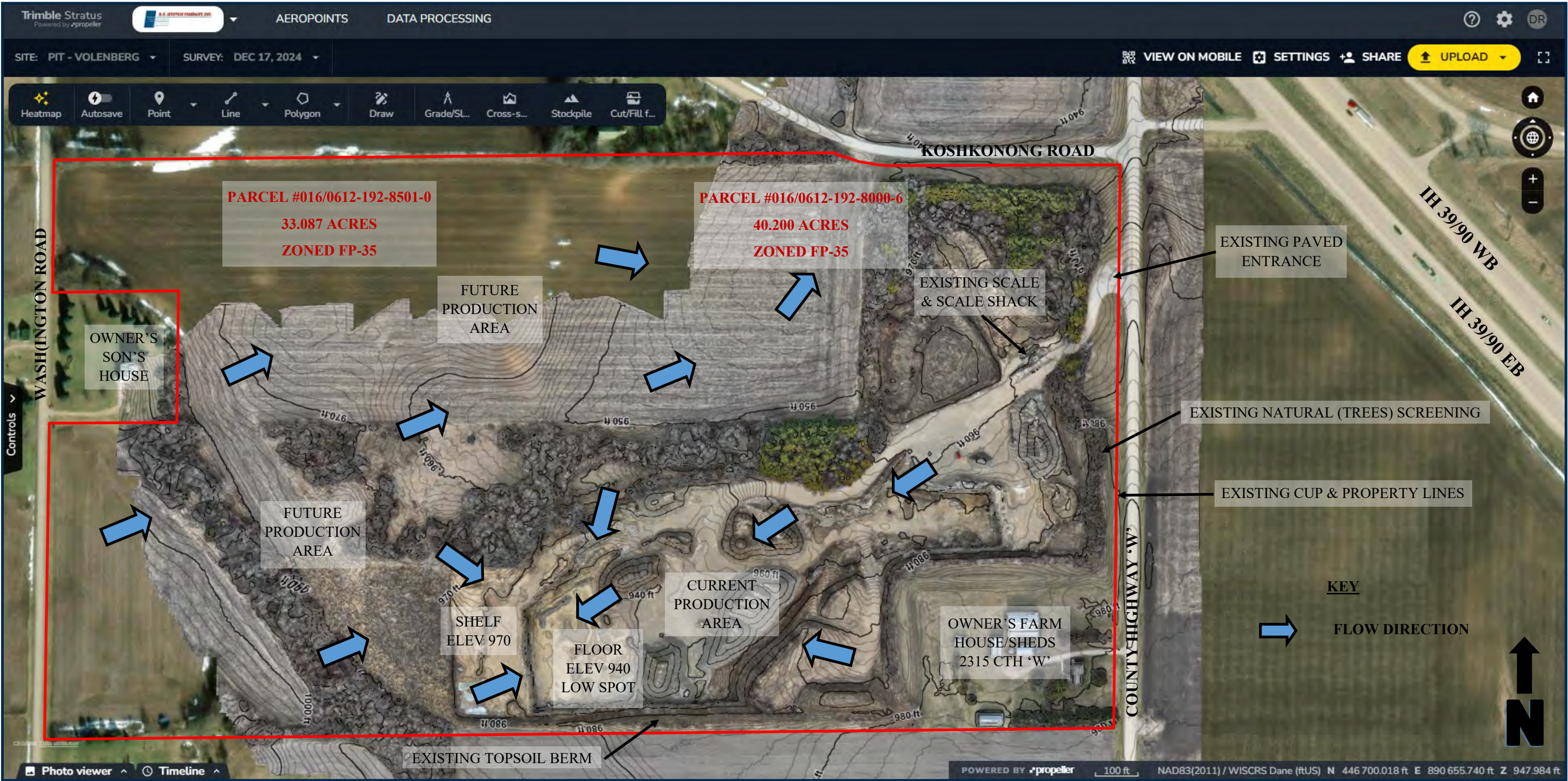


R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527
608-255-9223
FAX: 608-839-5936



JUNE 27, 2025



RECLAMATION PLAN

VOLENBERG PIT/QUARRY

JUNE 27, 2025



R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527
608-255-9223
FAX: 608-839-5936



SITE LOCATION MAP

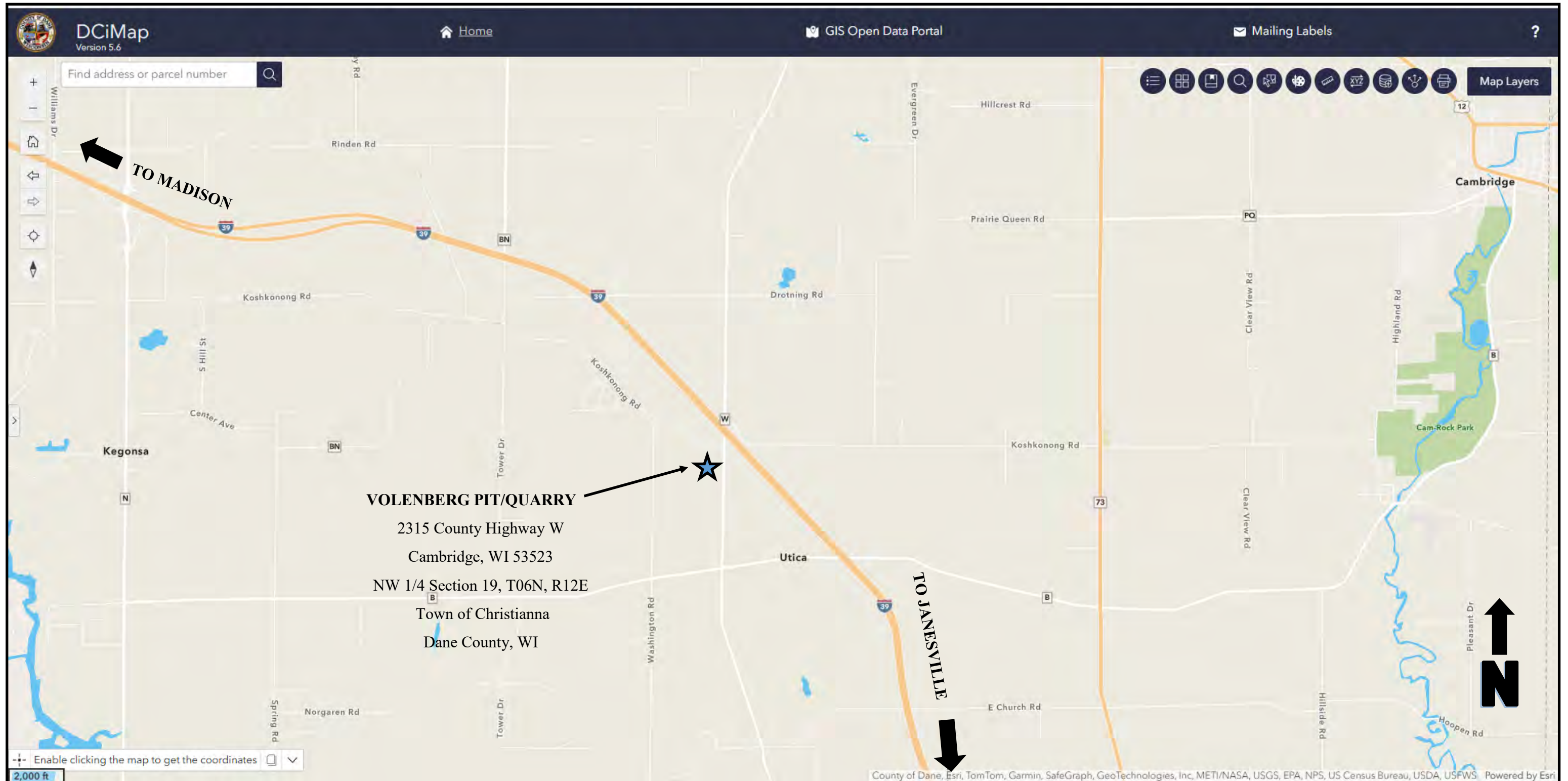
VOLENBERG PIT/QUARRY



R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527

608-255-9223
FAX: 608-839-5936



SITE PLAN

VOLENBERG PIT/QUARRY

JUNE 27, 2025



R.G. HUSTON COMPANY, INC.

2561 Coffeytown Road
Cottage Grove, Wisconsin 53527

608-255-9223
FAX: 608-839-5936



TERMINATION OF NONCONFORMING
MINERAL EXTRACTION REGISTRATION

I/We

Richard A. and Joan L. Volenberg
am/are owner/s of the following described land located in the Town of
Christiana, Dane County, Wisconsin,

TO-WIT:

Section 19, NE 1/4 NW 1/4 - Parcel #08-19-368.

1821044**VOL 5378 PAGE 18**

as indicated on the attached map.

I/We hereby request that the nonconforming mineral extraction registration for the above described property be terminated as of the date of this document.

It is understood that use of the property, at any future date, for the purpose of mineral extraction will be subject to the zoning regulations in effect at that time.

Date:

2/21/84

Signed:

Joan L. Volenberg

REGISTER'S OFFICE
DANE COUNTY, WIS. SS
RECORDED ON

FEB 21 12 12 PM '84

CAROL R. MAHNKE
REGISTER OF DEEDS

Subscribed and sworn to me, in my presence, the 21 day of February
1984, a Notary Public in and for the (County) (State) of Wisconsin

Mary L. SchultMy Commission Expires Jan 18 19 87.

Signature Notary Public

Received for recording this 21 th day of February, 1984 at 10 o'clock AM and recorded in Volume 5378 of Certified Survey of Dane County at pages 18 and 19.

Document No. 192/1620600
Cash

LEGIBILITY IMPAIRED

