

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/02/2025	DCPCUP-2025-02663
Public Hearing Date	
06/24/2025	

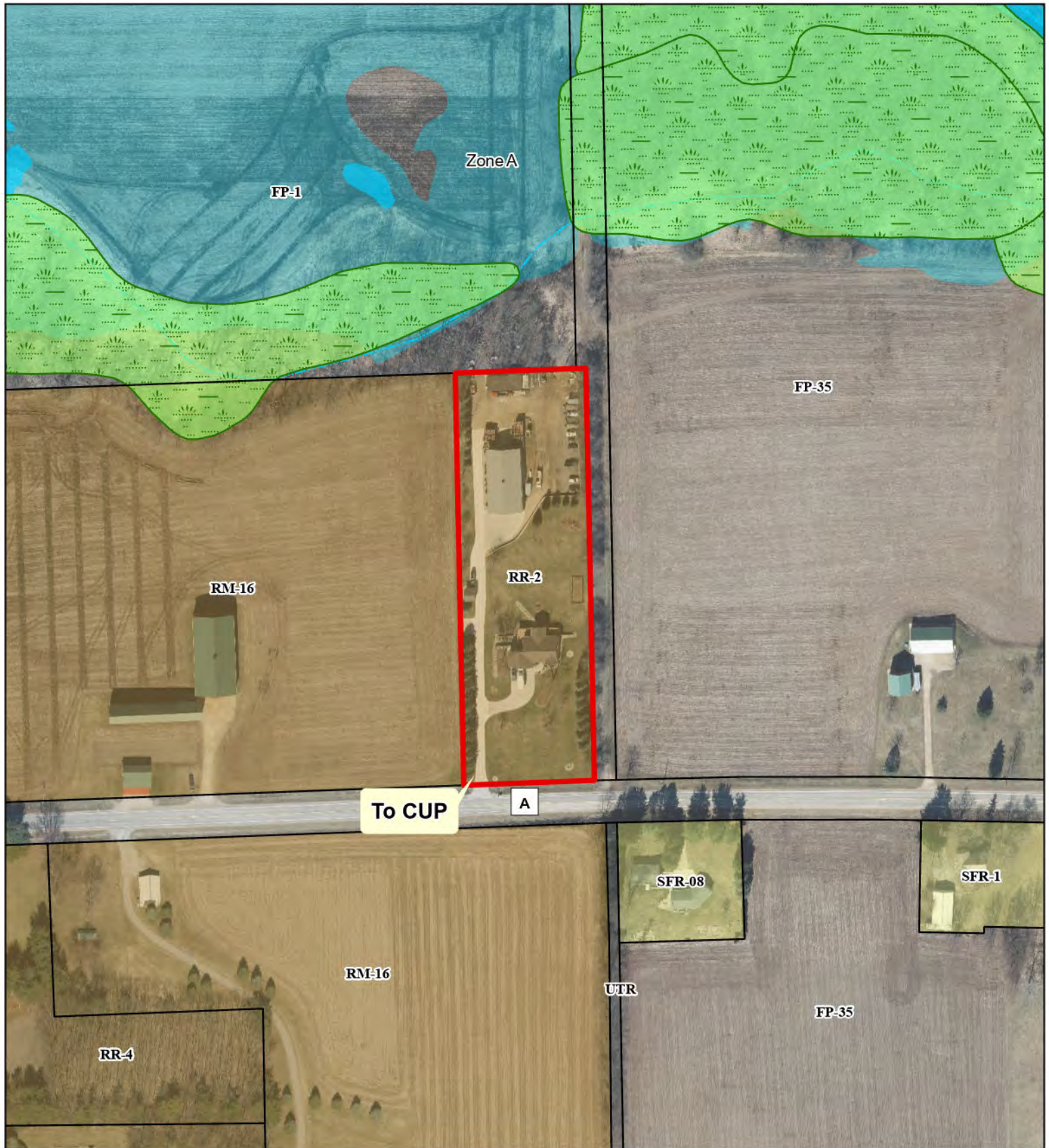
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIMOTHY AND JORI WOODSTOCK	Phone with Area Code (608) 279-0487	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3930 COUNTY HIGHWAY A		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS rutlandconcrete@gmail.com		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	
3930 County Highway A					
TOWNSHIP RUTLAND	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-153-8695-0		---		---	

CUP DESCRIPTION
Limited Family Business - concrete contractor

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3)	2.9

COMMENTS: LAND USE MEETS DEFINITION OF "LIMITED FAMILY BUSINESS" IF EMPLOYEES ONLY VISIT SITE INTERMITTENTLY AND THE WORK IS DONE OFF-SITE	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:



CUP 2663 Timothy and Jori Woodstock

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard



To whom it may concern:
Dane co zoning/ Town of Rutland

Tim and Jori Woodstock have been in the township since 1999. We have run a small concrete business on this property since 2003 (Rutland Concrete) We have respected our neighbors and our property. We have kept our properties in good condition. We do not have hazardous materials, we dispose of our trash properly, we do not dig or dump materials. Neighbors can not see trucks or trailers parked outside unless in use. We have planted trees to hide any that might be seen from the road. We do not cause an increase in traffic on the class A hwy by having a few employees coming to the shop to get a truck. Our nature of the business is done off our property. And our business operations are done during the day. It has recently been brought to our attention after 22 years that we need a CUP after pursuing rezoning of property to the East of us. We have purchased 60 acres of property around us throughout the years. We have preserved the farmland. We have no intentions of growing our business and have been operating at this level since we started in 2003. We have never had one complaint from anyone regarding noise, traffic, property conditions. We have been hired by several town of Rutland neighbors including board members to do work for them. Most recently doing the Rutland town hall. You can set the CUP to expire with the sale of the property if that were to ever happen to prevent anything in the future. Again I express we have no intentions of expanding our business then what we are currently doing, we have been operating like this since we started. And again there has never been any complaints.

Sincerely, Tim and Jori Woodstock

4/5/2025



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:	Tim & Jori Woodstock	Agent Name:	
Address (Number & Street):	3930 County Road A	Address (Number & Street):	
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	
Email Address:	rutlandconcrete@gmail.com	Email Address:	
Phone#:	608-279-0487	Phone#:	

SITE INFORMATION

Township:	Rutland	Parcel Number(s):	052/0510-153-8695
Section:	15 LOT 1 of CSM 8917	Property Address or Location:	3930 County Road A
Existing Zoning:	RR2	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): Limited Family Business- Rutland Concrete Const, LLC	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: Concrete construction co. - 50x100 shed used to store equipment, maintain equipment and trucks, Loading of trucks and trailers. Employees picking up and returning work trucks. We have operated at this location since 2003. No complaints ever filed.	

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
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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: Jori Woodstock

Date: 4/5/25

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):

<p>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. Will not impose on any of the above. We do not dump, dig, or carry/store hazardous materials. Trucks will be maintained and loaded during daylight hours. There will be minimal traffic</p>
<p>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. Shop is used for storing and maintaining equipment, nothing is visible to neighbors. Trees have been planted to hide the back of the shop. We own the Ag property to east, west, and north of us. Our property has been well maintained. We have no signs; our shed is at least 500ft from our closet neighbor. Trucks will be maintained and loaded during daylight hours. We will have minimal traffic, No customers.</p>
<p>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. Less the 1.5 Acres used for this business and the area has 60 acres of ag land around it that is owned by us.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. No improvements needed to made. Access to County Hwy A, Existing concrete driveway Minimal traffic</p>
<p>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. Existing Concrete Driveway is at least 400ft</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located. Meets all RR2 requirements</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans. To our Knowledge</p>
<p>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.</p> <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: NA• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: NA• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: NA• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use: NA• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: NA

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.

Rutland Concrete Construction. -Nature of our business is done off-site except what is written. 50x100 shed used to store equipment, maintain equipment and trucks, we use bobcats and boom truck to load trucks and trailers, and this is done during proposed hours. We have operated at this location since 2003. We have never had one complaint.
No planned property improvements, no new buildings

List the proposed days and hours of operation.

Monday - Sat 5am- 8pm , Occasional Sundays

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

11 employees - only 5-7 of them will come and pick up work truck for job the rest of them drive personal vehicles to Job site

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.

Trucks running, Bobcat or boom truck used while loading of trucks and trailers.

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

Wall forms, Lumber, Rebar, 7 Trucks and 5 trailers, bobcats. Activity would be including loading of trucks and trailers and boom truck. Some Maintenance of equipment Nothing is visible from road or neighbors

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.

None

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.

Building has water and electrical- Porta pot is rented

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

Trash and recycling are picked up Weekly, Burning of lumber and boxes if needed- Other trash is disposed of at job site

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

Shop is located off a class A HWY that allows our size of trucks and equipment to operate. Trucks and trailers - up 26000 GW, Dump Truck 42000 GW Boom truck and conveyor, Traffic is minimal with employees picking up and returning trucks

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

None- no hazardous material on site

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. Lighting is 2 dusk to dawn shop lights. One at each end of building

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

No Signs

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

Residential

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

Agricultural - East, west and North of our shop that we own.

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:**

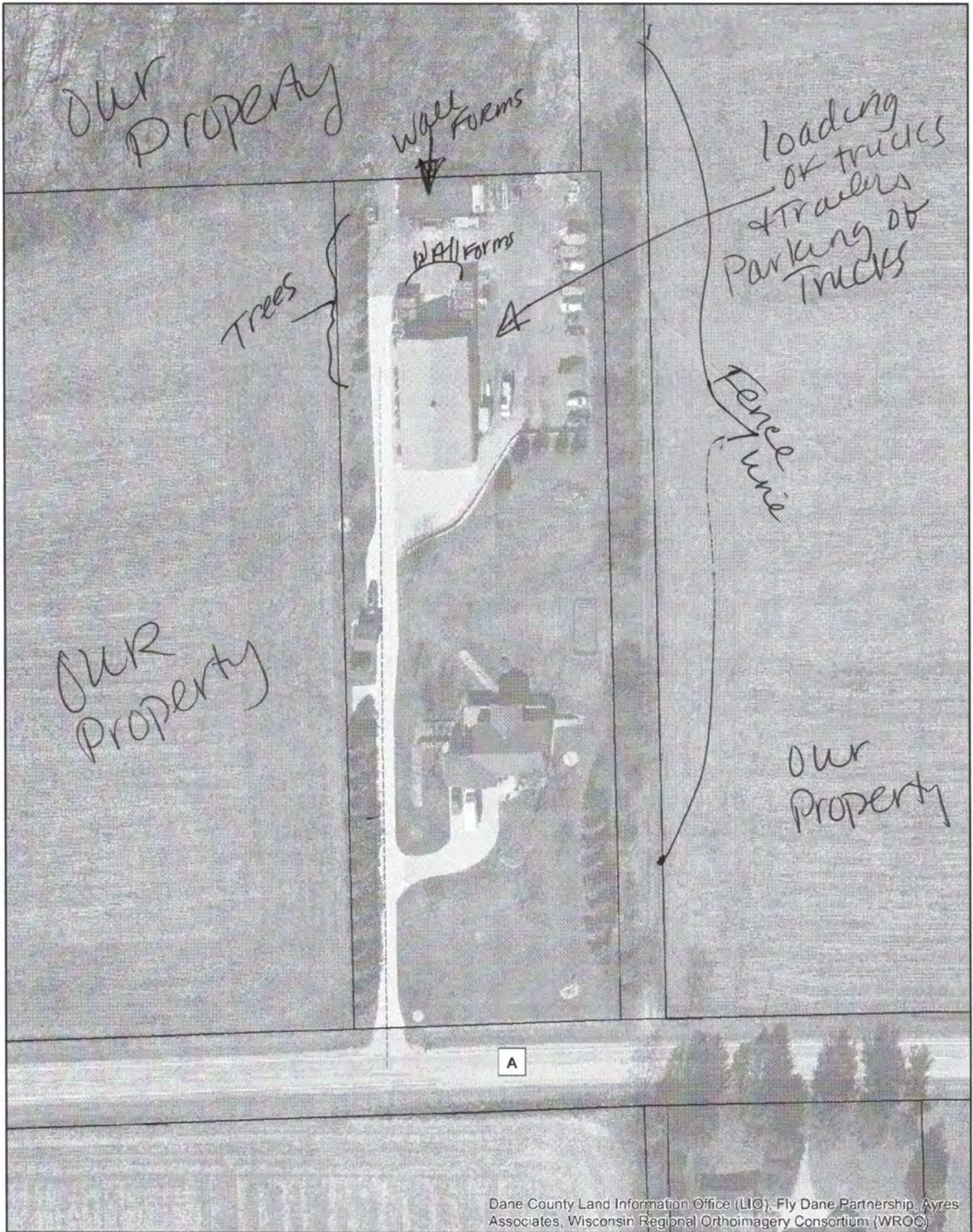
- ☐ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **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](#):**

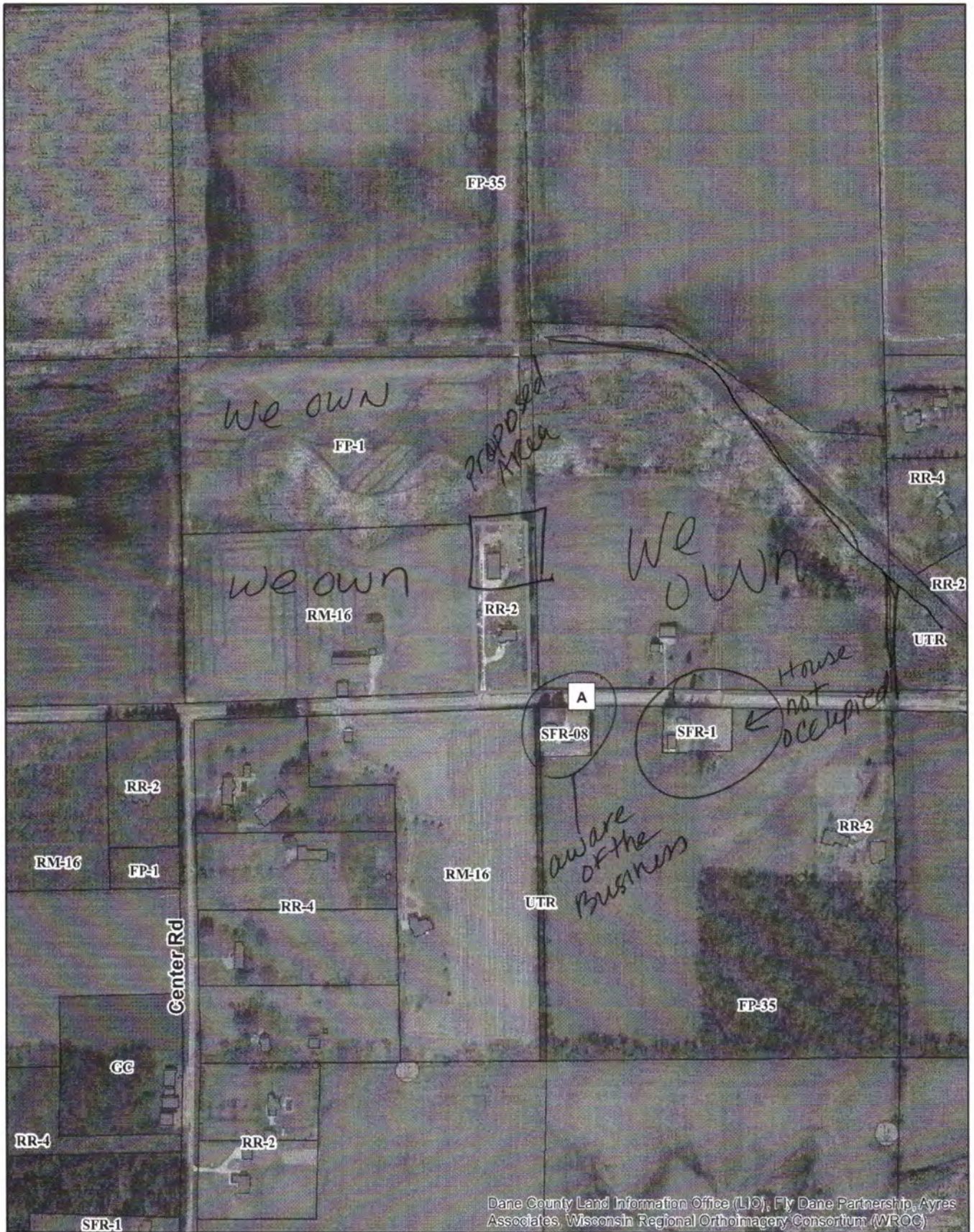
- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional 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\(15\)](#).



0 50 100 200 Feet



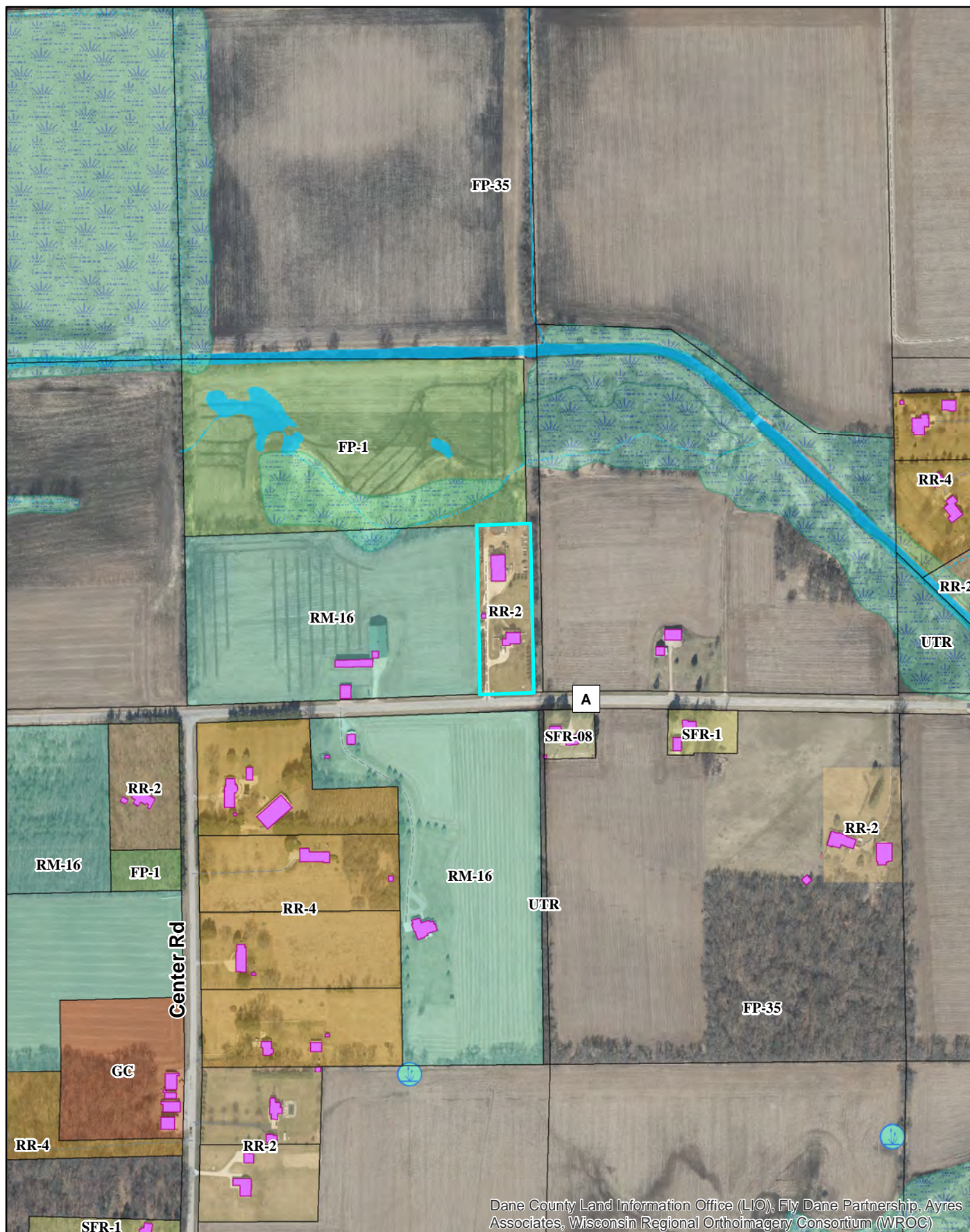
Woodstock
3960 County Hwy A
Site Plan



0 250 500 1,000 Feet



Woodstock 3690 County Hwy A Neighborhood Map



Legibility Impaired

000055



CERTIFIED SURVEY MAP

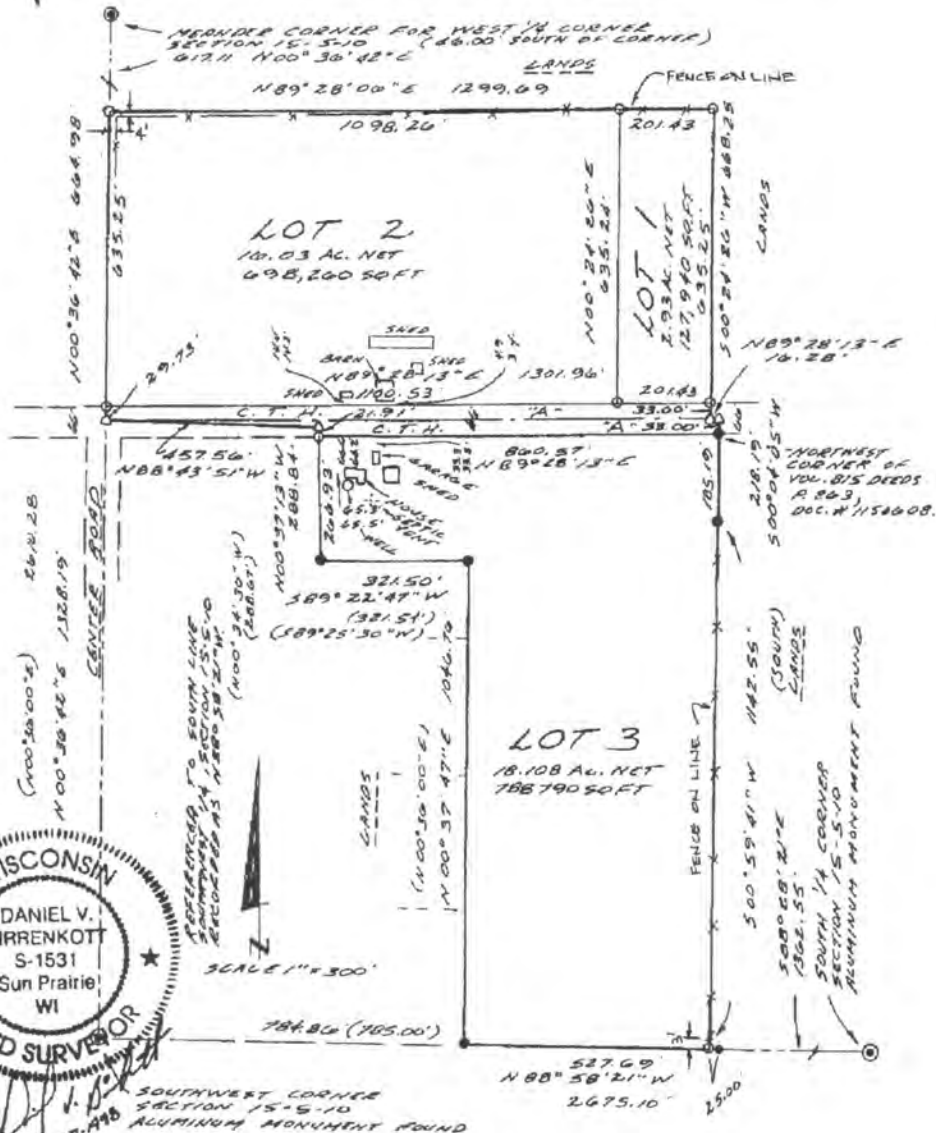
BIRRENKOTT
SURVEYING, INC.

P.O. Box 237
677 N. Bristol Street
Sun Prairie, Wisconsin 53590

Location-Description:

Part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4
of Section 15, T5N, R10E, Town of Rutland, Dane County, Wisconsin

PH: 837-7463 FAX: 837-1081



CUP 2663 Legal Description

Lot 1 of Certified Survey Map No. 8917, recorded in volume 49, page 299-300 of certified survey maps of Dane County as Document No. 2972685, located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 15, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin