

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/20/2022	DCPCUP-2022-02567
Public Hearing Date	
06/28/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CURT & DEB HERFEL	Phone with Area Code	AGENT NAME PAYNE & DOLAN INC.	Phone with Area Code (262) 524-1258
BILLING ADDRESS (Number, Street) 1955 LOCUST DR		ADDRESS (Number, Street) N3 W23650 BADINGER ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waukesha, WI 53188	
E-MAIL ADDRESS		E-MAIL ADDRESS cweninger@walbecgroup.com	

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	
1977 State Hwy 69, South of 2005 State Hwy 69				-	
TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-284-8500-9		---		0608-284-9000-2	

CUP DESCRIPTION

Allow crushing at an existing non-metallic mineral extraction site

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.103(15)	80
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials <p style="text-align:center">RWL1</p>	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



0 150 300 600 Feet

CUP 02567
CURT & DEB HERFEL

March 17th, 2022

Mr. Dan Everson
Dane County Planning & Development
7669 County Highway PD
Verona, WI 53593

RE: CUP #1934 - Herfel Aggregate Site
New Conditional Use Permit Request

Dear Mr. Everson:

Payne & Dolan, Inc. has been operating a nonmetallic mineral extraction operation on the Curt and Deb Herfel property in the Town of Verona under Dane County CUP #1934 since it was approved in 2005. CUP #1934 allows for various mineral extraction related operations including site development, sand and gravel extraction, processing, washing, product delivery, and reclamation, but it does not allow crushing.

State Highway 69 which runs directly in front of the Herfel site is being rehabilitated and reconstructed from Belleville to Verona over the next two years. Payne & Dolan will be supplying fill and aggregate for the project. The general contractor for this project has expressed the need for a substantial amount of crushed aggregate for this project. The ability to crush this additional aggregate material on site would result in cost savings on this project and less truck traffic on our roads. There are several other jobs in the area, such as STH 151, which would also benefit from having the ability to crush on-site.

After discussion with Dane County planning staff, an amendment to the existing CUP to allow crushing is not possible. A new conditional use permit that includes crushing would need to be requested, approved and issued. It was recommended that an application that includes all previously approved conditions and plans with the addition of crushing operations be submitted if we wanted to pursue crushing activity at this site.

Therefore, Payne & Dolan is respectfully submitting an application for a conditional use permit to allow crushing operations at the existing Herfel Aggregate Site in addition to all other previously approved operations outlined in CUP #1934. The only difference between this submittal and the currently approved CUP is the ability to bring 2-3 portable crushing units onto the site in order to crush the gravel. All the other operations such as screening, washing and conveying are already allowed. Crushing will only take place on the west side of Highway 69, also

referred to as Phase 2. Payne & Dolan is not requesting any other changes to the permit and will abide by all the applicable conditions in CUP #1934.

If this conditional use permit request is approved, the new conditional use permit would supersede CUP #1934. If this conditional use permit request is denied, then CUP #1934 would remain in place and Payne & Dolan will continue to operate with no changes to the conditions or permit duration.

Thank you for your time and consideration in this request. We have a record of operating ethically, respectfully, and openly, and look forward to continuing to do so in the Town of Verona. If you have any questions and/or need additional information, please do not hesitate to contact me at (262) 524-1258.

Sincerely,

Payne & Dolan, Inc.

A handwritten signature in blue ink, appearing to read "Clint S. Weninger". The signature is fluid and cursive, with the first name "Clint" and last name "Weninger" clearly visible.

Clint Weninger, P.G.
Land Resources Manager

enc.



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:	Curt & Deb Herfel	Agent Name:	Payne & Dolan, Inc.
Address (Number & Street):	1955 Locust Drive	Address (Number & Street):	N3 W23650 Badinger Road
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Waukesha, WI 53188
Email Address:	N/A	Email Address:	cweninger@walbecgroup.com
Phone#:	N/A	Phone#:	(262) 524-1258

SITE INFORMATION			
Township:	T6N R8E	Parcel Number(s):	31060828495007, 31060828490002, 31060828485009
Section:	28	Property Address or Location:	1906 State Highway 69, Verona, WI
Existing Zoning:	AT-35	Proposed Zoning:	AT-35
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

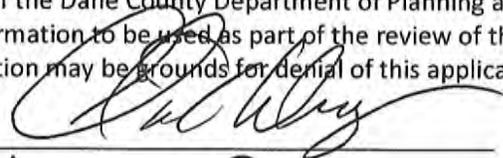
<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Mineral Extraction</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>Payne & Dolan, Inc. has been operating a nonmetallic mineral extraction operation (Herfel Aggregate Site) under Dane County CUP #1934 since it was approved in 2005. CUP #1934 does not allow crushing on the property. Payne & Dolan is requesting the ability to crush on the property. The site operations will remain consistent with the previously approved operations with the addition of crushing. Current operations include site development, sand & gravel extraction, processing, washing, product delivery, and reclamation. The property is zoned AT-35, and the proposed use is allowed by conditional use. If approved, the new CUP would replace CUP #1934.</p>	

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: 
 CLINT WENINGER, PTD

Date: 3/17/2022

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.</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.</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.</p> |
| <p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</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.</p> |
| <p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p> |
| <p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</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:
• 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.
- 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\(15\)](#).

MINERAL EXTRACTION OPERATIONS

Required Information

For a CUP for mineral extraction, the applicant must provide a legal description, tax parcel numbers, an erosion control plan, and a reclamation plan. In addition, to further describe the operation, the applicant must provide a written statement and operations plan as described:

A written statement containing the following information:

1. General description of the operation.
2. Existing use of the land.
3. Existing natural features including approximate depth to groundwater.
4. The types and quantities of materials that would be extracted.
5. Proposed dates to begin extraction, end extraction and complete reclamation.
6. Proposed hours and days of operation.
7. Geologic composition and depth to the mineral deposit.
8. Identify all major proposed haul routes to the nearest Class A highway or truck route. Indicate traffic flow patterns.
9. Proposed phasing plan, if any (recommended for larger sites)
10. Types, quantities, and frequency of use of equipment to extract, process, and haul.
11. Whether and how frequently blasting, drilling, crushing, screening, washing, refueling, fuel storage, asphalt batching or concrete mixing would be performed on site.
12. Whether excavation will occur below the water table and, if so, how ground water quality will be protected.
13. Any proposed temporary or permanent structures (e.g., scales, offices).
14. Any special measures that will be used for spill prevention and control, dust control, transportation, or environmental protection.
15. Proposed use after reclamation as consistent with Chapter 74.

A site/operations plan drawn to scale, at least 11” by 17” in size, and showing the following information:

1. Boundaries of the permit area and of the extraction site.
2. Zoning district boundaries in the immediate area. Label all zoning districts on the submit property and on all neighboring properties.
3. Existing contour lines (not more than 10 foot intervals).
4. Existing natural features including lakes, perennial/navigable streams, intermittent streams, floodplains, wetlands, drainage patterns, and archaeological features.
5. Existing roads, driveways, and utilities. Show width of all driveway entrances onto public and private roads.
6. All residences within 1,000 feet of the property.
7. Specific location of proposed extraction area, staging area, and equipment storage.
8. Proposed location and surfacing of driveways.
9. Proposed phasing plan, if any (recommended for larger sites).
10. Proposed fencing of property, if any, and gating of driveways.
11. Proposed location of stockpiles.
12. Proposed location and type of screening berms and landscaping.
13. Proposed temporary and permanent structures, including scales and offices.
14. Proposed signage, if any.

Conditional Use Permit - Mineral Extraction Application Checklist

Applicant			Zoning
Plan Requirement	✓	Location in plan - page #	✓
1. Legal description - CSM and/or exact metes & bounds.			
Size of area requesting - acreage			
Parcel number(s)			
2. Written statement that includes the following:			
General description of the operation.			
Existing uses of the land.			
Existing natural features including depth to groundwater.			
Types and quantities of materials that will be extracted.			
Proposed dates to begin extraction, end extraction and complete reclamation.			
Proposed hours and days of operation.			
Geologic composition and depth to the mineral deposit.			
Identify all major proposed haul routes to the nearest Class A highway or truck route.			
Indicate traffic flow patterns.			
Proposed phasing plan (recommended for larger sites)			
Types, quantities and frequency of use of equipment to extract, process and haul.			
Frequency of blasting, drilling, mining, crushing, screening, washing, refueling.			
Bulk fuel storage.			
Asphalt batching or concrete mixing.			
Proposed storage of recycled materials.			
Does extraction occur below the water table / protection of groundwater.			
Permanent or temporary structures.			
Spill prevention and or dust control.			
Proposed use after final reclamation as consistent with Ch. 74. Separate checklist for reclamation permit.			

This checklist is required in addition to a complete application for a conditional use permit. Application may be deemed incomplete if required information is not submitted.



An Equal Opportunity Employer

N3 W23650 Badinger Road | Waukesha, WI 53188
262.524.1700 | walbecgroup.com

Herfel Aggregate Site

Conditional Use Permit Application

Location

Town of Verona, Dane County, Wisconsin

Submittal Date

March 17th, 2022

Mineral Extraction Conditional Use Requirements

Legal Description:

Approximately 116 acres located in the SE ¼, SE ¼ and the W ½, SE ¼ in Section 28, Town 6 North, Range 8 East, Town of Verona, Dane County. See attached survey for complete property description.

Tax Parcel Numbers:

31-0608-284-8500-9

31-0608-284-9000-2

31-0608-284-9500-7

A written statement containing the following information:

1. General description of the operation.

This conditional use permit application is to allow crushing operations in addition to the current extraction operations at the existing Herfel Aggregate Site operated by Payne & Dolan, Inc. The property has an approved conditional use permit (CUP #1934) and is an active nonmetallic mineral extraction operation. CUP #1934 does not allow crushing on the property. The only difference between this submittal and the currently approved CUP is the ability to bring 2-3 portable crushing units unto the site in order to crush the gravel.

The site operations will be consistent with the current approved operations with the addition of crushing activities. Current operations include site development, sand and gravel extraction, processing, washing, product delivery, and reclamation. Sand and gravel is removed from below the water table utilizing available technology such as a dragline, backhoe, or dredge. Removal of sand and gravel below the water table will be done "in the wet" and will not require any pumping of water off the site. Equipment used to extract, process, crush, and haul includes, but is not limited to earthmovers, draglines, bulldozers, scrapers, loaders, trucks, conveyors, a scale, scale house, and sizing, washing, and crushing equipment.

The mineral extraction phases will be fenced, gated, signed, and surrounded by berms to ensure security, reduce visibility of the operations, and to contain noise. All excavation will follow the required setback limits and previously approved operations plan.

Areas of the site which are not involved in the extraction or processing operations will continue to be used as crop land.

Payne & Dolan will continue to maintain in full force and effect during the term of the CUP, general liability insurance in the amount of two million dollars (\$2,000,000.00).

2. Existing use of the land.

The property is currently zoned AT-35 – Agriculture Transition Zoning District. The property on the east side of Highway 69, referred to as Phase 1 in CUP #1934, is a reclaimed sand and gravel pit. The property on the west side of Highway 69, referred to as Phase 2, is currently farmland.

3. Existing natural features including approximate depth to groundwater.

Badger Mill Creek crosses the site 500+ feet north of the Phase 2 extraction area. Depth to groundwater varies from 2 to 14 feet below the existing ground surface.

4. The types and quantities of materials that would be extracted.

The deposit is a glacial outwash consisting of high-quality sand and gravel with reserves of approximately 2,000,000 tons.

5. Proposed dates to begin extraction, end extraction and complete reclamation.

The extraction timeline will remain consistent as outlined in CUP #1934. Phase 1 extraction began in 2005 and was reclaimed in 2020. Phase 2 extraction is scheduled to begin in 2022 and is estimated to be reclaimed by 2030.

6. Proposed hours and days of operation.

Hours and days of operations will be consistent with the current approved hours.

Daily Operation:	Monday through Friday
Hours of Operation:	8:00am to 6:00pm (including equipment maintenance)
Hours for Warm-Up:	7:30am to 8:00am
Hours of Cool Down:	6:00pm to 6:30pm

7. Geologic composition and depth to the mineral deposit.

There is an average of 6 feet of overburden, consisting of clay, loam and topsoil, on top of 60+ feet of sand and gravel. There is approximately 5 feet of sand and gravel above the water table.

8. Identify all major proposed haul routes to the nearest Class A highway or truck route. Indicate traffic flow patterns.

Haul routes and site entrances have been approved by the DOT.

9. Proposed phasing plan, if any (recommended for larger sites)

The phasing plan will remain consistent with the previously approved operations plan. The approved operations plan is included in this submittal.

10. Types, quantities, and frequency of use of equipment to extract, process, and haul.

Types, quantities, and frequency of use of equipment will be consistent with Phase 1 operations except the addition of portable crushers. All equipment used to extract, process, crush, and haul will be portable and includes earthmovers, draglines, bulldozers, scrapers, loaders, trucks,

conveyors, a scale, scale house, and sizing, washing, and crushing equipment. The use of this equipment will vary depending on the market demands and workload.

11. Whether and how frequently blasting, drilling, crushing, screening, washing, refueling, fuel storage, asphalt batching or concrete mixing would be performed on site.

There will be no blasting, drilling, asphalt batching, or concrete mixing on site. No fuel will be stored on site. Site operations including crushing, processing, screening, washing, and refueling will predominantly occur during the construction season (which is typically April thru November but may vary due to weather and market demands).

12. Whether excavation will occur below the water table and, if so, how ground water quality will be protected.

Similarly to Phase 1, excavation will occur below the water table. Payne & Dolan currently contracts an independent qualified inspector to test wells within 1,000 feet of the site for bacteria and nitrates.

Excavation below the ground water table in Phase 1 did not prove to be detrimental to the ground water quality.

Since approval of CUP #1934, Payne & Dolan has posted and maintained a bond in the amount of \$15,000 as security for its obligations under the private wells and septic claims procedure. The bond will remain in full force and effect until final reclamation of Phase 2 is complete.

Since approval of CUP #1934, Payne & Dolan has posted and maintained a bond in the amount of \$10,000 as security for its obligations under the basement claims procedure. The bond will remain in full force and effect until final reclamation of Phase 2 is complete.

13. Any proposed temporary or permanent structures (e.g., scales, offices).

No building currently exists on the property. No permanent buildings are planned. A temporary scale and scale house will be used. These structures were allowed under CUP #1934 and were included in the approved operations plan.

14. Any special measures that will be used for spill prevention and control, dust control, transportation, or environmental protection.

A spill prevention plan and fugitive dust control plan have been in place since CUP #1934 was approved and will remain in place until final reclamation of Phase 2. A DOT approved entrance road to Phase 2, acceleration and passing lanes have been constructed and paid for by the operator, and adequately support the traffic in the area.

15. Proposed use after reclamation as consistent with Chapter 74.

Final reclamation will remain consistent with the previously approved operations and reclamation plan. The site will be returned to agricultural use – aquaculture.

The site will be clear of debris and left in a workmanlike condition at final reclamation.

All reclaimed areas will be covered with topsoil and seeded to prevent erosion.

Payne & Dolan has obtained NR-135 permit and will meet all requirements for reclamation included in NR-135. Financial assurance for reclamation is posted with Dane County.

General Conditional Use Permit Requirements

Standards for Conditional Use Permit

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.

Public's Health:

- Since the existing mineral extraction CUP for the property was approved in 2005, the operations have not been detrimental to or endangered the public's health.
- The current operational and environmental controls will remain in place.
- No chemicals have been or will be used.
- No visual dust will cross the property lines as per the fugitive dust control plan and DNR regulations.
- A majority of the sand and gravel is being removed from the water, so it is wet when excavated, reducing potential dust.
- There is no discharge of water from the property.
- An erosion control permit for the property has been approved by Dane County. Permit #ECP 3-734
- No water leaves the watershed due to this operation.

Public's Safety:

- Since the existing mineral extraction CUP for the property was approved in 2005, the operations have not been detrimental to or endangered the public's safety.
- A DOT approved entrance road to Phase 2, acceleration and passing lanes have been constructed and paid for by the operator, and adequately support the traffic in this area.
- The location of this source of sand on a State Trunk Highway has reduced many truck miles of hauling to bring sand into Dane County.
- The site is secured by fences, locked gates, and landscaped berms.
- Payne & Dolan currently contracts an independent qualified inspector to test wells within 1,000 feet of the site for bacteria and nitrates.
- A spill prevention plan and fugitive dust control plan have been in place since CUP #1934 was approved and will remain in place until final reclamation of Phase 2.
- All trucks are covered with tarps.
- Groundwater elevations will continue to be monitored at the monitoring wells located near the property.

Public's Comfort:

- Since the existing mineral extraction CUP for the property was approved in 2005, the operations have not been detrimental to or endangered the public's comfort.
- The berms along Riverside Drive and STH 69 will be constructed and landscaped creating a colorful and aesthetically pleasing roadside.
- Noise levels will not exceed 75 dB measured at the property line.
- Hours of operation are consistent with the hours most businesses and individuals are working.
- This source has been providing a long-term economical supply of high quality aggregate which has been improving and maintaining the local infrastructure and will continue to do so.

- The site is located in an area that is surrounded by 90% agricultural land.

Public's General Welfare:

- This site will continue to provide a substantial source of high quality aggregates within the county with which to build our homes, schools, highways, buildings, etc. without incurring additional trucking costs.
- Operations only occur in those areas within the required extraction and shoreland zoning setbacks.
- The existing mineral extraction operation has been and will continue to be an environmentally safe project.

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.

- The site is located in an area that is surrounded by 90% agricultural land and has not been impacted by this operation.
- The existing hours of operation are concurrent with normal business hours and no weekends are worked.
- The surrounding berms will shield vision of the operations areas.
- Payne & Dolan has posted and maintained bonds for wells and septic claims and basement claims. These bonds will remain in full force and effect until final reclamation of Phase 2 is complete.
- No drilling or blasting occurs on site.
- No asphalt or redimix plants are located on the site.
- The site will be secured by a fence and locked gates.
- No fuel is stored on site.
- A spill prevention plan and fugitive dust control plan have been implemented and will remain in place.
- All federal, state and local laws and permits will be acquired and maintained throughout the process.

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 surrounding property use is predominately agricultural. This conditional use is permitted within the AT-35 zoning district and will not impeded surrounding farmland or open space. It will, in fact, ensure this area will remain open space.

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

No additional services will be required. The access road and intersection improvements have been approved by WisDOT and constructed and paid for by Payne & Dolan. No water will leave the site.

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.

A WisDOT approved entrance road to Phase 2, acceleration and passing lanes have been constructed and paid for by the operator, and adequately support the traffic in the area.

The portion of State Highway 69 that the site entrance is on is being fully reconstructed in 2022 and 2023 which will include new asphalt pavement, aggregate base, and 8-foot wide shoulders. A significant amount of material from the Herfel Aggregate Site will support this road reconstruction.

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

This plan and proposal meets all applicable regulations of the AT-35 zoning district.

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

A conditional use for mineral extraction was approved for this property in 2005 and mineral extraction operations have been active since.

The Dane County Comprehensive Plan designates this property as high potential for material containing high quality aggregate that may be used in asphalt. The County Comprehensive Plan has a goal to “Identify and protect as much of the county’s non-metallic mineral resources as is practicable, in the context of environmental, residential and other land use planning objectives, to supply local and regional needs.”

The Town of Verona Comprehensive Plan acknowledges the previously approved Herfel Aggregate Site and notes that the operations are to take place on either side of Highway 69. The Town Comprehensive Plan Future Land Use Map designates the property as Transitional Agriculture.

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.

This property is not located in a Farmland Preservation Zoning district.

Written Statement of Intent and Operations Plan

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.

This conditional use permit application is to allow crushing operations in addition to the current extraction operations at the existing Herfel Aggregate Site operated by Payne & Dolan, Inc. The property has an approved conditional use permit (CUP #1934) and is an active nonmetallic mineral extraction operation. The only difference between this submittal and the currently approved CUP is the ability to bring 2-3 portable crushing units unto the site in order to crush the gravel.

The site operations will be consistent with the currently approved operations with the addition of crushing activities. Operations have included site development, sand and gravel extraction, processing, washing, product delivery, and reclamation. Sand and gravel is removed from below the water table utilizing available technology such as a dragline, backhoe, or dredge. Removal of sand and gravel below the water table will be done "in the wet" and will not require any pumping of water off the site. Equipment used to extract, process, crush, and haul includes, but is not limited to earthmovers, draglines, bulldozers, scrapers, loaders, trucks, conveyors, a scale, scale house, and sizing, washing, and crushing equipment.

The mineral extraction phases will be fenced, gated, signed, and surrounded by berms to ensure security, reduce visibility of the operations, and to contain noise. All excavation will follow the required setback limits and previously approved operations plan.

Areas of the site which are not involved in the extraction or processing operations will continue to be used as crop land.

Payne & Dolan will continue to maintain in full force and effect during the term of the CUP, general liability insurance in the amount of two million dollars (\$2,000,000.00).

List the proposed days and hours of operation.

Hours and days of operations will be consistent with the previously approved hours.

Daily Operation:	Monday through Friday
Hours of Operation:	8:00am to 6:00pm (including equipment maintenance)
Hours for Warm-Up:	7:30am to 8:00am
Hours of Cool Down:	6:00pm to 6:30pm

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

There will be approximately 4 to 5 employees on site. This is similar to the number of employees working on site during Phase 1.

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.

Noise, dust, and runoff mitigation measures have been in place since mineral extraction operations began on the property in 2005. These measures include a fugitive dust control plan, a spill prevention plan, landscaped berms, extraction occurs within the required setback limits, erosion control measures are followed, and all required local, state, and federal permits have been received.

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

Materials to be stored outside will be consistent with those included in the previously approved conditional use permit. No material will be brought into the site for washing, crushing or any other process. This excludes recycled material.

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.

No new facilities or infrastructure is being proposed.

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.

Sanitary facilities on site consist of portable toilets. This is consistent with the sanitary facilities in Phase 1.

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

A dumpster will be located on site for trash and other waste. This is consistent with the waste management in Phase 1.

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

Traffic and types and weights of vehicles will be consistent with the previously approved operations. There was no negative impact to the travelling public due to the previously approved operations.

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

There will be no fuel or hazardous materials stored on site. A spill prevention plan and fugitive dust control plan have been in place since the beginning of Phase 1 and will remain in place until final reclamation of Phase 2.

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.

All lights when in use will be pointed down to avoid light pollution leaving the site.

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

The previously approved sign located at the entrance of Phase 1 will be relocated to the entrance of Phase 2. No additional signage is proposed at this time.

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

The property has an approved conditional use permit and is an active nonmetallic mineral extraction operation.

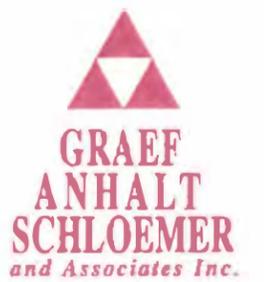
Briefly describe the current uses of surrounding properties in the neighborhood.

The surrounding property use is predominately agricultural.

DETAILS OF THE
METHODS & SEQUENCING
 FOR
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 &
AQUACULTURE RECLAMATION
 TOWN OF VERONA
 DANE COUNTY WISCONSIN

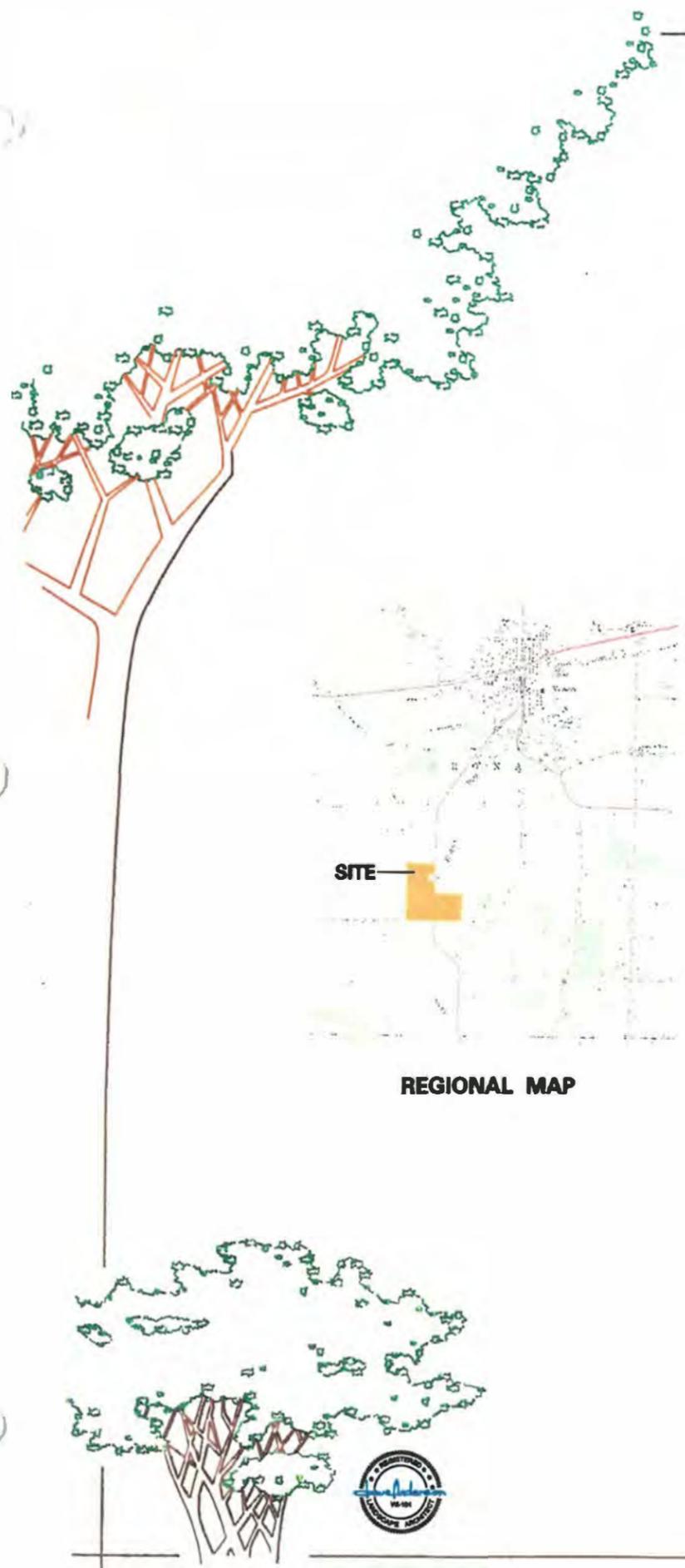


DANE COUNTY WISCONSIN



125 SOUTH 84TH STREET
 MILWAUKEE WISCONSIN 53214
 414 258 1500
 FAX 258 0037

Other Offices Located in:
 Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



SITE

REGIONAL MAP



TOWN OF VERONA SECTION 28 - T6N R8E

INDEX OF EXHIBITS

- A TITLE SHEET & INDEX
- B REGIONAL AERIAL MAP
- C PLAT OF SURVEY
- D EXISTING SITE PLAN
- E PARCEL SEQUENCING PLAN
- ~~F PHASE 1 OPERATIONS PLAN~~
- G PHASE OPERATIONS PLAN
- H CONCEPTUAL RECLAMATION PLAN
- I PLANTING PLAN & ELEVATIONS
- J LONGITUDINAL SECTIONS
- K VISION SECTIONS
- L OPERATION DETAILS
- M PLANT MATERIAL SCHEDULE
- N PLANTING DETAILS
- O DESCRIPTION OF OPERATIONS

PROJECT NUMBER — 17A07.00
 PATH — C:\17A07\A-TITLE.DGN
 DATE ISSUED — 5 SEP 04
 TECHNICIAN — JGG
 PLAN EXAMINER — J
 PROJECT MANAGER — DGA



PAYNE & DOLAN
 6285 LACY ROAD
 FITCHBURG WISCONSIN 53533
 608-845-6900

TITLE SHEET & INDEX

A

DETAILS OF THE
METHODS & SEQUENCING
 FOR
MINERAL EXTRACTION
 &
AQUACULTURE RECLAMATION
 —————
TOWN OF VERONA
 DANE COUNTY WISCONSIN



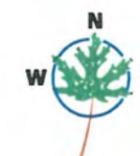
125 SOUTH 84TH STREET
 MILWAUKEE WISCONSIN 53214
 414 259 1500
 FAX 259 0037

Other Offices Located In:

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 Chicago, Illinois



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 PATH — G:\175807\A-AERIAL.DGN
 DATE ISSUED — 5 SEP 04
 TECHNICIAN — 1006
 PLAN EXAMINER — &
 PROJECT MANAGER — DDA

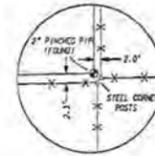
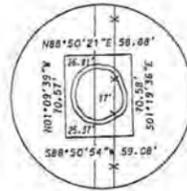
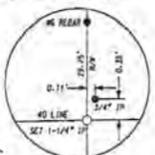
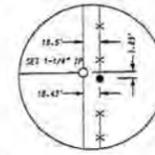
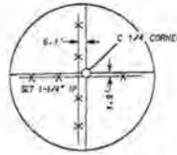
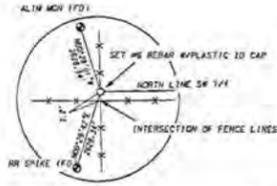


B



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

REGIONAL AREA MAP



SURVEYOR'S CERTIFICATE

I, Dennis L. Norton, Registered Land Surveyor do hereby certify that by the direction of William Buglass, Payne & Dolan, Inc., I have surveyed, monumented, and mapped the S 1/2 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 28, T 6 N, R 8 E, Town of Verona, Dane County, Wisconsin, described as follows:

BEGINNING at the SE Corner of said Section 28; thence S89°02'58"W along the south line of the SE 1/4, 2643.10 feet to the S 1/4 Corner; thence N00°10'48"E along the west line of the SE 1/4, 2633.65 feet to the C 1/4 corner; thence N89°17'22"E along the north line of the SE 1/4, 1317.59 feet to the NE corner of the NW 1/4 of the SE 1/4; thence S00°05'45"W along the east line of the NW 1/4 of the SE 1/4, 20.90 feet; thence N89°59'39"W, 32.57 feet to the west right-of-way of STH 69; thence S09°39'14"W (recorded as S10°44'50"W) along said right-of-way, 101.44 feet; thence S00°00'21"W (recorded as S01°05'57"W) along said right-of-way, 346.72 feet; thence S89°17'22"W (recorded as Westerly) parallel with the north line of the SE 1/4, 233.00 feet; thence S00°00'21"W (recorded as Southerly) parallel with said right-of-way, 320.00 feet; thence N89°17'22"E (recorded as Easterly) parallel with the north line of SE 1/4, 231.67 feet to the west right-of-way of STH 69; thence S12°23'59"E (recorded as S11°18'30"E) along said right-of-way, 85.31 feet; thence S89°59'39"E, 31.23 feet to the east line of the NW 1/4 of the SE 1/4; thence S00°05'45"W along the east line of the NW 1/4 of the SE 1/4, 443.08 feet to the NW corner of the SE 1/4 of the SE 1/4; thence N89°10'09"E along the north line of the SE 1/4 of the SE 1/4, 1319.56 feet to the NE corner of the SE 1/4 of the SE 1/4; thence S00°00'41"W along the east line of the SE 1/4, 1311.24 feet to the POINT OF BEGINNING.

Containing 5,089,600 square feet (116.842 acres) more or less, 4,945,880 SF (113.542 acres) more or less exclusive of right-of-way.

Subject to STH 69 right-of-way. Subject to a 20' sanitary sewer easement recorded in Volume 774, Pages 52-54. Subject to a State cataloged burial site recorded in Volume 21801, Pages 7-8. Subject to all other easements of record.

I do further certify that this is a correct representation of the boundaries of land surveyed and that I have fully complied with the provisions of AE 7.01 of the Wisconsin Administrative Code in surveying and mapping the same.

DENNIS L. NORTON
Registered Land Surveyor
No. 5-1628

Date: _____

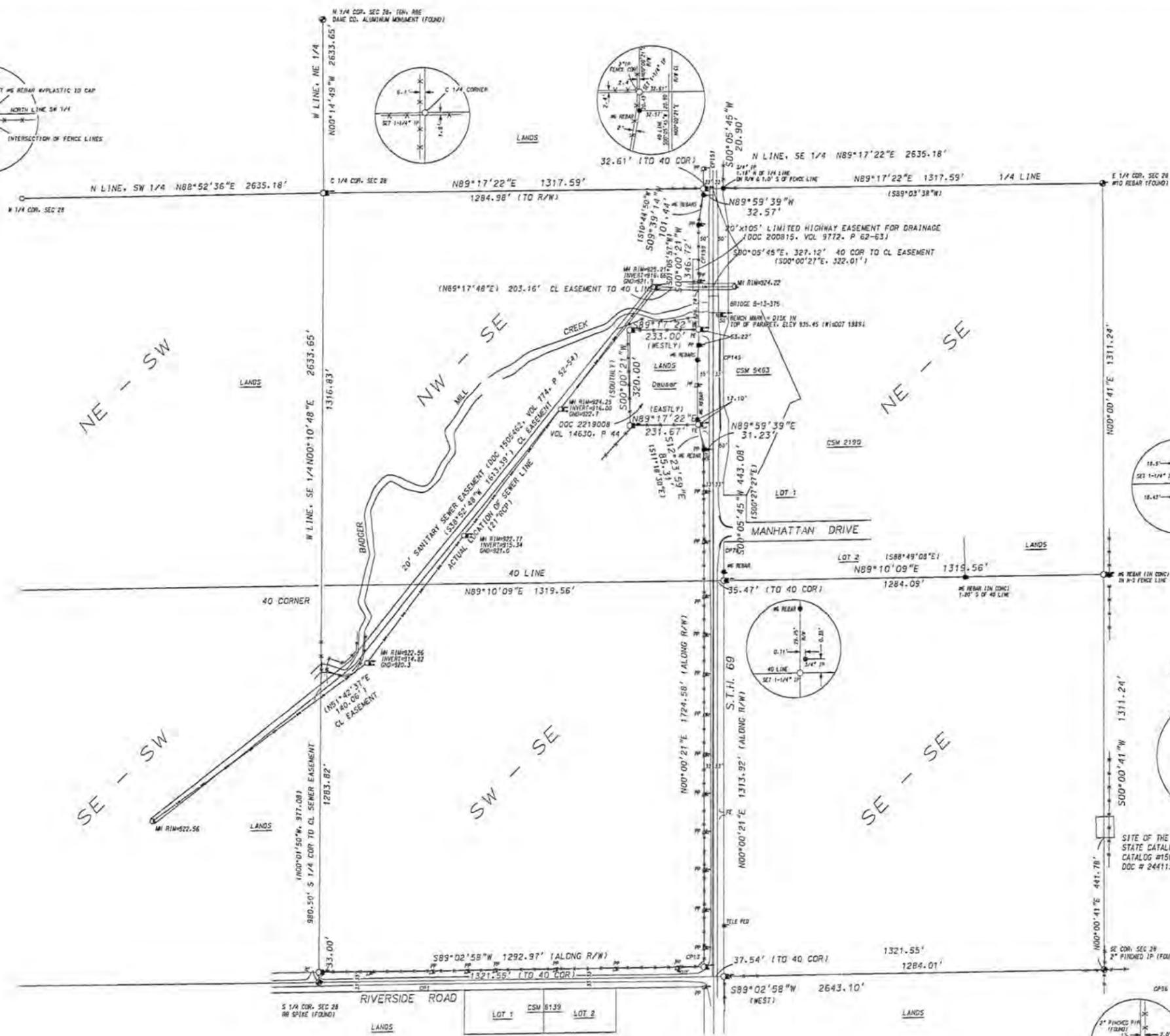
LEGEND

- SECTION CORNER FOUND (MATERIAL AS NOTED)
- IRON STAKE/REBAR FOUND (AS NOTED)
- 3/4" x 24" ROUND IRON REBAR (SET) WEIGHING 1.50 LBS/LF
- PP POWER POLE

OWNER: Curtis & Debra HerfelPayne & Dolan, Inc.
1971 Locust Drive
Verona, WI 53593

CLIENT: 6295 Lacy Road
Verona, WI 53593

SURVEYOR
Paulson & Associates, LLC
136 W. Holm Street
DeForest, WI 53532



DRAWN BY: DLN	APPROVED BY:	REVISIONS 11/26/97 - MONITORING WELL LOCATIONS
DATE: 09/17/97	PROJ. NO.: 797-61	
DWG. NO.:	DWG.:	

Paulson & Associates, LLC
136 West Holm Street
DeForest, Wisconsin 53532
(608)846-2523 FAX 846-2074

PROJECT
HERFEL PROPERTIES, TOWN OF VERONA

SHT. NAME
PLAT OF SURVEY
PART OF THE SE 1/4 OF SECTION 28, TOWN OF VERONA

SHT. NO.
C

**REVISED 4-25-2022
FOR CUP#2567**



**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.

345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION
TOWN OF VERONA
WISCONSIN

EXISTING SITE PLAN

500' DNR JURISDICTION SETBACK
EACH SIDE OF SHORELINE

100 YEAR FLOODPLAIN AREA
PER OFFICIAL RECORDS

BADGER
20' SANITARY SEWER EASEMENT

EXISTING FIELD ENTRANCE

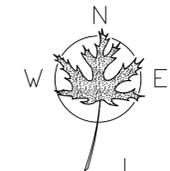
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28.27
SECTION
CORNER

CUP# 2567
PERMIT AREA



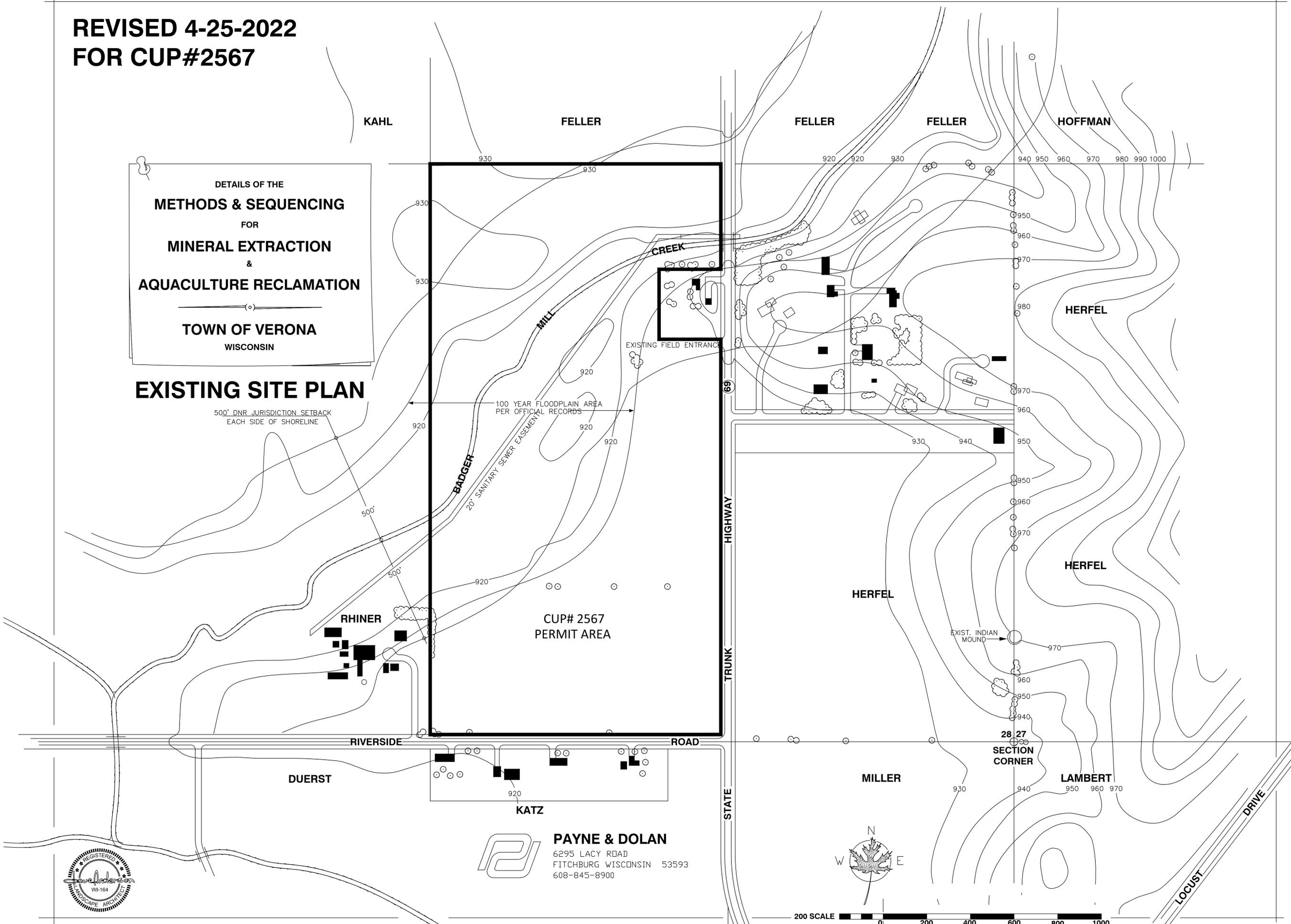
PAYNE & DOLAN
6295 LACY ROAD
FITZBURG WISCONSIN 53593
608-845-8900



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PATH G:\973807\EXIST.DGN
DATE ISSUED 30 OCT 01
TECHNICIAN 1006
PLAN EXAMINER &
PROJECT MANAGER DDA

D
R



**REVISED 4-25-2022
FOR CUP#2567**



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414 259 1500
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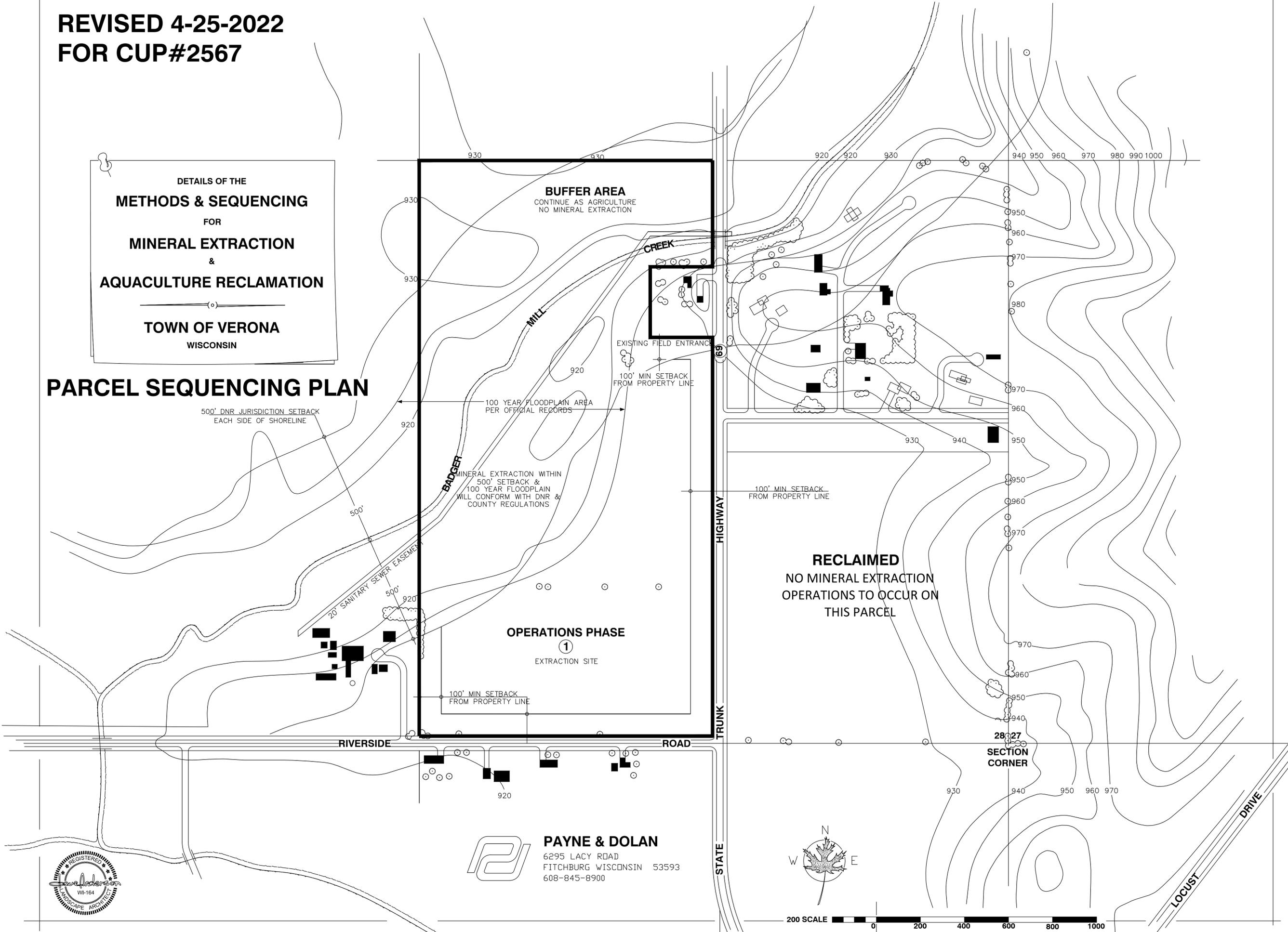
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**DETAILS OF THE
METHODS & SEQUENCING
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MINERAL EXTRACTION
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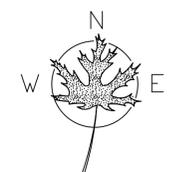
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**TOWN OF VERONA
WISCONSIN**

PARCEL SEQUENCING PLAN



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6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900



E
R

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FOR CUP#2567**



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and Associates Inc.

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MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

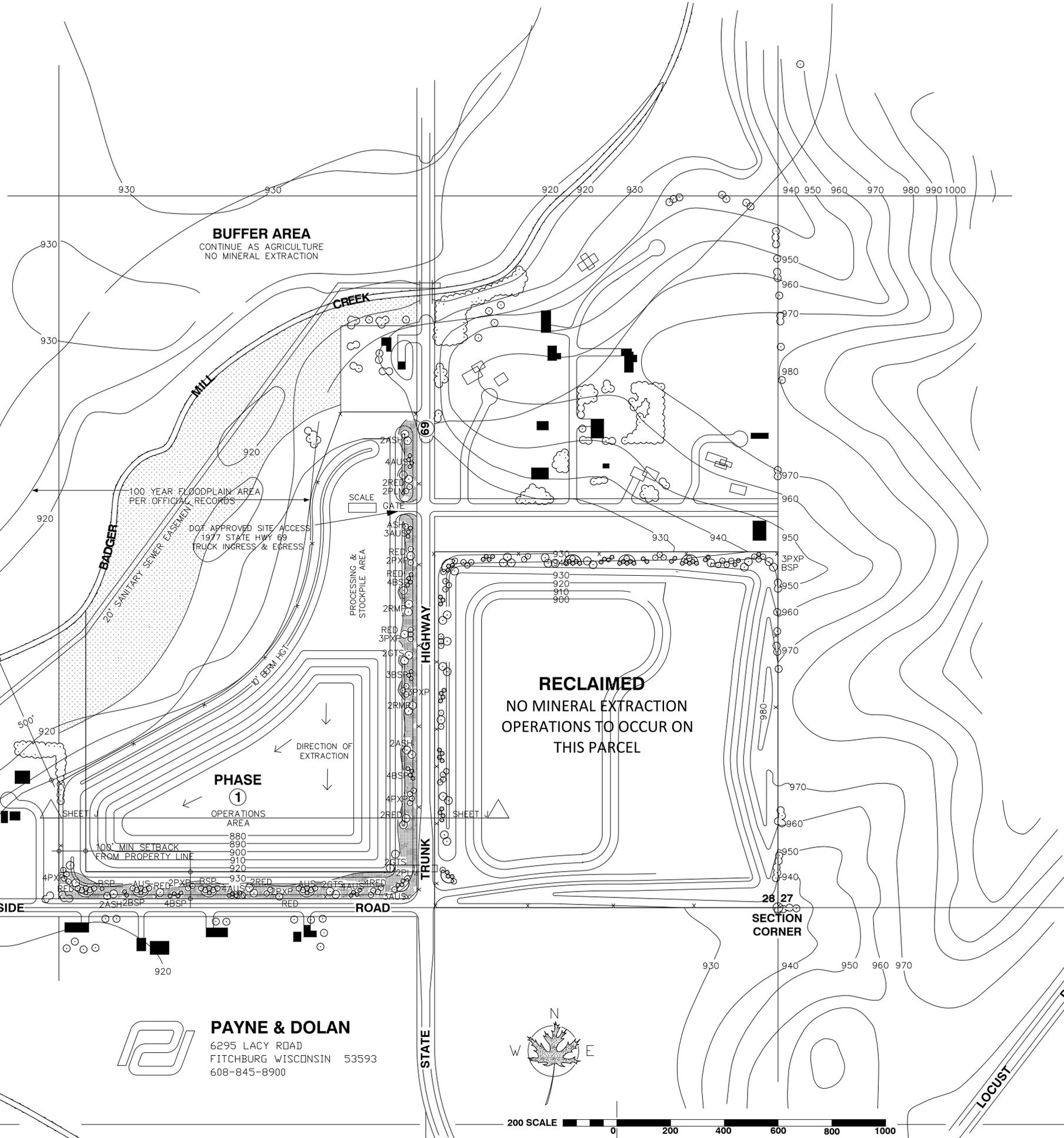
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Chicago, Illinois

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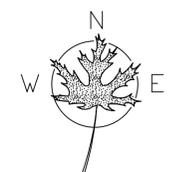
**DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION
TOWN OF VERONA
WISCONSIN**

PHASE 1 OPERATIONS PLAN

INSTALL PHASE 1 LANDSCAPE PLANTS PER SHEET I, M, & N
500' DNR JURISDICTION SETBACK
EACH SIDE OF SHORELINE



PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900



200 SCALE 0 200 400 600 800 1000



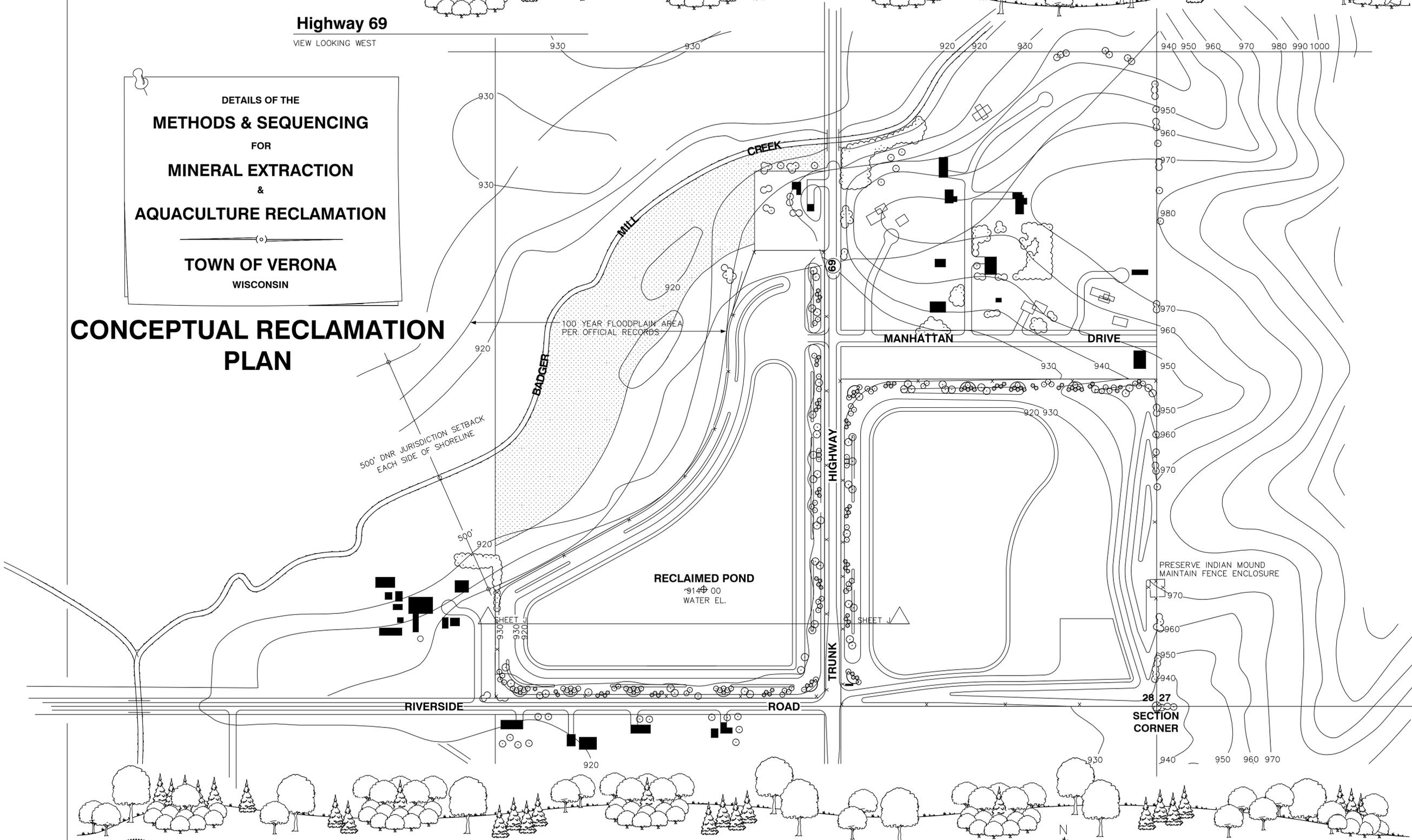
**REVISED 4-25-2022
FOR CUP#2567**

Highway 69
VIEW LOOKING WEST

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION

TOWN OF VERONA
WISCONSIN

**CONCEPTUAL RECLAMATION
PLAN**



500' DNR JURISDICTION SETBACK
EACH SIDE OF SHORELINE

100 YEAR FLOODPLAIN AREA
PER OFFICIAL RECORDS

RECLAIMED POND
14' 00" WATER EL.

PRESERVE INDIAN MOUND
MAINTAIN FENCE ENCLOSURE

SECTION CORNER



RIVERSIDE ROAD BERM
VIEW LOOKING NORTH

PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900



125 SOUTH 84TH STREET
MILWAUKEE WISCONSIN 53214
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

PROJECT NUMBER 973807.00
PATH G:\973807\RECLAIM.DGN
DATE ISSUED 30 OCT 01
TECHNICIAN 1006
PLAN EXAMINER &
PROJECT MANAGER DDA



REVISED 4-25-2022
FOR CUP#2567

HIGHWAY 69
 VIEW LOOKING WEST

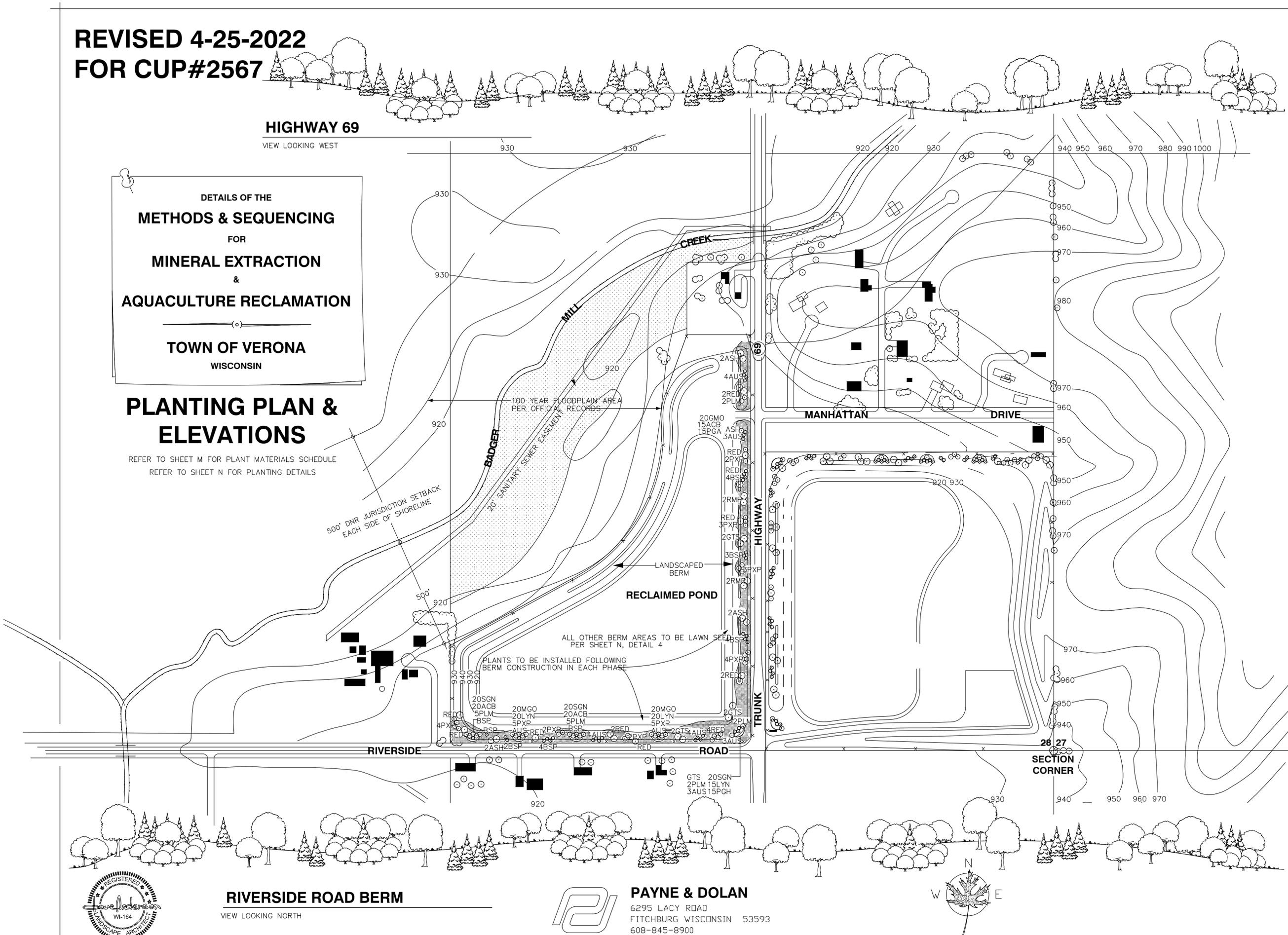
**DETAILS OF THE
 METHODS & SEQUENCING
 FOR
 MINERAL EXTRACTION
 &
 AQUACULTURE RECLAMATION**

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**TOWN OF VERONA
 WISCONSIN**

**PLANTING PLAN &
 ELEVATIONS**

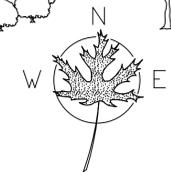
REFER TO SHEET M FOR PLANT MATERIALS SCHEDULE
 REFER TO SHEET N FOR PLANTING DETAILS



RIVERSIDE ROAD BERM
 VIEW LOOKING NORTH



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900



200 SCALE 0 200 400 600 800 1000



345 NORTH 95TH STREET
 MILWAUKEE WISCONSIN 53226
 414 259 1500
 FAX 259 0037

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 Green Bay, Wisconsin
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 Chicago, Illinois

PROJECT NUMBER 973807.00
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 PLAN EXAMINER &
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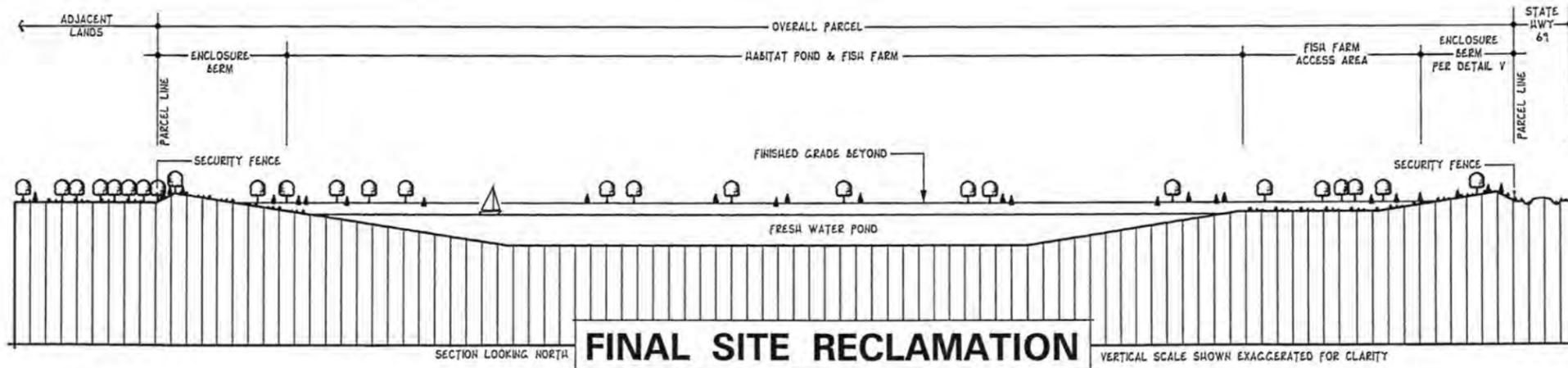
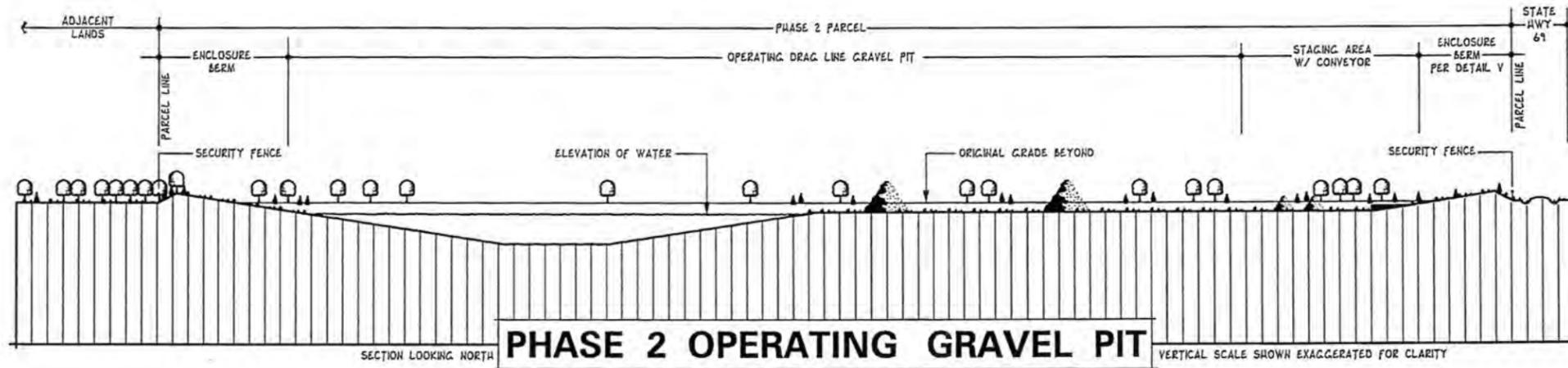
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DETAILS OF THE
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TOWN OF VERONA
 DANE COUNTY WISCONSIN

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 FAX 259 0037

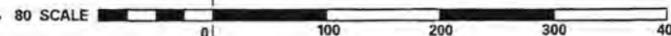
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PROJECT NUMBER 173807.00
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 DATE ISSUED 18 SEP 04
 TECHNICIAN 1006
 PLAN EXAMINER &
 PROJECT MANAGER DDA



PAYNE & DOLAN
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 FITCHBURG WISCONSIN 53593
 608-845-8900



LONGITUDINAL SECTIONS

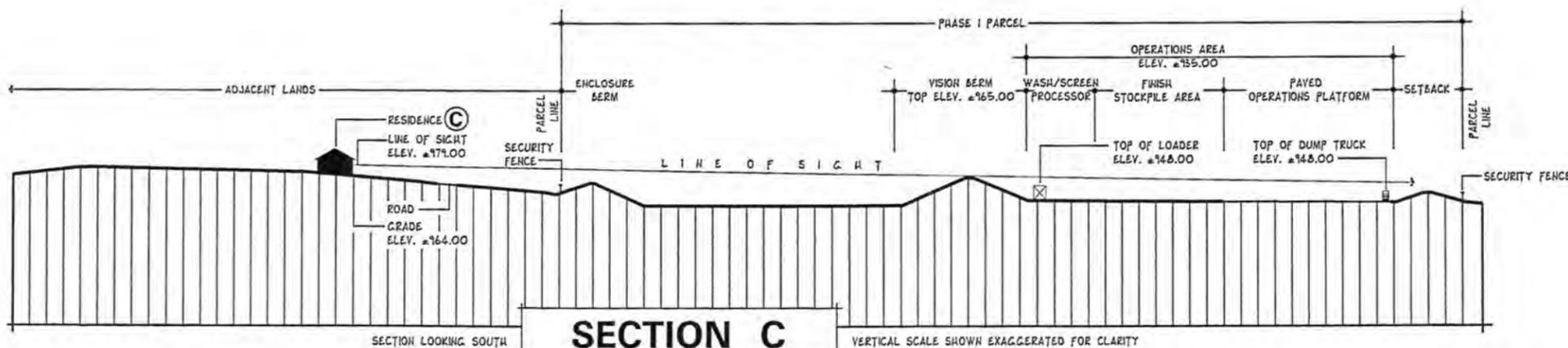
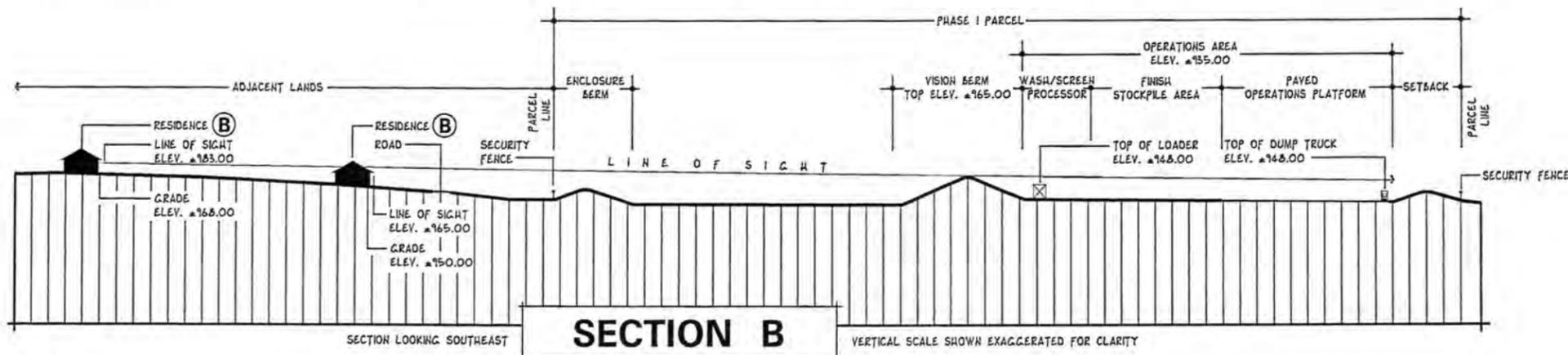
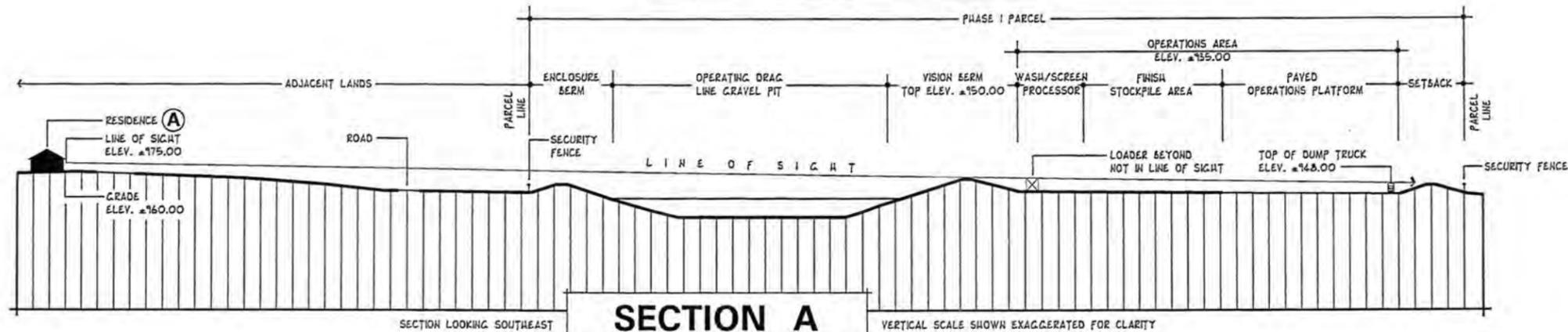
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DETAILS OF THE
METHODS & SEQUENCING
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TOWN OF VERONA
 DANE COUNTY WISCONSIN

345 NORTH 95TH STREET
 MILWAUKEE WISCONSIN 53228
 414 259 1500
 FAX 259 0037

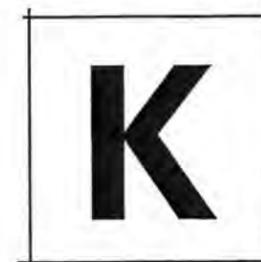
Other Offices Located In:

Green Bay, Wisconsin
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PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

VISION SECTIONS



PROJECT NUMBER 173807.00
 PATH G:\173807\Y-SECTION.DGN
 DATE ISSUED 13 SEP 04
 TECHNICIAN 1006
 PLAN EXAMINER &
 PROJECT MANAGER DDA

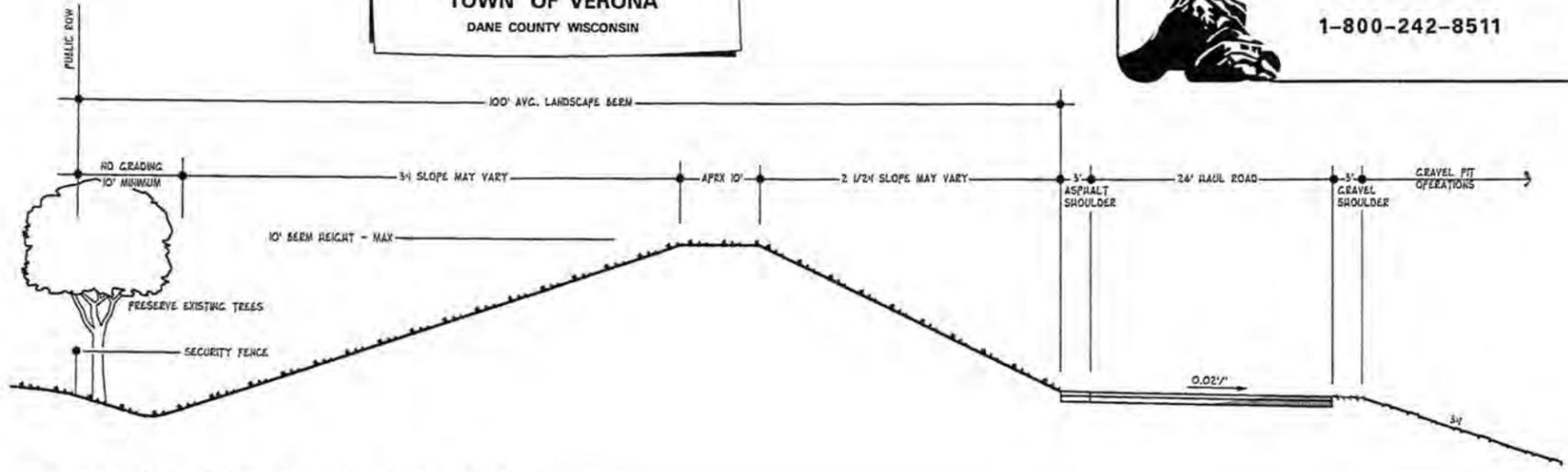
DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
AQUACULTURE RECLAMATION
TOWN OF VERONA
DANE COUNTY WISCONSIN



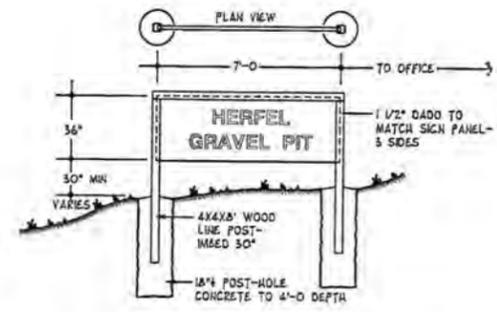
CALL BEFORE YOU DIG

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG

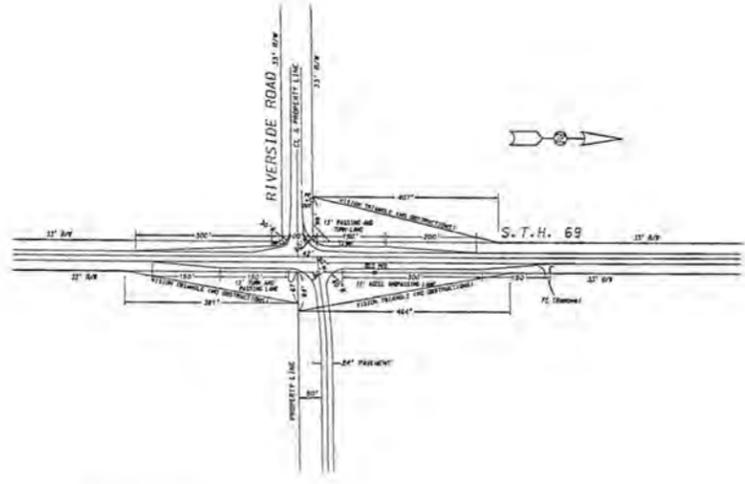
1-800-242-8511



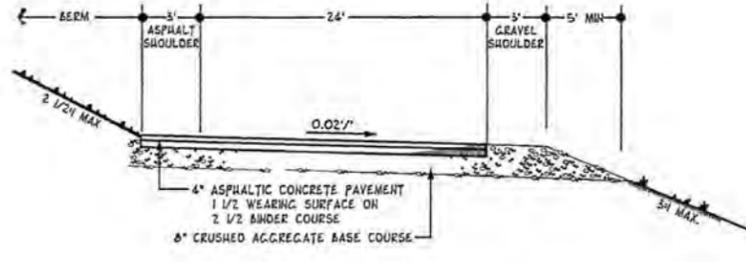
V SECTION THRU LANDSCAPED BERM
INSTALL LANDSCAPE PLANT MATERIAL AS Laid OUT PER SHEETS I - M - N



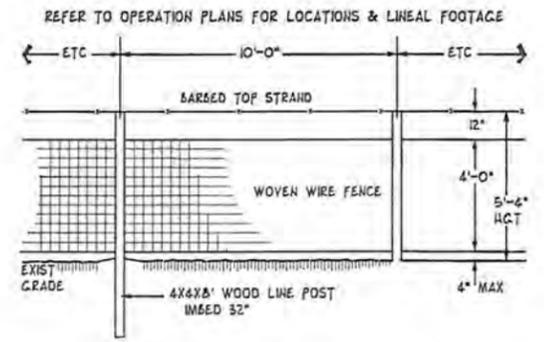
Z LANDSCAPED ENTRY FEATURE
VIEW LOOKING EAST



X INTERSECTION DETAIL @ STH 69



W PAVING SECTION @ HAUL ROAD
ENTRY PAVING SECTION



Y WOVEN WIRE SECURITY FENCE
SUBMIT SHOP DWG-BILL OF MATERIALS ALONG W/MD PROPOSAL.
TEMPORARY SURROUND - GRAVEL PIT ONLY



**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.

345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois




PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900

OPERATIONS DETAILS

PROJECT NUMBER — 175807.00
PATH — C:\175807\SITE-DTL.DGN
DATE ISSUED — 8 SEP 04
TECHNICIAN — TLE
PLAN EXAMINER — &
PROJECT MANAGER — DDA





GREEN ASH (ASH)



AUTUMN BLAZE RED MAPLE (RED)

SHADE TREES



[STERILE] FLOWERING CHERRY (FXF)



[STERILE] PURPLE PLUM (PLM)

ORNAMENTAL TREES



GOLDEN MOCKORANGE (GMO)



PEEGEE HYDRANGEA (PGH)



GOLD FORSYTHIA (LYN)

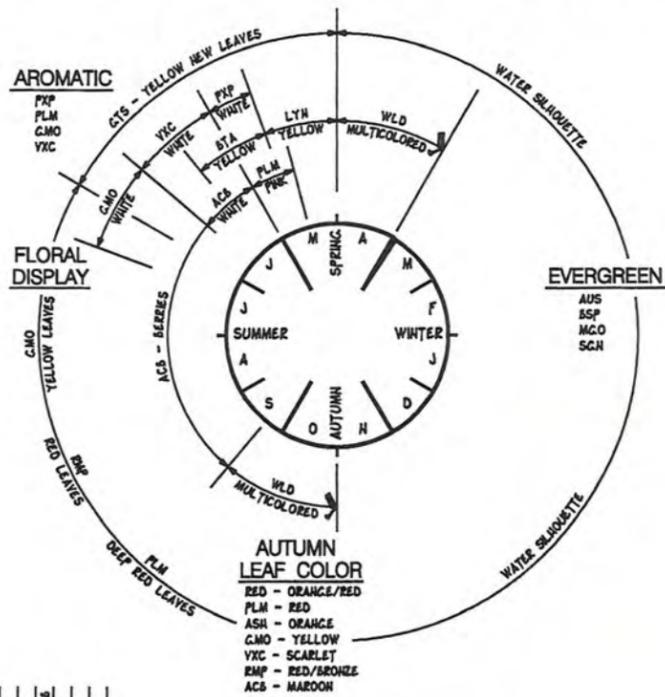


AMERICAN CRANBERRY (ACB)

ORNAMENTAL SHRUBS

DETAILS OF THE
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SEASONAL DYNAMISM GRAPH



PLANT MATERIAL SCHEDULE

STATIC USE	SCIENTIFIC NAME	COMMON NAME	SYMBOL
●	FRAXINUS PENNSYLVANICA LANCEOLATA	GREEN ASH	ASH
●	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	RED
●	CLEDITSA TRIACANTHOS 'SUNBURST' (PATENT #888)	GOLDEN HONEYLOCUST	GTS
●	ACER PLATANOIDES 'CRIMSON KING'	RED NORWAY MAPLE	EMP
●	PRUNUS AVIUM X PLENA	[STERILE] FLOWERING CHERRY	FXF
●	PRUNUS CERASIFERA 'THUNDERCLOUD'	[STERILE] PURPLE PLUM	PLM
●	PRUNUS NIGRA	AUSTRIAN PINE	AUS
●	PICEA PURGENSES (GLAUCA) 'MOERHIEBI'	COLORADO BLUE SPRUCE	BSP
●	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCKORANGE	GMO
●	FORESTYTHIA X INTERMEDIA 'LYNWOOD'	GOLD FORSYTHIA	LYN
●	HYDRANGEA PANCULATA 'CRANDYFLOWER'	PEEGEE HYDRANGEA	PGH
●	YBUEPHUM TIBETANUM	AMERICAN CRANBERRY	ACB
●	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	SGN
●	PRUNUS MUGO MUGUS	MUGHO PINE	MGO
●	VERMONT WILDFLOWERS - MWS BLEND		WLD



GOLDEN HONEYLOCUST (GTS)



RED NORWAY MAPLE (EMP)

SHADE TREES



AUSTRIAN PINE (AUS)



COLORADO BLUE SPRUCE (BSP)

EVERGREEN TREES



SEAGREEN JUNIPER (SGN)



MUGHO PINE (MGO)

EVERGREEN SHRUBS



WILDFLOWERS (WLD)

WILDFLOWERS

GRAEF ANHALT SCHLOEMER
and Associates Inc.

348 NORTH 96TH STREET
MILWAUKEE WISCONSIN 53228
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois



PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53593
608-845-8900

PLANT MATERIAL SCHEDULE



PROJECT NUMBER 175807.00
PATH C:\175807\M-SCHEDULE.DGN
DATE ISSUED 5 SEP 04
TECHNICIAN 1004
PLAN EXAMINER &
PROJECT MANAGER DGA

DETAILS OF THE
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 —(•)—
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 DANE COUNTY WISCONSIN



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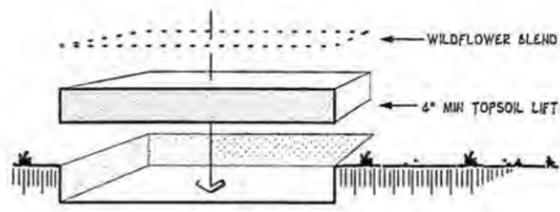
1-800-242-8511



**GRAEF
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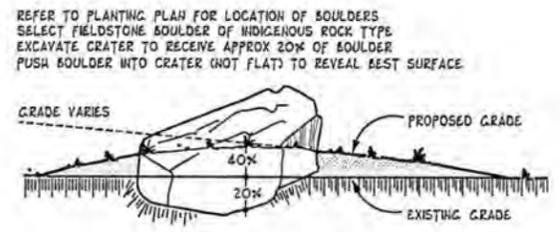
345 NORTH 95TH STREET
 MILWAUKEE WISCONSIN 53226
 414 259 1500
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Other Offices Located in:
 Green Bay, Wisconsin
 Madison, Wisconsin
 Chicago, Illinois



EXISTING TOPSOIL WILL BE STOCKPILED ON SITE FOR DISTRIBUTION BY LANDSCAPE CONTRACTOR PRIOR TO SPREADING. THE LANDSCAPE CONTRACTOR SHALL CLEAN TOPSOIL OF ROOTS/STONES/FOREIGN MATTER & AMEND W/ SPECIFIED PRODUCTS TO ACHIEVE 6.0 TO 7.0 PH ACTIVITY LANDSCAPE ARCHITECT SHALL APPROVE FINISHED LAWN GRADE @ UNIFORM NATURAL SLOPES PRIOR TO THE SEWING OF SEED SEED BLEND & PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN FOR INITIAL 60 DAYS

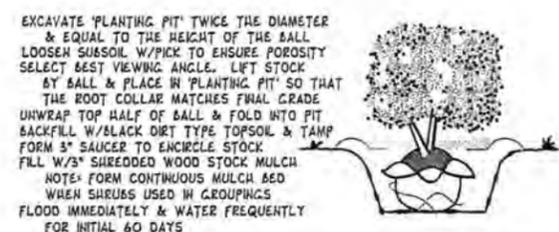
5 WILDFLOWER SEEDING
 ACCEPT ONLY: VERMONT WILDFLOWER FARM #MWS (602)425-3504



REFER TO PLANTING PLAN FOR LOCATION OF BOULDERS. SELECT FIELDSTONE BOULDER OF INDIGENOUS ROCK TYPE EXCAVATE CRATER TO RECEIVE APPROX 20% OF BOULDER PUSH BOULDER INTO CRATER (NOT FLAT) TO REVEAL BEST SURFACE

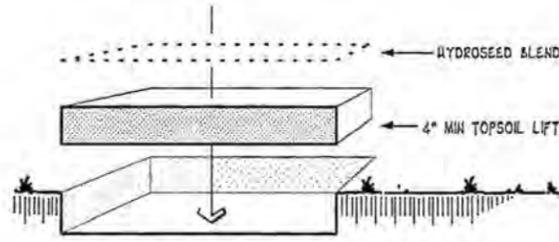
BACKFILL W/TOPSOIL & MOUND TO CONCEAL APPROX 40% OF BOULDER WIRE-BRUSH EXPOSED SURFACE TO ESTABLISH UNIFORM COLORATION REFER TO PLANTING PLAN FOR ADJACENT PLANTINGS & LAWN FINISH

6 FIELDSTONE BOULDER DETAIL



EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER & EQUAL TO THE HEIGHT OF THE BALL LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT' SO THAT THE ROOT COLLAR MATCHES FINAL GRADE UNWRAP TOP HALF OF BALL & FOLD INTO PIT BACKFILL W/BLACK DIRT TYPE TOPSOIL & TAMP FORM 3" SAUCER TO ENCIRCLE STOCK FILL W/3" SHREDDED WOOD STOCK MULCH NOTE: FORM CONTINUOUS MULCH BED WHEN SHRUBS USED IN GROUPINGS FLOOD IMMEDIATELY & WATER FREQUENTLY FOR INITIAL 60 DAYS

3 SHRUB PLANTING DETAIL

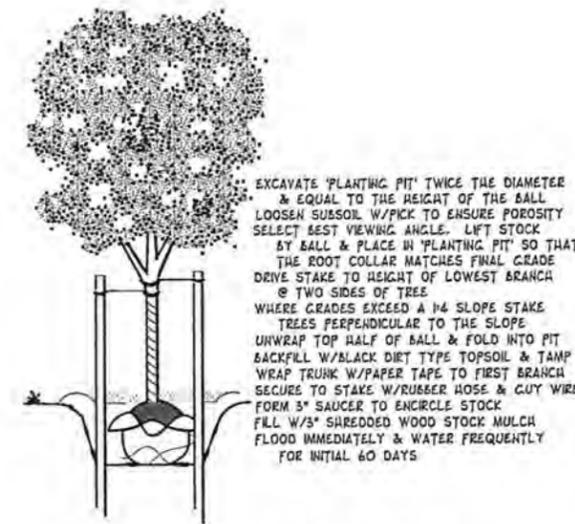


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4 SEED OPERATIONS
 LOFT KELLOGG LAWN SEED 'STAR' (414) 276-0378
 30% KENTUCKY BLUEGRASS
 20% CREEPING RED FESCUE
 20% PERENNIAL RYE
 30% ANNUAL RYE

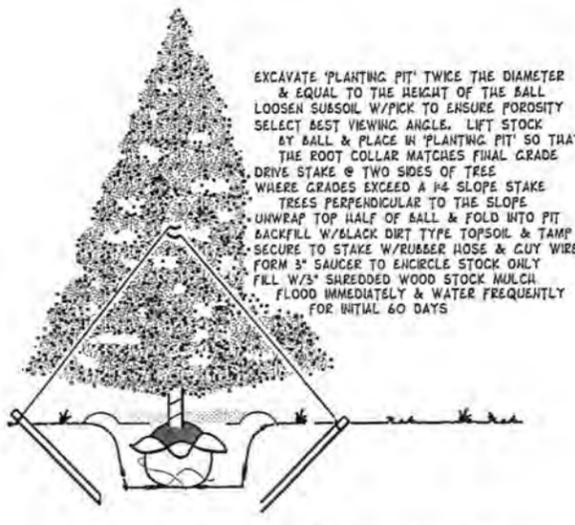
CONSTRUCTION NOTES

- PAYNE & DOLAN WILL CONTRACT TO MECHANICALLY RELOCATE 'COLLECTED TREES' FROM WITHIN SITE & INSTALL @ BASE OF BERM. THESE LARGER TREES WILL BE PLANTED 'WHERE SHOWN' & WILL BE CONSIDERED 'INSTEAD OF' THOSE SPECIFIED PER SCHEDULE & PLANTING PLAN.
- PLANT SCHEDULE IS FOR THE AREA ADJACENT TO PUBLIC ROADS. PLANT A 3/4 MIX DECIDUOUS & 1/4 MIX EVERGREEN AT A FREQUENCY OF 5 TREES & 15 NATIVE SHRUBS PER 100 LF.
- LANDSCAPE CONTRACTOR SHALL INCLUDE UNIT COSTS PER TREE / SHRUB / LAWN / WILDFLOWER GROUPS AS BASIS FOR 'ADDITIONAL WORK'.
- PROJECT LANDSCAPE ARCHITECT WILL APPROVE TREE / SHRUB / LAWN SUBSTITUTIONS DUE TO SEASONAL AVAILABILITY . . . WILDFLOWERS SOURCE ONLY AS SPECIFIED.
- FINAL 20% PAYMENT WILL BE ISSUED PROMPTLY @ SUCCESSFUL COMPLETION OF 60-DAY ACCEPTANCE PERIOD.



EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER & EQUAL TO THE HEIGHT OF THE BALL LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY SELECT BEST VIEWING ANGLE. LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT' SO THAT THE ROOT COLLAR MATCHES FINAL GRADE DRIVE STAKE TO HEIGHT OF LOWEST BRANCH @ TWO SIDES OF TREE WHERE GRADES EXCEED A 1/4 SLOPE STAKE TREES PERPENDICULAR TO THE SLOPE UNWRAP TOP HALF OF BALL & FOLD INTO PIT BACKFILL W/BLACK DIRT TYPE TOPSOIL & TAMP WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH SECURE TO STAKE W/RUBBER HOSE & CUY WIRE FORM 3" SAUCER TO ENCIRCLE STOCK FILL W/3" SHREDDED WOOD STOCK MULCH FLOOD IMMEDIATELY & WATER FREQUENTLY FOR INITIAL 60 DAYS

1 TREE PLANTING DETAIL

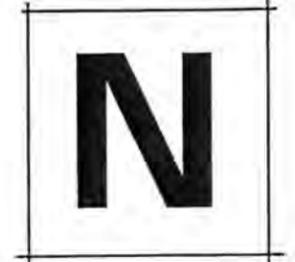


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2 EVERGREEN PLANTING DETAIL

PLANTING DETAILS

PROJECT NUMBER — 173807.00
 PATH — C:\173807\PLANT-DTL.DGN
 DATE ISSUED — 13 SEP 04
 TECHNICIAN — 1006
 PLAN EXAMINER — &
 PROJECT MANAGER — DDA



PAYNE & DOLAN
 6295 LACY ROAD
 FITCHBURG WISCONSIN 53593
 608-845-8900

DESCRIPTION OF OPERATIONS



345 NORTH 95TH STREET
MILWAUKEE WISCONSIN 53226
414 259 1500
FAX 259 0037

Other Offices Located In:
Green Bay, Wisconsin
Madison, Wisconsin
Chicago, Illinois

A. DESCRIPTION OF OPERATIONAL METHODS

1. Removal of surface soils for the construction of berms and to expose sand & gravel strata
2. Sand & gravel extraction including transporting
3. No drilling or blasting
4. Processing & sizing of extracted material
5. Conveying and stockpiling of processed material
6. Sales and distribution to customers

B. LIST OF EQUIPMENT, MACHINERY AND STRUCTURES USED

1. Equipment used in operation A1: Earthmovers including Dozers, Loaders, Scrapers & Trucks
2. Equipment used in operation A2: Loaders, Trucks, Backhoes, Draglines, and Conveyors
3. Washing & Screening Equipment
4. Equipment used in operation A5: Conveyors, Loaders, Dozers & Trucks
5. Equipment used in operation A6: Scales, loaders & trucks

C. SOURCE AND DISPOSITION OF WATER TO BE USED

1. Source
 - a. Ground Water
 - b. Surface Run-off
2. Disposition or Use
 - a. Dust control of interior roads
 - b. Dust control of processing, sizing and stockpiled material
 - c. Recharge

D. APPROVED METHOD OF CONTROLLING WATER RUN-OFF, TRAFFIC, NOISE, AND AIR-BORNE MATERIALS

1. Water Run-off
 - a. Grading and contouring
 - b. Planting and landscaping
 - c. Maintenance of all governmental permits
2. Noise and Air-borne material
 - a. As in our current operations, we will continue to explore and utilize the latest feasible technologies such as:
 1. Maintaining the sound suppressing equipment on all trucks and machines owned or hired
 2. Utilization of dust suppression procedures and equipment
 3. Development of landscaped buffer
 4. Compliance with all local, state and federal rules and regulations

E. METHODS OF ASSURING SAFETY OF THE PUBLIC

1. Fencing, landscaping and contouring
2. Compliance with all local, state and federal rules and regulations

F. PROPOSED SEASONAL PHASING OF OPERATION

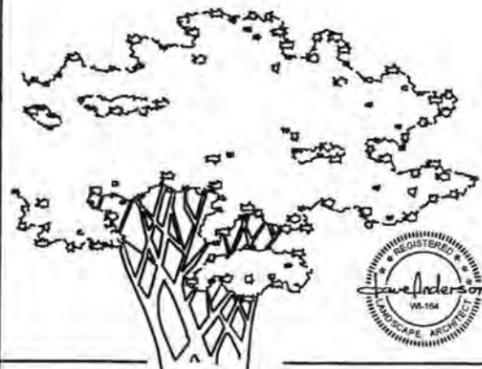
1. Percentage of total yearly activity (Typical)

a. First Quarter	10%
b. Second Quarter	25%
c. Third Quarter	35%
d. Fourth Quarter	30%

G. HOURS OF GRAVEL PIT OPERATIONS

1. Extraction, production, and shipping will be limited to:
Monday - Friday: 7AM to 6PM

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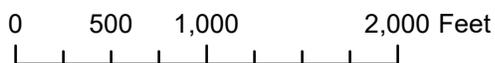
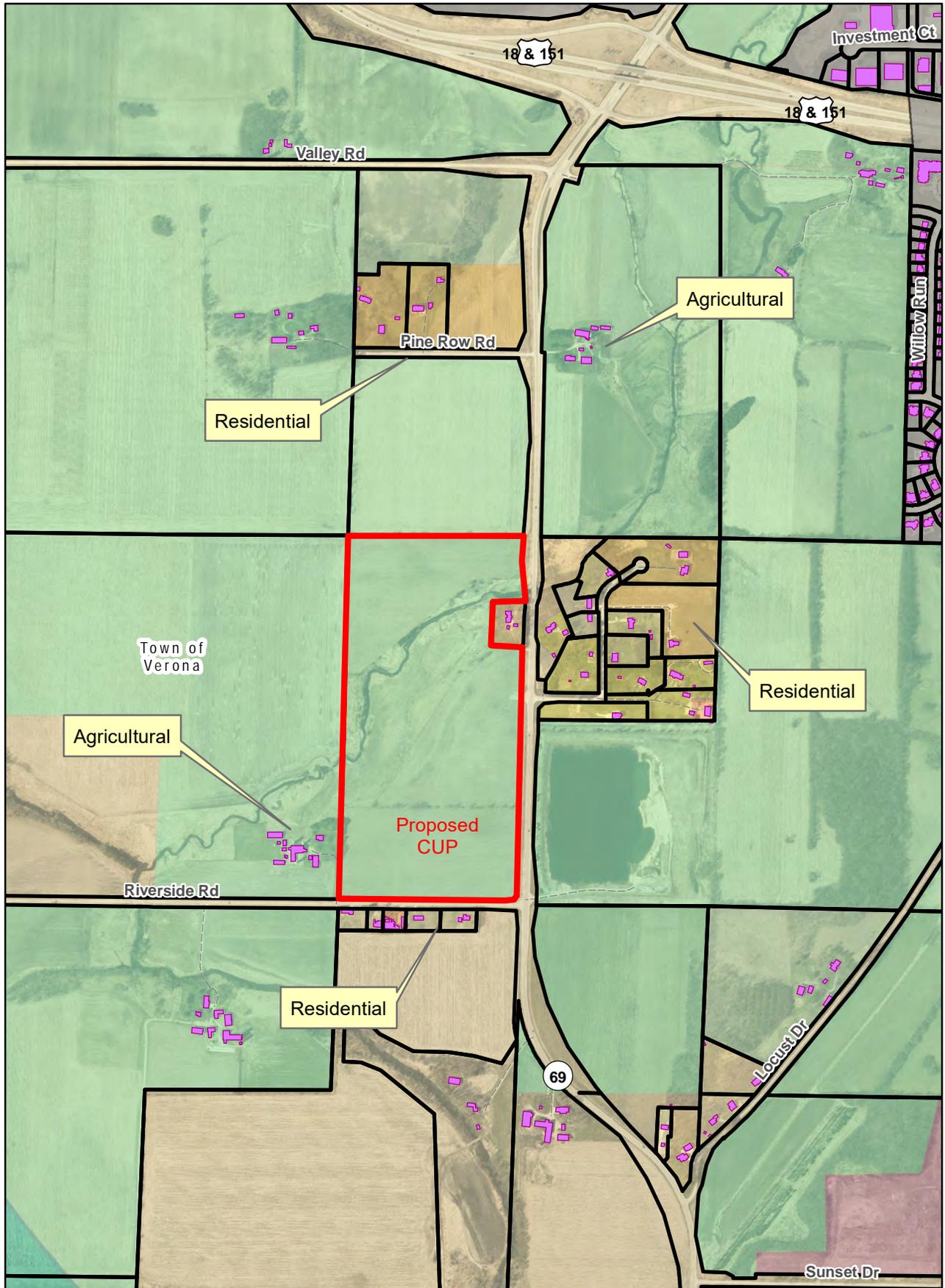


PAYNE & DOLAN
6295 LACY ROAD
FITCHBURG WISCONSIN 53533
608-845-8900

DESCRIPTION OF OPERATIONS

PROJECT NUMBER 173807.00
PATH C:\173807\NARRATIVE.DGN
DATE ISSUED 15 SEP 04
TECHNICIAN 1006
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0



Neighborhood Map