Dane County Conditional Use Permit Application

Application Date	C.U.P Number
11/17/2022	DCPCUP-2022-02582
Public Hearing Date	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME K&D STONE LLC	Phone with Area Code (608) 333-5607	AGENT NAME MENDOTA CONSULTING LLC	Phone with Area Code
BILLING ADDRESS (Number, Street) 439 CENTER RD		ADDRESS (Number, Street) 7 N. PINCKNEY STREET #300	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS nelsonexcavatingandson@gmail.com		E-MAIL ADDRESS eric@mendota-consulting.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		**ADDRESS OR LOCATION OF CUP**		**ADDRESS OR LOCATION OF CUP**	
West of 430 Center Road				-	
TOWNSHIP RUTLAND	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		**PARCEL NUMBERS INVOLVED**		**PARCEL NUMBERS INVOLVED**	
0510-284-8001-0		0510-281-9850-4			

CUP DESCRIPTION

Expansion of an existing non-metallic mineral extraction operation

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.103(15) Mineral Extraction	37.8

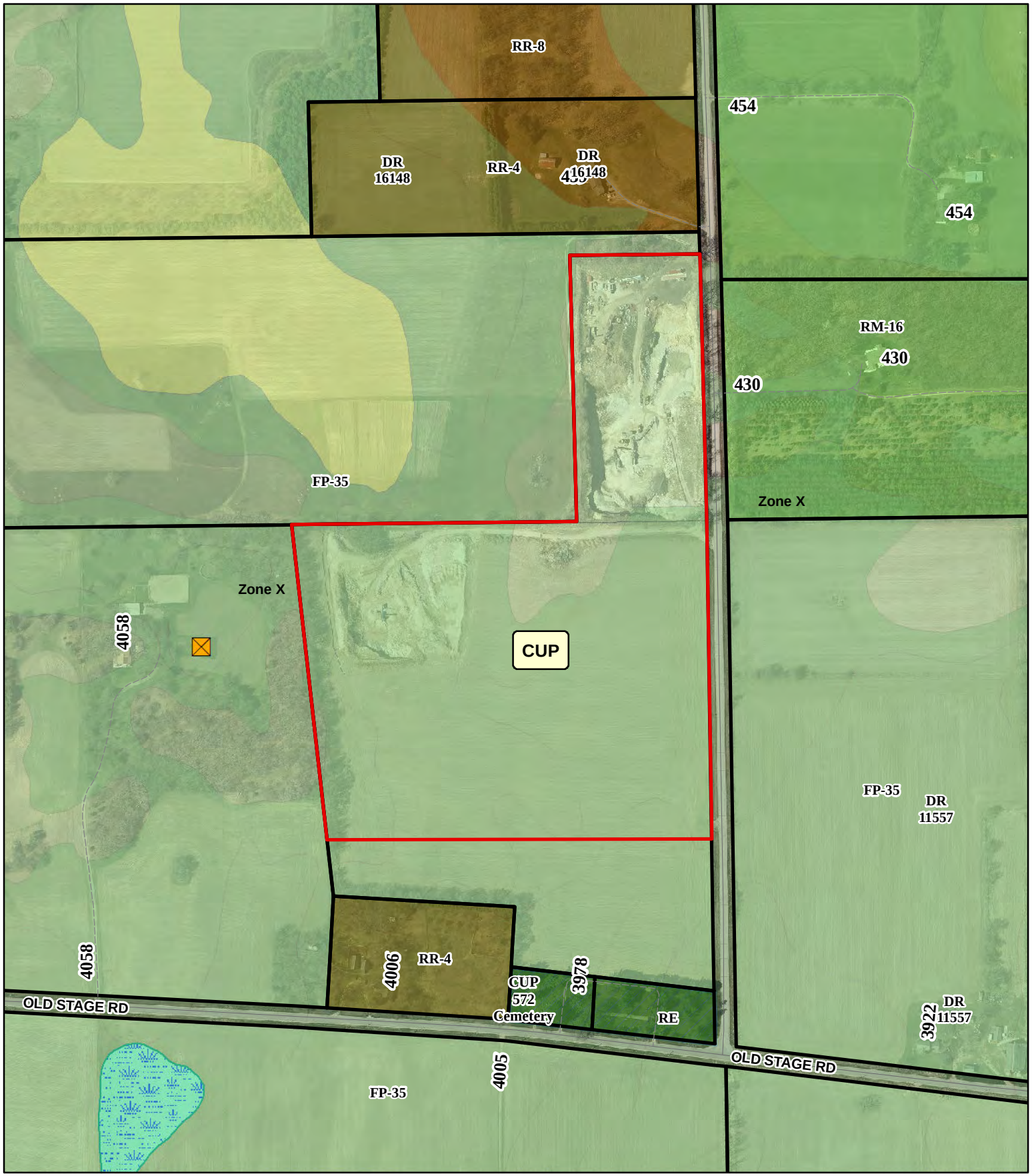
DEED RESTRICTION REQUIRED?	Inspectors Initials
☐ Yes ☐ No Applicant Initials_____	RWL1

SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

Form Version 01.00.03



CUP 2582
K&D STONE LLC

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:	K&D Stone LLC	**Agent Name:**	Mendota Consulting LLC
Address (Number & Street):	427 CENTER ROAD	**Address (Number & Street):**	7 N. Pinckney St. #300
Address (City, State, Zip):	OREGON, WI 53575	**Address (City, State, Zip):**	Madison, WI 53703
Email Address:	nelsonexcavatingandson@gmail.(	**Email Address:**	eric@mendota-consulting.com
Phone#:	608-333-5607	**Phone#:**	608-618-3742

SITE INFORMATION

Township:	RUTLAND	**Parcel Number(s):**	0510-284-8001-0 & 0510-284-9850-4
Section:	28	**Property Address or Location:**	WEST OF 430 CENTER ROAD
Existing Zoning: FP-35	**Proposed Zoning:** CUP	**CUP Code Section(s):**	10.103(15)

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):
MINERAL EXTRACTION

Is this application being submitted to correct a violation? Yes ☐ No ■

Provide a short but detailed description of the proposed conditional use:
EXPAND EXISTING QUARRY TO SOUTH AND INCLUDE ALL EXISTING AND PROPOSED QUARRY OPERATIONS UNDER ONE CUP FOR NON-METALLIC MINERAL EXTRACTION (GIVE UP EXISTING QUARRY NONCONFORMING STATUS)

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.

■ Complete attached information sheet for standards	■ Site Plan drawn to scale	■ Detailed operational plan	■ Written legal description of boundaries	■ Detailed written statement of intent	■ Application fee (non-refundable), payable to Dane County Treasurer

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature:_____ Date:_____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

SEE APPENDIX H

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.

SEE APPENDIX H

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.

SEE APPENDIX H

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

SEE APPNEDIX H

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.

SEE APPENDIX H

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

SEE APPENDIX H

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

SEE APPENDIX H

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

SEE APPENDIX H

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

SEE APPENDIX H

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

SEE APPENDIX H

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

SEE APPENDIX H

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

SEE APPENDIX H

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. SEE PLAN AND APPENDIXES
List the proposed days and hours of operation. SEE PLAN - III. PROPOSED OPERATIONS, 7. 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. SEE PLAN - III. PROPOSED OPERATIONS, 7. HOURS OF OPERATION
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. SEE PLAN - IV. HUMAN HEATH AND EVNIRONMENTAL PROTECTIONS
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building. SEE PLAN - III. PROPOSED OPERATIONS
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. PER REPORT WILL BE SUBMITTED AFTER APPROVAL OF CUP.
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. N/A
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials. SEE PLAN - III. PROPOSED OPERATIONS 3. SITE DEVELOPMENT AND EROSION CONTROL
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. SEE PLAN - III. PROPOSED OPERATIONS 6. HAUL ROUTES
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures. SEE PLAN - APPENDIX E. EXISTING WDNR PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (TO BE UPDATED)
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. N/A
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800. N/A
Briefly describe the current use(s) of the property on which the conditional use is proposed. SEE PLAN - II. EXISTING CONDITIONS
Briefly describe the current uses of surrounding properties in the neighborhood. SEE PLAN - II. EXISTING CONDITIONS - 1. LOCATION, ZONING AND LAND USE

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).

K&D Stone LLC
CENTER ROAD QUARRY

OPERATION AND
ENVIRONMENTAL CONTROL PLAN

PARCEL ID 052/0510-284-8001-0
&
052/0510-281-9850-4

SECTION 28
TOWN OF RUTLAND, DANE COUNTY

November 16, 2022

SITE AND CONTACT INFORMATION

Site Location:	NE ¼, SE ¼ & SE ¼ NE 1/4 Section 28, T5N, R10E Town of Rutland, Dane County, Wisconsin
Parcel ID:	052/0510-284-8001-0 (expansion) & 052/0510-284-9850-4 (existing quarry)
Parcel Size:	36.7 Acres (expansion) & 9.0 Acres (existing quarry)
Zoning District:	FP-35 General Preservation Farmland (expansion)
Operator:	K&D Stone LLC 427 Center Road Oregon, Wisconsin 53575 Phone: (608) 333-5607 Kevin Hahn nelsonexcavatingandson@gmail.com
Property Owner:	K&D Stone LLC 427 Center Road Oregon, Wisconsin 53575 Phone: (608) 333-5607 Kevin Hahn nelsonexcavatingandson@gmail.com
Consultant:	Mendota Consulting LLC 7 N. Pinckney St Suite #300 Madison, WI 53703 Phone: (608) 618-3742 Eric Christensen, P.E. eric@mendota-consulting.com

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APPENDICES

I. Introduction, Background, and Purpose

K&D Stone seeks to obtain a conditional use permit to extract stone reserves from approximate 36.7-acre parcel (expansion) and 9.0 acre parcel (existing quarry operation) on Center Road, in the Town of Rutland, Dane County, Wisconsin. The existing quarry is referred to as the Center Road Quarry (formerly the Homburg Quarry). The reserves are needed to supply South Central Wisconsin communities with construction aggregates into the future. **The proposed CUP limits between both lots is 37.8 acres with an approximate 7.9 acre buffer area to the South.**

According to Dane County records, aggregate materials from the Homburg Quarry have serviced the needs of the Town of Rutland and other local communities since 1937. The property with the existing quarry (9.0 acre) was purchased by Kevin Hahn (now K&D Stone LLC) in 2016 and continues to operate intermittently to supply local demand. In 2019, Kevin Hahn (now K&D Stone LLC) purchased the 36.7-acre property south of the Homburg (now Center Road) Quarry. Besides dolomite. the newly purchased property proved to have commercial quality sand and gravel. Last year, the sand and gravel were excavated for use in constructing the US Highway14 roundabout, a local infrastructure improvement commissioned by the Wisconsin Department of Transportation (DOT).

The purpose of this report is to provide information for a conditional use permit (CUP) for nonmetallic mineral extraction on the 36.7-acre property and 9.0-acre property to meet the requirements of Chapters 10 and 11 of the Dane County Code of Ordinances and other applicable local and state requirements. Finally, note that the applicant is giving up the nonconforming status of the existing quarry so that ALL nonmetallic mining at the site will be covered under one conditional use permit per this application.

The proposed site is in use with the existing quarry and DOT project, but an official start date for the proposed CUP of March 2023 is requested along with an anticipated useful life of 50 years depending on market demands.

II. Existing Site Conditions

This section contains a review of the site's physical location and includes information on topography, soils, geology, surface and groundwater, and existing biological resources.

1. Location, Zoning, and Land Use

The 36.7-acre property, Parcel ID 0510-0284-8001-0, is located in NE ¼, SE ¼ Section 28, Township 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.
The 9.0-acre property, Parcel ID 0510-0284-9850-4, is located in SE ¼, NE ¼ Section 28, Township 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin (*see Figure 1 – USGS Topographic and Site Location, Appendix A*).

Parcel 0510-0284-8001-0 is zoned FP-35 (General Farmland Preservation) Zoning District. Nonmetallic mining is permitted in areas zoned FP-35 through the issuance of a conditional use permit. Parcel 0510-0284-9850-4 is in the process of being zoned FP-35 which contains the existing quarry with nonconforming status *(see Figure 2 - Zoning and Parcel Boundaries, Appendix A)*.

Land surrounding the site is predominantly zoned Farmland Preservation District and utilized for agriculture, with minor amounts of rural residential development *(see Figure 3 – 2018 Aerial Imagery, Appendix A)*. A site survey of the property is contained in *Appendix B – Site Survey*.

2. Topography

The site is located in an upland area in southeastern Dane County. The topography across the site slopes gently from northeast to the south and southwest between elevations of 990 to 950 feet mean sea level *(see Figure 4 – Existing Conditions, Appendix A)*. Previous extraction at the Center Road Quarry has created high walls at the quarry face ranging from 35 to 50 feet.

3. Distribution, Thickness, and Type of Soils

The primary soil types at the site are: sandy loam present in the Boyer and Wyocena Series; silt loam present in the Dresden and Kert Series; and fine sandy loam to loamy fine sand in the Shiocton and Whalan Series *(see Figure 5 - Soil Types, Appendix A)*. Found on glacial till plains, these soil types are gently sloping and well-drained. Whalan Series soils are underlain by dolomite bedrock between 12 to 32 inches. The A-horizon of these soils is generally thin, ranging from 0-9 inches.

4. Geology and Description of the Mineral Resource

The primary mineral resource on the property is Ordovician-Aged, Sinnipee Group dolomite, a form of limestone. Based upon the information contained on local well construction reports, the dolomite deposit varies in thickness from 0-93 feet. The dolomite exposed in the quarry

currently ranges in thickness from 35 feet on the north side of the quarry to 50 feet on the south side of the quarry and is underlain by sandstone *(see Local Well Construction Reports, Appendix C).*

Dolomite is one of the most versatile construction materials in the state. Its uses span from building and road aggregate to lakeshore erosion control. The material has been tested and meets State of Wisconsin specifications for quality. In addition, sand and gravel is present onsite for use in construction materials. An abbreviated list of aggregate products is included in *Appendix D – Aggregate Products List.*

5. Surface Water and Ground Water

Existing surface water features surrounding the property are shown in *Appendix A Figure 1 – USGS Topographic and Site Location* and *Figure 4 – Existing Conditions*. Because of the coarseness of the glacial deposits and near-surface fractured bedrock, the upland areas at the site are very well-drained. Surface water that is not captured by infiltration or plant uptake follows topography to the south towards an unnamed tributary to the south, southeast.

Groundwater across the site follows topography, moving from upland recharge areas to lowland discharge areas. According to UW- Extension and Wisconsin Geological and Natural History Survey Open File Report (WOFR)1999-04, *Hydrogeology of Dane County*, and *Water-table Elevation and Unlithified Aquifers in Dane County, Wisconsin* by K. Bradbury, S. Swanson, J. Krohelski, and A. Fritz, 1999, groundwater is encountered at an approximate elevation of 920 feet mean sea level. In general, water supply wells in the area are cased through the upper dolomite formation into water-bearing portions of the underlying sandstone or limestone/dolomite bedrock *(see Figure 6A/B – Depth to Water Table, Appendix A)*.

6. Plant and Wildlife

The majority of the site is agricultural, with trees or shrubs located along the fence lines. The fields contain various crops such as corn, soybeans, or alfalfa *(see Figure 3 – 2018 Aerial Imagery, Appendix A).*

The property and neighboring areas provide support for transient species such as geese, ducks, and sandhill cranes due to the availability of food and nearby locations of water. Year-round wildlife species near the site include hawks, fox, skunk, white-tailed deer, rabbits, raccoons, and field mice.

III. Proposed Operations

The following plan of operation is developed to efficiently utilize the site's natural and agricultural resources, protect human health and the environment, and minimize long-term operational costs. Property owners within 1000 feet of the proposed project are identified in *Appendix A - Figure 7 – Property Owners Within 1000 Feet.* Operation plan details are specified in *Appendix A - Figure 8 – Operation Plan.*

1. Access

The mineral resources at the site will be accessed from Center Road through the existing quarry entrance. The visibility at this location is good in both directions. The current access drive is approximately 50 feet in width. Improvements include 100 feet of recycled asphalt pavement, a stop sign leading up to Center Road, and a locking gate at the entrance posted with a "no trespassing" sign when the site is not in operation. The existing entrance (north) will be phased out of use overtime after the completion of the proposed driveway entrance on the south side of the property is installed according to the driveway permit for the site as shown in *Appendix A – Figure 8 - Operation Plan*. The south driveway entrance will be 30' wide with 100 feet of recycled asphalt, stop sign leading up to Center Road and locking gate at the entrance posted with "no trespassing" sign when site is not in operation. Transition areas between the access drive and agricultural fields will be seeded to prevent erosion and the growth of invasive species such as poison ivy and bull thistle.

Portable signs will be used to alert pedestrians, bikers and drivers of potential roadway activity (i.e. trucks entering, workers, present) due to the intermittent, seasonal nature of the work.

2. Setbacks

All subsurface operations will be set back a minimum of 20' from any property line (and southern limits of CUP area) that does not abut a public right of way to comply with Section 10.103(15)(6)(b) of the Dane County Code of Ordinances. A setback of 30' will be applied from Center Road.

Per *Appendix A – Figure 8 - Operation Plan* a larger berm (8-10' height) requiring a larger set back will be initially constructed for a visual and sound barrier until extraction depth of 15 feet or greater is completed at minimum on the west side of the site. Then the berm height and horizontal buffer may be reduced as needed to extract material with adequate visual and sound barriers at lower elevation.

3. Site Development and Erosion Control

The site will be developed incrementally to minimize disturbed areas and preserve farmland. Operations will begin from the existing quarry and expand sequentially to the south and east based upon local demand. Sand and gravel will also be extracted from existing excavated area used in constructing the US Highway 14 roundabout, a local infrastructure improvement commissioned by the Wisconsin Department of Transportation (DOT). Areas not undergoing extraction will be utilized for agricultural production.

The general sequence of initial site development includes land clearing and stripping, followed by berm construction and seeding. Stripped material, including topsoil and overburden, will be excavated incrementally, and separated and stored for future reclamation in berms. Besides providing topsoil and overburden storage, the berms offer an aesthetic, sound, and wind buffer to neighboring properties.

Per *Appendix A – Figure 8 - Operation Plan* the site will be phased sequentially expanding South from the existing quarry site (limestone) and existing sand and gravel (DOT) site. The material stockpiles including asphalt/concrete to be recycled will be staged on the transition between the limestone and sand and gravel as shown in *Figure 8*. The approximate stockpile locations are shown, and actual locations may vary depending on operational needs. All stockpiles will always be within the CUP limits.

To optimize stabilization and minimize the growth of invasive species, the berm will be seeded. The selected seed cover will be based upon the soil type and temperature at the time of planting. A mulch cover will be spread on the sloped areas to reduce erosion and enhance plant growth. Seeding and mulching will be conducted in alignment with the Wisconsin Department of Transportation (WisDOT) standards #630 (Seeding on Slopes) and #627 (Mulching).

Erosion controls outlined in the Wisconsin Department of Natural Resources (WDNR) "*Construction Site Best Management Practices*" handbook will be utilized as needed to prevent sediment loss during the initial construction phase of the project. Such measures include seeding and mulching, the utilization of straw bales, rip rap with filter fabric, rock check dams, or the construction of settling or containment structures.

The existing quarry will be utilized for runoff containment support the remainder of the project. Stormwater will be collected in the quarry and discharged, as needed into the

drainage swale located adjacent to Center Road according to the site's stormwater pollution prevention plan (SWPPP), before discharging to Badfish Creek. A copy of the SWPPP and Wisconsin Department of Natural Resources general permit for the site (No. WI-A046515-06) is included in *Appendix E - Existing WDNR Permit and Storm Water Pollution Prevention Plan*. The plan will be updated upon approval of the site conditional use permit. Finally, A copy of the site's Erosion Control Plan will be submitted upon approval of the sites conditional use permit.

The site will also accept general fill from offsite to aid in the reclamation of the site – materials will include but not be limited to topsoil and general fill – no trash or solid waste is accepted but a dumpster will be provided onsite to manage any materials that need to be disposed of. Finally, note that concrete and asphalt will also be accepted to be recycled as noted in *Appendix D – Aggregate Products List.*

4. Blasting and Mineral Processing

Quarrying operations required the physical reduction of earth materials through the controlled use of explosives and/or blasting agents. The blasting is needed to displace the rock from the quarry face and produce fragmentation that permits efficient crushing and sizing.

Blasting is regulated by the Wisconsin Department of Safety and Professional Services (DSPS). Chapter SPS 307 Explosives and Fire works of the Wisconsin Administrative Code contains standards for the use of blasting materials and incorporates by reference the National Fire Protection Agency (NFPA) 495 Explosive Materials Code. Administrative rules are regularly reviewed to keep them consistent with current regional and national public safety and fire prevention practices and standards.

Blasting at Center Road Quarry does not happen every day. This process involves drilling holes into the dolomite rock and loading the holes with explosive material. The actual duration of each blast is less than one second. The number of blasts each year is proportionate to local demand for stone products. What this means is that some years may have more, others less, based upon the need for stone products in the local community.

For example, blasting at the existing Center Road Quarry occurred on three (3) occasions in 2020, and four (4) occasions in 2021. A summary of blasting performance at the Center Road Quarry compared to safe limits for blasting vibration which is 2.0 peak particle velocity (PPV) according to Wisconsin and U.S. requirements is summarized below. Average PPV is recorded

in inches per second based upon results obtained from calibrated seismographs placed at nearby structures including the following residential properties: Kessenick (now Hahn), Peligri, and Hanson (2020), and Hanson (2021). Seismograph readings obtained from the following, non-residential locations are included in the average for several dates: the Town of Rutland Cemetery (December 22, 2020) and the Spelter property (November 4, 2020 and December 22, 2020).

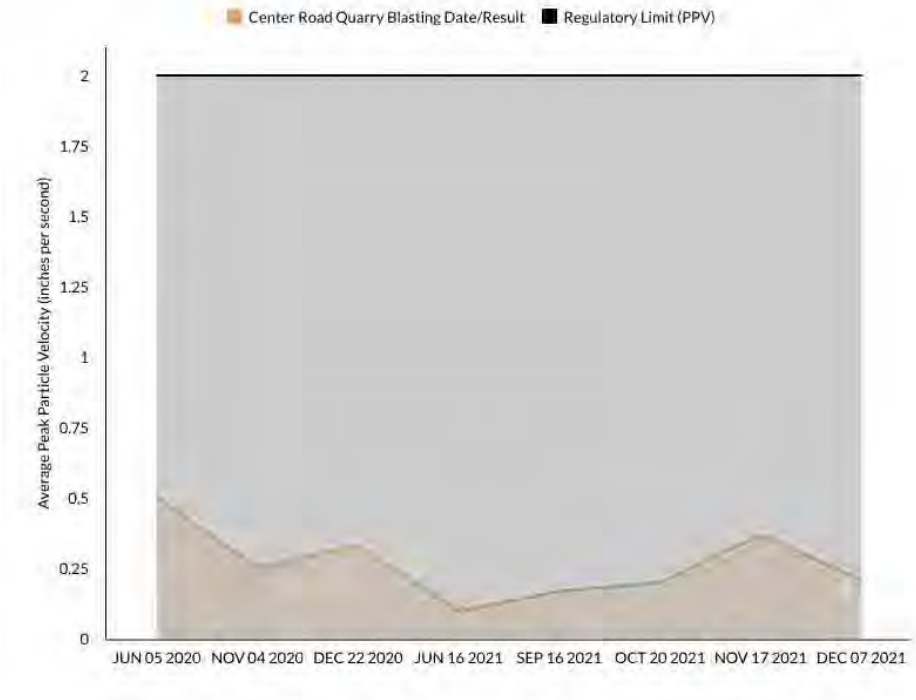


FIGURE 1 CENTER ROAD QUARRY SUMMARY OF BLASTING RESULTS (2020-2021)

Blasting is an essential best practice for producing construction aggregate and is currently the most efficient. Blasting is highly regulated. At a minimum each blast at the Center Road Quarry must: (a) meet SPS 307 requirements, (b) be conducted by a trained and licensed blaster, (c) be completed during the hours of 8:00 am and 4:00 pm, Monday – Friday, (c) be recorded by a seismograph/blasting log, and (d) be available for review at any time by residential property owners, township, or county upon request.

Dolomite reserves will be extracted to an elevation of 930 feet (MSL) and sand and gravel will be extracted to an elevation of 915 feet (MSL) per the site's reclamation plan. A portable crushing plant will be used on an as-needed basis to reduce and size the rock according to its use. Intermittent dewatering will keep the quarry floor (dolomite) dry during this time and the sand and gravel can be excavated below the water table as needed.

Site dewatering as noted above in *III. Proposed Operations 3. Site Development and Erosion Control* will meet all regulatory and permit requirements and occur intermittently as needed. It is expected that when dewatering occurs pumping will discharge between 50 gpm – 400 gpm depending on the operations and rainfall event(s). Per *Appendix A - Figure 8 – Operation Plan* equipment storage and fuel storage will be maintained in the northeast and/or southeast corners of the site away from any groundwater/surface water. In addition, a detailed plan will be included in the site's stormwater pollution prevention plan (SWPPP) that will include but are not limited to daily inspections, spill response planning, plant operating area planning to reduce risks, diking / berming and safe storage of equipment and fuel to prevent groundwater contamination. Finally, reference *Appendix K – Understanding Groundwater Fact Sheet* for additional information and note that all local, state, and federal reporting requirements will be followed.

A list of portable equipment that could be utilized in stripping, berm construction, seeding, drilling and blasting, dewatering, and processing is included in *Appendix F – Aggregate Processing and Construction Equipment.*

5. Support Structures

Because quarry operations are dynamic, there will be no permanent buildings or structures within the area of extraction. Processing equipment and stockpiles will be positioned to accommodate the working face. A 4' high safety fence and berm will be maintained around the extraction area at all times. A portable scale and scale house is positioned near the quarry entrance to weigh material as it leaves the property. Finally, in the future there are plans to build a maintenance / equipment storage shop on the property in the southeast corner of the CUP area - a building permit will be applied for at that time.

6. Haul Routes

The primary haul route will be Center Road to County A to US 14 and US 138, with loads delivered to customers on town roads. All hauling from the site is based upon day-to-day demand. A typical truck can hold 22 tons of crushed stone. Scheduled loads can range from zero to 50 loads per average day; more or less may be needed for local or specialized projects.

7. Hours of Operation

The hours of operation at the site will be 7:00 a.m. to 7:00 pm Monday through Saturday. Hours for warm up are 6:30 a.m. to 7:00 a.m. Monday through Saturday. Only maintenance of

equipment (no blasting, crushing, trucking, etc) is allowed on Sunday. No operations of any kind shall take place on holidays. Finally, blasting will be restricted to 10:00 a.m. to 4:00 p.m Monday through Friday.

Because quarry operations are dynamic the amount of employees and personnel (subcontractors) onsite can vary widely from the site being closed and vacant or have 10 or employees and personnel depending on the operations.

IV. Human Health and Environmental Protections

Several different features have been incorporated into this plan to protect human health and the environment. They are categorized below and outlined in more detail in *Appendices E, G & I.* The protections, used in conjunction with the operation plan, are designed to meet *Dane County Standards for Conditional Use Permits* and support the overall goals of the Town of Rutland comprehensive plan:

- preserve productive farmlands in the town for continued agricultural use
- protect farm operations from conflict with incompatible uses
- preserve natural resources and protect the environment
- encourage land uses that are consistent with and contribute to the town's rural character.

For a summary of how the proposed CUP application for nonmetallic mineral extraction meets Dane County Standards refer to *Appendix H.*

1. Safety

The safety aspects of nonmetallic mining are regulated by the Mine, Safety, and Health Administration. The primary safety feature is the installation of a 4-foot tall, three-strand farm fence along the perimeter of the excavation. Posted notices and/or signs will additionally be used to increase awareness and improve safety. These include:

- Notice of the required site-specific safety training for those entering the quarry
- Signs posting a safe speed limit
- Signs with 'No Trespassing' and 'Active Quarry' posted along fencing and/or bermed areas.

2. Aesthetics

Aesthetics at the site are, in large part, controlled by topography and existing vegetation. The surrounding landscape and proposed berms shield the quarry from view on all sides of the

excavation. Specifically, note there is a large stand of existing old growth trees on the neighboring property to the west that provides a natural visual and sound buffer.

Additionally, per *Appendix A – Figure 8 - Operation Plan* a larger berm (8-10' height) requiring a larger set back will be initially constructed for a visual and sound barrier until extraction depth of 15 feet or greater is completed at minimum on the west side of the site. Then the berm height and horizontal buffer may be reduced as needed to extract material with adequate visual and sound barriers at lower elevation.

3. Noise

Various pieces of construction equipment can produce noise. This equipment is similar in sound and intensity to other noises routinely generated by traffic and nearby agricultural equipment during cultivation, planting, fertilizing, or harvesting. The topography and existing wooded areas on the property provide a natural sound barrier to quarry operations. The following noise abatement measures were additionally compiled to address potential noise concerns of surrounding property owners. They include:

- Using sound control devices on equipment, such as mufflers.
- Maintaining equipment on a regular basis.
- Crushing below grade in the quarry.
- Utilize Alternative MSHA approved backup alarms (in lieu of beeping).
    a. Plan operations to maintain one way internal truck routing that prevents any unnecessary backing up.

Finally, please reference *Appendix J – Understanding Noise Fact Sheet* for more information.

4. Dust

K&D Stone LLC has a comprehensive approach to emission control on their nonmetallic mining properties. The best management practices they employ to minimize dust are outlined in detail in their Emission Control Plan, contained in *Appendix G – Emission Control Plan.*

The water required to limit dust onsite is readily available onsite from stormwater runoff and/or groundwater pumping as needed for operations including but not limited to spreading water on travel lanes, pre-watering material prior to processing, and spraying water during processing (not washing). Per Appendix G – there area also operational efficiencies such as

shrouding, limiting conveyor drops, timing of work depending on weather, along with maintaining a speed limit of 15 mph and utilizing asphalt millings when available for all interior driveways to limit dust as noted in *Appendix A – Figure 8 – Operations Plan.* Finally, there are chemical dust suppressant applications readily available. In extreme circumstances there is the option to place pavement and sweep if needed.

5. Ground Water and Surface Water Protection

Groundwater and surface water protection are an integrated part of K&D Stone LLC's daily operation. A copy of their pollution prevention and spill response plan is included in *Appendix E - Existing WDNR Permit and Storm Water Pollution Prevention Plan*. This plan identifies potential contaminants and provides best management practices for prevention. The plan will be updated upon approval of the site conditional use permit.

Site dewatering as noted above in *III. Proposed Operations 4. Blasting and Mineral Processing* will meet all regulatory and permit requirements and occur intermittently as needed. It is expected that when dewatering occurs pumping will discharge between 50 gpm – 400 gpm depending on the operations and rainfall event(s). Per *Appendix A - Figure 8 – Operation Plan* equipment storage and fuel storage will be maintained in the northeast and/or southeast corners of the site away from any groundwater/surface water. In addition, a detailed plan will be included in the site's stormwater pollution prevention plan (SWPPP) that will include but are not limited to daily inspections, spill response planning, plant operating area planning to reduce risks, diking / berming and safe storage of equipment and fuel to prevent groundwater contamination. Finally, reference *Appendix K – Understanding Groundwater Fact Sheet* for additional information and note that all local, state, and federal reporting requirements will be followed.

6. Blasting Vibration

Humans are very sensitive to vibration and can detect levels as low as 0.15 mm/second. How people notice and respond to vibration varies significantly from person to person. All blasting will be conducted to comply with the Wisconsin Administrative Code, Chapter SPS 307. This code provides safe thresholds for vibration from blasting. Any resident wishing to be notified before a blast can request to be placed on a call list (pre-blast notification). Residents may request one of two available seismographs to be placed on their property to confirm safe levels of vibration.

7. Post-Mining Land Use and Proposed Reclamation Plan

Based upon the amount of reserves on the property and commercial sales over time, it is expected that the resource will supply Dane County communities for over 50 years, assuming ½ acre per year.

When the resource is fully depleted, the site will be restored for agricultural and recreational purposes. A reclamation plan for the property will be submitted to Dane County upon approval of a conditional use permit for the site.

8. Property Values

The existing quarry has been in operation since 1937 to supply local stone products and the expansion will not negatively devalue or interfere with the enjoyment of the surrounding properties. Finally, see attached Appendix L - Local Property Values Study S. MacWilliams supporting this claim.

V. References

Bedrock Geology, by M.E. Ostrom; Wisconsin Geological and Natural History Survey, (revised 1995)

Soil Survey of Dane County, Wisconsin, United States Department of Agriculture, 1978 and Natural Resources Conservation Service Web Soil Survey, May 2020

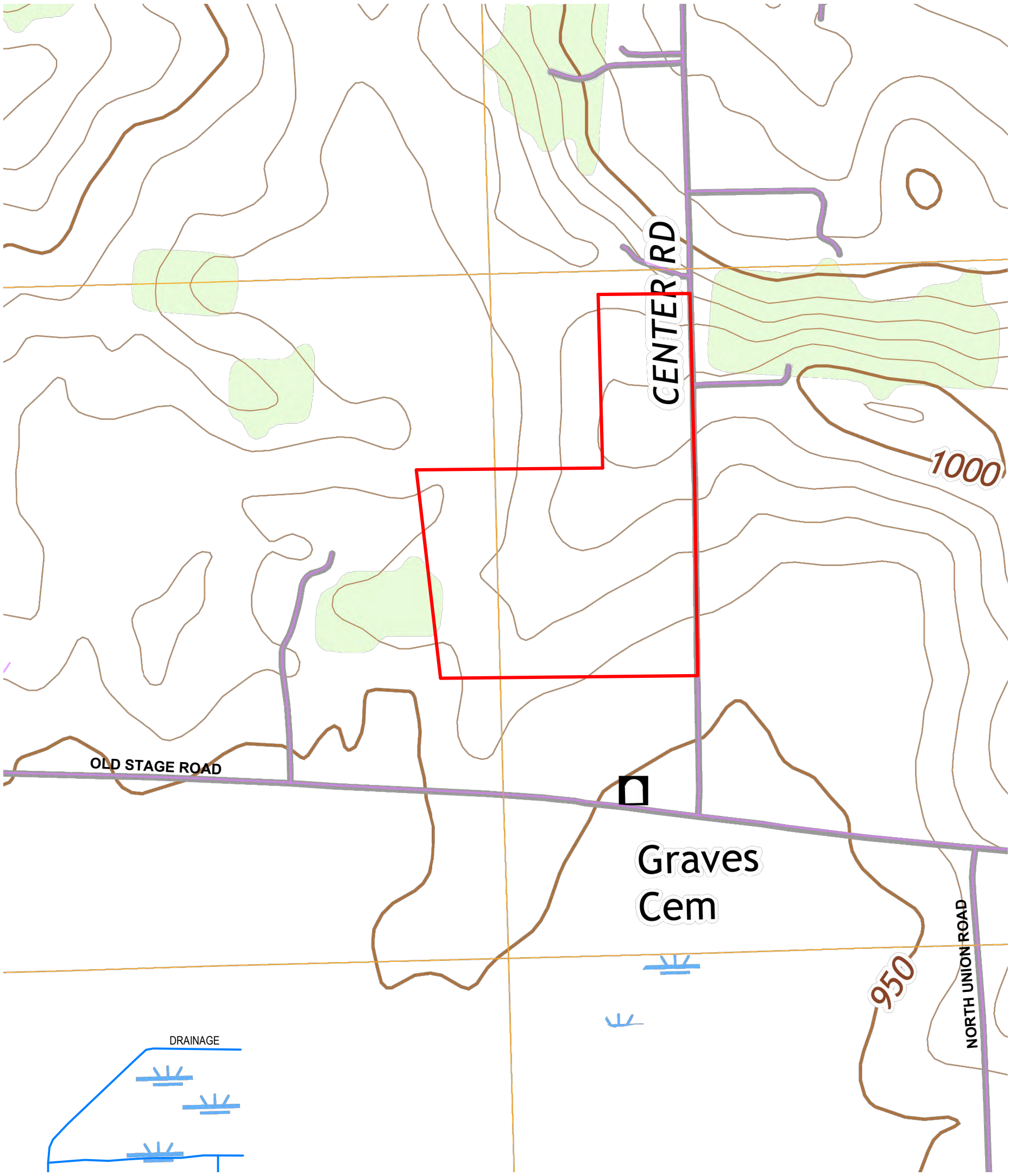
Well Construction Reports provided by Wisconsin DNR and Wisconsin Geological and Natural History Survey

Hydrogeology of Dane County, UW- Extension and Wisconsin Geological and Natural History Survey Open File Report (WOFR)1999-04

Water-table Elevation and Unlithified Aquifers in Dane County, Wisconsin by K. Bradbury, S. Swanson, J. Krohelski, and A. Fritz, WGNHS Open-File Report 1999-04, 1999

APPENDIX A

FIGURES 1-8



N

Call Before You Dig!

0 500 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

LEGEND

- PROJECT AREA
- ROADS
- RIVERS AND STREAMS

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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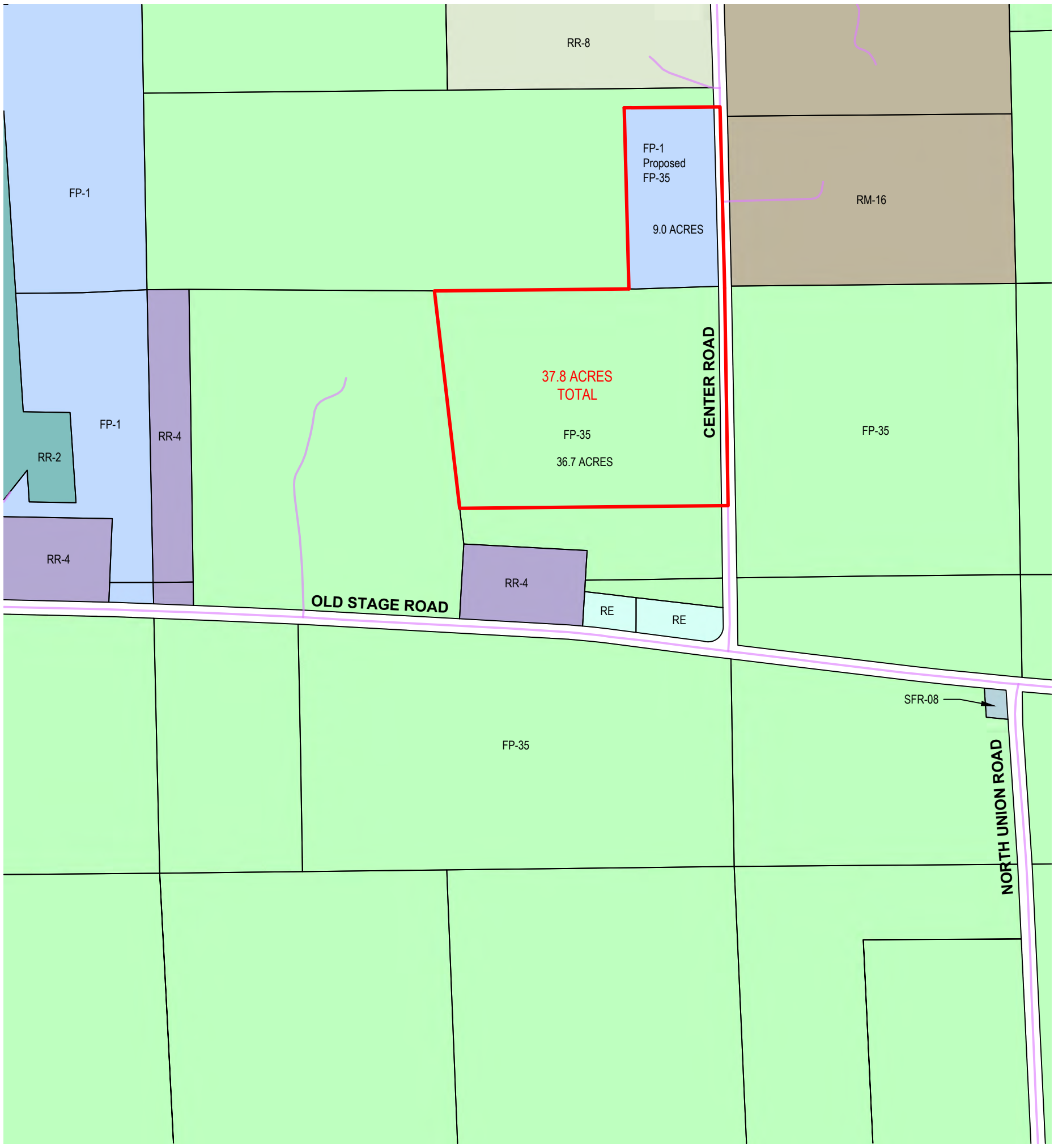
eric@mendota-consulting.com - 608-618-3742

Sheet Title
USGS TOPOGRAPHIC AND SITE LOCATION

Project No.
22-028

Sheet No.
FIGURE 1



N

Call Before You Dig!

0 500 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

LEGEND

- PROJECT AREA
- ROADS
- PARCELS OUTSIDE OF PROJECT
- FP-1 - SMALL LOT FARM PRESERVATION
- FP-35 - GENERAL PRESERVATION FARMLAND
- RE - RECREATION
- RM-16 - RURAL MIXED-USE, 16-35 ACRES
- RR-2 - RURAL RESIDENTIAL, 2-4 ACRES
- RR-4 - RURAL RESIDENTIAL, 4-8 ACRES
- RR-8 - RURAL RESIDENTIAL, 8-16 ACRES
- SFR-8 - SINGLE-FAMILY RESIDENTIAL, SMALL LOTS

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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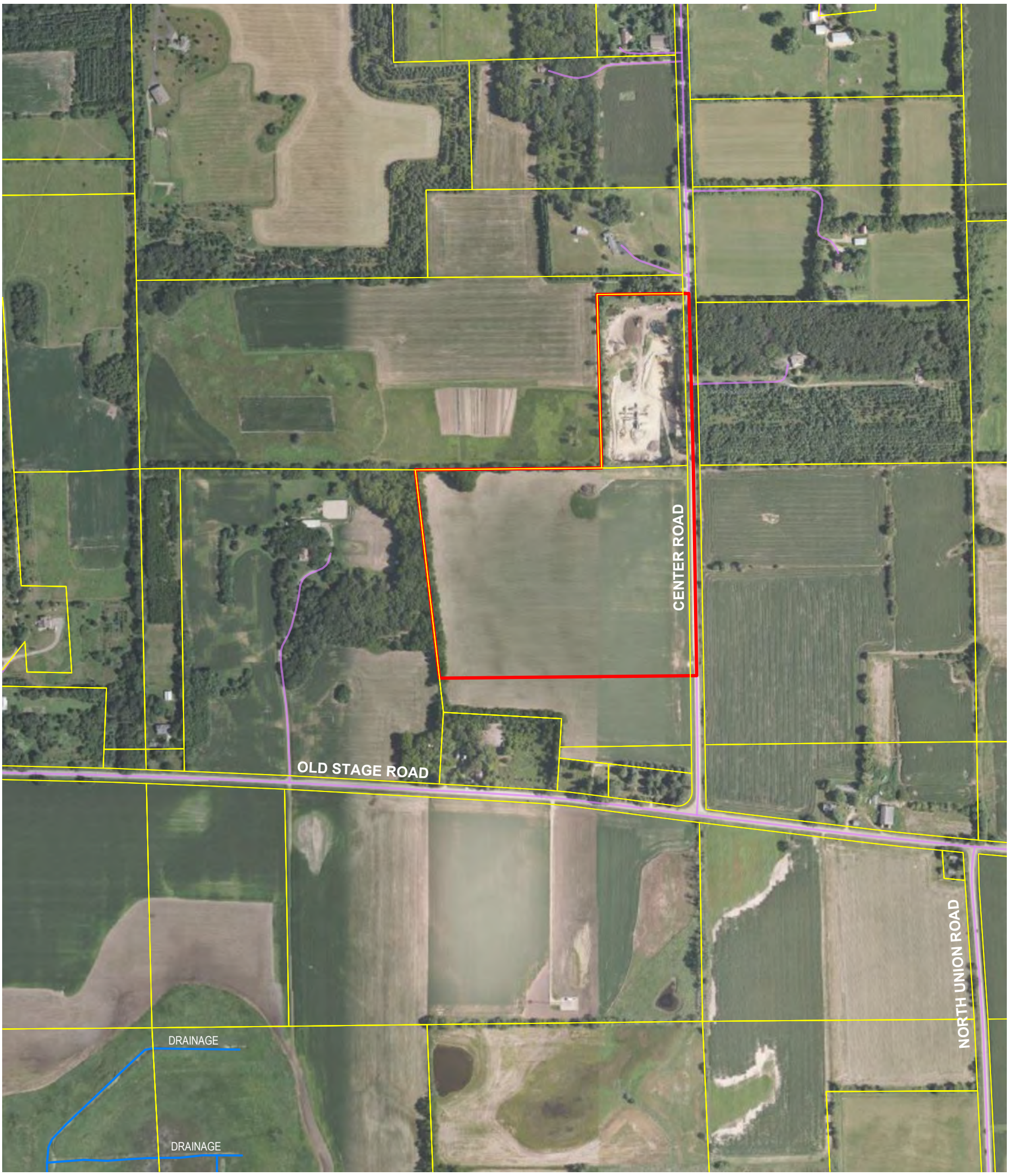
Sheet Title
ZONING & PARCEL BOUNDARIES

Project No.
22-028

Sheet No.
FIGURE 2



N

Call Before You Dig!

0 500 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

LEGEND

- PROJECT AREA
- ROADS
- RIVERS AND STREAMS
- PARCELS

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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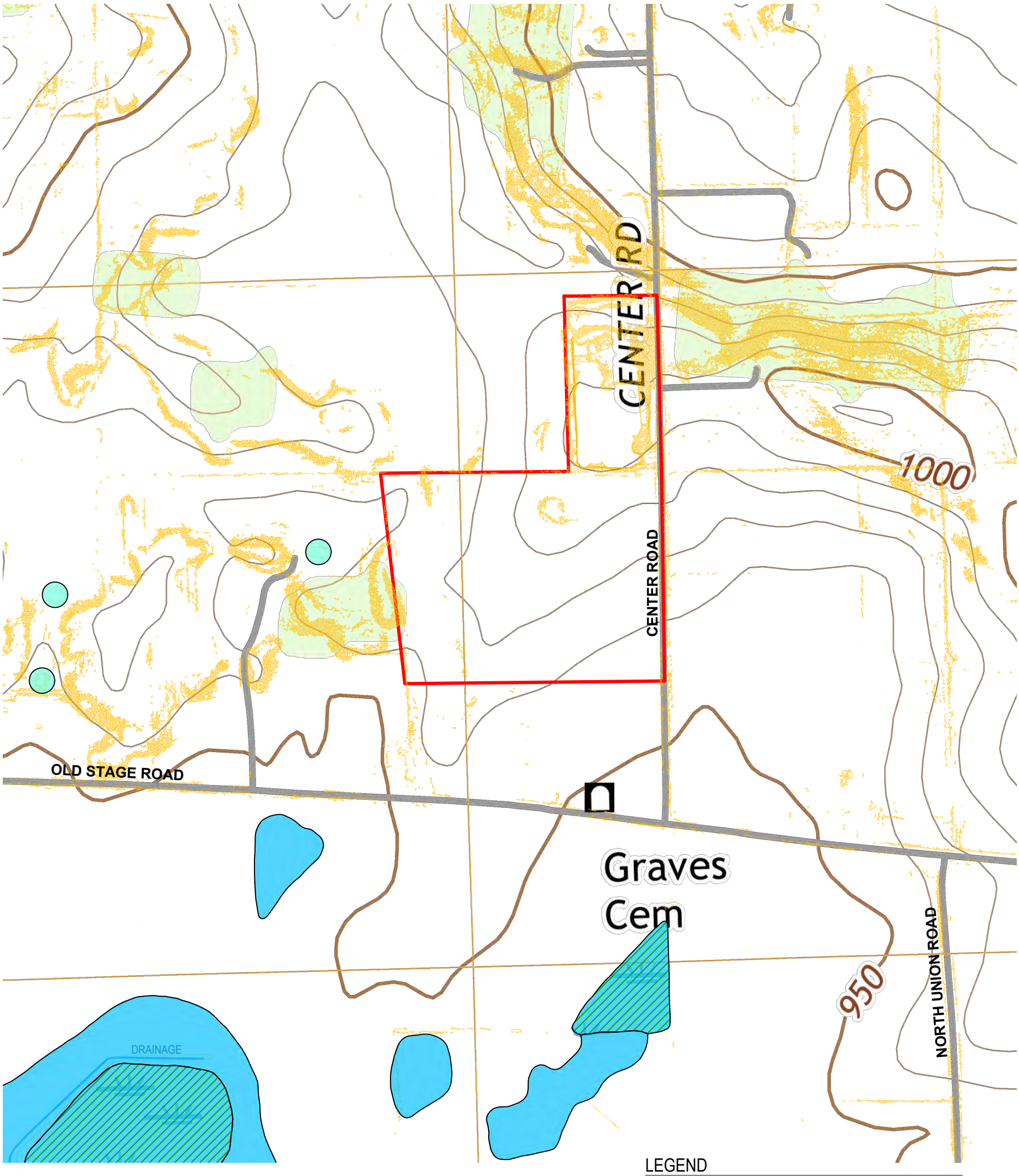
Sheet Title
2022 AERIAL IMAGERY MAP

Project No.
22-028

Sheet No.
FIGURE 3



LEGEND

- PROJECT AREA
- ROADS
- RIVERS AND STREAMS

WETLAND TYPE

- FRESHWATER EMERGENT WETLAND
- FRESHWATER POND
- OTHER

GRADE

- 12% OR GREATER
- BELOW 12%

N

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0 500 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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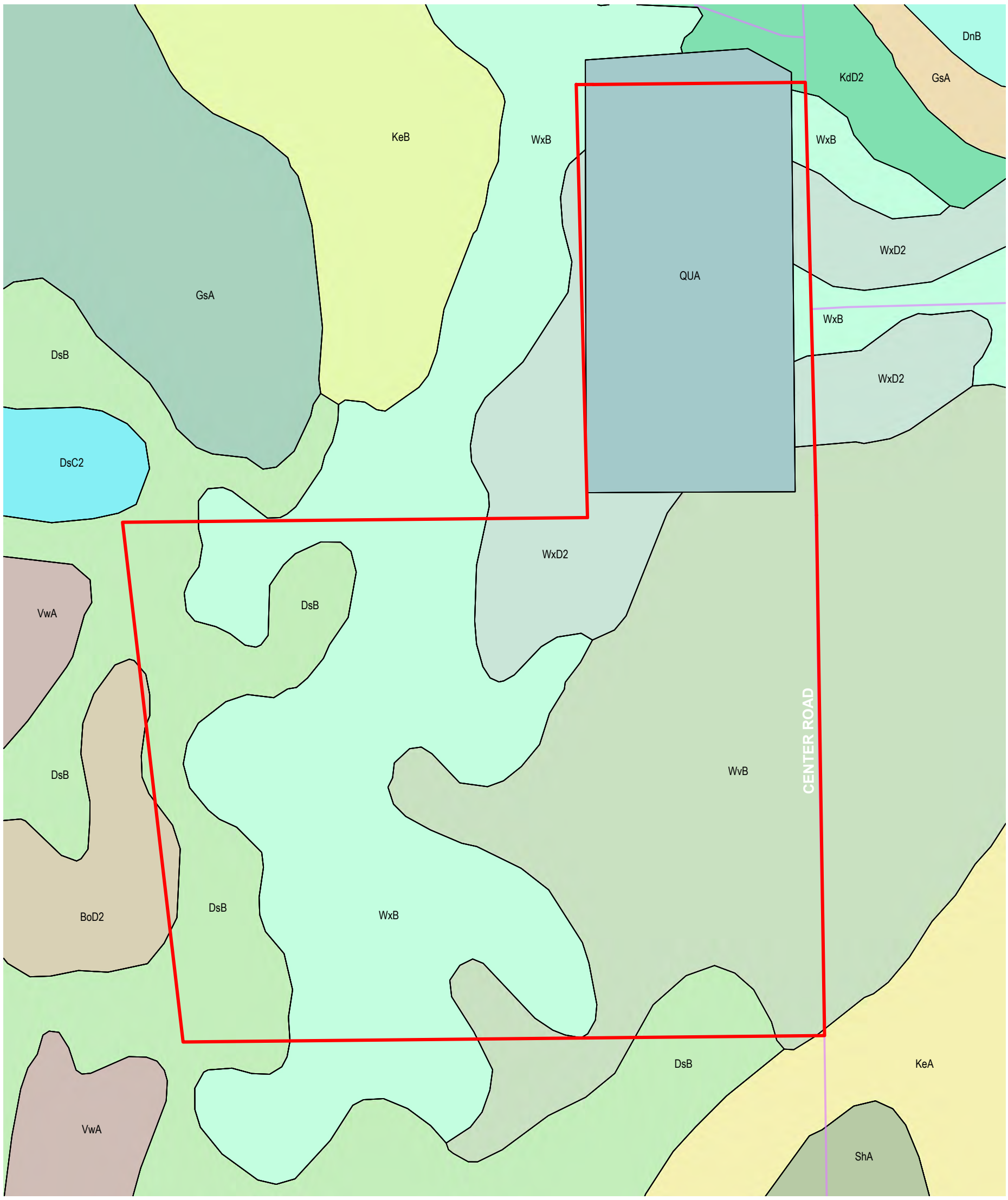
Sheet Title
EXISTING CONDITIONS

Project No.
22-028

Sheet No.
FIGURE 4



LEGEND

- PROJECT AREA
- ROADS
- BoD2 - Boyer sandy loam, 12 to 20% slopes, eroded
- DnB - Dodge silt loam, 2 to 6% slopes
- DsB - Dresden silt loam, 2 to 6% slopes
- DsC2 - Dresden silt loam, 6 to 12% slopes, eroded
- GsA - Grays silt loam, 0 to 2% slopes
- KdD2 - Kidder loam, 12 to 20%slopes, eroded
- KeA - Kegonsa silt loam, 0 to 2% slopes
- KeB - Kegonsa silt loam, 2 to 6% slopes
- QUA - Quarry
- ShA - Salter sandy loam, wet variant, 0 to 3% slopes
- VwA - Virgil silt loam, gravelly substratum, 0 to 3% slopes
- WvB - Westville silt loam, 2 to 6% slopes
- WvC2 - Westville silt loam, 6 to 12% slopes, eroded
- WxB - Whalan silt loam, 2 to 6% slopes
- WxD2 - Whalan silt loam, 12 to 20% slopes, eroded

N

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0 200 400 Feet

GRAPHIC SCALE: 1"=200'-0"

Project Name and Address
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TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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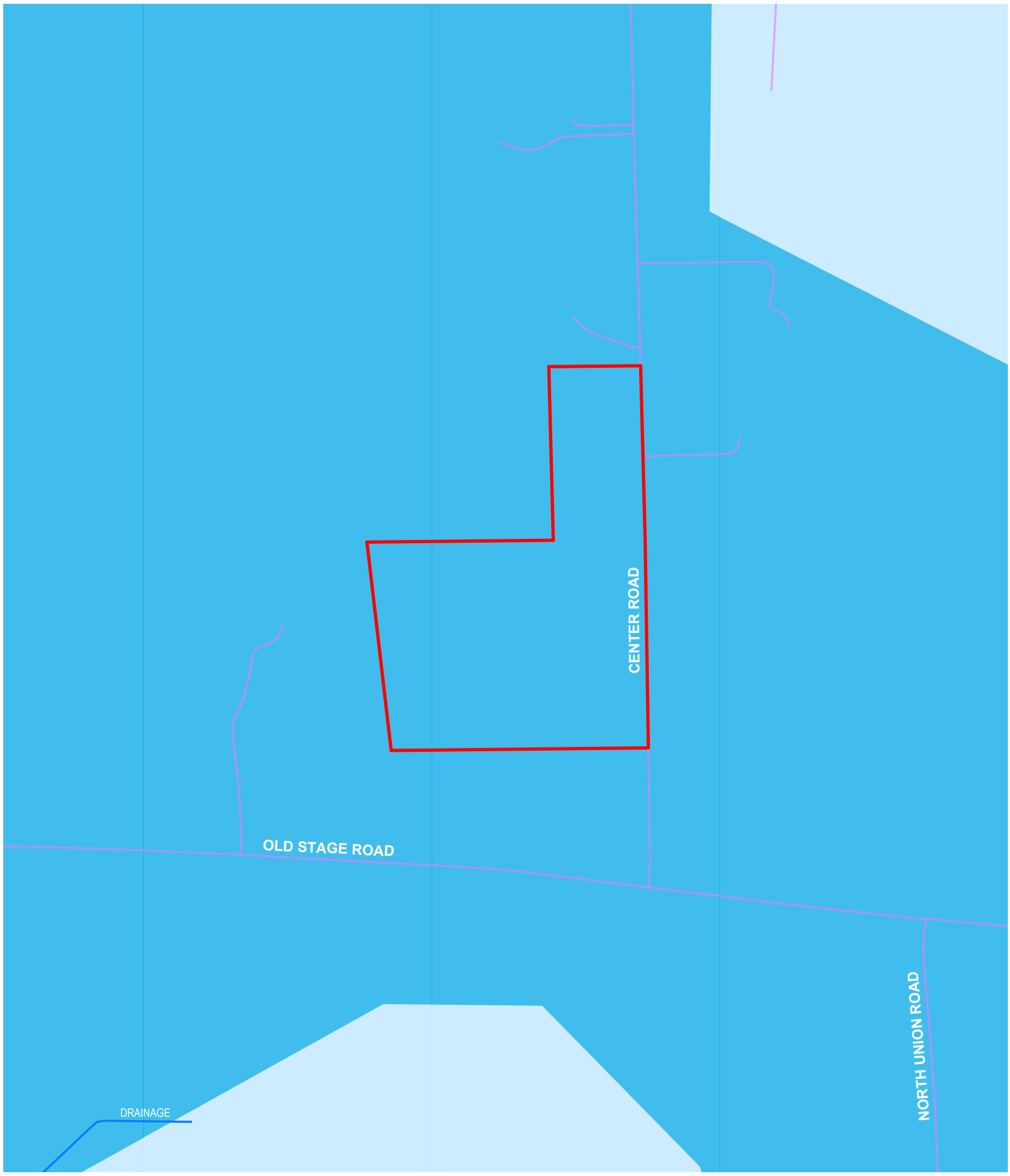
Sheet Title
SOIL TYPES

Project No.
22-028

Sheet No.
FIGURE 5



N

Call Before You Dig!

0 500 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

LEGEND

- PROJECT AREA
- ROADS
- RIVERS AND STREAMS

DEPTH TO WATER TABLE

- 20 TO 50FEET
- 0 TO 20 FEET

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
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Sheet Title
DEPTH TO WATER TABLE

Project No.
22-028

Sheet No.
FIGURE 6A

CENTER ROAD QUARRY NON-METALLIC MINE

WELL LOCATIONS

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OLD STONE RD

CENTER RD

WELL
510 CENTER RD
EXISTING GRADE ~ 920
STATIC WATER LEVEL = 45 FT
WATER TABLE ~ 875

WELL
4106 OLD STONE RD
EXISTING GRADE ~ 1020
STATIC WATER LEVEL = 102 FT
WATER TABLE ~ 918

WELL
487 CENTER RD
EXISTING GRADE ~ 932
STATIC WATER LEVEL = 21 FT
WATER TABLE ~ 911

WELL
483 CENTER RD
EXISTING GRADE ~ 966
STATIC WATER LEVEL = 58 FT
WATER TABLE ~ 908

WELL
439 CENTER RD
EXISTING GRADE ~ 982
STATIC WATER LEVEL = 80 FT
WATER TABLE ~ 902

WELL
454 CENTER RD
EXISTING GRADE ~ 952
STATIC WATER LEVEL = 60 FT
WATER TABLE ~ 892

WELL
4058 OLD STAGE RD
EXISTING GRADE ~ 964
STATIC WATER LEVEL = 35 FT
WATER TABLE ~ 929

WELL
4120 OLD STAGE RD
EXISTING GRADE ~ 958
STATIC WATER LEVEL = 36 FT
WATER TABLE ~ 922

WELL
4120 OLD STAGE RD
EXISTING GRADE ~ 976
STATIC WATER LEVEL = 75 FT
WATER TABLE ~ 901

WELL
4130 OLD STAGE RD
EXISTING GRADE ~ 967
STATIC WATER LEVEL = 33 FT
WATER TABLE ~ 934

WELL
4116 OLD STAGE RD
EXISTING GRADE ~ 956
STATIC WATER LEVEL = 21 FT
WATER TABLE ~ 935

WELL
4082 OLD STAGE RD
EXISTING GRADE ~ 960
STATIC WATER LEVEL = 25 FT
WATER TABLE ~ 935

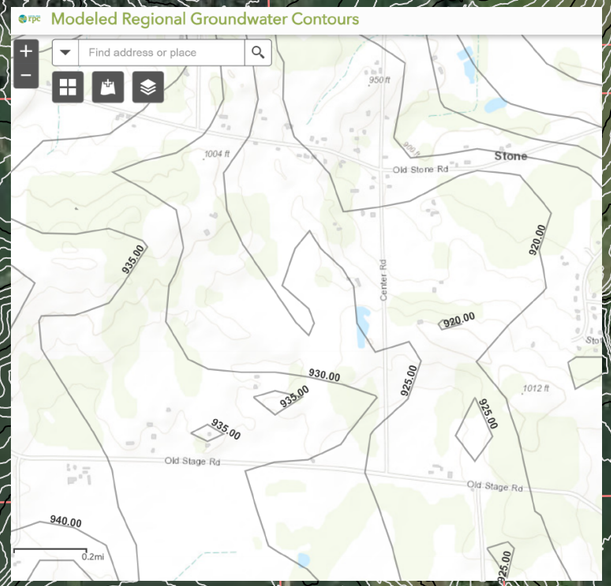
WELL
4183 OLD STAGE RD
EXISTING GRADE ~ 958
STATIC WATER LEVEL = 22 FT
WATER TABLE ~ 936

WELL
4126 OLD STAGE RD
EXISTING GRADE ~ 966
STATIC WATER LEVEL = 38 FT
WATER TABLE ~ 928

QUARRY

OLD STAGE RD

CENTER RD



500 0 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

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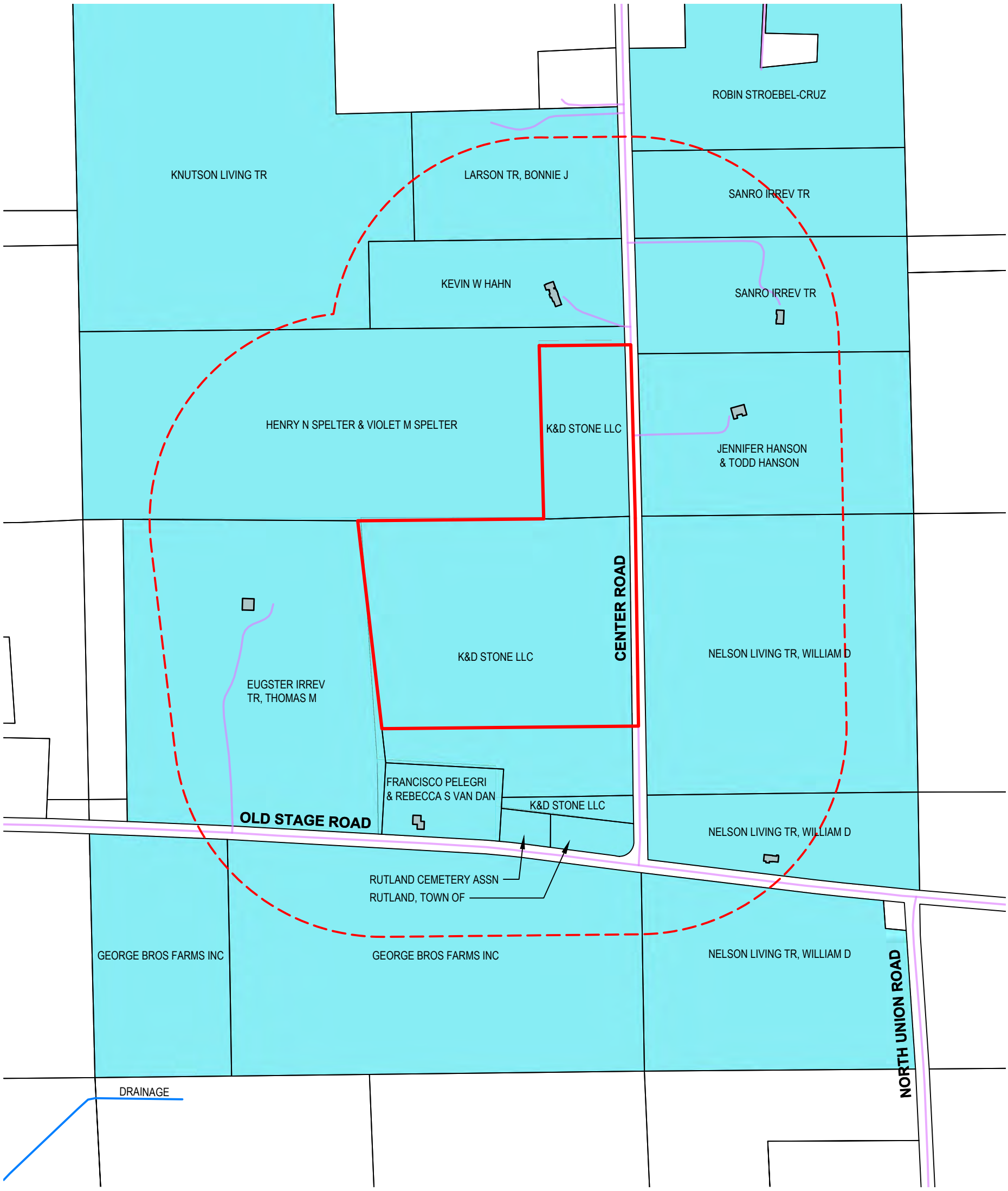
No.	Revision/Issue	Date
1	PERMIT	8/19/22

Project Name and Address
CENTER ROAD QUARRY
NON-METALIC MINE
TOWN OF RUTLAND
DANE COUNTY

Sheet Title.
DEPTH TO
WATER TABLE

Project No.
22-028

Sheet No.
FIGURE 6B



N

Call Before You Dig!

0 500 1000 Feet

GRAPHIC SCALE: 1"=500'-0"

LEGEND

- PROJECT AREA
- 1000 FOOT BUFFER
- ROADS
- RIVERS AND STREAMS
- PARCELS OUTSIDE OF PROJECT
- PARCELS WITHIN 1000 FEET
- RESIDENCES WITHIN 1000 FEET

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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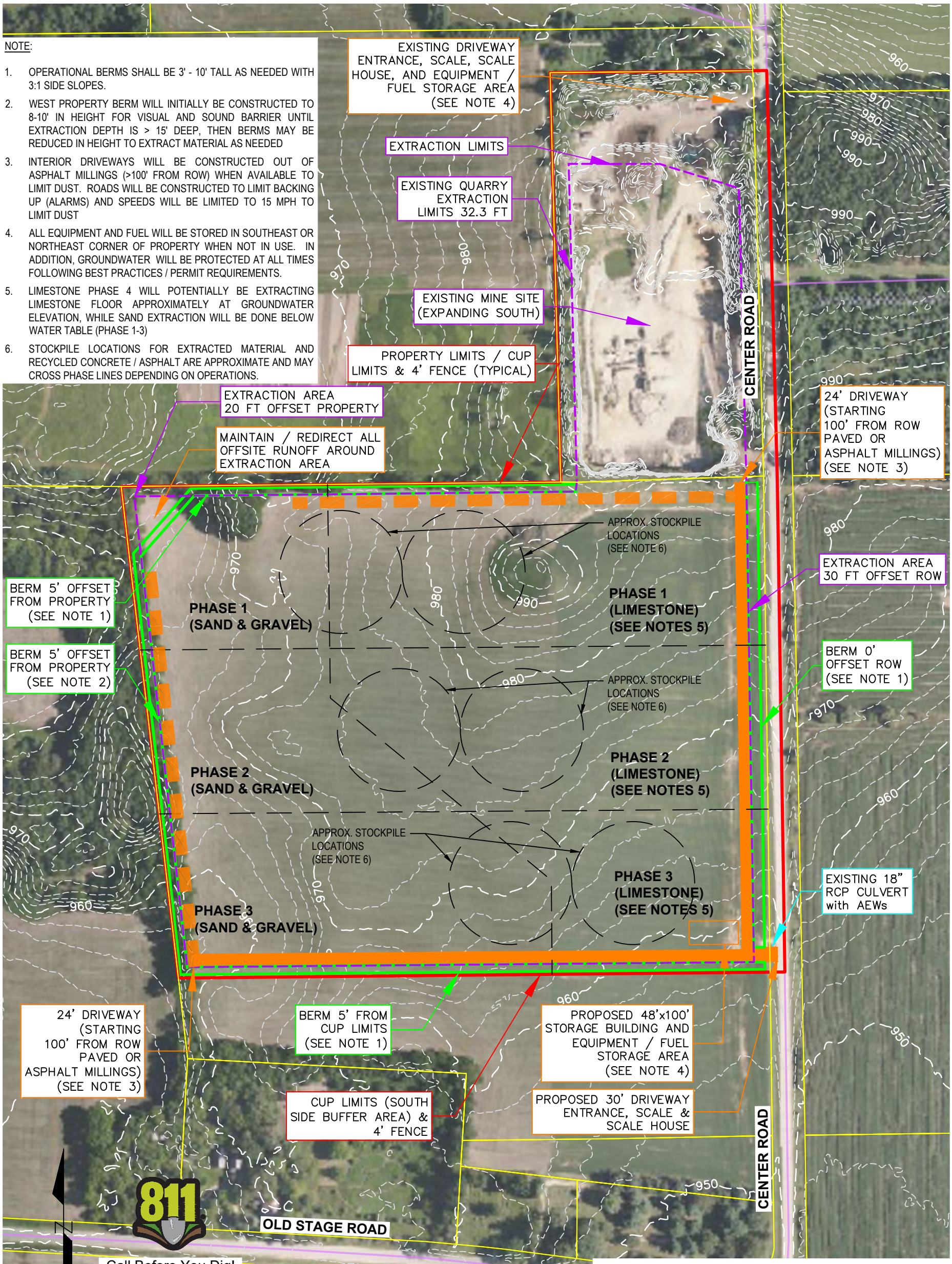
Sheet Title
PROPERTY OWNERS WITHIN 1000 FEET

Project No.
22-028

Sheet No.
FIGURE 7

NOTE:

1. OPERATIONAL BERMS SHALL BE 3' - 10' TALL AS NEEDED WITH 3:1 SIDE SLOPES.
2. WEST PROPERTY BERM WILL INITIALLY BE CONSTRUCTED TO 8-10' IN HEIGHT FOR VISUAL AND SOUND BARRIER UNTIL EXTRACTION DEPTH IS > 15' DEEP, THEN BERMS MAY BE REDUCED IN HEIGHT TO EXTRACT MATERIAL AS NEEDED
3. INTERIOR DRIVEWAYS WILL BE CONSTRUCTED OUT OF ASPHALT MILLINGS (>100' FROM ROW) WHEN AVAILABLE TO LIMIT DUST. ROADS WILL BE CONSTRUCTED TO LIMIT BACKING UP (ALARMS) AND SPEEDS WILL BE LIMITED TO 15 MPH TO LIMIT DUST
4. ALL EQUIPMENT AND FUEL WILL BE STORED IN SOUTHEAST OR NORTHEAST CORNER OF PROPERTY WHEN NOT IN USE. IN ADDITION, GROUNDWATER WILL BE PROTECTED AT ALL TIMES FOLLOWING BEST PRACTICES / PERMIT REQUIREMENTS.
5. LIMESTONE PHASE 4 WILL POTENTIALLY BE EXTRACTING LIMESTONE FLOOR APPROXIMATELY AT GROUNDWATER ELEVATION, WHILE SAND EXTRACTION WILL BE DONE BELOW WATER TABLE (PHASE 1-3)
6. STOCKPILE LOCATIONS FOR EXTRACTED MATERIAL AND RECYCLED CONCRETE / ASPHALT ARE APPROXIMATE AND MAY CROSS PHASE LINES DEPENDING ON OPERATIONS.



0 200 400 Feet

GRAPHIC SCALE: 1"=200'-0"

LEGEND

- PROJECT AREA
- ROADS
- PARCELS

Project Name and Address
CENTER ROAD QUARRY
NON-METALLIC MINE
TOWN OF RUTLAND
DANE COUNTY

No.	Revision/Issue	Date
1	PERMIT	8/19/22

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Sheet Title
OPERATIONAL PLAN

Project No.
22-028

Sheet No.
FIGURE 8

APPENDIX B

SITE SURVEY

BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CONDITIONAL USE MAP

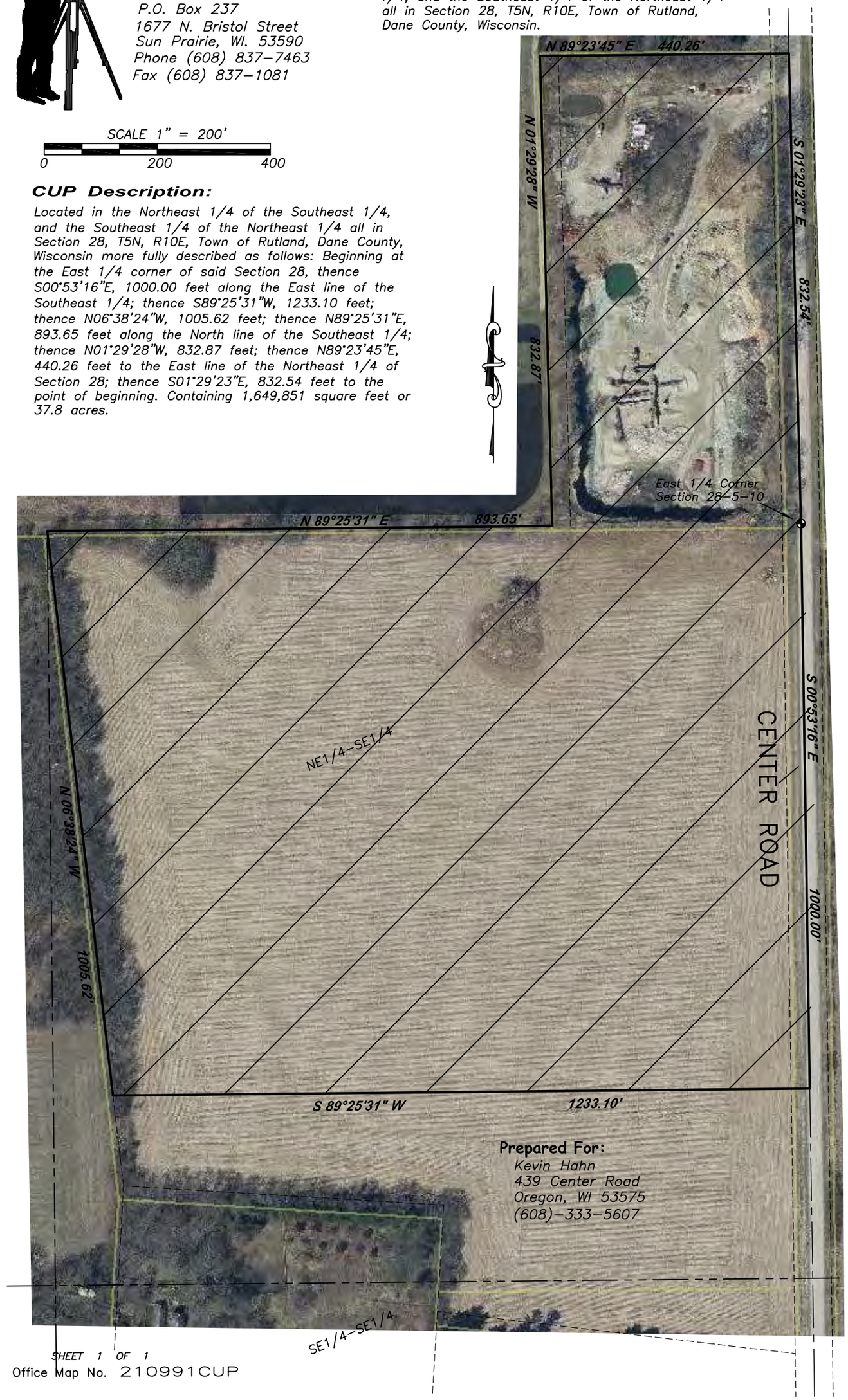
Located in the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Northeast 1/4 all in Section 28, T5N, R10E, Town of Rutland, Dane County, Wisconsin.

SCALE 1" = 200'

0 200 400

CUP Description:

Located in the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Northeast 1/4 all in Section 28, T5N, R10E, Town of Rutland, Dane County, Wisconsin more fully described as follows: Beginning at the East 1/4 corner of said Section 28, thence S00°53'16"E, 1000.00 feet along the East line of the Southeast 1/4; thence S89°25'31"W, 1233.10 feet; thence N06°38'24"W, 1005.62 feet; thence N89°25'31"E, 893.65 feet along the North line of the Southeast 1/4; thence N01°29'28"W, 832.87 feet; thence N89°23'45"E, 440.26 feet to the East line of the Northeast 1/4 of Section 28; thence S01°29'23"E, 832.54 feet to the point of beginning. Containing 1,649,851 square feet or 37.8 acres.



Prepared For:
Kevin Hahn
439 Center Road
Oregon, WI 53575
(608)-333-5607

SHEET 1 OF 1

Office Map No. 210991CUP

APPENDIX C

LOCAL WELL CONSTRUCTION REPORTS

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER **FT956**

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707

Form 3300-077A

Property Owner: SUHR, BONNIE	Phone #: (608)455-3911
Mailing Address: 483 CENTER RD	
City: OREGON	State: WI — Zip Code: 53575
County: Dane	Co. Permit #: W09560 — Notification # — Completed: 01-24-1994
Well Constructor (Business Name): SAMS ROTARY DRILLERS	Lic. #: 370 — Facility ID # (Public Wells)
Address: PO BOX 150 RANDOLPH WI 53956-0150	Well Plan Approval # — Approval Date (mm-dd-yyyy)
Hicap Permanent Well #	Common Well # — Specific Capacity: 0.8

1. Well Location
Town of RUTLAND
Fire # (if avail.)
Street Address or Road Name and Number: 483 CENTER RD
Subdivision Name — Lot # — Block #
Latitude / Longitude in Decimal Degree (DD): 42.8722 °N -89.3123 °W
Method Code: GCD013
NE NE or Govt Lot # — Section: 28 — Township: 5 N — Range: 10 E

2. Well Type Reconstruction
of previous unique well # — constructed in
Reason for replaced or reconstructed well ?
Construction Type: Drilled

3. Well serves 1 # of HOMES
Private,potable
Heat Exchange____# of drillholes
Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Upper Enlarged Drillhole	Lower Open Bedrock
Rotary - Mud Circulation	
Rotary - Air	
Rotary - Air & Foam	
Drill-Through Casing Hammer	
Reverse Rotary	
Cable-tool Bit ____in. dia...	
Dual Rotary	
Temp. Outer Casing ____in. dia	
Removed? ____depth ft. (If NO explain on back side)	

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
5	STD BLK PIPE, .258 WALL, WELD JTS, SAWHILL	Surface	71
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method

9. Static Water Level
58 ft. below ground surface

10. Pump Test
Pumping level 84 ft. below surface
Pumping at 20 GP M for 1 Hrs.
Pumping Method ?

11. Well Is
18 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?
Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
SVG		01-25-1994
Drill Rig Operator	Lic or Reg #	Date Signed
SCK		01-25-1994

WELL CONSTRUCTION REPORT
WISCONSIN STATE BOARD OF HEALTH
WELL CONSTRUCTION DIVISION

MAR 21 1944

Note: Section 31 of the Wisconsin Well Construction Code, having the force and effect of law, provides that within thirty days after completion of every well the driller shall submit a report covering all essential details of construction to the State Board of Health on a form provided by the Board.

Owner Stone School Dist #5 Driller Harold Burtness

Street or RFD ..... Post Office Oregonville Wisc

Post Office ..... Date Jan 11 - 1944 Permit No. 97

LOCATION OF PREMISES

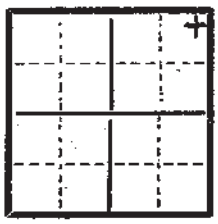
Dane County Rutland Town

..... Describe further by subdivision, plat, district, lake, lot.

..... block, nearest principal highway, etc., whichever apply.

.....

The square below represents a section of land divided into 40 acre tracts. Mark the position of the premises in the section.



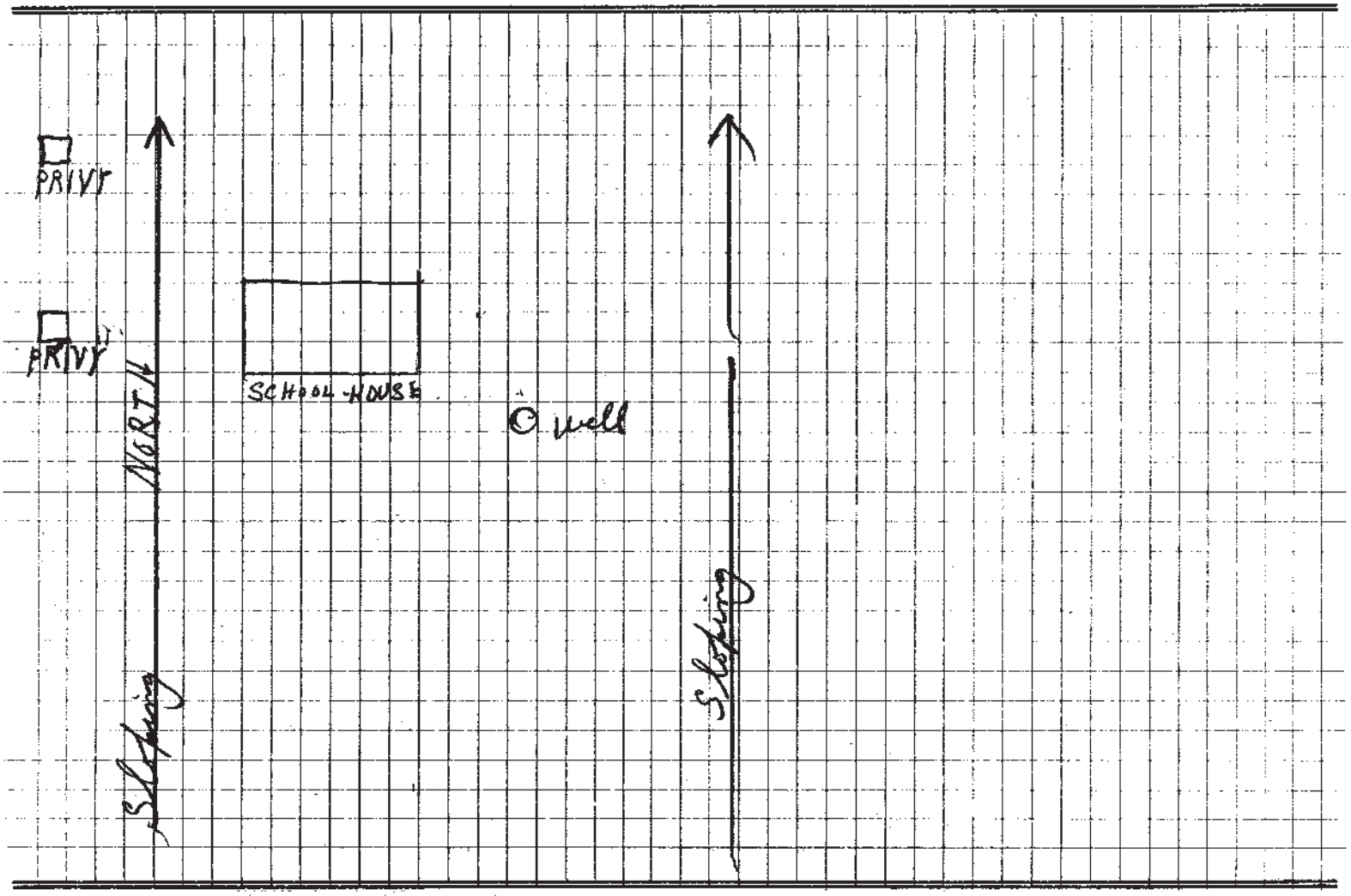
Sec. No. 28

Twp. North 5 N

Range 10 { E W

DIAGRAM OF PREMISES

See Well Construction Report bulletin. In making the diagram in the space below consider 10 ft. as the distance between lines. Be sure to indicate NORTH.



Additional copies of this form may be obtained in lots of 12 for 25c. Send remittance with order to State Board of Health, Well Construction Division, Madison, Wis.

3578

WELL LOG *and* REPORT

For method of making report, refer to bulletin entitled "Well Construction Report," 7-5-39. Accuracy is essential.

In this column indicate the kind of casing, liner, shoe and other accessories used.

Std. Wt. Water well pipe Forged steel shoe

| = casing pipe

WELL DIAGRAM
Use a red line to show casing or liner pipe. Use black for drill or borehole.

Inches Diameter
2 3 4 5 6 8 10 12 14 16

Depth
25
50
75
100
150
200
400
800
1200

Draw the diagram to show the full diameter and right section of well only.

In this column state the kind of formations penetrated, their thickness in feet and if water bearing.

clay 44'
broken limestone

Record of FINAL Pumping test

Duration of test
Hours 5

Pumping rate
G.P.M. 6

Depth of pump in well. Ft. 28'

Standing water-level (from surface)
Ft. 15'

Water-level when pumping Ft. 20'

Water. End of test.
Clear X
Cloudy
Turbid

Was the well sterilized?
Yes X No

To which laboratory was sample sent?
Blair
Date 11-29-43

Was the well sealed on completion?
Yes X No

How high did you leave the casing-pipe above grade?
10"

Well was completed
Date 11-29-43

Well Constructor
Harold Burtness
Signature

DN 3578_2

State of Wisconsin
Department of Natural Resources
Private Water Supply
Box 7921
Madison, Wisconsin 53707

NOTE:
White Copy – Division's Copy
Green Copy – Driller's Copy
Yellow Copy – Owner's Copy

WELL CONSTRUCTOR'S REPORT
Form 3300–15 Rev. 2-79

JAN 19 1983

1. COUNTY: Dane

CHECK (✓) ONE: ☐ Town ☐ Village ☐ City Name: Rutland

2. LOCATION: ¼ Section or Gov't. Lot: NE | Section: 27 | Township: 5N | Range: 10E

OR – Grid or Street No. | Street or Road Name

AND – If available subdivision name, lot & block No.

3. NAME ☐ OWNER ☐ AGENT AT TIME OF DRILLING CHECK (✓) ONE: Quality Builders

ADDRESS: 454 Center Road

POST OFFICE: Oregon, WI ZIP CODE: 53575

4. Distance in feet from well to nearest: (Record answer in appropriate block)

Building	Sanitary Bldg. Drain		Sanitary Bldg. Sewer		Floor Drain Connected To:		Storm Bldg. Drain		Storm Bldg. Sewer	
	C.I.	Other	C.I.	Other	C.I. Sewer	Other Sewer	C.I.	Other	C.I.	Other
16										

Street Sewer		Other Sewers		Foundation Drain Connected to:		Sewage Sump		Clearwater Sump	Septic Tank	Holding Tank	Sewage Absorption Unit	Manure Hopper or Retention or Pnuematic Tank
San.	Storm	C.I.	Other	Sewer	Sewage Sump	C.I.	Other				Seepage Pit	
				Clearwater Dr.	Clearwater Sump						Seepage Bed 72	
									83		Seepage Trench	

Privy	Pet Waste Pit	Pit: Nonconforming Existing	Subsurface Pumproom Nonconforming Existing	Barn Gutter	Animal Barn Pen	Animal Yard	Silo With Pit	Glass Lined Storage Facility	Silo w/o Pit	Earthen Silage Storage Trench Or Pit	Earthen Manure Basin
		Well									
		Pump									
		Tank									

Temporary Manure Stack or Platform	Watertight Liquid Manure Tank or Basin	Manure Pressure Pipe	Subsurface Gasoline or Oil Tank	Waste Pond or Land Disposal Unit (Specify Type)	Manure Storage Basin Concrete Floor Only Concrete Floor and Partial Concrete Walls	Other (Describe)

5. Well is intended to supply water for: Home

6. DRILLHOLE

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
8	Surface	63			
6	63	128			

7. CASING, LINER, CURBING AND SCREEN
Material, Weight, Specification

Dia. (in.)	Mfg. & Method of Assembly	From (ft.)	To (ft.)
6	Standard Black Pipe, .280 Wall Welded Joints, A-53.	Surface	63

8. GROUT OR OTHER SEALING MATERIAL

Kind	From (ft.)	To (ft.)
Mud & Cuttings	Surface	8
Cement	8	63

9. FORMATIONS

Kind	From (ft.)	To (ft.)
Sand & Clay	Surface	21
Sandstone	21	60
Limestone	60	128

10. TYPE OF DRILLING MACHINE USED

☐ Cable Tool ☒ Rotary-hammer w/drilling mud & air ☐ Jetting with
☐ Rotary-air w/drilling mud ☐ Rotary-hammer & air ☐ Air ☐ Water
☐ Rotary-w/drilling mud ☐ Reverse Rotary

Well construction completed on January 3 1983

11. MISCELLANEOUS DATA

Yield Test: 4 Hrs. at 21 GPM

Depth from surface to normal water level 60 Ft.

Depth of water level when pumping 72 Ft. Stabilized ☒ Yes ☐ No

Well is terminated 12 inches ☒ above ☐ below final grade

Well disinfected upon completion ☒ Yes ☐ No

Well sealed watertight upon completion ☒ Yes ☐ No

Water sample sent to Madison laboratory on December 31 1982

Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, method of finishing the well, amount of cement used in grouting, blasting, etc., should be given on reverse side.

Signature: Sam Vander Sluis Registered Well Driller

316

Business Name and Complete Mailing Address:
SAM'S ROTARY DRILLERS
ROUTE 2
RANDOLPH, WISCONSIN 53956

MAR 2 9 1978

State of Wisconsin
Department of Natural Resources
Box 7921
Madison, Wisconsin 53707

NOTE:
White Copy – Division's Copy
Green Copy – Driller's Copy
Yellow Copy – Owner's Copy

WELL CONSTRUCTOR'S REPORT

Form 3300--15 Rev. 12-76

1. COUNTY: Dane
CHECK (✓) ONE: ☒ Town ☐ Village ☐ City
Name: Rutland

2. LOCATION: ¼ Section: SE-NE; Section: 28; Township: 5N; Range: 10E
OR – Grid or Street No.; Street Name: Center rd
AND – If available subdivision name, lot & block No.

3. NAME ☒ OWNER ☐ AGENT AT TIME OF DRILLING CHECK (✓) ONE: Propst Bros. Builders
ADDRESS: 10 E. Main
POST OFFICE: Evansville Wis.

4. Distance in feet from well to nearest: (Record answer in appropriate block)

Building	Sanitary Bldg. Drain		Sanitary Bldg. Sewer		Floor Drain Connected To:		Storm Bldg. Drain		Storm Bldg. Sewer	
	C.I.	Other	C.I.	Other	C.I. Sewer	Other Sewer	C.I.	Other	C.I.	Other
19'										

Street Sewer		Other Sewers		Foundation Drain Connected to:				Sewage Sump		Clearwater Sump	Septic Tank	Holding Tank	Sewage Absorption Unit	
San.	Storm	C.I.	Other	Sewer		Sewage Sump		C.I.	Other				Seepage Pit	
				Clearwater Dr.		Clearwater Sump					70		Seepage Bed	80
													Seepage Trench	

Privy	Pet Waste Pit	Pit: Nonconforming Existing		Subsurface Pumproom Nonconforming Existing	Barn Gutter	Animal Barn Pen	Animal Yard	Silo With Pit	Glass Lined Storage Facility	Silo w/o Pit	Earthen Silage Storage Trench Or Pit
		Well									
		Pump									
		Tank									

Temporary Manure Stack	Watertight Liquid Manure Tank	Solid Manure Storage Structure	Subsurface Gasoline or Oil Tank	Waste Pond or Land Disposal Unit (Specify Type)	Other (Give Description)

5. Well is intended to supply water for: Home

6. DRILLHOLE

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
9	Surface	60'			
6	60	125			

7. CASING, LINER, CURBING AND SCREEN

Dia. (in.)	Material, Weight, Specification & Method of Assembly	From (ft.)	To (ft.)
6	New P.E. Blk. Seamless Steel ASTM A53 U.S. Wt. 18.97	Surface	60

8. GROUT OR OTHER SEALING MATERIAL

Kind	From (ft.)	To (ft.)
Drilling mud	Surface	60'

9. FORMATIONS

Kind	From (ft.)	To (ft.)
Top Soil	Surface	2
clay + Gravel	2	24
clay	24	60
lime Ston	60	110
Sand Stone	110	125

10. TYPE OF DRILLING MACHINE USED

☐ Cable Tool ☒ Rotary-hammer w/drilling mud & air ☐ Jetting with
☐ Rotary-air w/drilling mud ☐ Rotary-hammer & air ☐ Air
☐ Rotary-w/drilling mud ☐ Reverse Rotary ☐ Water

Well construction completed on 2-23-78 19__

11. MISCELLANEOUS DATA

Yield Test: 1 Hrs. at 20 GPM
Well is terminated 8 inches ☒ above ☐ below final grade
Depth from surface to normal water level 80 Ft.
Well disinfected upon completion ☒ Yes ☐ No
Depth of water level when pumping 95 Ft. Stabilized ☒ Yes ☐ No
Well sealed watertight upon completion ☒ Yes ☐ No

Water sample sent to Madison laboratory on 3-28-78 19__

Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, method of finishing the well, amount of cement used in grouting, blasting, etc., should be given on reverse side.

Signature: Leon Govert Registered Well Driller

Complete Mail Address: GOVERT BROS. WELL CO.
RT. # 2 HY. 81
BELOIT, WI 53511

3577

State of Wisconsin
Department of Natural Resources
Box 7921
Madison, Wisconsin 53707

AUG 31 1979

NOTE:
White Copy – Division's Copy
Green Copy – Driller's Copy
Yellow Copy – Owner's Copy

WELL CONSTRUCTOR'S REPORT
Form 3300–15 Rev. 12-76

1. COUNTY: Dane
CHECK (✓) ONE: ☑ Town ☐ Village ☐ City
Name: Dunkland

2. LOCATION: ¼ Section: NW; Section: 27; Township: 5N; Range: 10E
OR – Grid or Street No.; Street Name: Center Rd
AND – If available subdivision name, lot & block No.

3. NAME ☑ OWNER ☐ AGENT AT TIME OF DRILLING CHECK (✓) ONE: Sam Dechner
ADDRESS
POST OFFICE: Stoughton, Wis

4. Distance in feet from well to nearest: (Record answer in appropriate block)

Building	Sanitary Bldg. Drain		Sanitary Bldg. Sewer		Floor Drain Connected To:		Storm Bldg. Drain		Storm Bldg. Sewer	
	C.I.	Other	C.I.	Other	C.I. Sewer	Other Sewer	C.I.	Other	C.I.	Other
24										

Street Sewer		Other Sewers		Foundation Drain Connected to:				Sewage Sump		Clearwater Sump	Septic Tank	Holding Tank	Sewage Absorption Unit	
San.	Storm	C.I.	Other	Sewer		Sewage Sump		C.I.	Other		55		Seepage Pit	
				Clearwater Dr.		Clearwater Sump							Seepage Bed	65
													Seepage Trench	

Privy	Pet Waste Pit	Pit: Nonconforming Existing	Subsurface Pumproom	Barn Gutter	Animal Barn Pen	Animal Yard	Silo With Pit	Glass Lined Storage Facility	Silo w/o Pit	Earthen Silage Storage Trench Or Pit
		Well	Nonconforming Existing							
		Pump								
		Tank								

Temporary Manure Stack	Watertight Liquid Manure Tank	Solid Manure Storage Structure	Subsurface Gasoline or Oil Tank	Waste Pond or Land Disposal Unit (Specify Type)	Other (Give Description)

5. Well is intended to supply water for: Home

6. DRILLHOLE

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
8	Surface	43			
6	43	127			

7. CASING, LINER, CURBING AND SCREEN

Dia. (in.)	Material, Weight, Specification & Method of Assembly	From (ft.)	To (ft.)
6	STD BIK pipe	Surface	43
	.280 wall		
	Weld Jts.		
	A-53		

8. GROUT OR OTHER SEALING MATERIAL

Kind	From (ft.)	To (ft.)
Mud	Surface	8
Cement	8	43

9. FORMATIONS

Kind	From (ft.)	To (ft.)
Clay loam	Surface	4
Clay	4	9
Sand & gravel	9	15
Lime Rock	15	127

10. TYPE OF DRILLING MACHINE USED

☐ Cable Tool
☐ Rotary-air w/drilling mud
☐ Rotary-w/drilling mud
☐ Rotary-hammer w/drilling mud & air
☐ Rotary-hammer & air
☐ Reverse Rotary
☐ Jetting with: ☐ Air ☐ Water

Well construction completed on 5-8 19 79

11. MISCELLANEOUS DATA

Yield Test: 2 Hrs. at 20 GPM
Depth from surface to normal water level 45 Ft.
Depth of water level when pumping 86 Ft. Stabilized ☑ Yes ☐ No

Well is terminated 12 inches ☑ above ☐ below final grade
Well disinfected upon completion ☐ Yes ☐ No
Well sealed watertight upon completion ☑ Yes ☐ No

Water sample sent to Madison laboratory on 5-11 19 79

Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, method of finishing the well, amount of cement used in grouting, blasting, etc., should be given on reverse side.

Signature: Sam Vanden Heuvel Jr. Registered Well Driller

Complete Mail Address: R.T. 2 Randolph, Wis.

DN 3572

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER WJ023

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707

Form 3300-077A

Property Owner: LAUNDRIE, ANDY	Phone #: (608)332-5153
Mailing Address: 4082 OLD STAGE RD	
City: BROOKLYN	State: WI — Zip Code: 53521

County	Co. Permit #	Notification #	Completed
Dane	27482	25232498	02-20-2007

Well Constructor (Business Name)	Lic. #	Facility ID # (Public Wells)
SAM'S WELL DRILLING INC	370	

Address: PO BOX 150
RANDOLPH WI 53956-0150

Well Plan Approval #

Approval Date (mm-dd-yyyy)

Hicap Permanent Well #	Common Well #	Specific Capacity
		0.9

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes

Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

1. Well Location
Town of RUTLAND

Fire # (if avail.): 4082

Street Address or Road Name and Number
OLD STAGE RD

Subdivision Name	Lot #	Block #

Latitude / Longitude in Decimal Degree (DD)				Method Code
42.8638	°N	-89.3196	°W	GCD013

SW	SE	Section	Township		Range	
or Govt Lot #		28	5	N	10	E

2. Well Type Replacement
of previous unique well # constructed in

Reason for replaced or reconstructed well ?
OLD WELL OUT OF WATER

Construction Type: Drilled

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
6	Surface	97

Upper Enlarged Drillhole		Lower Open Bedrock
No	Rotary - Mud Circulation	No
Yes	Rotary - Air	Yes
No	Rotary - Air & Foam	No
No	Drill-Through Casing Hammer	
No	Reverse Rotary	
No	Cable-tool Bit ____in. dia...	No
	Dual Rotary	
No	Temp. Outer Casing ____in. dia	
No	Removed? ____depth ft. (If NO explain on back side)	

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
-	-	X	-	Sand & Clay	Surface	5
-	-	X	G	Sand & Clay, w/Gravel/Cobbles/Boulders/Stones	5	59
-	B	L	-	Broken, Limestone/Dolomite	59	64
-	-	L	-	Limestone/Dolomite	64	97

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD BLK, PIPE, .280 WALL, P.E., A53B WHEATLAND	Surface	68
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
Granular bentonite	Surface		

9. Static Water Level
25 ft. below ground surface

10. Pump Test
Pumping level 48 ft. below surface
Pumping at 20 GP M for 1 Hrs.
Pumping Method ?

11. Well Is
18 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?
Filled & Sealed Well(s) as needed? Yes

13. Constructor / Supervisory Driller	Lic #	Date Signed
JVG		02-20-2007
Drill Rig Operator	**Lic or Reg #**	**Date Signed**
SIVG		02-20-2007

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER DC135

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707

Form 3300-077A

Property Owner: FLORENCE KRAUSE			Phone #: (608)455-6546
Mailing Address: 4116 OLD STAGE RD			
City: BROOKLYN	State: WI	Zip Code: 53521	
County: Dane	Co. Permit #: W04953	Notification #	Completed: 06-05-1991

Well Constructor (Business Name): SAMS ROTARY DRILLERS	Lic. #: 370	Facility ID # (Public Wells)	
Address: PO BOX 150 RANDOLPH WI 53956-0150		Well Plan Approval #	
		Approval Date (mm-dd-yyyy)	
Hicap Permanent Well #	Common Well #	Specific Capacity: 0.7	

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes

Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

1. Well Location
Town of RUTLAND

Fire # (if avail.)

Street Address or Road Name and Number: 4116 OLD STAGE

Subdivision Name	Lot #	Block #

Latitude / Longitude in Decimal Degree (DD): 42.8643 °N -89.3218 °W			Method Code: GCD013
NE SW or Govt Lot #	Section: 28	Township: 5 N	Range: 10 E

2. Well Type Replacement
of previous unique well # constructed in

Reason for replaced or reconstructed well ?
WATER

Construction Type: Drilled

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
8	Surface	42
6	42	102

Upper Enlarged Drillhole / Lower Open Bedrock

Yes Rotary - Mud Circulation .....
Yes Rotary - Air .....
Rotary - Air & Foam .....
Drill-Through Casing Hammer
Reverse Rotary
Cable-tool Bit ____in. dia...
Dual Rotary .....
Temp. Outer Casing ____in. dia
Removed? ____depth ft. (If NO explain on back side)

Geology Codes	8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
C	CLAY	Surface	4
Y	SAND AND GRAVEL	4	33
C	CLAY	33	36
L	LIMESTONE	36	102

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD BLACK PIPE .280 WALL, WELD JTS, A-53 KHC	Surface	42
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method TREMIE

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
MUD AND CUTTINGS	Surface	8	
CEMENT	8	42	7

9. Static Water Level
21 ft. below ground surface

10. Pump Test
Pumping level 51 ft. below surface
Pumping at 20 GP for 1 Hrs.
Pumping Method ?

11. Well Is
0 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?

Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
SV		06-24-1991
Drill Rig Operator	Lic or Reg #	Date Signed
SK		06-25-1991

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER TT086

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707

Form 3300-077A

Property Owner: KNUTSON, KENT			Phone #: (608)873-8456
Mailing Address: PO BOX 188			
City: STOUGTON	State: WI	Zip Code: 53589	
County: Dane	Co. Permit #: 23880	Notification #	Completed: 09-30-2004

1. Well Location
Town of RUTLAND
Fire # (if avail.)
Street Address or Road Name and Number: OLD STONE ROAD
Subdivision Name | Lot # | Block #

Well Constructor (Business Name): SAM'S WELL DRILLING INC	Lic #: 370	Facility ID # (Public Wells)	Latitude / Longitude in Decimal Degree (DD): °N °W
			Method Code: GPS008
		Well Plan Approval #	NW NE or Govt Lot #: —
			Section: 28
			Township: 5 N
			Range: 10 E
Address: PO BOX 150 RANDOLPH WI 53956-0150		Approval Date (mm-dd-yyyy)	
Hicap Permanent Well #	Common Well #	Specific Capacity: 0.5	

2. Well Type New Well
of previous unique well # | constructed in
Reason for replaced or reconstructed well ?
Construction Type: Drilled

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes
Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
8.75	Surface	63
6	63	183

Upper Enlarged Drillhole		Lower Open Bedrock
No	Rotary - Mud Circulation	No
Yes	Rotary - Air	Yes
No	Rotary - Air & Foam	No
No	Drill-Through Casing Hammer	
No	Reverse Rotary	
No	Cable-tool Bit ____in. dia...	No
	Dual Rotary	
Yes	Temp. Outer Casing 10in. dia	
Yes	Removed? 3depth ft. (If NO explain on back side)	

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
-	B	L	F	Broken, Limestone/Dolomite, w/Fill	Surface	4
-	B	L	-	Broken, Limestone/Dolomite	4	29
-	-	L	-	Limestone/Dolomite	29	183

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD BLK, PIPE, .280 WALL, P.E., A53B WHEATLAND	Surface	63
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method: Tremie Pipe - Pumped

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
Neat cement grout	Surface	63	19 S

9. Static Water Level
102 ft. below ground surface

10. Pump Test
Pumping level 130 ft. below surface
Pumping at 15 GP M for 1 Hrs.
Pumping Method ?

11. Well Is
18 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?
Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
JVG		09-30-2004
Drill Rig Operator	**Lic or Reg #**	**Date Signed**
DB		09-30-2004

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER QJ033

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707
Form 3300-077A

Property Owner: HILLESTAD, SHAWN	Phone #: (608)575-8899
Mailing Address: 137 E RICHARD APT #6	
City: OREGON	State: WI — Zip Code: 53575

County	Co. Permit #	Notification #	Completed
Dane	19891		07-23-2002

Well Constructor (Business Name)	Lic. #	Facility ID # (Public Wells)
RICHARD E BERKHOLTZ	3	

Address: 6400 LAKE RD
WINDSOR WI 53598-9717

Well Plan Approval #:

Approval Date (mm-dd-yyyy):

Hicap Permanent Well #	Common Well #	Specific Capacity
		0.3

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes

Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

1. Well Location
Town of RUTLAND

Fire # (if avail.)

Street Address or Road Name and Number

Subdivision Name	Lot #	Block #

Latitude / Longitude in Decimal Degree (DD)	Method Code
°N °W	GPS008

NE SW or Govt Lot #	Section	Township	Range
	28	5 N	10 E

2. Well Type New Well
of previous unique well # constructed in

Reason for replaced or reconstructed well ?
NEW HOME

Construction Type: Drilled

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
9.25	Surface	62
6	62	144

Upper Enlarged Drillhole: Yes
Lower Open Bedrock: No

Rotary - Mud Circulation .....
Rotary - Air .....
Rotary - Air & Foam .....
Drill-Through Casing Hammer
Reverse Rotary
Cable-tool Bit ____in. dia...
Dual Rotary .....
Temp. Outer Casing ____in. dia
Removed? ____depth ft. (If NO explain on back side)

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
-	-	C	S	SANDY CLAY	Surface	6
-	M	S	-	MEDIUM SAND	6	52
-	-	Y	C	SAND GRAVEL & CLAY	52	56
-	-	L	-	LIMESTONE	56	71
-	B	L	-	BROKEN LIMESTONE	71	79
-	-	L	-	LIMESTONE	79	144

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD STEEK PE 18.97# ASTMA-53 SAW-HILL	Surface	62
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method BRAIDEN HEAD-BENTONITE CIRCULA

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
NEAT CEMENT	Surface	62	16 S

9. Static Water Level
36 ft. below ground surface

10. Pump Test
Pumping level 100 ft. below surface
Pumping at 20 GP M for 0.5 Hrs.
Pumping Method ?

11. Well Is
12 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?

Filled & Sealed Well(s) as needed? No
NONE

13. Constructor / Supervisory Driller	Lic #	Date Signed
RB		
Drill Rig Operator	**Lic or Reg #**	**Date Signed**
MAB		07-24-2002

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER QJ042

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707
Form 3300-077A

Property Owner: HILLESTAD, SHAWN	Phone #: (608)575-8899
Mailing Address: 137 E RICHARD APT 6	
City: OREGON	State: WI — Zip Code: 53575
County: Dane	Co. Permit #: 19891 — Notification #: — Completed: 08-01-2002
Well Constructor (Business Name): RICHARD E BERKHOLTZ	Lic. #: 3 — Facility ID # (Public Wells):
Address: 6400 LAKE RD, WINDSOR WI 53598-9717	Well Plan Approval #: — Approval Date (mm-dd-yyyy):
Hicap Permanent Well #:	Common Well #: — Specific Capacity: 0.4

1. Well Location
Town of RUTLAND
Fire # (if avail.):
Street Address or Road Name and Number: 4120 OLD STAGE RD
Subdivision Name: — Lot #: — Block #:
Latitude / Longitude in Decimal Degree (DD): 42.8705 °N -89.3232 °W — Method Code: GCD013
NE SW or Govt Lot #: — Section: 28 — Township: 5 N — Range: 10 E

2. Well Type Reconstruction
of previous unique well #: QJ033 constructed in: 2002
Reason for replaced or reconstructed well ?: NEW WELL HAD 12.6 NITRATE
Construction Type: Drilled

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes
Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
6	Surface	200
3.75	200	251

Upper Enlarged Drillhole / Lower Open Bedrock
- Rotary - Mud Circulation .....
- Rotary - Air .....
- Rotary - Air & Foam .....
- Drill-Through Casing Hammer
- Reverse Rotary
- Cable-tool Bit ____in. dia...
- Dual Rotary .....
- Temp. Outer Casing ____in. dia
  Removed? ____depth ft. (If NO explain on back side)

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
				EXISTING	Surface	144
		L		LIMESTONE	144	168
T	-	N	-	TAN SANDSTONE	168	220
T	H	N	-	TAN SANDSTONE WITH HARD RED LAYER	220	225
T	-	N	-	TAN SANDSTONE	225	251

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
4	STD STEEL PE 10.79 LBS SAWHILL	Surface	200
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method: BRAIDEN HEAD BENTONITE

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
	Surface		
NEAT CEMENT	9	200	22 S

9. Static Water Level
75 ft. below ground surface

10. Pump Test
Pumping level 120 ft. below surface
Pumping at 20 GP M for 0.5 Hrs.
Pumping Method ?

11. Well Is
12 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?
Filled & Sealed Well(s) as needed? No
NONE

13. Constructor / Supervisory Driller	Lic #	Date Signed
RB		08-05-2002
Drill Rig Operator	**Lic or Reg #**	**Date Signed**
MAB		08-05-2002

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER **NE031**

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707
Form 3300-077A

Property Owner: HILL, ROBERT	Phone #
Mailing Address: 487 CENTER RD	
City: STOUGHTON	State: WI — Zip Code: 53589
County: Dane	Co. Permit #: 16093 — Notification # — Completed: 06-09-1999
Well Constructor (Business Name): NIFFENEGGER WELL & PUMP INC	Lic. #: 6295 — Facility ID # (Public Wells)
Address: 902 2ND ST, MONROE WI 53566	Well Plan Approval # — Approval Date (mm-dd-yyyy)
Hicap Permanent Well #	Common Well # — Specific Capacity: 2.5

1. Well Location
Town of RUTLAND
Fire # (if avail.)
Street Address or Road Name and Number: 487 CENTER RD
Subdivision Name — Lot #: 2 — Block #
Latitude / Longitude in Decimal Degree (DD): 42.8735 °N -89.3112 °W — Method Code: GCD013
NE NE or Govt Lot # — Section: 28 — Township: 5 N — Range: 10 E

2. Well Type New Well
of previous unique well # — constructed in
Reason for replaced or reconstructed well ?
Construction Type: Drilled

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes
Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
8.75	Surface	41
6	41	120

Upper Enlarged Drillhole / Lower Open Bedrock

Yes — Rotary - Air .....
Rotary - Mud Circulation .....
Rotary - Air & Foam .....
Drill-Through Casing Hammer
Reverse Rotary
Cable-tool Bit ____in. dia...
Dual Rotary .....
Temp. Outer Casing ____in. dia
Removed? ____depth ft. (If NO explain on back side)

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
T		C		BROWN CLAY	Surface	8
		Y	C	SAND, GRAVEL & CLAY	8	28
		L	S	SANDY LIMESTONE	28	120

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD. WT. ST. .280 WALL 18.97# PER FT PL END WELDED JTS. SAWHILL A53B ASTM	Surface	41
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method: TREMIE PIPE PUMPED

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
NEAT CEMENT GROUT	Surface	41	15 S

9. Static Water Level
21 ft. below ground surface

10. Pump Test
Pumping level 29 ft. below surface
Pumping at 20 GP M for 2 Hrs.
Pumping Method ?

11. Well Is
18 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?
Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
RN		06-18-1999
Drill Rig Operator	Lic or Reg #	Date Signed

State of Wisconsin
Department of Natural Resources
Private Water Supply
Box 7921
Madison, Wisconsin 53707

NOTE:
White Copy – Division's Copy
Green Copy – Driller's Copy
Yellow Copy – Owner's Copy

WELL CONSTRUCTOR'S REPORT
Form 3300–15 Rev. 2-79

1. COUNTY: Dane
CHECK (✓) ONE: ☑ Town ☐ Village ☐ City
Name: Rutland

2. LOCATION: (SE,SW) NE, S.W. ¼ Section or Gov't. Lot | Section: 28 | Township: 5N | Range: 10E
OR – Grid or Street No.: per kmf 4126 | Street or Road Name: Old Stage Rd
AND – If available subdivision name, lot & block No.:

3. NAME ☐ OWNER ☐ AGENT AT TIME OF DRILLING CHECK (✓) ONE: Fred Halberson (Frederick A. Halverson)
ADDRESS: 3703 Nathan Hale Ct
POST OFFICE: Madison | ZIP CODE: Wisc

4. Distance in feet from well to nearest: (Record answer in appropriate block)

Building	Sanitary Bldg. Drain		Sanitary Bldg. Sewer		Floor Drain Connected To:		Storm Bldg. Drain		Storm Bldg. Sewer	
	C.I.	Other	C.I.	Other	C.I. Sewer	Other Sewer	C.I.	Other	C.I.	Other
23										

Street Sewer		Other Sewers		Foundation Drain Connected to:				Sewage Sump		Clearwater Sump	Septic Tank	Holding Tank	Sewage Absorption Unit	Manure Hopper or Retention or Pneumatic Tank
San.	Storm	C.I.	Other	Sewer		Sewage Sump		C.I.	Other				Seepage Pit	
				Clearwater Dr.		Clearwater Sump					None		Seepage Bed None	
													Seepage Trench	

Privy	Pet Waste Pit	Pit: Nonconforming Existing	Subsurface Pumproom	Barn Gutter	Animal Barn Pen	Animal Yard	Silo With Pit	Glass Lined Storage Facility	Silo w/o Pit	Earthen Silage Storage Trench Or Pit	Earthen Manure Basin
		Well	Nonconforming Existing								
		Pump									
		Tank									

Temporary Manure Stack or Platform	Watertight Liquid Manure Tank or Basin	Manure Pressure Pipe	Subsurface Gasoline or Oil Tank	Waste Pond or Land Disposal Unit (Specify Type)	Manure Storage Basin	Other (Describe)
					Concrete Floor Only	
					Concrete Floor and Partial Concrete Walls	

5. Well is intended to supply water for: House

6. DRILLHOLE

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
8	Surface	63			
6	63	162			

7. CASING, LINER, CURBING AND SCREEN
Material, Weight, Specification

Dia. (in.)	Mfg. & Method of Assembly	From (ft.)	To (ft.)
6	Std Black Pipe, .280 Wall, Weld JTS, A-53	Surface	63

8. GROUT OR OTHER SEALING MATERIAL

Kind	From (ft.)	To (ft.)
mud	Surface	63

9. FORMATIONS

Kind	From (ft.)	To (ft.)
Sand gravel	Surface	5
clay	5	10
sand clay	10	22
sand	22	51
clay	51	62
lime rock	62	105
sand rock	105	162

10. TYPE OF DRILLING MACHINE USED
☐ Cable Tool ☑ Rotary-hammer w/drilling mud & air ☐ Jetting with
☐ Rotary-air w/drilling mud ☐ Rotary-hammer & air ☐ Air
☐ Rotary-w/drilling mud ☐ Reverse Rotary ☐ Water

Well construction completed on Sept 28 1981

11. MISCELLANEOUS DATA
Yield Test: 9 Hrs. at 20 GPM
Depth from surface to normal water level 38 Ft.
Depth of water level when pumping 80 Ft. Stabilized ☑ Yes ☐ No

Well is terminated 12 inches ☑ above ☐ below final grade
Well disinfected upon completion ☑ Yes ☐ No
Well sealed watertight upon completion ☑ Yes ☐ No

Water sample sent to Madison laboratory on Sept 29 1981

Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, method of finishing the well, amount of cement used in grouting, blasting, etc., should be given on reverse side.

Signature: Sam Vander Hulin Jr Registered Well Driller
325

Business Name and Complete Mailing Address:
SAM'S ROTARY DRILLERS
ROUTE 2
RANDOLPH, WISCONSIN 53956

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER **XP379**

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707

Form 3300-077A

Property Owner: PELEGRI, FRANCISCO	Phone #
Mailing Address: 4006 OLD STAGE RD	
City: BROOKLYN	State: WI — Zip Code: 53521
County: Dane	Co. Permit #	Notification #	Completed: 07-21-2015
Well Constructor (Business Name): NIFFENEGGER WELL & PUMP INC	Lic. #: 6295	Facility ID # (Public Wells)
Address: 902 2ND ST MONROE WI 53566	Well Plan Approval #
	Approval Date (mm-dd-yyyy)
Hicap Permanent Well #	Common Well #	Specific Capacity

1. Well Location

Fire # (if avail.)

Town of RUTLAND

Street Address or Road Name and Number: 4006 OLD STAGE RD

Subdivision Name	Lot #	Block #

Latitude / Longitude in Decimal Degree (DD)	Method Code
42.8638 °N -89.3137 °W	GPS008

SE or Govt Lot #	SE	Section: 28	Township: 5 N	Range: 10 E

2. Well Type New Well

of previous unique well # constructed in

Reason for replaced or reconstructed well ?

Construction Type: Drilled

3. Well serves 1 # of GEOTHERMAL HOLE

Loop(heat pump drillhole)

Heat Exchange____# of drillholes

Hicap Well ? No

Hicap Property ? No

Hicap Potable ?

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
6	Surface	170

Upper Enlarged Drillhole / Lower Open Bedrock

- Rotary - Mud Circulation .....
- Yes — Rotary - Air ..... — No
- Rotary - Air & Foam .....
- Drill-Through Casing Hammer
- Reverse Rotary
- Cable-tool Bit ____in. dia...
- Dual Rotary .....
- Yes — Temp. Outer Casing 6in. dia
- Yes — Removed? 32depth ft. (If NO explain on back side)

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
-	-	Y	I	TOPSOIL, SAND, GRAVEL	Surface	30
-	-	L	N	LIMESTONE W/SANDSTONE SEAMS	30	170

6. Casing, Liner, Screen

Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material

Method TREMIE PIPE PUMPED

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
BH20	Surface	170	13 S

9. Static Water Level	11. Well Is
_____ ft. _____ground surface	_____ in. _____Grade
10. Pump Test	Developed ?
Pumping level _____ ft. below surface	Disinfected ?
Pumping at _____ GP for _____ Hrs.	Capped ?
Pumping Method ?	

12. Notified Owner of need to fill & seal ?

Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
JF		07-21-2015
Drill Rig Operator	Lic or Reg #	Date Signed
RN		07-21-2015

4a. Potential Contamination Sources Is the well located in floodplain ?

Type	Qualifier	Distance	Type	Qualifier	Distance
POWTS dispersal component (soil absorption unit or mound)	>	60	Building Overhang	>	50
			Septic or Holding, or POWTS Tank	>	50

Comment: 1 GEOTHERMAL HOLE; 13 SACKS CEMENT. LOOP SYSTEM THAT HORIZONTALLY DRILLED BY ANOTHER FIRM. GEOTHERMO CONNECT-MEQUON. THEY HIT ROCK ON LAST HOLE. NIFFENEGGER CAME IN & CONSTRUCTED HOLE. PERMISSION FROM R. CLARK TO CONSTRUCT. NO NOTIFICATION.

Water Quality Text:

Water Quantity Text:

Difficulty Text:

Created On: 09-08-2015 Created by: WELL CONST LOAD Updated On: 12-11-2019 Updated by: PARCEL_MATCH_LL_OK

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER FY148

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707

Form 3300-077A

Property Owner: EUGSTEN, TOM			Phone #: (608)873-3822
Mailing Address: 4738 SCHUSTER			
City: OREGON	State: WI	Zip Code: 53575	
County: Dane	Co. Permit #: W07930	Notification #	Completed: 07-13-1993

Well Constructor (Business Name): SAMS ROTARY DRILLERS	Lic. #: 370	Facility ID # (Public Wells)	
Address: PO BOX 150 RANDOLPH WI 53956-0150		Well Plan Approval #	
		Approval Date (mm-dd-yyyy)	
Hicap Permanent Well #	Common Well #	Specific Capacity: 0.7	

3. Well serves 1 # of
Private,potable
Heat Exchange____# of drillholes

Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

1. Well Location
Town of RUTLAND

Fire # (if avail.)

Street Address or Road Name and Number: OLD STAGE

Subdivision Name	Lot #	Block #

Latitude / Longitude in Decimal Degree (DD) °N °W
Method Code: GPS008

NE SE or Govt Lot #	Section: 28	Township: 5 N	Range: 10 E

2. Well Type New Well
of previous unique well # constructed in

Reason for replaced or reconstructed well ?
HOME @ HOUSE BARN

Construction Type: Drilled

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
8	Surface	63
6	63	152

Upper Enlarged Drillhole / Lower Open Bedrock

Yes Rotary - Mud Circulation .....
Yes Rotary - Air .....
Rotary - Air & Foam .....
Drill-Through Casing Hammer
Reverse Rotary
Cable-tool Bit ____in. dia...
Dual Rotary .....
Temp. Outer Casing ____in. dia
Removed? ____depth ft. (If NO explain on back side)

Geology Codes	8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
C	CLAY	Surface	5
Y	SAND @ GRAVEL	5	45
Z	CLAY @ GRAVEL	45	60
L	LIMEROCK	60	152

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD BLACK PIPE .280 WALL, WELD JTS, A-53, SAWHILL	Surface	63
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
MUD @ CUTTINGS	Surface	63	

9. Static Water Level
35 ft. below ground surface

10. Pump Test
Pumping level 65 ft. below surface
Pumping at 20 GP M for 1 Hrs.
Pumping Method ?

11. Well Is
18 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?

Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
SVG		07-21-1993
Drill Rig Operator	**Lic or Reg #**	**Date Signed**
STEK		07-21-1993

WELL CONSTRUCTOR'S REPORT

Wel–6

WHITE COPY – DIVISION'S COPY
GREEN COPY – DRILLER'S COPY
YELLOW COPY – OWNER'S COPY

AUG 18 1971 STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
Box 450
Madison, Wisconsin 53701

1. COUNTY: Dane

CHECK ONE: ☒ Town ☐ Village ☐ City NAME: Rutland

2. LOCATION (Number and Street or ¼ section, section, township and range. Also give subdivision name, lot and block numbers when available.)

NE¼-NE¼-SW¼-SEC 28-R10E-T5N

3. OWNER AT TIME OF DRILLING

Dean George

4. OWNER'S COMPLETE MAIL ADDRESS

Rt. 1 Evansville, Wis.

5. Distance in feet from well to nearest: (Record answer in appropriate block)

x means none

BUILDING	SANITARY SEWER C. I.	SANITARY SEWER TILE	FLOOR DRAIN C. I.	FLOOR DRAIN TILE	FOUNDATION DRAIN SEWER CONNECTED	FOUNDATION DRAIN INDEPENDENT	WASTE WATER DRAIN C. I.	WASTE WATER DRAIN TILE
10	50	x	x	x	x	x	x	x

CLEAR WATER DRAIN C. I.	CLEAR WATER DRAIN TILE	SEPTIC TANK	PRIVY	SEEPAGE PIT	ABSORPTION FIELD	BARN	SILO	ABANDONED WELL	SINK HOLE
x	x	60	x	70	x	115	133	x	x

OTHER POLLUTION SOURCES (Give description such as dump, quarry, drainage well, stream, pond, lake, etc.)

x

6. Well is intended to supply water for:

Residence

7. DRILLHOLE

Dia. (in.)	From (ft.)	To (ft.)	Dia. (in.)	From (ft.)	To (ft.)
10	Surface	20	6	20	130

8. CASING, LINER, CURBING, AND SCREEN

Dia. (in.)	Kind and Weight	From (ft.)	To (ft.)
6	T&C New Black Steel 19.45 #1	Surface	62±2"

9. GROUT OR OTHER SEALING MATERIAL

Kind	From (ft.)	To (ft.)
Drill cuttings	Surface	20

10. FORMATIONS

Kind	From (ft.)	To (ft.)
Drift	Surface	2
Sand	2	10
Hardpan	10	40
Sand	40	60
Sandstone	60	96
Limerock	96	130

Well construction completed on May 20 1971

Well is terminated 10 inches ☒ above ☐ below final grade

Well disinfected upon completion ☒ Yes ☐ No

Well sealed watertight upon completion ☒ Yes ☐ No

11. MISCELLANEOUS DATA

Yield test: 4 Hrs. at 50 GPM

Depth from surface to normal water level 22 ft.

Depth to water level when pumping 30 ft.

Water sample sent to Madison # 60696 laboratory on: May 24 1971

Your opinion concerning other pollution hazards, information concerning difficulties encountered, and data relating to nearby wells, screens, seals, type of casing joints, method of finishing the well, amount of cement used in grouting, blasting, subsurface pumprooms, access pits, etc., should be given on reverse side.

SIGNATURE: Marvin A. Woldenberg Registered Well Driller

COMPLETE MAIL ADDRESS:
Jefferson Well Drilling
1207 South Main St.
Jefferson, Wis.

Please do not write in space below

COLIFORM TEST RESULT	GAS – 24 HRS.	GAS – 48 HRS.	CONFIRMED	REMARKS
3576				130 plot 574003

REV. 11–68

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER YV926

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707
Form 3300-077A

Property Owner: COOK LIVING TRUST			Phone #
Mailing Address: W6193 RON HILL LN			
City: MONTICELLO	State: WI	Zip Code: 53570	
County: Dane	Co. Permit #: 00158	Notification #: 6873125904	Completed: 05-16-2018

1. Well Location
Town of RUTLAND
Fire # (if avail.)
Street Address or Road Name and Number: OLD STAGE RD
Subdivision Name: CSM 13824 | Lot #: 1 | Block #:

Well Constructor (Business Name): SAM'S WELL DRILLING INC	Lic. #: 370	Facility ID # (Public Wells)	
Address: PO BOX 150 N9935 PLEASANT RD RANDOLPH WI 53956		Well Plan Approval #	
		Approval Date (mm-dd-yyyy)	
Hicap Permanent Well #	Common Well #	Specific Capacity: 0.4	

Latitude / Longitude in Decimal Degree (DD): 43.0097 °N -89.4517 °W | Method Code: GPS008

NE	SW	Section	Township	Range
or Govt Lot #		28	5 N	10 E

2. Well Type New Well
of previous unique well # constructed in
Reason for replaced or reconstructed well ?
Construction Type: Drilled

3. Well serves 1 # of HOME
Private,potable
Heat Exchange____# of drillholes

Hicap Well ? No
Hicap Property ? No
Hicap Potable ? Yes

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
8.75	Surface	102
6	102	183

Upper Enlarged Drillhole		Lower Open Bedrock
Yes	Rotary - Mud Circulation	No
No	Rotary - Air	Yes
No	Rotary - Air & Foam	No
No	Drill-Through Casing Hammer	
No	Reverse Rotary	
No	Cable-tool Bit ____in. dia...	No
No	Dual Rotary	No
Yes	Temp. Outer Casing 10in. dia	
Yes	Removed? 3depth ft. (If NO explain on back side)	

Geology Codes				8. Geology Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
		X		X-SAND & CLAY	Surface	22
		Y		Y-SAND & GRAVEL	22	31
		L		L-LIMESTONE/DOLOMITE	31	42
	B	L	H	B-BROKEN L-LIMESTONE/DOLOMITE H-SHALEY	42	57
		L		L-LIMESTONE/DOLOMITE	57	183

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	STD BLK, PIPE, .280 WALL, A53B, TECHNOTUBI	Surface	102
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material
Method TREMIE PIPE - PUMPED

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
NEAT CEMENT GROUT	Surface	102	23 S

9. Static Water Level
33 ft. below ground surface

10. Pump Test
Pumping level 90 ft. below surface
Pumping at 20 GP M for 1 Hrs.
Pumping Method ? Test Pump

11. Well Is
24 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ? No
Filled & Sealed Well(s) as needed? No

13. Constructor / Supervisory Driller	Lic #	Date Signed
JVG	6026	05-16-2018
Drill Rig Operator	Lic or Reg #	Date Signed
JS	7377	05-16-2018

APPENDIX D

AGGREGATE PRODUCTS

AGGREGATE PRODUCTS LIST

Crushed Stone:

- 3/4" Clear Crushed Limestone
- 1 ¼" Clear Crushed Limestone
- 3" Clear Crushed Limestone
- 5" Clear Crushed Limestone
- ¾" Base Crushed Limestone
- 1 ¼" Base Crushed Limestone
- 3" Breaker Run
- Screenings
- Rip-Rap – Various Sizes

Recycled Products:

- 1 ¼" Crushed Asphalt
- 1 ¼" Crushed Concrete

Other Products:

- Bank Run Sand
- Screened Sand
- Topsoil
- Screened Topsoil
- Landscape Boulders
- Cobblestone – Various Sizes

APPENDIX E

EXISTING WDNR PERMIT AND STORM WATER POLLUTION PREVENTION PLAN

B. GENERAL FACILITY INFORMATION

Name of Facility:

Nelson Pit

Facility Address:

437 Center Rd. Oregon WI. 53575

Facility Contact:

Name:

Kevin W Hahn

Title:

Managing Member

Telephone:

608-333-5607

Mailing Address:

3898 Old Stone Rd. Oregon, WI. 53575

Owner:

Kevin W Hahn

Operator: (if different from Owner)

Standard Industrial Classification (SIC) Code: 144 1420

Permit Information:

Permit Number: WI-00465150-4

Initial Date of Coverage: (Start Date on Cover Letter) 2 March 18

Number of Storm Water Outfalls: ONE

Receiving Water

Emergency Contact (preferably on-site):

Name:

Kevin W. Hahn

Telephone:

608-333-5607

C. OBJECTIVES

This storm water pollution prevention plan (SWPPP) covers the operations at

Nelson Pit 437 Center Rd. Oregon WI 53575

insert facility name

It has been developed as required under Section 3.3 of Wisconsin's Pollutant Discharge Elimination System (WPDES) general permit WI-0046515-4 for Nonmetallic Mining Operations in accordance with good engineering practices. This SWPPP describes this facility and its operations, identifies potential sources of storm water pollution at the facility, recommends appropriate best management practices (BMPs) or pollution control measures to reduce the discharge of pollutants in storm water runoff, and provides for periodic review of this SWPPP.

The primary goal of the storm water permit program is to improve the quality of surface waters and groundwaters by reducing the amount of pollutants potentially contained in the storm water runoff. Nonmetallic mining operations required by part 3.3 of industrial wastewwater WPDES permit WI-0046515-4 must prepare and implement a SWPPP for their facility.

The BMPs that are used on a site are dictated by the site conditions. However the following principles of erosion and sediment control are defined in the Wisconsin Construction Site Best Management Practices Handbook, and apply on NMM sites as well:

- Minimize disturbed areas
- Stabilize inactive disturbed areas
- Keep runoff velocities low
- Protect disturbed areas from stormwater runoff
- Retain sediment within the site boundaries
- Maintain the BMP practices selected

This SWPPP will:

- identify sources of storm water and non-storm water contamination to the storm water drainage system;
- identify and prescribe appropriate best management practices designed to prevent storm water contamination from occurring;
- identify and prescribe best management practices to reduce pollutants in contaminated storm water prior to discharge;
- prescribe actions needed either to bring non-storm water discharges under the WPDES permit or to remove these discharges from the storm drainage system;
- prescribe a schedule to ensure that the storm water management actions prescribed in the Storm Water Pollution Prevention Plan are carried out and evaluated on a regular basis.

D. STORM WATER POLLUTION PREVENTION TEAM

The storm water pollution prevention team is responsible for developing, implementing, maintaining, and revising this SWPPP. The members of the team are familiar with the management and operations of

Nelson Pit 437 Center Rd. Oregon WI. 53575

insert facility name

Identify by job title the person in charge of all aspects of SWPPP development and implementation. The member(s) of the team and their responsibilities (i.e. implementing, maintaining, record keeping, submitting reports, conducting inspections, employee training, conducting the annual compliance evaluation, testing for non-storm water discharges, signing the required certifications) are as follows:

Name	Title	Responsibility
Kevin W. Hahn	Owner	All Responsibilities
N/A		
N/A		

Employee Training

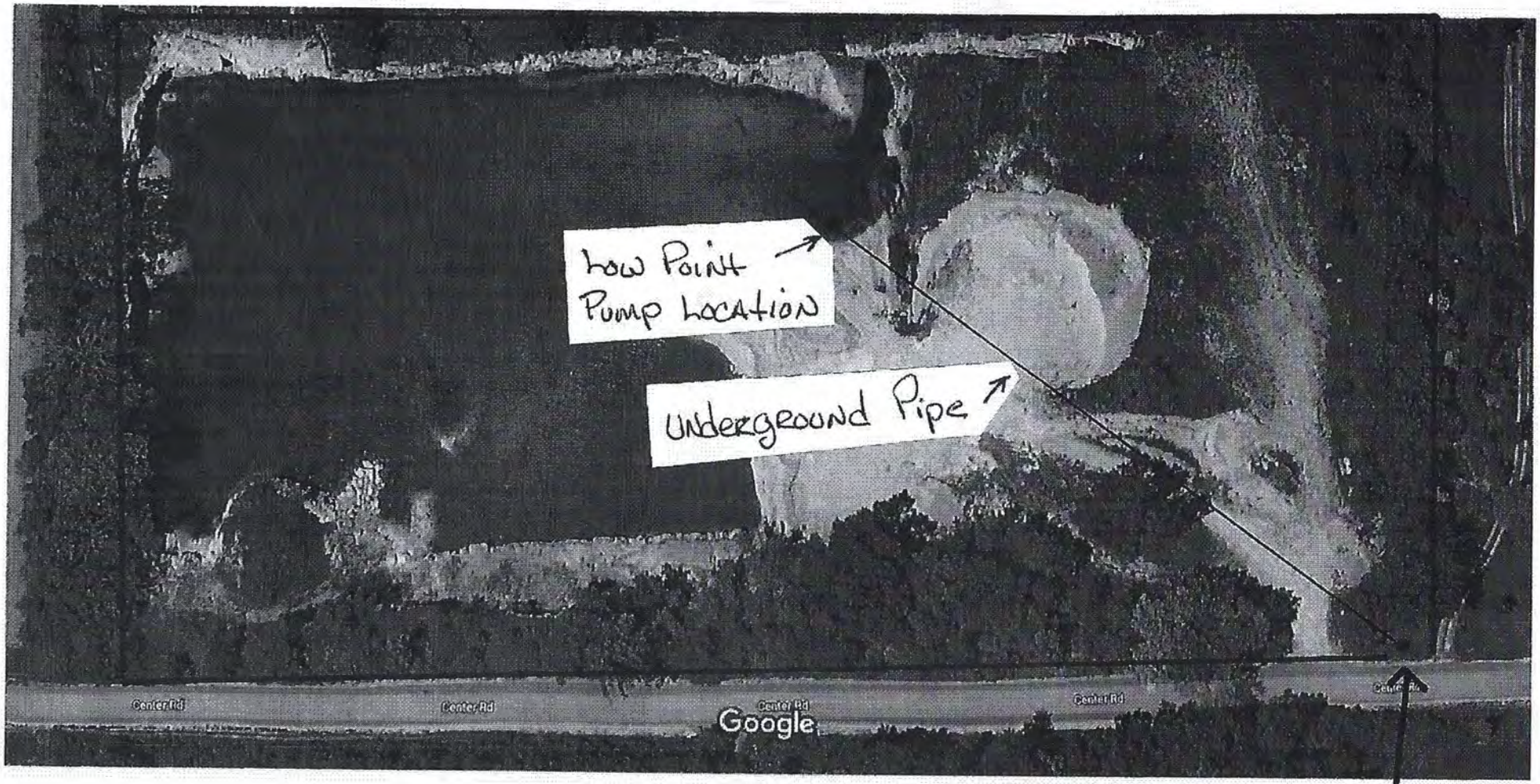
Employee training is a major component in ensuring the success of the facility SWPPP. The more knowledgeable all employees are about the facility's SWPPP and what is expected of them, the greater the chance that the plan will be successful.

The following is a description of the employee training programs to be implemented to inform appropriate personnel at all levels of responsibility of the components and goals of the SWPPP. (Examples: good housekeeping practices, spill prevention and response procedures, waste minimization practices, informing customers of facility policies, etc.)

Topic	Employees Included	Frequency
N/A		

Google Maps Oregon

Nelson Pit 437 Center Rd. Oregon, WI.



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Discharge Point
into Ditch

https://www.google.com/maps/place/Oregon,+WI+53575/@42.8688325,-89.3109464.233a,35y,270h/data=!3m1!1e3!4m5!3m4!1s0x88064b4bc3a17b73:0xd44b51340c522782!8m2!3d42.9261116!4d-89.3845634

- Annual Facility Site Compliance Inspection Report
- Stormwater Pollution Prevention Plan Summary

I. CERTIFICATION OF THE SWPPP

"I certify under penalty of law that the Storm Water Pollution Prevention Plan (SWPPP) required by WPDES General Permit No. WI-0046515-4 has been completed and retained on site at the facility, at the company headquarters, or any other location approved by the Department. The SWPPP and attachments were completed under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information contained in the plan. Based on my inquiry of the person, or persons, who manage the system, or those persons directly responsible for gathering the information; the information contained in the SWPPP is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for providing false information, including the possibility of fine and imprisonment. In addition, I certify under penalty of law that, based upon inquiry of persons directly under my supervision, to the best of my knowledge and belief, the SWPPP adheres to the storm water control provisions of WPDES General Permit No. WI-0046515-4 for the development and implementation of a Storm Water Pollution Prevention Plan and that the plan will be complied with."

Signature of Plan Preparer	*Date* 15 April 18
Kevin W. Hahn	Owner/Managing Member
Printed Name	
N/A	
Signature of Authorized Representative	*Date*
N/A	
Printed Name	*Title*

Name of Business Nelson Excavating and Son

Address 439 Center Road Oregon WI 53575

Facility Phone (608) 333 - 5607

Types of Work or Hazardous Substances Used Fuel and Oils

This spill plan is designed to handle the requirements for this system and associated hazardous substances. Update the spill plan if the hazardous substance inventory changes.

Spill Prevention

The following are general requirements for any hazardous substances stored or used at this facility.

General Requirements

- Ensure all hazardous substances are properly labeled.
- Store, dispense, and/or use hazardous substances in a way that prevents releases.
- Provide secondary containment when storing hazardous substances in bulk quantities (~55 g).
- Maintain good housekeeping practices for all chemical materials at the facility.
- Routine/Daily checks in the hazardous substance storage area to be performed by
- Monthly inspections of the hazardous substance storage area, secondary containment, and annular space (interior cavity of double wall tank) on any Above-ground Storage Tanks (AST) or Underground Storage Tanks (UST) need to be logged in this plan. See Appendix A - Inspection Log.

Facility Specific Requirements

- check fuel tanks and hoses for any leaks
- check machinery for any leaks

Spill Containment

The general spill response procedure at this facility is to stop the source of the spill, contain any spilled material and clean up the spill in a timely manner to prevent accidental injury or other damage. Small spills will be contained by site personnel if they are able to do so without risking injury. Spill kits are located at the following location(s). See attached site map:

Located in gen set semi trailer and scale house

Personnel will properly characterize spill cleanup materials before disposal.

- Immediately call **911** in the event of injury, fire or potential fire, or spill of a hazardous substance that gives rise to an emergency situation.
- If a spill has occurred, contact the following persons immediately:

Kevin Hahn	(Primary)	(___) 333-5607
Devin Hahn	(Secondary)	(___) 333-2387
911	(After Hours Emergency Contact)	(___) ___-911

- **In the event of a large spill, a properly trained employee should:**
  - Assess the area for any immediate dangers to health or safety (i.e. a wrecked car on fire). If any dangers are present, move away from the area, **call 911**.
  - Notify the primary and/or secondary contact from the list above and then continue your spill response. The primary contact should assess additional notification requirements (i.e. notify City of Tacoma, Ecology, etc. see Spill Reporting below).
  - Retrieve the spill kit from the closest location.
  - Assess the size of the leak and any immediate threat of the spill reaching the floor/storm drains or permeable surfaces in the area. If there is an immediate threat and there are no safety concerns, attempt to block the spill from coming in contact with the floor/storm drain or permeable surface. If no drain covers are available, try to use absorbent (cat litter) or sock booms or rags to stop the spill from getting into the drains or to any permeable surfaces.
  - If the spill can be contained with absorbent booms, deploy them around the spill. Use the booms to direct the spill away from any immediate hazards (i.e. a wrecked car).
  - If there is no immediate threat to the floor/storm drains or permeable surfaces, or after controlling the spill, try to plug or stop the leak, if possible. If applicable, put on protective gear (gloves, goggles, protective clothing, etc.) and plug the leak.
  - Once the spill has been contained and any immediate threat to storm drains or permeable surfaces has been minimized, contact the spill cleanup contractor and dispatch them to clean up the spill or commence spill cleanup procedures.

Plan Management

The primary contact or designee shall administer this plan and will be responsible for updating and including any required documentation.

Training

All personnel who may respond to any spill, need to be trained on the contents and procedures in this plan. Trained personnel will add their names and dates of training to the Training Log (see Appendix D). Only persons trained on this plan shall respond to a spill. If you are not trained and witness a spill, call or notify the primary and secondary contacts listed on Page 2 of this plan.

Spill Tracking

Any spills must be entered into the Spill Log (see Appendix C). If a large catastrophic spill occurs, attach additional pages to describe the event. Include known or possible causes, areas affected, and effectiveness of the cleanup. Include a review of the cleanup contractor and their procedures. For small spills, it is sufficient to fill out the Spill Log, and to take measures to prevent a repeat occurrence.

Facility Inspections

Routine inspections will be conducted daily during regular business hours. Daily inspections will include, at a minimum, a visual inspection of the hazardous substances containers and the area immediately adjacent to it for signs of a spill or leak. These inspections do not need to be logged unless a spill or leak is detected. Ideally, these inspections will be conducted by a manager or by regular employees.

Full site inspections will be conducted monthly by the primary contact or designee and, at a minimum, will include those items on the inspection form in Appendix B. If any item on the inspection form is found unacceptable, the inspection form will be attached to this plan. If all items are deemed acceptable; it is

Hazardous Substance Inventory

Major Groups Only

Hazardous Substance	Manufacturer	Quantity/Unit of Issue
Diesel Fuel	Insight FS	750 gallons on normal delivery
Oil and grease	Insight FS	various amounts on site

Appendix B Inspection Form

Acceptable	Unacceptable	
☐	☐	**Lids and Labels?** Have all lids and caps been returned to their proper place? Do all the containers still have labels?
☐	☐	**Evidence of Spills?** Is there any indication that a spill might have occurred? If so, was the spill properly cleaned up? Was there any spill kit materials used? Was the Spill Log filled out for that incident? Any housekeeping issues?
☐	☐	***For Tanks with alarm systems only*** **Any Alarms or Sensor issues?** Have there been any alarm conditions in the past month? If alarms have occurred, has the monitoring system been serviced by the manufacturer or an authorized service company? Is the system up and working at this time? Is the sensor working? Did you conduct a test of the alarm and the sensor? When was the last time the sensor was serviced?
☐	☐	**New Hazardous Substances?** Have any new chemical products been purchased? Do you have the MSDS for new products? Have you assessed how to store and handle this new product safely? Have you added the new hazardous substance to the inventory sheet in this plan? Is the container properly labeled?
☐	☐	**Spill Kit Complete?** Have any items been used from the spill kit? If items are missing, is there an associated entry in the Spill Log? Are there any items missing that are currently on order? Is the spill kit stored where it is supposed to be stored? Is there a sufficient supply of daily cleanup materials?
☐	☐	**Storm Drains?** Is there a buildup of sediment in the drain traps? Is there any evidence of drain clogging? Are the drain filters still intact? Any need replacing? Have they been replaced?
☐	☐	**Items Fixed?** Have all deficiencies previously noted been fixed or made acceptable?

List any issues, deficiencies, or failures in detail:

_____

_____

_____

Appendix C – Spill Log

Date of Spill	Location of Spill	Size of Spill (~ gal)	Prevention Measures Taken?	Spill Kit Materials Reordered?	Was the Spill Kit Adequate? (List any deficiencies, i.e. missing equipment, etc.)

Appendix D – Training Log

Employee's Printed Name	Signature	Date Completed

APPENDIX F

AGGREGATE PROCESSING AND CONSTRUCTION EQUIPMENT

Aggregate Processing and Construction Equipment

Example aggregate processing and construction equipment includes:

Site Development Equipment

Excavator
Bulldozer
Scraper
Backhoe
Haul truck

Processing and Material Transport Equipment

Crushing units (primary, secondary, tertiary)
Screening units
Conveyors/stackers
Front end loader
Skidsteer
Service truck(s)
Multi-axle dump truck
Scale
Generator
Water Pump

Environmental Control Equipment

Tractor & Seed Spreader
Roller

APPENDIX G

EMISSION CONTROL PLAN

Emission Control Plan
For
Nonmetallic Mineral Processing

INTRODUCTION

K&D Stone LLC realizes the need for a comprehensive and consistent company policy that outlines control measures, activities, and management options that contribute to a reduction in fugitive emissions from crushing, processing, and transporting of aggregates at nonmetallic mineral locations. This plan specifies potential fugitive emissions sources, appropriate control options, and operator responsibilities for maintaining compliance.

1. POTENTIAL FUGITIVE EMISSION SOURCES

a. Transport of Material from Working Face to the Crusher
b. Crushing Operations
c. Screening Operations
d. Conveying of Aggregate Products
e. Stockpiling and Stockpile Maintenance
f. Truck Transport of Final Products
g. Total Facility

2. FUGITIVE EMISSIONS CONTROL OPTIONS

a. Water Spray Applications
b. Shrouding
c. Chemical Dust Suppressants Applications
d. Drop Height Management
e. Site Traffic Speed Control
f. Timing Management
g. Climatic Influence
h. Paving / Sweeping

3. RESPONSIBILITIES

a. Maintain Control Equipment in Operable Condition
b. Evaluate Fugitive Emission and Need for Control Application
c. Maintain Access to Water sources and Needed
d. Enforce Speed Limits (<15 mph) on Process Vehicular Traffic
e. Utilize Management Options

4. POTENTIAL FUGITIVE EMISSIONS SOURCES AND MANAGEMENT CONTROLS

a. Transport of Material from the Working Face to the Primary Crusher - Loader traffic from the primary crusher to the working face may create excess fines in the tire lanes when surface moisture conditions are dry. Loader operators should scrape and replace traffic lane aggregates when necessary to reduce surface fines. Water captured in the loader bucket may additionally be used to maintain control of fugitive emissions.

b. Crushing Operations – Each reduction phase of the crushing process has the potential to generate fugitive emissions. Primary crushing typically generates the least emissions, while each successive reduction has a greater potential for release. Each facility or crushing spread has spray equipment on site, including pumps, hose, spray nozzles, and spare parts. Spray nozzle location and water application rate is determined by the operator to provide maximum control under situational circumstances. The nozzle or nozzles may be located in one crusher or all crushers at the facility, depending on the level of needed control.

c. Screening Operations – Screening operations may generate fugitive emissions and are particularly susceptible to wind and low moisture conditions. The initial screen may have adequate material moisture for good emissions control in most circumstances, but as with the reduction phase, each successive screening operation has an increased potential for emissions, with decreased material moisture content and increased fines. Water addition during crushing typically exhibits the best control for screening operations. When water applications are ineffective, shrouding may be added to the screen units to minimize wind influence on the screen face.

d. Conveying of Aggregate Materials – Conveying during the processing of aggregates exhibits the least potential for fugitive emissions of all the processes at a facility. The drop distance or transfer points between processes and conveyors provide the most opportunity for emissions, but are typically the easiest to control. Wind and /or low moisture conditions may be abated by water application, shrouding of the transfer point, enclosure hoods, and boots, and minimizing the drop height between transfer points. For

normal operations, applications of a single management tool may be very effective in controlling emissions. Extreme conditions of wind and low aggregate moisture may necessitate the use of two or more of the available control options to provide adequate emissions control.

e. Stockpiling and Stockpile Maintenance – Stockpiling operations at crushing facilities consist of placing aggregates in storage piles with stackers. Stackers are typically adjustable, so drop height to the pile can be controlled as with other conveyors. Product transfer exhibits the greatest amount of fugitive emissions. To minimize emissions, travel roads may be sprayed with water or a chemical dust suppressant for longer lasting control. Scraping and application of new aggregate can also be effective in controlling fugitive emissions from this area of the operation.

   Fugitive emissions from stockpiles are highly dependent on aggregate gradation, weather, location, stockpile age, and amount of loading face activity. Aged stockpiles generally exhibit lower fugitive emissions than fresh crush aggregate materials. In areas where one or more of the listed influences are responsible for emissions above acceptable levels, water applications to the stockpile exterior can provide adequate control. Intermittent applications may be necessary when emission conditions are persistent. Orienting the working face to avoid crosswinds can also be an effective management tool for lowering emissions.

f. Truck Transport of Final Materials – Truck traffic in the area of crushing operations has the potential to generate excessive surface fines on haul roads. While climatic and situational circumstances can contribute to effective controls on a short-term basis, other more intensive and continuous practices are usually required to maintain control of fugitives from this source. Paving, sweeping, watering, chemical application, and speed controls are the most effective options for controlling fugitive emissions from truck traffic. Any one or more of these management options may be incorporated into routine operations to provide continuous benefit.

g. Total Facility - Minimizing the emissions from fugitive sources at a crushing and processing facility requires a commitment of resources from top-level management, knowledge of potential contributing factors on the part of operations level personnel, and a common-sense application of available management options to provide significant control of fugitive emissions from crushing operations. The crushing operations foreman is trained to recognize state and federal opacity limits for various processes, continually evaluate operating conditions and resulting opacities, and apply appropriate controls to provide compliant operation.

5. FUGITIVE EMISSIONS CONTROL OPTIONS

a. Water Spray Applications – Water may be added directly to aggregate product with spray nozzles at any phase of the production cycle. Each facility is equipped with adequate equipment to make multiple-point applications of water if needed. The person responsible for plant operations decides where application affords the best control efficiency for current conditions. In addition to material control, the plant foreman is responsible for water application to site roads and stockpiles as necessary to maintain acceptable limits. Water is readily available on-site from stormwater runoff and/or from pumping groundwater as needed.

b. Shrouding – Shrouds may be constructed and maintained on any process equipment to minimize emissions. Shrouds used for this purpose must meet MSHA safety standards.

c. Chemical Dust Suppressant Applications – For climatic conditions where natural moisture is deficient and traffic volume is a contributing emissions source, the application of persistent controls such as calcium chloride or forest product resins may be necessary to provide longer lasting effective control. Applications may be supplemented with truck-applied water as needed.

d. Drop Height Management – The facility foreman is responsible for minimizing drop height at all material transfer points, including stacker and loading operations.

e. Site Traffic Speed Control - Facility foreman or company responsible official enforces appropriate speed limit in the production area. Speed limit determination is influenced by site-specific conditions and may be lowered at the foremen's discretion, to provide greater control influence.

f. Timing Management – Company officials may schedule processing or blasting in a particular location to take advantage of optimum precipitation cycles, such as in the spring. While this option is variable, it can provide significant benefit in problematic geologic formations or urban locations.

g. Paving /Sweeping – Haul and access roads at some locations receive heavy traffic volume and may generate road surface fines in unmanageable quantity. For these extreme conditions, paving with hot-mix asphalt, recycled asphalt pavement and/or sweeping may be helpful in reducing emissions on an ongoing basis. More intensive management practices such as these are normally supplemented with water spray or chemical suppressants to provide maximum emissions reduction.

APPENDIX H

DANE COUNTY STANDARDS AND SIMPLIFIED RESPONSES

Dane County Standards for Conditional Use Permits

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.

Extraction will continue to operate intermittently as it has in the past to fulfill local demand for construction aggregate products as it has in the past. Safety precautions, including a 4' high fence, berms, and locking gate around the perimeter of the quarry, will be maintained. In addition, operational and engineering controls have been developed as part of the conditional use permit application process. These include detailed plans for safety, aesthetics, noise abatement, emission control, blasting, storm water pollution prevention, reclamation, and the control of noxious weeds. In addition, the site will be operated in compliance with all Federal MSHA, State of Wisconsin, Dane County, and Town Rutland requirements.

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 existing quarry has been in operation since 1937 to supply local demand for stone products; continued operation of the quarry will not devalue or interfere with the enjoyment of the surrounding properties. The existing quarry is surrounded by agricultural land and with proposed berms and existing off site trees to obstruct from view on all four sides. The site will continue to be accessed from the entrance(s) drive on Center Road. Unless there is a local delivery, no traffic will be routed onto Old Stage Road. Per Appendix L - Home Property Values Study S. MacWilliams there is no market-supported evidence that the expansion of the existing 9 acre non-metallic mining operations expansion to the south will adversely impact the neighboring residential property values.

Portable equipment will be used as needed to drill, blast, crush and stockpile material. Best management practices outlined in the operation plan for the site will be used to reduce noise and control dust.

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

According to the Town of Rutland Comprehensive Plan (March 6, 2007), preserving the rural character of the area is a priority. The site is located in a rural area with only 6 residential homes within 1000' of the proposed site. Operations will occur incrementally to preserve farmland. When the mineral resources at the site have been depleted, the site will be reclaimed to a freshwater lake (~19 acre) surrounded by farm fields (~19 acre) as outlined in a to be approved reclamation plan for the site.

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

The operation plan for the site identifies access roads and drainage for the site. The site will be accessed from the existing (north) quarry entrance on Center Road until the additional entrance will be created to access the expansion property to the south. The driveways will be will be protected with recycled asphalt, with seeding and erosion control along the side slopes. Operations will comply with permits issued by Wisconsin DNR and Dane County for erosion control and storm water pollution prevention.

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.

The quarry will be serviced by the existing north driveway on Center Road until the additional south entrance is created. Traffic on this section is light and offers easy access to US 14. The existing driveway has adequate room to facilitate turning into and out of the property. A stop sign will be erected to signal exiting trucks to stop prior to turning onto Center Road.

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

The existing quarry is in the process of being zoned into the FP-35 (General Farmland Preservation) Zoning District. The proposed expansion area is currently zoned under the FP-35 (General Farmland Preservation) Zoning District. Nonmetallic mineral extraction is permitted in areas designated FP-35 through the issuance of a Dane County conditional use permit (CUP). K&D Stone LLC will operate the quarry in compliance with the CUP, as well as all Federal MSHA, State of Wisconsin, Dane County, and Town of Rutland requirements.

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

The Town of Rutland has established Agricultural Preservation Districts as a means of preserving agricultural lands and rural character. The operation of the quarry expansion is consistent with the adopted Town of Rutland Comprehensive (2007), and Dane County Zoning, FP-35 (General Farmland Preservation) which seeks to limit the density of residential development.

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):

1. Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

   Farmland Preservation Districts helps local government preserve farmland and minimize land use conflicts. The operation of the existing quarry is compatible with these purposes and only a temporary use. Areas not used directly for quarrying activities will be maintained for agricultural production and site will be reclaimed for agricultural use (except for freshwater lake).

2. Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Aggregates can only be extracted where they occur in nature close to the surface, and the raw materials for aggregate production are not located in all areas. The aggregates at the site are accessible, and tested to meet State specifications for quality. Quarry operation is compatible with agricultural operations for many reasons; both:

- are reliant upon the geology and quality of native earth materials,
- are seasonal in nature,
- involve harvesting of resources using heavy equipment,
- are better suited to areas of low population, and
- require safe and efficient transportation access to ensure products make it to their market.

Given these reasons, extraction is both reasonable and appropriate for this location.

3. Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

The site will be developed incrementally to preserve farmland as described in the operation plan for the site.

4. Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

The site will continue to be utilized for agricultural production in area(s) that are not part of quarrying / mining operations. After the resource is depleted and the 37.8 acre CUP site is reclaimed - approximately 50% of the site will be dedicated to agricultural use and the remaining 50% will be a freshwater lake matching and fitting in with the existing surrounding parcels.

5. Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

Construction damage to land remaining in agricultural production will be minimized by the utilization of dedicated haul routes onto and through the property. Trucks and excavation equipment will not be allowed onto agricultural fields outside the CUP boundary.

APPENDIX I

Annotated Summary of Concerns and Applied Health, Safety and Environmental Protections

Applied Health, Safety and Environmental Protections

Concerns, Town of Rutland Public Hearing | April 28, 2022

May 2022 Center Road Quarry CUP Application Supplement

Concern or Claim	Local Town of Rutland Resident	Applied HSE Protection(s)
1. Traffic Safety	H. Spelter[1] A. & J. Igl A. Georgianas & G. Simpson B. Larson J. & J. Whitman J. & J. Whitman J. Berning M. Rowe & B. Bowrickler P. Holts P. Marr-Laundrie R. Anderson S. Cruz B. Marcussen	Nelson Excavating and Son (now K&D Stone LLC) has not received any complaints of traffic safety in the past prior to the public hearing. The CUP does not change traffic patterns, or the frequency or amount of traffic relating to raw material transportation to customers. This includes construction aggregates and fill accepted for future reclamation. An updated plan to include the relocation of the site's primary driveway entrance to the south intended to increase roadway visibility and safety from the site is included in the application supplement as a result of public input and town recommendation. In addition, 'men working' or 'trucks entering' signs will be utilized during periods of relevant activity. It must be noted that comments relating to traffic at the April 28th public hearing appear to stem from a different quarry, and not the Center Road Quarry operated by Nelson Excavating and Son (now K&D Stone LLC). In fact, at least one resident concerned about truck traffic commented that trucks servicing customers from the Center Road Quarry were respectful, and drove with intentional safety.
2. Noise	H. Spelter[1] A. & J. Igl A. Georgianas & G. Simpson B. Larson B. Sacrison J. & J. Whitman J. Berning M. & K. Knutson M. Rowe & B. Bowrickler P. Holts P. Marr-Laundrie R. Anderson S. Cruz T. Eugster	Nelson Excavating and Son (now K&D Stone LLC) has not received any complaints of noise in the past prior to the public hearing. Additional protections have been suggested for implementation upon CUP approval including the use of strobe backup alarms (pending approval by MSHA). It must be noted that the Center Road Quarry operates intermittently, based upon demand, during daylight hours. Families living closest to the operation to the east, northeast (down-wind), indicated that they do not notice, and are not bothered by noise from the operation at the public hearing. A noise fact sheet with additional information and best practices for minimizing noise is attached.
3. Groundwater & Wells	S. Sheffrood	NA; According to Ken Bradbury, Wisconsin Geological and Natural History Survey, he is unaware of blasting causing contamination and/or damage to wells relating to groundwater quality or quantity in Wisconsin in his career as a hydrogeologist. Groundwater quality and quantity are important. Nelson Excavating and Son (now K&D Stone LLC) has not received any complaints of groundwater or surface water in the past prior to the public hearing. A groundwater fact sheet with additional information and best practices for groundwater protection is attached.
4. Property Values	H. Spelter[1] A. & J. Igl B. Larson J. Berning J. & J. Whitman P. Holts T. Eugster	NA – An impact on adjacent property values study was performed by SL MacWilliams, a State of Wisconsin-licensed appraiser. The study concludes no market evidence supports a measurable loss in value for residential properties near the existing or proposed quarry operations (see report, attached). A review of Dane County records demonstrates property values have increased proportionate to demand since at least 2000. Nelson Excavating and Son (now K&D Stone LLC) has not received any complaints relating to property value in the past prior to the public hearing.
5. Blasting	H. Spelter[1] B. Larson P. Marr-Laundrie	Nelson Excavating and Son (now K&D Stone LLC) have not received any complaints of blasting prior to the public hearing. Both K&D Stone LLC and Ahlgrimm Explosives have certificates of insurance on file. The quarry will adhere to the State and Federal blasting requirements as summarized in the original application as conducted by Wisconsin licensed and credentialed blasters, and is committed to requests for information or pre-blast notification by residents in the future.

6.	Health	H. Spelter[1] A. & J. Igl B. Sacrison S. Sheffrood T. Eugster	NA – Health concerns regarding the proposed (but not the existing) quarry were brought up at the public hearing and included potential anxiety and stress from ongoing noise, particularly those with pre-existing conditions. No information was presented to support health concerns of these in general, or related to the Center Road Quarry specifically in order to develop a mitigation strategy for the site. Nelson Excavating and Son (now K&D Stone LLC) has not received any complaints or concerns of health-related issues prior to the public hearing.
7.	Air Quality	H. Spelter[1] J. Berning T. Eugster	Nelson Excavating and Son (now K&D Stone LLC) have not received any complaints of dust in the past prior to the public hearing. Nelson Excavating (now K&D Stone LLC) has included a fugitive dust control plan as part of its original application to comply with WDNR air quality requirements. When needed, emissions readings using EPA Method 9 will be used to verify compliance.
8.	Reclamation	Rutland Planning Commission	The existing (nonconforming) quarry has a reclamation plan on file that identifies a freshwater lake. Upon approval of the CUP, the reclamation plan will be amended with opportunity for public input on alternative future land uses.

[1] adjacent rural land owner (FP-35), not a resident of the Town of Rutland

APPENDIX J

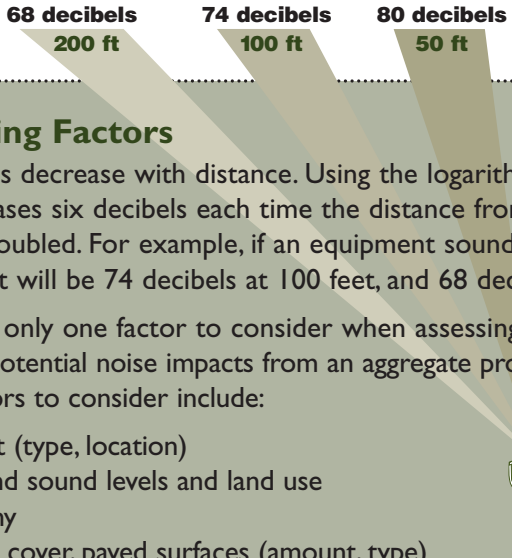
Understanding Noise Fact Sheet

Understanding Noise
FACT SHEET

In an aggregate operation, equipment such as bulldozers, loaders, crushers and dump trucks creates noise. The intensity of sound is measured in units called decibels. Research and sound-muffling strategies help minimize noise that comes from a pit or quarry. This benefits both employees and neighbors.

Background

Most aggregate processing equipment creates noise in the range of 70 to 100 dB. This is similar to the sound level of agricultural equipment such as combines or tractors. The operation of some generators and back up alarms can reach 110 dB.



Influencing Factors

Sound levels decrease with distance. Using the logarithmic scale, a sound level decreases six decibels each time the distance from the equipment source is doubled. For example, if an equipment sound level is 80 decibels at 50 feet, it will be 74 decibels at 100 feet, and 68 decibels at 200 feet.

Distance is only one factor to consider when assessing or evaluating sound levels and potential noise impacts from an aggregate processing facility. Other factors to consider include:

- Equipment (type, location)
- Background sound levels and land use
- Topography
- Vegetative cover, paved surfaces (amount, type)
- Climate (wind direction, wind speed, humidity, temperature)

Potential or actual noise impacts must be evaluated on an individual basis.

Typical Decibel Levels of Common Noise Sources[1]

Noise Source	dB
Shotgun	150
Chainsaw	120
Leafblower, Motorcycle	110
Snowmobile	100
Farm Tractor	90
Vacuum Cleaner	80
Dishwasher	70
Normal Conversation	60
Soft Whisper	30
Normal Breathing	10

[1] Measured at the ear

Range for aggregate processing.

Monitoring

Part of the requirements for running equipment at an aggregate facility is monitoring sound levels. State-of-the-art monitoring devices are used to check the noise output from equipment. Safe operating levels are established and regulated by the Mine, Safety and Health Administration (MSHA) and Occupational, Safety and Health Administration (OSHA). For more information, log onto www.msha.gov or www.osha.gov.

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APPENDIX K

Understanding Groundwater Fact Sheet

Ask the Experts

The risk of having a water supply problem is rare. Water supply problems are generally related to how a well was constructed, its depth, age and maintenance, as well as the quality of water in the aquifer from which the water is drawn. When questions about groundwater arise, get answers from reputable, experienced and licensed experts:

- Geologists, hydrogeologists and engineers
- Local health departments, water well contractors, colleges and universities
- County conservation and extension agents
- State departments of natural resources and geologic surveys

Final thoughts

Operators are permitted by State and Federal agencies to ensure groundwater protection. By following the industry's best management practices, operators can have a positive impact on the environment.

If you suspect an existing aggregate operation may be causing impacts to your water supply:

- Document the problem
- Contact the operator
- Work together to find a solution
- Seek advice from experts when needed

This photo shows a gravel pit in the first stages of reclamation. The freshwater lake will support recreation and wildlife habitat into the future.

References

Drinking Water from Household Wells, EPA publication #816-K-02-003, January 2002

Groundwater in the Aggregate Industry, Ontario Stone, Sand and Gravel Association, About Aggregates series publication #8, Ontario, Canada, June 21, 2006

Groundwater Wisconsin's Buried Treasure, Wisconsin Department of Natural Resources, Publ-DG-055-06, April, 2006

Hydraulic Impacts of Quarries and Gravel Pits, J.A. Green, J.A. Pavlish, R.G. Merritt, and J.L. Leete, Minnesota Department of Natural Resources, Division of Waters, 2005

Significant Sand and Gravel Aquifer Map Series, Maine Geological Survey, Augusta, Maine, 1:24,000-scale maps, 2000-2007

Acknowledgments

Dr. Bruce A. Brown, Ph.D., P.G., Wisconsin Geological and Natural History Survey

Maine Geological Survey

This fact sheet is designed to be a general overview of aggregate extraction and natural groundwater systems. While aggregate operations share many characteristics, each one is unique and needs a plan tailored to the geology and environment of the site and surrounding area.

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Understanding **Groundwater**

FACT SHEET

Natural Groundwater Systems

Groundwater exists in underground layers of rock or unconsolidated sediments known as aquifers. Water is stored in fractures and in the pore spaces between grains. The amount of groundwater available and its movement depend on the volume of pore space and how interconnected or permeable the pores or fractures are in an aquifer.

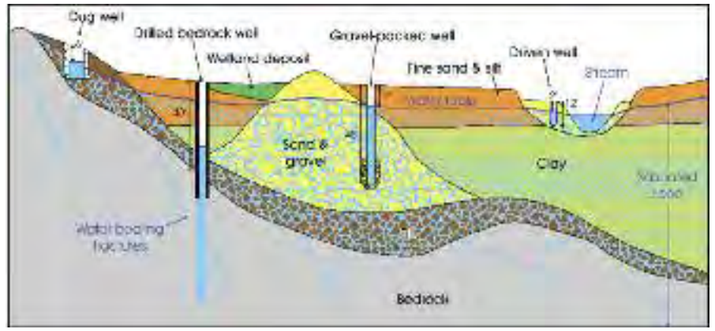


Illustration by Maine Geological Survey, reprinted with permission.

Factors That Influence Groundwater Quantity

Aquifers are replenished by precipitation. During spring snowmelt and fall rains the water table often rises due to the increased amount of surface water that soaks into the ground. During dry periods in late summer or when the ground is frozen during the winter, the water table may drop. Extended periods of high precipitation or prolonged drought increase the magnitude of these seasonal fluctuations.

Factors That Influence Groundwater Quality

Groundwater contains naturally dissolved elements such as calcium, magnesium, iron, arsenic or radon. Whether these natural impurities cause problems depends on the amount of the substance present. In addition to natural impurities, groundwater can become polluted by human activities such as failing septic systems, improper use of fertilizers or pesticides, leaking storage tanks, contaminated storm water or industrial spills. The most common natural and man-made sources of well water contamination are listed in the table below. Aggregate extraction and processing are not sources of these types of contamination.

COMMON WELL WATER IMPURITIES	CAUSE
white scale	calcium or magnesium salts
red-brown stains	iron
turbidity	dirt, clay, rust
green stains	high acidity
cloudiness that clears upon standing	air bubbles from poorly operating pump/blocked filters
rotten egg odor	hydrogen sulfide gas
nitrates or coliform bacteria	fertilizer or animal/human waste

According to state and federal agencies, the integrity of private water supply systems should be evaluated on a regular basis.

For more information:
The Environmental Protection Agency (EPA) describes common well water problems and their underlying causes in its publication, *"Drinking Water from Household Wells,"* EPA publication # 816-K-02-003, January 2002 available online at **http://www.epa.gov**.

Groundwater and the Aggregates Industry

Groundwater Use

The aggregate industry is not a large consumer of water. While "wash ponds" are used in some locations to settle out fine sediments from aggregates, the wash water is typically re-circulated and reused. Water for washing is either obtained from dewatering sumps or from wells. Water is added only when needed to replace that lost to evaporation and infiltration to groundwater.

Groundwater Quality

When extracting aggregates from the earth, producers use best practices to maintain groundwater quality as they crush, screen, or wash aggregates. Fuels and lubricants needed for equipment use are contained in specially designed spill protection areas. The storage, use and disposal of these are closely regulated by local, state and federal authorities.

Using proper practices, aggregate operators can protect, manage and even improve groundwater resources.

This photo shows sand and gravel extraction below the water table. Gravel is removed, leaving the water table intact.

Best Management Practices for Protecting Groundwater

Before expanding an existing or developing a new operation:

- Catalog the aggregate resource and its relationship to groundwater. This may include the depth to and direction of groundwater flow and baseline data on existing groundwater quality.
- Inventory location, depth, and condition of neighboring wells.
- Develop a groundwater protection and management plan that is geared to the location, geology and size/scope of the project.
- Obtain all necessary local, state and federal permits and approvals, paying particular attention to local groundwater concerns.

During operations:

- Keep operating areas clean
- Train employees in spill prevention and pollution control, including proper fuel storage and containment
- Divert storm water runoff away from the site, where possible
- Monitor water discharged from the site for quantity and quality factors such as pH, suspended solids and the presence of oil or grease
- Track changes in the water table due to natural and man-made causes
- Conserve water by recycling and re-circulating wash water whenever possible
- Maintain equipment
- Keep an open dialog with nearby property owners

Aggregate Extraction

Above the Water Table

Land shaping activities above the water table are often conducted to access near-surface resources such as sand, gravel or bedrock. The removal of filtering soils can increase aquifer susceptibility to contamination in some areas. To protect groundwater quality, potential pollution sources need to be identified and possible transport paths directed around disturbed areas to prevent their contact with groundwater.

Below the Water Table

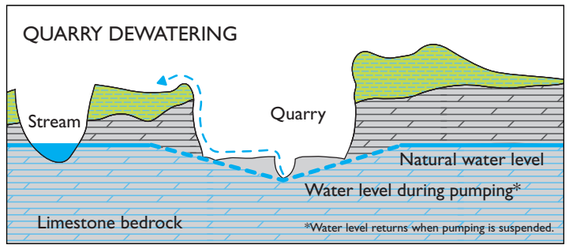
Sand and Gravel

Most sand and gravel operators use either a dragline, backhoe or floating suction dredge to remove material below the water table. This equipment allows the sand and gravel to be removed without lowering the water table. Over time, the excavation becomes a pond or small lake that serves to capture rain and snow which helps replenish the aquifer. Some groundwater may evaporate, but it is more than made up for by captured precipitation.

Gravel pits can be a benefit to urbanizing communities, not only as a source of materials but also as groundwater recharge areas. Precipitation that collects in excavated areas helps replenish groundwater supplies diminished by development and use.

Rock Quarries

Where valuable sources of crushed stone such as limestone or granite occur near or beneath the water table, operators need to use a dewatering well or sump to keep the excavation dry. Precipitation and ground water that flow into the quarry are pumped out and discharged to other parts of the local watershed. The discharge of cool groundwater can benefit fish habitats and promote healthy aquatic ecosystems.



While there are benefits to dewatering, high pumping rates over extended periods of time can lower the water table around the operation. The impact is temporary and the water table typically rebounds when dewatering ceases.

While planning a large expansion or new operation that requires dewatering, operators evaluate aquifer characteristics, recharge rates and patterns, duration and timing of pumping, and the location, depth and construction of nearby wells or surface water systems. Through this evaluation, they can minimize or avoid possible impacts from dewatering. Additionally, operators must obtain a permit from state and/or federal agencies to discharge water from their quarries or other aggregate sites.

This photo shows a fractured limestone quarry. After dewatering, the natural elevation of the water table returned.

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"Plant vegetation, especially evergreens that buffer sounds year-round."

Available Controls

As aggregate operations proceed below the existing land surface, they create a natural noise barrier that reduces sound levels up to 15 dB. Operators use a number of other techniques to control noise levels at their work sites. These are common, sound-muffling techniques:

- phase operations to preserve natural barriers
- store topsoil and subsoil in berms along the site perimeter
- place noise-producing equipment in an excavated area below the surrounding terrain
- plant vegetation, especially evergreens that buffer sounds year-round
- enclose processing areas or engines with stockpiles or service trailers
- select equipment with built-in noise abatement features such as rubber-lined conveyors, whenever possible
- use dedicated access drives and truck routes
- set up a schedule for proper vehicle and plant maintenance
- take advantage of operational controls such as minimizing drop distance and turning-off equipment when not in use

Management practices selected in an industrial setting are often different than those considered in a quiet, residential setting. Best management practices must be evaluated on an individual basis

References

Langer, William H., et. al., 2004, *Aggregate and the Environment*, American Geological Institute

Norman, David K., et. al., December, 1997, *Best Management Practices for Reclaiming Surface Mines in Washington and Oregon*, Washington Department of Natural Resources

Timerson, Brian J., March, 1999, *A Guide to Noise Control in Minnesota*, Minnesota Pollution Control Agency

Acknowledgements

Anne Claflin, Pollution Control Specialist, Minnesota Pollution Control Agency

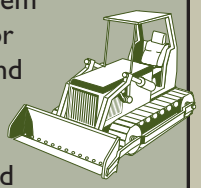
Edward W. Korabic, Ph.D., Chair, Speech Pathology and Audiology, Marquette University

Final thoughts

Aggregate operators are responsible for assuring that noise does not exceed acceptable levels on their work sites. Proper planning, monitoring, technological and management controls are essential.

If you are experiencing impacts associated with an existing aggregate operation:

- Document the problem
- Contact the operator
- Work together to find a solution
- Seek advice from experts when needed



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APPENDIX L

Local Property Values Study, S. MacWilliams

Consultation Report Proposed Conditional Use Permit Application No. 2496 Homburg Quarry

Review of Impacts to Residential Property Values Adjacent the Existing Homburg Quarry
Town of Rutland Dane County

completed by
Scott L. MacWilliams Certified General Appraiser No. 91
S.L. MacWilliams Company
107 S. Main Street
Oregon, Wisconsin 53575

S.L. Mac Williams Company
107 South Main Street Oregon, WI 53575

September 29, 2020

Kevin Hahn
3898 Old Stone Road
Oregon, WI

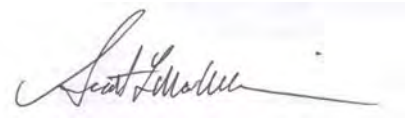
Mr. Hahn:

Kevin Hahn of Nelson Excavation and Son (Hahn) has made an application for a conditional use permit and rezone application to expand an existing mineral extraction site known as the Homburg Quarry. Hahn purchased the existing 9 care Homburg Quarry (parcel no. 052/0510-281-9850-4) in September of 2016. On September of 2019 Hahn purchased an additional 38 acres adjoining to the south. Hahn has made a conditional use application to expand the mining operation onto a 22.957-acre portion of the 38 acres adjacent to the south.

I have been retained by your firm to address concerns regarding the impact if any of the proposed opening of the Hoffman Quarry on neighboring residential property values.

Based upon the information contained in this report, I have found no market-supported evidence that the opening and expansion of the existing 9 acre parcel onto the 22.957 acres to the south, for the expansion of the existing nonmetallic mining operation, will adversely impact the neighboring residential property values.

I appreciate the opportunity to be of service.



Scott L. MacWilliams
State of Wisconsin Certified General Appraiser #91
Appraiser Qualifications Board USPAP Instructor 10635

Uniform Standards of Professional Appraisal Practice USPAP

The generally accepted measure of principles and practices is the *Uniform Standards of Professional Appraisal Practice* ("USPAP"). The purpose of the USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. It is essential that appraisers develop and communicate their analyses, opinions, and conclusions to intended users of their services in a manner that is meaningful and not misleading. The Appraisal Standards Board promulgates USPAP for both appraisers and users of appraisal services. The appraiser's responsibility is to protect the overall public trust and it is the importance of the role of the appraiser that places ethical obligations on those who serve in this capacity. USPAP reflects the current standards of the appraisal profession. USPAP does not establish who or which assignments must comply. Neither The Appraisal Foundation nor its Appraisal Standards Board is a government entity with the power to make, judge, or enforce law. Compliance with USPAP is required when either the service or the appraiser is obligated to comply by law or regulation, or by agreement with the client or intended users. When not obligated, individuals may still choose to comply. USPAP addresses the ethical and performance obligations of appraisers through Definitions, Rules, Standards, Standards Rules, and Statements on each of the Appraisal Standards. USPAP consists of 10 Standards and Standards Rules which are summarized below:

STANDARD 1: REAL PROPERTY APPRAISAL, DEVELOPMENT

STANDARD 2: REAL PROPERTY APPRAISAL, REPORTING

STANDARD 3: APPRAISAL REVIEW, DEVELOPMENT AND REPORTING

STANDARD 4: REAL PROPERTY APPRAISAL CONSULTING, DEVELOPMENT

STANDARD 5: REAL PROPERTY APPRAISAL CONSULTING, REPORTING

STANDARD 6: MASS APPRAISAL, DEVELOPMENT AND REPORTING

STANDARD 7: PERSONAL PROPERTY APPRAISAL, DEVELOPMENT

STANDARD 8: PERSONAL PROPERTY APPRAISAL, REPORTING

STANDARD 9: BUSINESS APPRAISAL, DEVELOPMENT

STANDARD 10: BUSINESS APPRAISAL, REPORTING

Standards Rules 1 and 2 relate to Real Property Appraisal Development and Reporting and are the applicable Standards for this review.

The proposed area of the rezoning and condition use permit is described as follows:

Statement of Purpose

Kevin Hahn of Nelson Excavation and Son (Hahn) has made an application for a conditional use permit and rezone application to expand an existing mineral 9-acre extraction site known as the Homburg Quarry. Hahn has made a conditional use application to expand the mining operation onto a 22.957-acre portion of the 38 acres adjacent to the south. I have been retained by your firm to address concerns regarding the impact of the proposed expansion of the Hoffman Quarry on neighboring residential property values.

Scope of Work and Methodology

The purpose of this report is to opine as to the impact on for neighboring residential property values of the proposed expansion. If residential property values would be negatively impacted, it would be evident in the sales of neighboring residential properties.

External Obsolescence (Environmental Obsolescence) is the loss in value as a result of impairment in utility and desirability caused by factors external to the property (outside of the property's boundaries) and is generally deemed to be incurable.

The introduction of an incompatible land use to a residential neighborhood in many instances will give rise to the concern of homeowners as to potential impacts due to External Obsolescence on their property values. Example Developments include landfills, power plants; transmission line projects, sewage treatment plants, industrial uses which generate dust and noise, mining, expansion of airports and highway projects all cause concerns from neighboring landowners concerning a decrease in the salability and value of their property.

Evidence of External Obsolescence is impacting a residential neighborhood Includes:

1. **Protracted marketing times** for properties offered for sale in close proximity to the incompatible land use
    a. This factor is based upon the principal of substitution. Purchasers of homes have alternatives, if a home is located proximate to a negative incompatible use buyer will normally simply choose not to consider the property and will look elsewhere.
2. **Lower sales prices** for home sold proximate to the incompatible use versus homes not impacted;
    a. If a purchaser considers a property located proximate to a negative or incompatible use, they will normally offer less money than a property not similarly impacted.
3. **Difficulty in obtaining mortgage financing**:
4. **A Lack of development** activity proximate to the incompatible use.
    a. The lack of residential development proximate to an incompatible use is based upon the principal of substitution. A person interested in buying a lot and building a new home will avoid purchasing a land use proximate an incompatible use if they feel it will negatively impact the value. They will simply purchase an alternative lot. If a use is impacting residential property values, it will be evidenced by a lack of new home development in the area

Impacts as a result of external obsolescence are more pronounced for higher valued properties.

The existing residential development in the immediate area of the proposed mine consists of scattered rural residential development.

In order to assess impact of the proposed mining operation, I have completed the following analyses:

1. Analysis No. 1: A review of development activity in the immediate area:

2. Analysis No. 2: Reviewed nine residential sales of homes located in the Winfield Estates Subdivision. The Winfield Estates is an upscale 59 lot residential subdivision located on the east side of Mile Road directly east of the existing Limestone quarry Windsor Quarry.

3. Analysis No. 3: Reviewed recent home construction and reviewed eight residential sales which occurred between July of 2012 and June of 2017, located within 1.5 miles of the sand and gravel quarry owned by Rocky Rights LLC, located at 2294 USH 12&18.

4.

Development Proximate to the Existing Homburg Quarry

The Homburg Quarry became active in 1937 with major activity beginning in 1955. The area was agricultural and undeveloped until 1975 the area remained largely undeveloped. Rural Residential development became more pronounced in the starting in the late 1970'. The Introduction of an incompatible land use for residential development will normally be evidenced by a discontinuation of development in the immediate area of the undesirable use. Sales Adjacent to the Existing Homburg Quarry

Sales Proximate to the Existing Homburg

The Homburg Quarry became active in 1937 with major activity beginning in 1955. The area was agricultural and undeveloped until 1975 the area remained largely undeveloped. Rural Residential development became more pronounced in the starting in the late 1970'5. The Introduction of an incompatible land use for residential development will normally be evidenced by a discontinuation of development in the immediate area of the undesirable use. I have reviewed sales information from the South-Central Wisconsin Multiple Listing Service (SCWMLS) for residential sales located within 1 mile of the existing quarry operation which occurred in 2018 thru 2020. I was able to locate 6 sales of homes within 1 mile of the existing quarry (Proximate Sales). The sales were examined for proximity (miles) from the existing mining operations of the existing quarry. The sales were all examined for the list to sales price ratio (percentage of sales price to list price); marketing time (DOM): and average sales price/SF. The averages for the proximate sales are highlighted in yellow in the chart below:

The located proximate sales were compared to all sales in the Town of Rutland which occurred between 2017 and 2020 which sold for a similar price between 229,900 to $399,900. There were a total of 18 sales located these sales were analyzed I also reviewed all sales in the Town of Rutland The sales details and their locations to the existing quarry are detailed below:

Proximate Sales /Summary

No	MLS No.	Address	Sale Date	List Price	Sale Price	Bldg SF	Price/SF	% Sale/List	Distance	DOM
1	1837902	510 Center Road	Aug-18	$249,900	$246,000	1,040	$236.54	98%	0.50	2
2	1796864	490 Game Ridge Trail	Aug-17	$284,900	$273,000	2,295	$118.95	96%	0.50	116
3	1864000	444 Meander Wood Road	Jun-19	$299,000	$305,000	2,590	$117.76	102%	0.70	55
4	1822914	508 Meander Wood Road	Feb-18	$310,000	$310,000	2,139	$144.93	100%	0.76	3
5	1851912	427 Game Ridge	May-19	$334,900	$334,900	2,438	$137.37	100%	0.54	21
6	1870747	645 Center Road	Oct-19	$470,000	$470,000	2,647	$177.56	100%	0.71	0
		Average Proximate		$324,783	$323,150	2,192	155.52	99%	0.62	33
		Average All Sales Rutland		$295,138	$291,238	1,927	$158.60	99%	0.00	23

CMA Summary Report

Single Family Summary Statistics

High	Low	Average	Median
LP:$470,000	$249,900	$324,783	$304,500
SP:$470,000	$246,000	$323,150	$307,500

Single Family - Sold

Number of Properties: 6

Num	MLS #	Address	Location	Beds	TotBth	AbvGrdSqFt	FinSqFt	DOM	LP	LP/FinSqFt	SP	SP/FinSqFt
1	1837902	510 Center Rd	RUTLAND - T	3	1.0	1,040	1,040	2	$249,900	$240.29	$246,000	$236.54
2	1796864	490 Game Ridge Tr	RUTLAND - T	3	2.5	1,707	2,295	116	$284,900	$124.14	$273,000	$118.95
3	1864000	444 Meander Wood Rd	RUTLAND - T	4	2.0	1,397	2,590	55	$299,000	$115.44	$305,000	$117.76
4	1822914	508 MEANDER WOOD RD	RUTLAND - T	3	2.0	1,414	2,139	3	$310,000	$144.93	$310,000	$144.93
5	1851912	427 Game Ridge Tr	RUTLAND - T	3	3.0	1,568	2,438	21	$334,900	$137.37	$334,900	$137.37
6	1870747	645 Center Rd	RUTLAND - T	3	3.0	1,491	2,647	0	$470,000	$177.56	$470,000	$177.56
Avg				**3**	**2.25**	**1436**	**2191**	**32**	**$324,783**	**$156.62**	**$323,150**	**$155.52**
Min				**3**	**1.00**	**1040**	**1040**	**0**	**$249,900**	**$115.44**	**$246,000**	**$117.76**
Max				**4**	**3.00**	**1707**	**2647**	**116**	**$470,000**	**$240.29**	**$470,000**	**$236.54**
Med				**3**	**2.25**	**1452**	**2366**	**12**	**$304,500**	**$141.15**	**$307,500**	**$141.15**

Search Results SCWMLS for Proximate Sales 1 Mile or Less from Existing Quarry

CMA Summary Report

Single Family Summary Statistics

High	Low	Average	Median
LP:$399,900	$229,900	$295,137	$277,500
SP:$348,000	$251,000	$291,237	$277,500

Single Family - Sold

Number of Properties: 16

Num	MLS #	Address	Location	Beds	TotBth	AbvGrdSqFt	FinSqFt	DOM	LP	LP/FinSqFt	SP	SP/FinSqFt
1	1879145	384 Pagelow Rd	RUTLAND - T	3	1.0	996	1,431	2	$229,900	$160.66	$251,000	$175.40
2	1856057	158 KING LAKE RD	RUTLAND - T	3	2.0	1,232	1,945	37	$269,900	$138.77	$260,000	$133.68
3	1831032	761 TRUMAN ST	RUTLAND - T	3	1.5	1,004	1,702	3	$264,900	$155.64	$265,000	$155.70
4	1865071	3793 STONE PASS RD	RUTLAND - T	3	1.0	1,420	1,770	7	$265,000	$149.72	$265,000	$149.72
5	1851366	4742 ROOSEVELT ST	RUTLAND - T	3	2.0	1,675	2,156	6	$269,900	$125.19	$269,900	$125.19
6	1851394	375 PAGELOW LN	RUTLAND - T	3	2.5	1,096	1,780	5	$274,900	$154.44	$275,000	$154.49
7	1880677	4741 Roosevelt St	RUTLAND - T	4	3.5	1,312	1,748	0	$275,000	$157.32	$275,000	$157.32
8	1894265	4007 Rutland Dunn Townline Rd	RUTLAND - T	4	2.0	2,085	2,085	2	$275,000	$131.89	$275,000	$131.89
9	1886426	4735 Eisenhower St	RUTLAND - T	3	2.0	1,248	1,560	6	$280,000	$179.49	$280,000	$179.49
10	1870388	360 Hwy 14	RUTLAND - T	3	2.0	1,600	1,600	28	$319,000	$199.38	$290,000	$181.25
11	1864000	444 Meander Wood Rd	RUTLAND - T	4	2.0	1,397	2,590	55	$299,000	$115.44	$305,000	$117.76
12	1822914	508 MEANDER WOOD RD	RUTLAND - T	3	2.0	1,414	2,139	3	$310,000	$144.93	$310,000	$144.93
13	1834883	975 MESA DR	RUTLAND - T	4	2.5	2,150	2,788	59	$319,900	$114.74	$320,000	$114.78
14	1851912	427 Game Ridge Tr	RUTLAND - T	3	3.0	1,568	2,438	21	$334,900	$137.37	$334,900	$137.37
15	1828831	3657 OLD STAGE RD	RUTLAND - T	4	2.5	1,530	1,530	49	$335,000	$218.95	$336,000	$219.61
16	1819723	3835 Rutland-Dunn Town Line Rd	RUTLAND - T	3	2.0	1,576	1,576	98	$399,900	$253.74	$348,000	$220.81
Avg				**3**	**2.09**	**1456**	**1927**	**23**	**$295,138**	**$158.60**	**$291,238**	**$156.21**
Min				**3**	**1.00**	**996**	**1431**	**0**	**$229,900**	**$114.74**	**$251,000**	**$114.78**
Max				**4**	**3.50**	**2150**	**2788**	**98**	**$399,900**	**$253.74**	**$348,000**	**$220.81**
Med				**3**	**2.00**	**1417**	**1775**	**6**	**$277,500**	**$152.08**	**$277,500**	**$152.11**

Search Results SCWMLS All Sales between $229,900 and $399,900 T. Rutland

Residential Sales in Winfield Estates Proximate to Windsor Quarry Town of Bristol

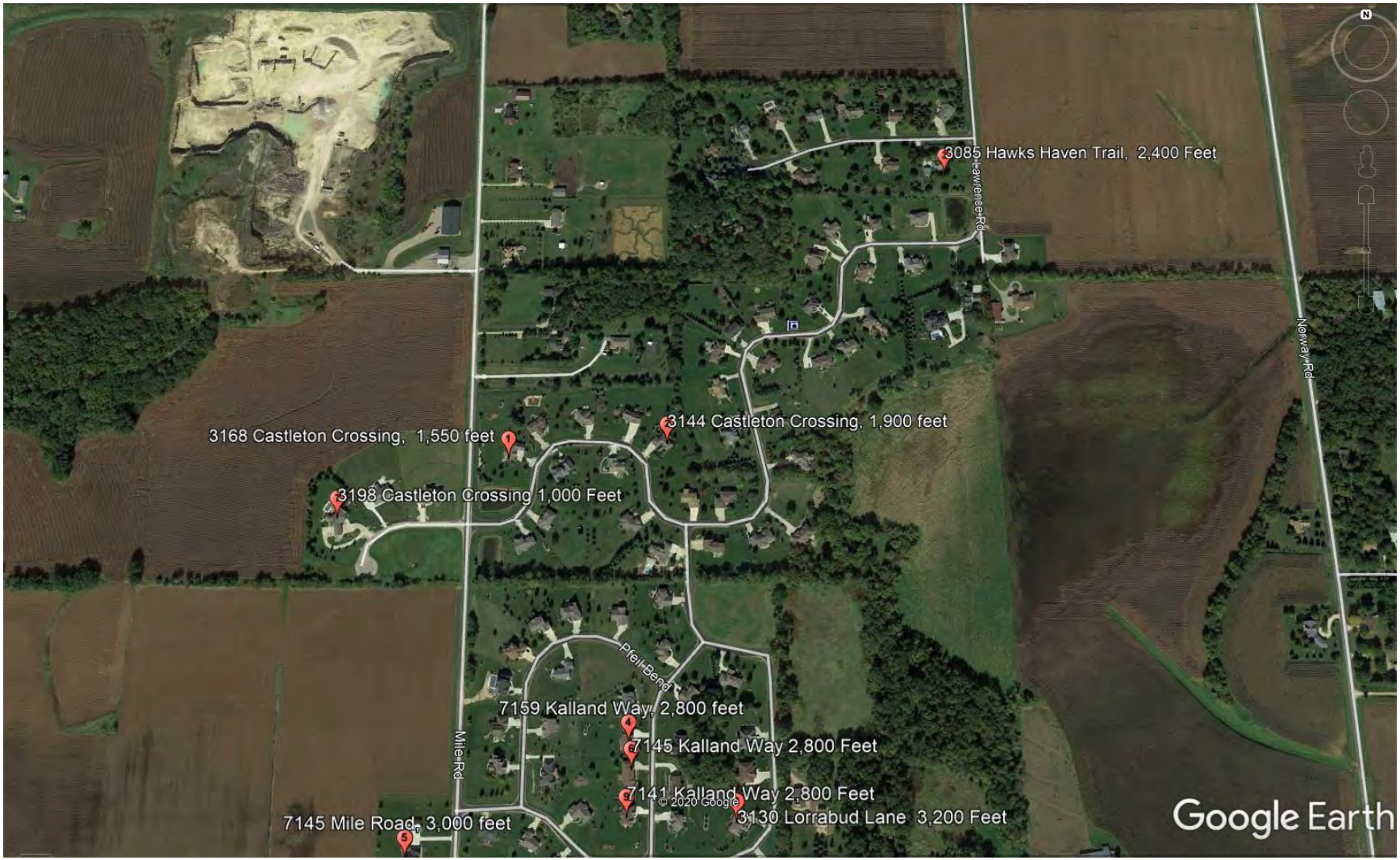
Winfield Estates is an upscale residential subdivision which located in the Town of Bristol which was developed in the late 1990's. The subdivision is located on the east side of Mile Road in close proximity to the Northwestern Stone Windsor Quarry located at 7281 Mile Road. The Windsor Quarry LLC owns a total of 132 acres on the south side of Mueller Road and the west side of Mile Road in the Village of Windsor. The current operations Windsor quarry is a Limestone Quarry which processes Crushed Stone-Sand-Boulders- and offers custom crushing. A commonly cited concern of homes owners located in close proximity to a mine will be a negative impact of mining operation on home values. The Windsor Quarry has been in operation for over 60 years. Since the late 1990's the area immediately to the east of the exiting quarry has seen extensive residential development. This development extends from Mueller Road south to Happy Valley, west to Mile Road and east to Norway Road. The concentration of residential development in close proximity the existing mining operations is contrary to the notion of a negative value impact resulting the operation of the mine. The negative impact is evidenced by increased marketing time, and reduced sales prices. In this analysis we examine the sales of eight homes properties which were located in close proximity Windsor Quarry operations. The sales were examined for proximity (miles) from the existing mining operations of the Windsor Quarry; the list to sales price ratio (percentage of sales price to list price); and for marketing time (DOM). The sales details and their locations proximate to the operating pits are summarized below:

Proximate Sales Summary

No	MLS No.	Address	Sale Date	List Price	Sale Price	Bldg SF	Price/SF	% Sale/List	Distance	DOM
1	1863464	3168 Castleton Crossing	Aug-19	$579,900	$600,000	3,560	$168.54	103%	0.29	5
2	1861804	3144 Castleton Crossing	Sep-19	$474,900	$460,000	3,231	$142.37	97%	0.36	46
3	1857475	3085 Hawks Haven Trail	Jun-19	$450,000	$459,500	2,696	$170.44	102%	0.45	9
4	1855808	7159 Kalland Way	Jun-19	$499,900	$504,900	2,682	$188.26	101%	0.53	2
5	1885165	7145 Mile Road	Jul-20	$899,900	$910,000	3,849	$236.43	101%	0.57	5
6	1813671	7145 Kalland Way	Apr-18	$495,000	$485,500	3,414	$142.21	98%	0.53	100
7	1739403	3198 Castleton Crossing	Jan-16	$850,000	$815,000	5,736	$142.09	96%	0.19	2
8	1867372	3130 Lorrabud Lane	Dec-19	$549,900	$535,000	3,560	$150.28	97%	0.61	246
9	1850534	7141 Kalland Way	Apr-19	$509,900	$504,500	3,654	$138.07	99%	0.53	27
		Average 9 Proximate		$589,933	$586,044	3,598	$164.30	99%	0.45	49
		Average All 58 Sales		$571,065	$560,660	3,472	$170.75	99%	0.00	49

It would be noted that in the past 3 years there have been only 8 residential sales recorded in the South-Central Multiple Listing Service in the in the Village of Windsor and the Town of Bristol in excess of $800,000. Two of these sales (No 5 and No. 7) were reviewed proximate sales to the existing Windsor Quarry.

Sales Location Map



Proximate Sale No. 1

No	MLS No.	Address	Sale Date	List Price	Sale Price
1	1863464	3168 Castleton Crossing	Aug-19	$579,900	$600,000

MLS: 1863464 **Single Family** **Sold** **3168 Castleton Crossing** **LP:** $579,900

Area: BRISTOL - T **Abv Grde SqFt:** 1,880 **Garage:** 3 car, Attached, Opener **Taxes:** 7,184

Bedrms: 6 **YrBuilt:** 2011 **Tot Fin SqFt:** 3,560 **Fireplace:** Wood, 1 fireplace **Acres:** 2.01

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Bedroom	BATHS	Full	Half
Level:	M		M	L	M	M	M	L	L	M	L	Up:	0	0
Dim:	18x17		17x14	35x17	14x14	10x12	10x12	10x11	10x11	8x8	13x20	Main:	2	1

MstrBdrmBath: Full, Walk-in Shower **Basement:** Full, Full Size Windows/Exposed, Finished, Sump pump, **Lowr:** 1 0

Luxurious custom built craftsman home by Dan Duren in the highly coveted Winfield Estates! Enjoy breathtaking sunsets from your spacious screened in porch. Enjoy fresh produce from your garden in your sleek and stylish kitchen with handmade knotty alder cabinetry and custom built kitchen table that expands for up to 12 people! Gleaming hand scraped walnut hardwood floors on the main level. Open & airy floor plan offering multiple entertaining spaces inside & out. Master Suite with an amazing walk-in closet & California Closets throughout. An entertainers dream on 2.01 acres, just waiting for you & your family! Check out the matterport video!

Listed By: *Inventure Realty Group, Inc* **Closing Date:** 8/23/2019 **Sale Price:** $600,000 **SellrConcess:**

Proximate Sale No. 2

No	MLS No.	Address	Sale Date	List Price	Sale Price
2	1861804	3144 Castleton Crossing	Sep-19	$474,900	$460,000

MLS: 1861804 **Single Family** **Sold** **3144 Castleton Crossing** **LP:** $474,900

Area: BRISTOL - T **Abv Grde SqFt:** 1,932 **Garage:** 3 car, Attached, Opener **Taxes:** 6,348

Bedrms: 4 **YrBuilt:** 2004 **Tot Fin SqFt:** 3,231 **Fireplace:** Gas, 2 fireplaces **Acres:** 1.03

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Rec Room	BATHS	Full	Half
Level:	M		M		M	M	M	L		M	L	Up:	0	0
Dim:	17x20		13x21		13x17	10x12	10x12	13x13			16x32	Main:	2	0

MstrBdrmBath: Full, Walk-in Shower, Separate **Basement:** Full, Full Size Windows/Exposed, Partially finished, Sump **Lowr:** 1 0

Sprawling ranch home in Winfield Estates! Welcoming entry opens to the spacious living room featuring a cozy gas fireplace & vaulted ceilings. ML boasts 3 sizable bedrooms including the master w/ensuite complete w/jetted soaking tub & walk in closet. The eat-in kitchen showcases beautiful granite countertops w/SS appliances & a breakfast bar. Amazing 3-season porch overlooks mature landscaping w/numerous fruit trees & patio area perfect for entertaining. Large, exposed LL offers even more living space w/ a rec room, add'l bed & bath w/large walk in shower & heated floors, wet bar & insulated wine room along with tons of add'l storage space!

Listed By: *MHB Real Estate* **Closing Date:** 9/9/2019 **Sale Price:** $460,000 **SellrConcess:**

Proximate Sale No. 3

No	MLS No.	Address	Sale Date	List Price	Sale Price
3	1857475	3085 Hawks Haven Trail	Jun-19	$450,000	$459,500

MLS: 1863464 **Single Family** **Sold** **3168 Castleton Crossing** **LP:** $579,900

Area: BRISTOL - T **Abv Grde SqFt:** 1,880 **Garage:** 3 car, Attached, Opener **Taxes:** 7,184

Bedrms: 6 **YrBuilt:** 2011 **Tot Fin SqFt:** 3,560 **Fireplace:** Wood, 1 fireplace **Acres:** 2.01

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Bedroom	BATHS	Full	Half
Level:	M		M	L	M	M	M	L	L	M	L	Up:	0	0
Dim:	18x17		17x14	35x17	14x14	10x12	10x12	10x11	10x11	8x8	13x20	Main:	2	1

MstrBdrmBath: Full, Walk-in Shower **Basement:** Full, Full Size Windows/Exposed, Finished, Sump pump, **Lowr:** 1 0

Luxurious custom built craftsman home by Dan Duren in the highly coveted Winfield Estates! Enjoy breathtaking sunsets from your spacious screened in porch. Enjoy fresh produce from your garden in your sleek and stylish kitchen with handmade knotty alder cabinetry and custom built kitchen table that expands for up to 12 people! Gleaming hand scraped walnut hardwood floors on the main level. Open & airy floor plan offering multiple entertaining spaces inside & out. Master Suite with an amazing walk-in closet & California Closets throughout. An entertainers dream on 2.01 acres, just waiting for you & your family! Check out the matterport video!

Listed By: *Inventure Realty Group, Inc* **Closing Date:** 8/23/2019 **Sale Price:** $600,000 **SellrConcess:**

Proximate Sale No. 4

No	MLS No.	Address	Sale Date	List Price	Sale Price
4	1855808	7159 Kalland Way	Jun-19	$499,900	$504,900

MLS: 1855808 **Single Family** **Sold** **7159 Kalland Way** **LP:** $499,900

Area: BRISTOL - T **Abv Grde SqFt:** 1,900 **Garage:** 3 car, Attached, Opener, Access to Basement **Taxes:** 6,319

Bedrms: 4 **YrBuilt:** 2013 **Tot Fin SqFt:** 2,682 **Fireplace:** Gas, 2 fireplaces **Acres:** 0.76

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Three-Sea	BATHS	Full	Half
Level:	M		M	L	M	M	M	L		M	M	Up:	0	0
Dim:	19X16		13X12	26X18	15X14	13X10	13X10	12X11		07X06	16x12	Main:	2	0

MstrBdrmBath: Full, Walk-in Shower **Basement:** Full, Full Size Windows/Exposed, Partially finished, Sump **Lowr:** 1 0

BREATHTAKING...This home looks like it came from the pages of a magazine! Nearly 2,700 sq ft, 4 bedrooms, 3 bathrooms, open floor plan with split bedrooms, great room with fireplace, huge pantry, granite countertops, stainless steel appliances & expansive island, hardwood floors, main level laundry & mudroom, huge lower level family room with wetbar & fireplace + oversized 3 car garage with stairs to lower level, room for all your toys! Enjoy your perfectly manicured 3/4 acre lot from your new 3 season porch. This home is immaculate & ready for you to call home! Low Town of Bristol taxes. MRP $499,900-$509,900

Listed By: *First Weber Inc* **Closing Date:** 6/10/2019 **Sale Price:** $504,900 **SellrConcess:**

Proximate Sale No. 5

No	MLS No.	Address	Sale Date	List Price	Sale Price
5	1885165	7145 Mile Road	Jul-20	$899,900	$910,000

MLS: 1885165 **Single Family** **Sold** **7145 Mile Rd** **LP:** $899,900

Area: WINDSOR - V **Abv Grde SqFt:** 2,338 **Garage:** 3 car, Attached, Detached, Heated, 4+ car, Garage **Taxes:** 13,130

Bedrms: 4 **YrBuilt:** 2015 **Tot Fin SqFt:** 3,849 **Fireplace:** Gas, 2 fireplaces **Acres:** 3.69

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Sun Room	BATHS	Full	Half
Level:	M		M	L	M	M	L	L		M	M	Up:	0	0
Dim:	22x20		16x14	19x19	15x15	14x13	15x12	13x12		11x6	15x15	Main:	2	0
												Lowr:	1	0

MstrBdrmBath: Full, Walk-in Shower, Separate **Basement:** Full, Full Size Windows/Exposed, Walkout to yard,

VRP $899,900.00-$924,900.00 Parade quality 3850 sq. ft. 4 bedroom, 3 bath ranch home on 3.6 acres. High end home features open great room concept w/breathtaking views, post & beam construction, floor to ceiling tile showers, heated tile & walk in closets in the master suite & designer kitchen. Main level also features large mudroom, separate 1st floor laundry, covered deck & relaxing sun room. LL features 2 additional bedrooms, full bath & rec room w/wet bar & stone fireplace. Handymen will love the 3 car garage and the 30x55 pole shed. Both of which are heated, insulated & have water & floor drains. No expense spared here, custom window treatments, irrigated lawn & landscaping, concrete edging & the list never ends. Seller is willing to sell up to 35 additional acres adjoining the parcel.

Listed By: *RE/MAX Preferred* **Closing Date:** 7/15/2020 **Sale Price:** $910,000 **SellrConcess:**

Proximate Sale No. 6

No	MLS No.	Address	Sale Date	List Price	Sale Price
6	1813671	7145 Kalland Way	Apr-18	$495,000	$485,500

MLS: 1813671 **Single Family** **Sold** **7145 Kalland Way** **LP:** $495,000

Area: BRISTOL - T **Abv Grde SqFt:** 1,974 **Garage:** Attached, Tandem, Heated, Opener, Access to **Taxes:** 6,185

Bedrms: 3 **YrBuilt:** 2008 **Tot Fin SqFt:** 3,414 **Fireplace:** Gas, 1 fireplace **Acres:** 0.76

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Den/Office	BATHS	Full	Half
Level:	M	M	M		M	M	M			M	M	Up:	0	0
Dim:	17X23	11X23	11X15		17X23	11X12	11X12			7X9	10X12	Main:	2	0
												Lowr:	1	0

MstrBdrmBath: Full, Walk-in Shower, Separate **Basement:** Full, Full Size Windows/Exposed, Walkout to yard,

Wow! You won't find another house in this area w/ an attached 6+ car heated garage w/ trench drain & 3rd overhead garage door leading to large country lot. From your open view deck enjoy amazing sunsets. You could not rebuild this house for this asking price! Attention to detail shows in this 4+ bdrm (could be 5), 3 bath home. Custom master suite w/ original walk-thru closet organized with a closet system. Quality shows in spacious kitchen w/ solid countertops, upgraded appliances & smart home technology. Open concept LR with gas FP, walkout finished basement. Low Bristol taxes! Call Today!

Listed By: *Badger Realty Group* **Closing Date:** 4/20/2018 **Sale Price:** $485,500 **SellrConcess:**

Proximate Sale No. 7

No	MLS No.	Address	Sale Date	List Price	Sale Price
7	1739403	3198 Castleton Crossing	Jan-16	$850,000	$815,000

MLS: 1739403 Single Family Sold 3198 Castleton Crossing LP: $850,000

Area: WINDSOR - V Abv Grde SqFt: 3,196 Garage: 3 car, Attached, Opener, 4+ car Taxes: 11,359

Bedrms: 4 YrBuilt: 2006 Tot Fin SqFt: 5,736 Fireplace: Gas, 2 fireplaces Acres: 1.83

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Den/Office	BATHS	Full	Half
Level:	M	M	M		M	M	L	L		M	M	Up:	0	0
Dim:	25X18	12X14	18X18		17X18	12X14	12X16	12X11		14X12	12X12	Main:	2	1
												Lowr:	1	0

MstrBdrmBath: Full, Walk-in Shower Basement: Full, Full Size Windows/Exposed, Walkout to yard,

EXECUTIVE RANCH WITH 3200 SQ FT MAIN LEVEL ON A PRIVATE CUL-DE-SAC LOT. EXQUISITE TOUCHES THROUGHOUT! GOURMET KITCHEN WITH STAINLESS APPLIANCES, GRANITE ISLAND, CHERRY CABINETRY, TILE BACKSPLASH, OPEN GREAT ROOM CONCEPT WITH TRAY CEILINGS, CUSTOM CHERRY MILLWORK, HICKORY FLOORS, PRIVATE OWNERS SUITE W/TILE SHOWER, ZERO STEP ENTRYWAYS, WHEELCHAIR AND ADA FRIENDLY RANCH, CUSTOM AZEK DECK. WALK-OUT LOWER LEVEL SUITE WITH 2 BEDROOMS AND SECOND KITCHEN, PRIVATE ENTRANCE! 6 CAR GARAGE, AND EXTENSIVE LANDSCAPING!

Listed By: First Weber Inc Closing Date: 1/22/2016 Sale Price: $815,000 SellrConcess:

Proximate Sale No. 8

No	MLS No.	Address	Sale Date	List Price	Sale Price
8	1867372	3130 Lorrabud Lane	Dec-19	$549,900	$535,000

MLS: 1867372 Single Family Sold 3130 Lorrabud Ln LP: $549,900

Area: BRISTOL - T Abv Grde SqFt: 2,110 Garage: 3 car, Attached, Opener, Access to Basement, Garage Taxes: 7,085

Bedrms: 4 YrBuilt: 2010 Tot Fin SqFt: 3,560 Fireplace: Gas, 1 fireplace Acres: 0.80

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Rec Room	BATHS	Full	Half
Level:	M		M		M	M	M	L		M	L	Up:	0	0
Dim:	16X17		15X12		17X14	12X10	11X13	18X13		8X9	34X26	Main:	2	0
												Lowr:	1	0

MstrBdrmBath: Full, Walk-in Shower Basement: Full, Full Size Windows/Exposed, Finished, Sump pump,

Luxury meets smart design in this over 3400 sq' home in desirable Winfield Estates! Click on the Virtual Tour above! Custom built by Duren Home Builders, this home is set on a beautifully landscaped lot with an in-ground sprinkler system. Open gourmet kitchen highlighted by gleaming floors, gorgeous granite counter tops & an expansive island. Floor to ceiling flagstone fireplace & wall of windows add another level of sophistication to this home. Serene Master Suite w/spacious walk-in closet & spa like bath w/Travertine tiled shower. Impeccable insulated 3 car garage w/access to the stunning finished LL where your custom built workshop awaits!

Listed By: Inventure Realty Group, Inc Closing Date: 12/5/2019 Sale Price: $535,000 SellrConcess:

Proximate Sale No. 9

No	MLS No.	Address	Sale Date	List Price	Sale Price
9	1850534	7141 Kalland Way	Apr-19	$509,900	$504,500

MLS: 1850534 **Single Family** **Sold** **7141 KALLAND WAY** **LP:** $509,900

Area: BRISTOL - T **Abv Grde SqFt:** 1,954 **Garage:** 3 car, Attached, Opener, Access to Basement **Taxes:** 6,671

Bedrms: 4 **YrBuilt:** 2013 **Tot Fin SqFt:** 3,654 **Fireplace:** Gas, 2 fireplaces **Acres:** 0.77

Rooms:	LR	DR	KIT	FAM	MBR	BR2	BR3	BR4	BR5	Lndry	Theater	BATHS	Full	Half
Level:	M	M	M		M	M	M	L		M	L	Up:	0	0
Dim:	17x16	12x10	12x11		15x13	14x10	14x10	13x10		8x7	20x18	Main:	2	0
MstrBdrmBath: Full, Walk-in Shower					Basement: Full, Full Size Windows/Exposed, Walkout to yard,							Lowr:	1	0

Another fabulous listing in Winfield Estates! Gorgeous is the first word that comes to mind as you enter this spacious ranch nestled in this country setting. Quality built 4 bed, 3 bath home set on just over a 3/4 acre lot. Open concept kitchen for easy entertaining, granite counter-tops, custom hickory cabinets, inviting hickory hardwood floors, gleaming stainless steel appliances and multiple entertaining areas inside and out! Master suite offers a spacious walk-in closet. Finished LL offers wet bar, living room with 2nd fireplace, guest suite, bath and a theater room which could also be used a fifth bedroom!

Listed By: *Inventure Realty Group, Inc* **Closing Date:** 4/12/2019 **Sale Price:** $504,500 **SellrConcess:**

Conclusions Reviewed Sales

The nine reviewed sales located in close proximity to the Windsor Quarry show no evidence of either protracted marketing times or decrease in sales price. The sales prices ranged between $460,000 to over $900,000 which is far in excess of the average sales prices for home in Dane County ($275,000). The average marketing times for upscale homes range in this price range was 30 to 60 days. Only one of the nine reviewed sales exceeded this timeframe. None of these sales showed any evidence of a negative impact as a result of proximity to the Windsor Quarry.

Comparison to All Residential Sales

The residential sales in close proximity to the Windsor Quarry (Mile Road) were analyzed based upon the sales price to list price ration, average day on market (DOM), and sales price per SF. The 9 reviewed sales are in in an area designated in the south-central Wisconsin Multiple Listing Service as area D09. I have reviewed all of the sales in the years 2018 and 2019 between $450,000 and $1,000,000 located in area D09. The total number of sales was 58. The average days on market was 49 day which was the same as the proximate sales (49Days). Average list price ($571,065) to sales price ($560,660) ratio (98%) compared to 99% for the reviewed proximate sales. The sales price per gross SF was the average sales price gross /Sf for the proximate sales was $175.93/SF compared to $171.43 for all sales in the area.

CMA Summary Report

Single Family Summary Statistics

High	Low	Average	Median
LP:$1,100,000 SP:$990,000	$450,000 $450,000	$571,065 $560,660	$524,900 $515,000

Single Family - Sold — **Number of Properties: 58**

Num	MLS #	Address	Location	Beds	TotBth	AbvGrdSqFt	FinSqFt	DOM	LP	LP/FinSqFt	SP	SP/FinSqFt
1	1823385	3083 LYMANS RUN	BRISTOL - T	4	3.5	2,973	4,320	144	$650,000	$150.46	$635,000	$146.99
2	1831125	3001 Midnight Sun Dr	BRISTOL - T	6	4.5	3,321	4,820	70	$674,900	$140.02	$668,000	$138.59
3	1847702	3119 Saddle Brooke Tr	BRISTOL - T	5	3.5	2,217	3,787	15	$639,000	$168.74	$625,000	$165.04
4	1832394	7206 Kaltenberg Pass	BRISTOL - T	4	3.0	1,981	3,294	43	$566,779	$172.06	$566,779	$172.06
5	1833533	3097 Saddle Brooke Tr	BRISTOL - T	5	3.5	2,452	4,370	187	$725,000	$165.90	$715,000	$163.62
6	1840482	6608 Cheddar Crest Dr	BRISTOL - T	4	3.5	2,800	3,527	2	$459,900	$130.39	$454,000	$128.72
7	1842069	3050 SADDLE BROOKE TR	BRISTOL - T	4	3.5	2,148	3,164	195	$489,900	$154.84	$470,000	$148.55
8	1817380	7213 KALTENBERG PASS	BRISTOL - T	3	2.0	2,047	2,047	42	$498,000	$243.28	$479,900	$234.44
9	1850805	3087 ANDOK LN	BRISTOL - T	3	3.0	1,835	2,753	8	$504,900	$183.40	$493,000	$179.08
10	1862320	3042 Saddle Brooke Tr	BRISTOL - T	4	3.5	2,622	3,941	88	$535,000	$135.75	$520,000	$131.95
11	1813671	7145 Kalland Way	BRISTOL - T	3	3.0	1,974	3,414	100	$495,000	$144.99	$485,500	$142.21
12	1820484	7212 KALTENBERG PASS	BRISTOL - T	3	2.0	2,000	2,000	0	$464,900	$232.45	$464,900	$232.45
13	1862466	3075 Parker Pass	BRISTOL - T	4	3.5	2,558	5,131	18	$779,900	$152.00	$739,900	$144.20
14	1868305	7539 LILY VIEW LN	BRISTOL - T	4	3.5	2,441	3,897	0	$506,599	$130.00	$506,599	$130.00
15	1862909	6836 Karolina Way	BRISTOL - T	4	3.0	2,048	3,806	151	$749,000	$196.79	$703,250	$184.77
16	1834229	1741 GREENWAY RD	BRISTOL - T	5	3.5	3,131	4,371	128	$559,050	$127.90	$548,000	$125.37
17	1824511	3082 Castleton Crossing	BRISTOL - T	4	2.5	3,606	3,606	50	$489,900	$135.86	$485,000	$134.50
18	1828905	3010 MIDNIGHT SUN DR	BRISTOL - T	4	2.5	2,229	2,429	17	$499,900	$205.80	$485,000	$199.67
19	1847325	7544 Lily View Ln	BRISTOL - T	3	2.5	2,338	2,338	0	$463,397	$198.20	$463,397	$198.20
20	1852878	2913 Fern Dr	BRISTOL - T	4	2.5	2,388	2,388	33	$492,150	$206.09	$492,150	$206.09
21	1861804	3144 Castleton Crossing	BRISTOL - T	4	3.0	1,932	3,231	46	$474,900	$146.98	$460,000	$142.37
22	1839678	2932 Fern Dr	BRISTOL - T	3	2.5	2,195	2,195	0	$579,913	$264.20	$579,913	$264.20
23	1828398	3115 Fran's Dr	BRISTOL - T	3	2.0	2,298	2,298	2	$549,900	$239.30	$549,500	$239.12
24	1846623	6629 Ridge Point Run	BRISTOL - T	4	3.5	2,360	3,860	30	$579,900	$150.23	$565,000	$146.37
25	1839083	6659 Longhorn Ln	BRISTOL - T	4	2.5	2,714	2,714	7	$479,900	$176.82	$465,000	$171.33
26	1828215	6664 TARTAN TR	BRISTOL - T	4	2.5	3,453	3,453	69	$899,000	$260.35	$855,000	$247.61
27	1858065	3126 Frans Dr	BRISTOL - T	5	3.5	3,576	5,571	122	$900,000	$161.55	$885,000	$158.86
28	1863464	3168 Castleton Crossing	BRISTOL - T	6	3.5	1,880	3,560	5	$579,900	$162.89	$600,000	$168.54
29	1823109	3038 BUNKER VIEW	BRISTOL - T	5	3.5	2,913	4,513	49	$599,000	$132.73	$584,999	$129.63

30	1823881	1655 TAM O SHANTER TR	BRISTOL - T	5	3.0	2,242	3,912	13	$489,900	$125.23	$477,450	$122.05
31	1825092	3098 SADDLE BROOKE TR	BRISTOL - T	4	3.0	2,198	3,660	82	$600,000	$163.93	$580,000	$158.47
32	1843817	6816 Angelica Tr	BRISTOL - T	4	3.0	2,203	3,706	74	$664,900	$179.41	$648,000	$174.85
33	1849036	3048 PARKER PASS	BRISTOL - T	4	3.0	2,131	3,507	21	$575,000	$163.96	$561,000	$159.97
34	1856534	7141 KALLAND WAY	BRISTOL - T	4	3.0	1,954	3,654	27	$509,900	$139.55	$504,500	$138.07
35	1855902	3136 Vanessa Way	BRISTOL - T	6	4.5	4,030	6,184	37	$1,100,000	$177.88	$990,000	$160.09
36	1863639	7164 Kalland Way	BRISTOL - T	3	3.0	2,072	3,052	35	$489,900	$160.52	$489,900	$160.52
37	1842479	2936 Fern Dr	BRISTOL - T	3	2.0	2,076	2,076	33	$539,900	$260.07	$539,900	$260.07
38	1824766	3065 Parker Pass	BRISTOL - T	3	2.0	1,930	2,477	6	$529,900	$213.93	$520,000	$209.93
39	1825953	3101 Saddle Brooke Tr	BRISTOL - T	5	4.5	3,123	4,337	69	$719,900	$165.99	$719,900	$165.99
40	1830615	3102 HAWKS HAVEN TR	BRISTOL - T	4	3.0	1,978	3,554	3	$455,000	$128.02	$460,000	$129.43
41	1840106	7191 Norway Rd	BRISTOL - T	4	3.0	2,100	3,600	22	$489,000	$135.83	$482,000	$133.89
42	1818283	2871 Viriburn Rd	BRISTOL - T	4	3.5	2,519	3,904	142	$559,900	$143.42	$555,000	$142.16
43	1818312	7207 Kaltenberg Pass	BRISTOL - T	3	2.0	2,076	2,076	24	$499,900	$240.80	$499,900	$240.80
44	1844132	3052 Midnight Sun Dr	BRISTOL - T	4	3.0	1,842	3,012	17	$499,900	$165.97	$499,900	$165.97
45	1849823	6652 Lochside Ln	BRISTOL - T	3	2.0	1,956	1,956	58	$509,900	$260.69	$505,000	$258.18
46	1849973	7742 Kraus Rd	BRISTOL - T	4	2.5	2,317	2,317	11	$475,000	$205.01	$465,000	$200.69
47	1854417	3072 Viking Pass	BRISTOL - T	5	3.0	2,252	3,932	16	$534,900	$136.04	$530,000	$134.79
48	1857475	3085 Hawks Haven Tr	BRISTOL - T	3	3.5	2,696	3,621	9	$450,000	$124.28	$459,500	$126.90
49	1866249	2988 Wyndwood way	BRISTOL - T	5	3.0	2,019	3,600	39	$529,900	$147.19	$525,000	$145.83
50	1833834	1678 Esker Tr	BRISTOL - T	4	3.0	1,702	2,835	17	$499,900	$176.33	$493,000	$173.90
51	1759422	3091 LYMANS RUN	BRISTOL - T	4	4.5	3,237	4,792	166	$829,000	$173.00	$805,000	$167.99
52	1823102	3108 Lymans Run	BRISTOL - T	5	3.5	3,781	4,511	50	$714,900	$158.48	$714,900	$158.48
53	1867372	3130 Lorrabud Ln	BRISTOL - T	4	3.0	2,110	3,560	46	$549,900	$154.47	$535,000	$150.28
54	1855808	7159 Kalland Way	BRISTOL - T	4	3.0	1,900	2,682	2	$499,900	$186.39	$504,900	$188.26
55	1856327	1697 Esker Tr	BRISTOL - T	4	3.0	1,888	3,087	27	$465,000	$150.63	$457,000	$148.04
56	1832077	6680 Cheddar Crest Dr	BRISTOL - T	5	3.0	2,148	3,673	4	$450,000	$122.52	$450,000	$122.52
57	1841488	1809 Tam O Shanter Tr	BRISTOL - T	4	3.0	1,962	3,627	177	$485,000	$133.72	$491,750	$135.58
58	1841571	2829 CLOVER LN	BRISTOL - T	4	3.0	2,370	3,706	8	$519,900	$140.29	$510,000	$137.61
Avg				**4**	**3.05**	**2391**	**3472**	**49**	**$571,065**	**$170.75**	**$560,660**	**$168.03**
Min				**3**	**2.00**	**1702**	**1956**	**0**	**$450,000**	**$122.52**	**$450,000**	**$122.05**
Max				**6**	**4.50**	**4030**	**6184**	**195**	**$1,100,000**	**$264.20**	**$990,000**	**$264.20**
Med				**4**	**3.00**	**2210**	**3580**	**31**	**$524,900**	**$162.22**	**$515,000**	**$159.42**

Proximate Sales Price/Assessment

The assessed value at the time of sale is compared to the sales prices for the 9 sales proximate to the Mile Road Quarry in the Chart below:

No	MLS No.	Address	Sale Date	Assessed	Sale Price	Assessed/Sales Price Ration
1	1863464	3168 Castleton Crossing	Aug-19	$427,100	$600,000	140%
2	1861804	3144 Castleton Crossing	Sep-19	$379,300	$460,000	121%
3	1857475	3085 Hawks Haven Trail	Jun-19	$374,300	$459,500	123%
4	1855808	7159 Kalland Way	Jun-19	$377,600	$504,900	134%
5	1885165	7145 Mile Road	Jul-20	$652,300	$910,000	140%
6	1813671	7145 Kalland Way	Apr-18	$376,100	$485,500	129%
7	1739403	3198 Castleton Crossing	Jan-16	$574,500	$815,000	142%
8	1867372	3130 Lorrabud Lane	Dec-19	$421,500	$535,000	127%
9	1850534	7141 Kalland Way	Apr-19	$376,100	$504,500	134%
		Average		$398,078	$529,989	133%

The average sales price of the 9 reviewed sales which occurred between 2018 and 2020 which averaged .39 miles from the existing Mile Road Quarry was $529, 989 the average assessment on these homes was $398,078. The sales prices were 133% of the assessments at the time of sale.

The Rocky Rights (Cattell) Quarry is a sand and gravel quarry which operates in the Town of Cottage Grove, Dane County, Wisconsin. There is a batch plant located in the quarry. The Cattell Quarry has been operating since the 1960s. Five single-family residences were developed directly south of the Cattell property. All of the homes were constructed with the quarry in full operation. Three of the residences are accessed by a private roadway owned by Rocky Rights LLC. This private roadway is used by Rocky Rights to haul material to and from the quarry.

The three properties accessed by the private roadway are located at 2292 USH 12&18; 2272 USH 12&18; and 2252 USH 12&18.

The home at 2272 USH 12&18 is a 1,615 SF ranch home which was constructed in 2002 on a two-acre RH-1 zoned site. This home is assessed for $204,600.

The home at 2252 USH 12&18 is a 1,620 SF 1.5-story home on a 2.12-acre site which was constructed in 2003. This home is assessed for $172,800.

There are two additional homes located directly south of the Cattell quarry. These homes are accessed directly from USH 12&18.

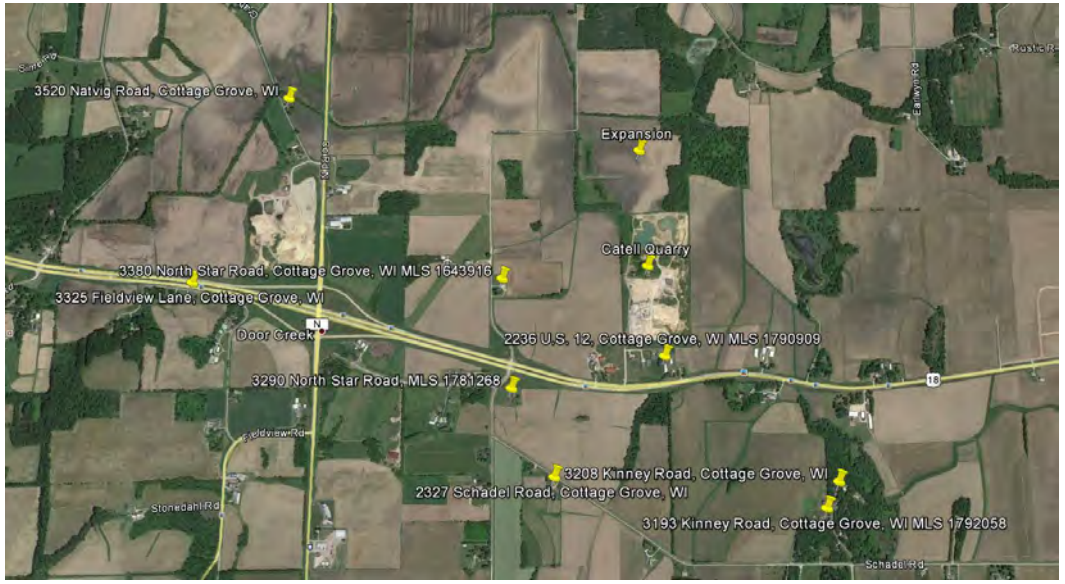
The home at 2236 USH 12&18 is a 1,472 SF home located on a 3.043-acre RH-1 zoned site. This property located at 2236 Hwy 18 sold in June of 2017 for $243,900. This home is located 800 feet to the south of the location of the batch plant. This property was on the market for 147 days (consistent with a reasonable exposure time for a home in this price range), it was listed for $249,500, and the sales price of $243,900 represented 98% of list price which is consistent with the 5% to 10% price reductions experienced during negotiations. This sale was consistent with reviewed sales of comparable properties located in the Town of Cottage Grove.

All five of the existing residences were constructed with the quarry in operation. The sale of the home at 2236 USH 12&18 showed no evidence of any negative impact as a result of the proximity to the batch plant.

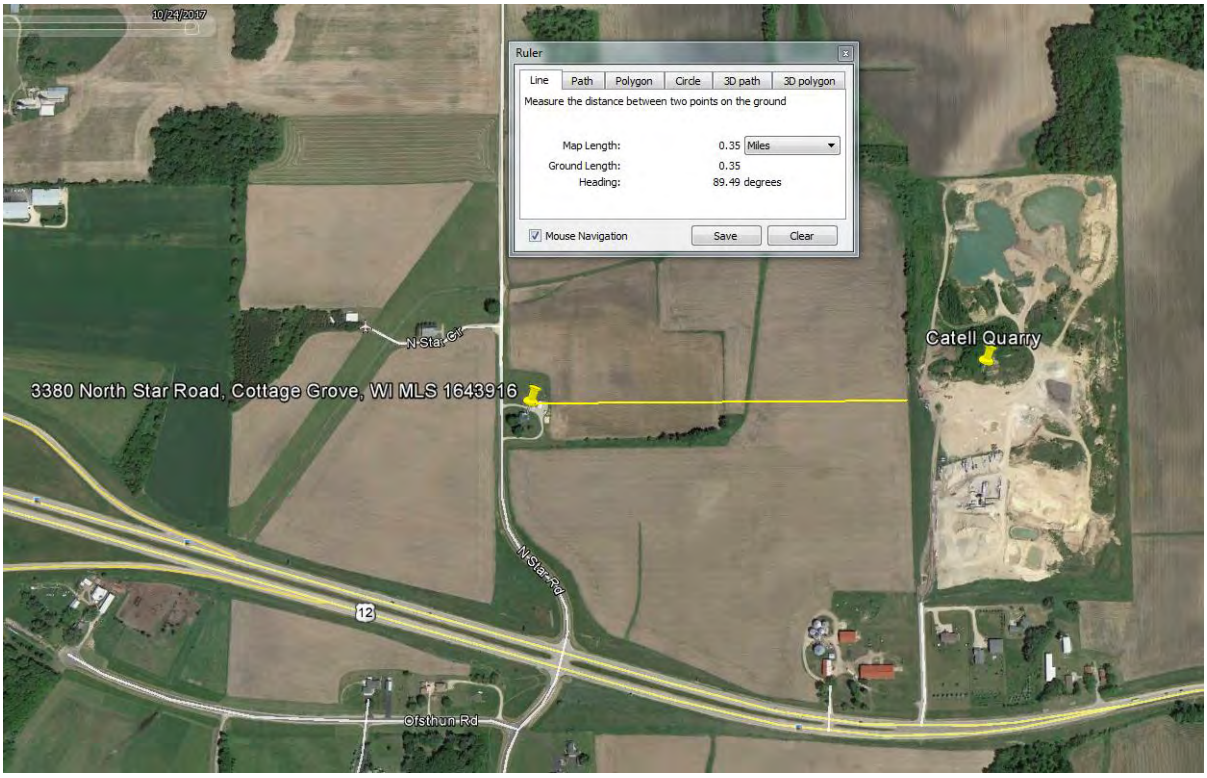
Sales analysis of 8 residential sales within 1.5 miles of the Rocky Rights Sand and Gravel Quarry USH 12/18 Madison Wisconsin

As part of my analysis for the Cattell quarry, I examined the sales of eight residential homes located within 1.5 miles of the quarry. Each sale was analyzed based upon its proximity to the quarry, percentage of sales price to list price, days on market (DOM), and percentage of sales price to assessed value. The analysis is summarized below.

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/SF	%	%Sale/Assed	Dist mi	DOM
1643916	3380 North Star Road	Jul-12	$224,900	$215,000	$247,200	2,500	$86.00	96%	87%	0.35	300
1790909	2236 USH 12	Jun-17	$249,500	$243,900	$208,400	1,248	$195.43	98%	117%	0.06	147
1781268	3290 North Star Road	Jul-16	$344,900	$338,100	$237,800	2,360	$143.26	98%	142%	0.35	42
1792058	3193 Kinney Road	Apr-17	$440,000	$430,000	$390,200	2,085	$206.24	98%	110%	0.59	23
1795330	3208 Kinney Road	Jun-17	$465,000	$447,500	$425,800	2,032	$220.23	96%	105%	0.56	31
1759067	3325 Field View Ln	Jul-16	$349,900	$336,000	$322,300	1,916	$175.37	96%	104%	1.25	202
1657553	3520 Natvig Rd	Sep-12	$238,000	$228,000	$243,000	1,892	$120.51	96%	94%	1.08	31
1639338	2337 Schadel	Mar-12	$325,000	$300,000	$292,300	2,143	$139.99	92%	103%	0.45	91

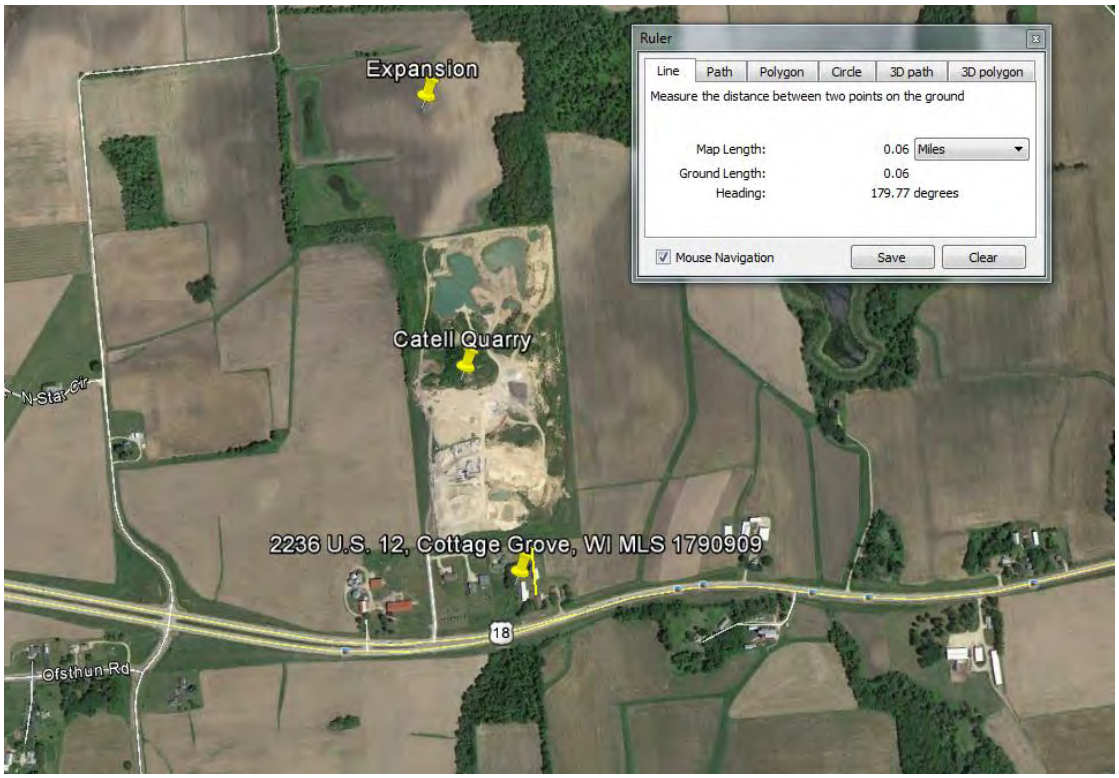


3380 North Star Road, Cottage Grove, WI MLS 1643916



MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/ Assed	Dist mi	DOM
1643916	3380 North Star Road	Jul-12	$224,900	$215,000	$247,200	2,500	$86.00	96%	87%	0.35	300

2236 USH 12/18, Cottage Grove, WI MLS 1790909



MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/	%Sale/Assed	Dist mi	DOM
1790909	2236 USH 12	Jun-17	$249,500	$243,900	$208,400	1,248	$195.43	98%	117%	0.06	147

3290 North Star Road, Cottage Grove, WI MLS 1781268

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	% Sale/ Assed	Dist mi	DOM
1781268	3290 North Star Road	Jul-16	$344,900	$338,100	$237,800	2,360	$143.26	98%	142%	0.35	42

3193 Kinney Road, Cottage Grove, WI MLS 1792058

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assed	Dist mi	DOM
1792058	3193 Kinney Road	Apr-17	$440,000	$430,000	$390,200	2,085	$206.24	98%	110%	0.59	23

3208 Kinney Road, Cottage Grove, WI MLS 1795330

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assed	Dist mi	DOM
1795330	3208 Kinney Road	Jun-17	$465,000	$447,500	$425,800	2,032	$220.23	96%	105%	0.56	31

3325 Field View Ln, Cottage Grove, WI MLS 1759067

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assed	Dist mi	DOM
1759067	3325 Field View Ln	Jul-16	$349,900	$336,000	$322,300	1,916	$175.37	96%	104%	1.25	202

3520 Natvig Rd, Cottage Grove, WI MLS 1657553

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assed	Dist mi	DOM
1657553	3520 Natvig Rd	Sep-12	$238,000	$228,000	$243,000	1,892	$120.51	96%	94%	1.08	31

2337 Schadel Road, Cottage Grove, WI MLS 1639338

MLS No.	Address	Sale Date	List Price	Sale Price	Assessed	Bldg SF	Price/ SF	% Sale/ List	%Sale/Assed	Dist mi	DOM
1639338	2337 Schadel	Mar-12	$325,000	$300,000	$292,300	2,143	$139.99	92%	103%	0.45	91

Conclusion of Sales Analysis Cattell Quarry

The review of the eight reviewed sales within 1.5 miles of the Cattell Quarry show no indication of negative market impact as a result of the proximity to the quarry and batch plant. The sales price per square foot; average days on market; and the percentage of list price to sales price were consistent with sales of other reviewed homes in the Town of Cottage Grove as of the date of sale. There is no indication that the proximity to the mineral extraction site or the batch plant adversely impacted the sales price or marketing time of the reviewed sales.

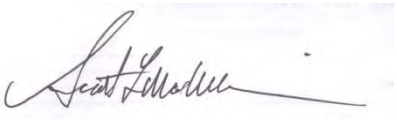
Conclusions

The reviewed sales price per square foot; average days on market; and the percentage of list price to sales price gave no indication that the proximity to these nonmetallic mining operations adversely impacted the sales price or marketing time.

Certification

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My engagement in this assignment did **NOT** include my forming an opinion of value for the subject property.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- On June 11th, 2019 I made a personal inspection of the subject property of the work under review.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Scott L. MacWillliams

Scott L. Mac Williams
President and Appraiser, CGA #91

Education

University of Wisconsin, Whitewater: Graduated 1972 BBA
Completed Coursework:
SREA Courses 101, 201 and Narrative Report Writing Seminar
International Right of Way Association Courses Completed:
Appraisal of Partial Acquisitions
Easement Valuation
Relocation Assistance
Ethics and the Right of Way Profession
Communications

Credentials

Certified Instructor for Appraisal Courses:
International Right of Way Association – All appraisal courses
Madison Area Technical College – All appraisal courses
ACB Certified USPAP Instructor (10635) for Appraisal Foundation, Washington, D.C.
Wisconsin Certified General Appraiser No. 91 – State of Wisconsin Dept. Regulation and Licensing
Certified Commercial Real Estate Appraiser – CCRA National Association of Real Estate Appraisers
General Accredited Appraiser – National Association of Realtors

Affiliations

International Right of Way Association; past President
Community Development Association for Oregon, WI; Chairman

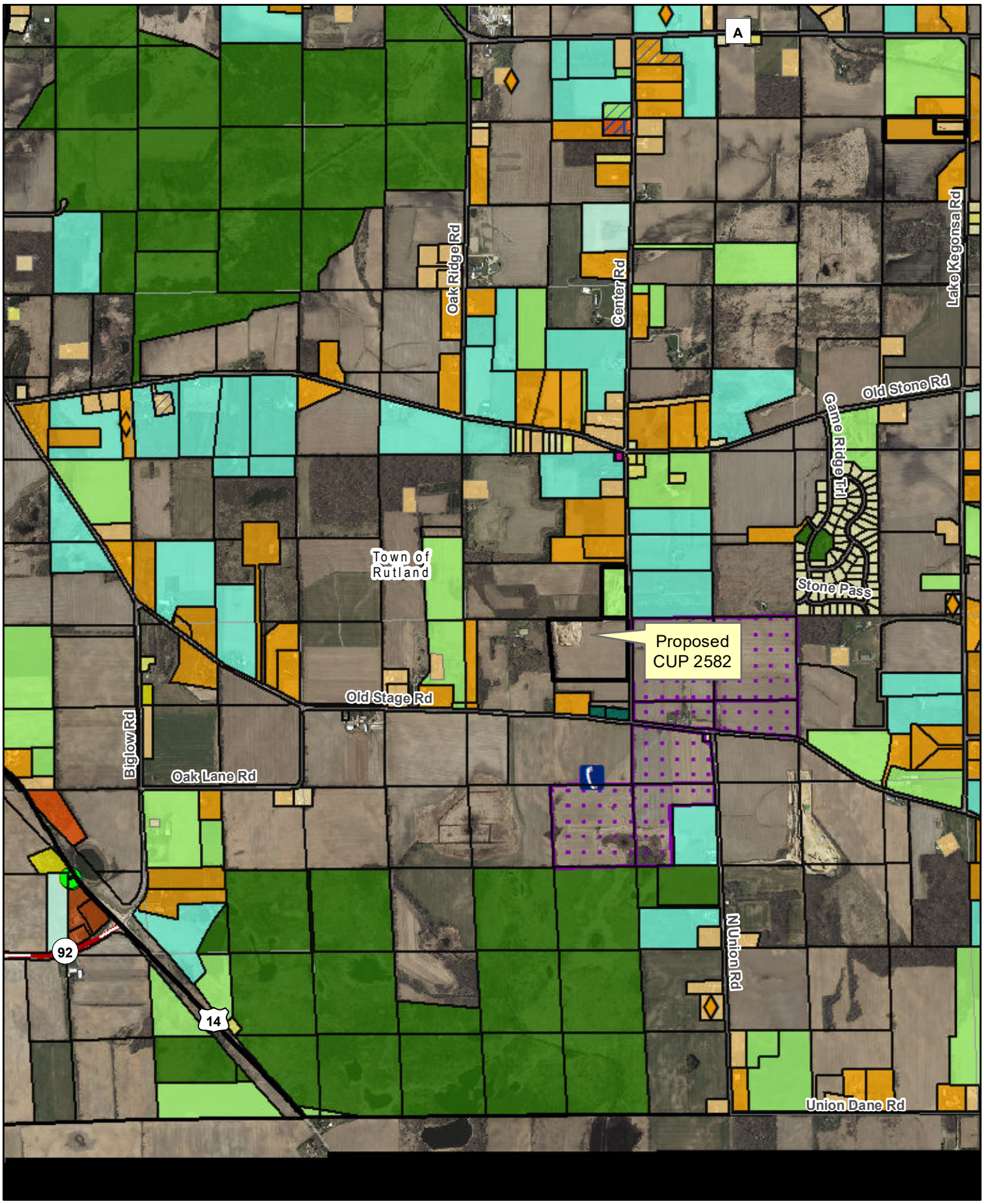
Clients Served

Wisconsin Department of Transportation
Wisconsin Department of Transportation – Bureau of Railroads and Harbors
Wisconsin Department of Aeronautics
Dane County Purchasing
USDA Farm Home Administration
City of Madison
Valley Bank
Bank One
M&I Bank
Guardian Pipeline

Specific references available upon request

Experience

S. L. MacWilliams Co. – President; 1991 – Present
D.L. Evans Company, Inc. – Vice President, Appraisal Division, Staff Appraiser; 1983 - 1991
Thirty-one years of real estate appraisal experience
Specific experience with commercial narrative reports on various types of properties, including: Motels, Retail Shopping Centers, Office Buildings, Service Stations, Restaurants, and special purpose appraisal assignments such as Landfills, Grain Storage Facilities, and enclosed Parking Lots.



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CUP 2582 Neighborhood Map