

Dane County Conditional Use Permit Application


Application Date	C.U.P Number
03/19/2019	DCPCUP-2019-02468
Public Hearing Date	
06/25/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RACHEL HALVERSON	Phone with Area Code (608) 884-9105	AGENT NAME TRIERWEILER CONSTRUCTION	Phone with Area Code (715) 240-0315
BILLING ADDRESS (Number, Street) 353 HAUGEN RD		ADDRESS (Number, Street) 2916 SOUTH CHERRY AVE	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) MARSHFIELD, WI 54449	
E-MAIL ADDRESS DISPATCH@HALVERSONCOMPANYS.COM		E-MAIL ADDRESS NICK@TRIERWEILERCO.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	
1320 E CHURCH RD					
TOWNSHIP CHRISTIANA	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-304-9520-9		---		---	

CUP DESCRIPTION
TEMPORARY CONCRETE BATCH PLANT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(e)	35.5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SLJ3	SIGNATURE:(Owner or Agent) 
		PRINT NAME: NICK PETT
		DATE: 3/19/19



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Rachel Halverson</u>	Agent	<u>Nick Petit-Trierweiler Construction</u>
Address	<u>353 Haugen Rd.</u>	Address	<u>2916 South Cherry Ave</u>
Phone	<u>Edgerton, WI 53534</u>	Phone	<u>Marshfield, WI 54449</u>
	<u>(608) 884-9105</u>		<u>(715) 240-0315</u>
Email	<u>dispatch@halversoncompanys.com</u>	Email	<u>nick@trierweilerco.com</u>

Parcel numbers affected: 016/0612-304-95~~2~~-9 Town: 30 Christiana Section: 61 30
Property Address: 1320 E Church Rd

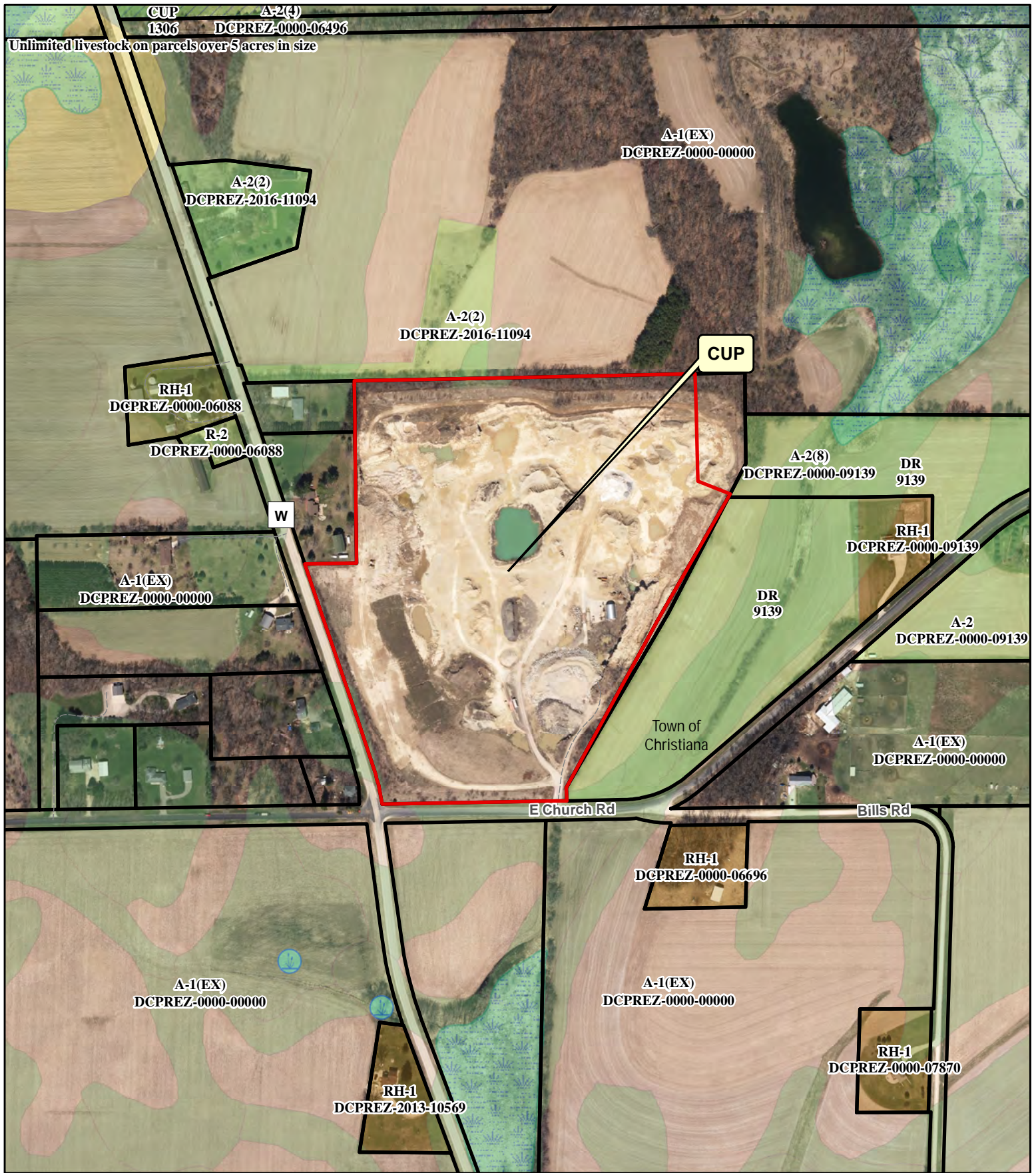
Existing/ Proposed Zoning District : Town of Christiana A-1(EX)

- o Type of Activity proposed: Temporary Concrete Batch Plant
Separate checklist for communication towers and mineral extraction uses must be completed.
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.





Submitted By: Nick Petit 

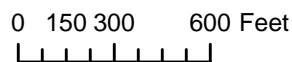
Date: 3/4/2019



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Class 1
-  Floodplain
-  Class 2



CUP 02468
RACHEL HALVERSON

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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.

Please see attachment

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.

Please see attachment

3. That 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.

Please see attachment

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Please see attachment

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.

Please see attachment

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

Please see attachment

Per the Conditional Use Permit Requirements, an explanation outlining how the proposed land use meets each of the following six (6) standards for Conditional Use is included in the following sections.

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.*

The proposed temporary ready mix concrete plant operations will have minimal impact to the public. All ingredients with the exception to the limestone aggregates and cement, are already handled onsite and distributed offsite via truck. With the RMC plant some product that had left the site as raw sand will now be utilized in the production of ready mix concrete; reducing the potential impact from truck traffic. All activities are proposed to take place within the existing operative quarry area and are not expected to impact traffic levels, dust levels, or noise beyond the property lines.

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.*

Surrounding parcels are a mix of RH-1 rural housing districts, and A1-EX agricultural districts. No foreseeable negative impacts to these uses, property value, or enjoyment of these properties are expected.

The temporary RMC plant will utilize the southern 10 acres of the property which is already operating as a pit/ quarry for the production of RMC. Potential impacts from the installation are similar to those that already exist from current quarry/ pit operations and are easily controllable via implementation of best management practices such as the use of water for dust suppression, proper material storage practices, and appropriate waste management and mitigation efforts.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The RMC batch plant is consistent with existing quarry operations. No activity at the facility is expected to impact the function of any adjacent or nearby parcel in any way beyond the existing facility function.

4. *That adequate utilities, access roads, drainage, and other necessary site improvements have been or are being made.*

The proposed temporary RMC plant is not expected to demand significant increases in electrical use, demand for road access, or changes to drainage properties at the site.

No well will be required as water will be supplied for concrete batching by storm water retention ponds located onsite. Power will be provided by portable generators. Trucks will utilize the existing quarry/ pit driveway on Church Rd for approximately 700 feet west to County Road W then north to I39/90. These

roads are presently handling current truck traffic from the quarry/ pit and will be able to support the installation of the temporary RMC.

5. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

Existing traffic patterns and facility access and egress characteristics are expected to be maintained. The RMC trucks accessing the facility will replace some of the trucks which previously had hauled sand away which result in only minor changes in traffic levels. Deliveries of cement and aggregates, the only materials not generated at the facility are expected to be an insignificant source of traffic with only infrequent deliveries to the facility.

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

All required setbacks as stated in Chapter 10; Section 10.123 of the Dane County Zoning Ordinance will be adhered to with the siting of the temporary RMC plant. The addition of a RMC plant will not significantly affect the structural lot coverage. All general and RMC specific requirements as identified in the zoning code Chapter 10 are to be met.

Written Brief

The granting of the special exception for the placement of the temporary concrete batch plant is well within the spirit of the ordinance. The placement of the concrete plant will not be a nuisance to neighboring property owners, through noise, dust, or any aspect of public safety. The plant will not affect property values of neighboring properties as it will be temporary and the property will go back to general agriculture use once construction is completed. The property is not in a flood plain and no wetlands or forest resources will be affected by the proposed plant. Lastly, the siting of the plant at this particular location will provide the most effective and efficient use of taxpayer's funds by allowing the close proximity of the plant to reduce travel and trucking costs which in turn reduces the time necessary to complete the work. The reduced cost in terms of both money and user delay due to construction is a win-win for the traveling public.

The granting of the special exception will be in the best interest of both the local population as well as the travelling public. The plant will be placed in a rural area directly alongside the Interstate and next to the WisDOT project it is intended for. This placement will greatly limit the amount of time the loaded concrete trucks are on the open road and maximize their travel directly onto the project, therefore minimizing potential conflicts with the travelling public. Additionally, the drivers at Trierweiler Construction take pride in their driving with common sense and safety when on the road. The general welfare, public health, or safety of the local population will not be significantly impacted due to the placement away from a populated area along with the efforts made by Trierweiler Construction to limit dust through contained storage tanks, the use of water (as mentioned below), and emission of comparable amounts of background noise caused by the Interstate.

Property values would not be adversely affected because the nature of this particular special exception is temporary. Once the WisDOT Interstate I39 project is completed the temporary concrete plant and gravel base will be removed, the high capacity well will also be properly abandoned. The land will then be used again as a Sand and Gravel Pit as it was prior to the WisDOT project.

Trierweiler Construction makes every effort to be good neighbors, and part of being good neighbors is making our best effort to eliminate as much as possible any issues with noise, dust, smoke, and odors. The noise made by the concrete plant is comparable to the current level of noise created by normal traffic on the interstate. The noise created by the other equipment and concrete trucks is similar in nature to the other construction equipment that will be operating in the area of the interstate to complete the construction project. Dust will be controlled by the use of storage tanks for the cement and fly ash, and water in and around the plant site as needed to prevent dust. As stated below odor will be eliminated through regular and timely emptying of the waste storage facilities by a local waste management company.

Trierweiler will follow any and all county ordinance along with any town ordinances that apply to this Conditional Use Permit.

Our request will not impact public health, safety or general welfare.

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on the interstate. Additionally, the plant will only be in operation for approximately 30 total days during the 1-year duration of the project to complete the concrete paving work.

Dust will be controlled through the use of enclosed bin for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways

Granting this special exception to Trierweiler Construction provides an important service to the community because it is the most prudent choice to preserve tax payer dollars. The ability to locate the temporary concrete plant as close as possible to the project allows the contractors the ability to provide to most competitive pricing to the Department of Transportation and in turn the best value to the Wisconsin tax payers. The close location to the project also limits the amount of on road traffic by construction vehicles which minimizes any potential issues with local traffic. Lastly the efficient repair and replacement of the interstate will provide economic impacts to the local communities by safer and more efficient travel, and one of the most efficient way to complete the construction is in a timely manner is the close placement of equipment and materials to the project.

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting

*2916 South Cherry Avenue
Marshfield, WI 54449*

Phone 715-387-8451

Fax 715-384-5599

March 4th, 2019

Dane County/ Town of Christiana
Plan Commission

Subject: Special Exception; Parcel Pin 016/0612-304-9520-9

Trierweiler Construction, as agent on behalf of Rachel Halverson (property owner), is submitting the enclosed applications, drawings, and supporting documentation for your review regarding the proposed temporary ready mix concrete plant on a portion of the property listed above.

Contact Information

Site:

Parcel Pin: 016/0612-304-9520-9
Legal Description: See Attached
Town of Christiana, WI 53534

Property Owner:

Rachel Halverson
353 Haugen Rd.
Edgerton, WI 53534

Sincerely,

Nick Petit

Trierweiler Construction & Supply Co., Inc.
Nick Petit
715-240-0315
nick@trierweilerco.com



Wisconsin
Ready Mixed
Concrete
Association



An Equal Opportunity Employer

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Introduction & Intentions

Ready Mix Concrete

Ready mix concrete (RMC) is an essential building material for use in a variety of civil construction projects such as buildings, roads, bridges, and a variety of other structures. As the Wisconsin Department of Transportation (WisDOT) and a variety of other municipalities continue efforts to update and expand the I 39 corridors in Dane County, the demand for a locally available and economical option for the production and distribution of RMC is critically important to on-time and on-budget projects to reduce the costs to tax payers and impacts on commuters for these projects.

Based upon the availability of some ingredient aggregate materials nearby as well as the proximity to the awarded construction work, the Utica site on Church Rd offers an ideal location for the staging of a portable, temporary RMC plant to be used on the I 39 construction. The site is currently zoned A1 and is being used as a Sand and Gravel Pit. Trierweiler Construction is requesting this special exception permit beginning in June 1st, 2019 to December 31st, 2019.

Siting

The site, consisting of Parcel Pin 016/0612-304-9520-9 is currently being used as a Sand and Gravel Pit. The special exception permit area is approximately 5 acres in size, for the exact location and layout please see the attached map. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature so as to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

To accommodate the temporary concrete batch plant some site work will be required. The first step in the process will be to place WisDOT mandated erosion control devices around the project site. Once the erosion control is in place the site will be ready for Trierweiler to begin set-up of the Temporary Batch Plant. Crushed gravel will be placed as a working surface for the concrete batching and plant operations. In addition, a high capacity well will be placed on the site for use by the concrete batch plant operations. Once plant operations are complete the well will either be left in place, or properly abandoned dependent on the property owners wishes. Once work on the WisDOT project is completed the temporary batch plant will be removed.

Operation Description

The proposed temporary/ portable installation of a RMC plant would be utilized to mix concrete and load trucks to the adjacent WisDOT I 39 project. The exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveway currently in use. Parking for the operators will be adjacent to the plant. Operational periods will include generally day time operating hours (6:00 AM – 8:00 PM) during week days and intermittent operation during weekends only as project demands necessitate. However, WisDOT does sometimes require nighttime work to limit impacts to drivers and to improve worker and driver safety. As such, for some segments of the project this special exception permit application requests 24-hour operation to accommodate the

WisDOT I 39 construction schedules. It should be worth mentioning that nighttime operation will only be utilized when mandated in the plans and proposals by WisDOT.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site. Cement materials would be stored in portable enclosed bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks into internally drained ponds. Waste generated from washing activities would be handled by removal offsite to an appropriate disposal facility. Domestic waste generation would be handled by an onsite dumpster that is regularly emptied by a local waste management service.

Zoning and Setbacks

The plant will be sited on the property to adhere to all setback's as set forth in the current Dane County and Town of Christiana zoning regulations that govern the property. See attached mapping for the proposed location within the property.

Erosion Control/ Storm Water Management

As part of participating in WisDOT construction work strict environmental and erosion control standards must be adhered to and are regularly monitored by WisDOT project staff. Trierweiler Construction also holds a current and valid plant specific WIDNR general permit for storm water runoff.

Noise

The noise emitted by the plants operations will be less than or equal to the current noise generated by the traffic on the interstate. Additionally, the plant will only be in operation for approximately 30 total days during the 1-year duration of the project to complete the concrete paving work.

Dust Control

Dust will be controlled through the use of enclosed bin for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways.

Lighting

If operations occur at night, outdoor lighting will be provided by portable lighting plants for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation and as needed for visibility and safety. To mitigate impacts to neighboring residences and roadways, the lights will be directed away from property lines, neighboring parcels, and roads.

Closing Statement

Trierweiler Construction (agent) on behalf of Rachel Halverson (property owner) is submitting the enclosed Special Exception Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from June 1st, 2019 to December 31st, 2019 in support of the WisDOT Interstate I39 construction projects. If you have any questions or concerns, or require additional information, or clarification, please feel free to contact me via the contact information listed on the front page.

Sincerely,

Nick Petit

Trierweiler Construction

Halverson Site Utica Pit

Write a description for your map.

Legend



800 ft

Co Hwy W

Church Rd

Google Earth

© 2018 Google



Halverson Site Utica Pit

Write a description for your map.

Legend

Temporary Concrete Batch Plant

Aggregate Stockpile

Aggregate Stockpile

Aggregate Stockpile

Co Hwy W

E Church Rd

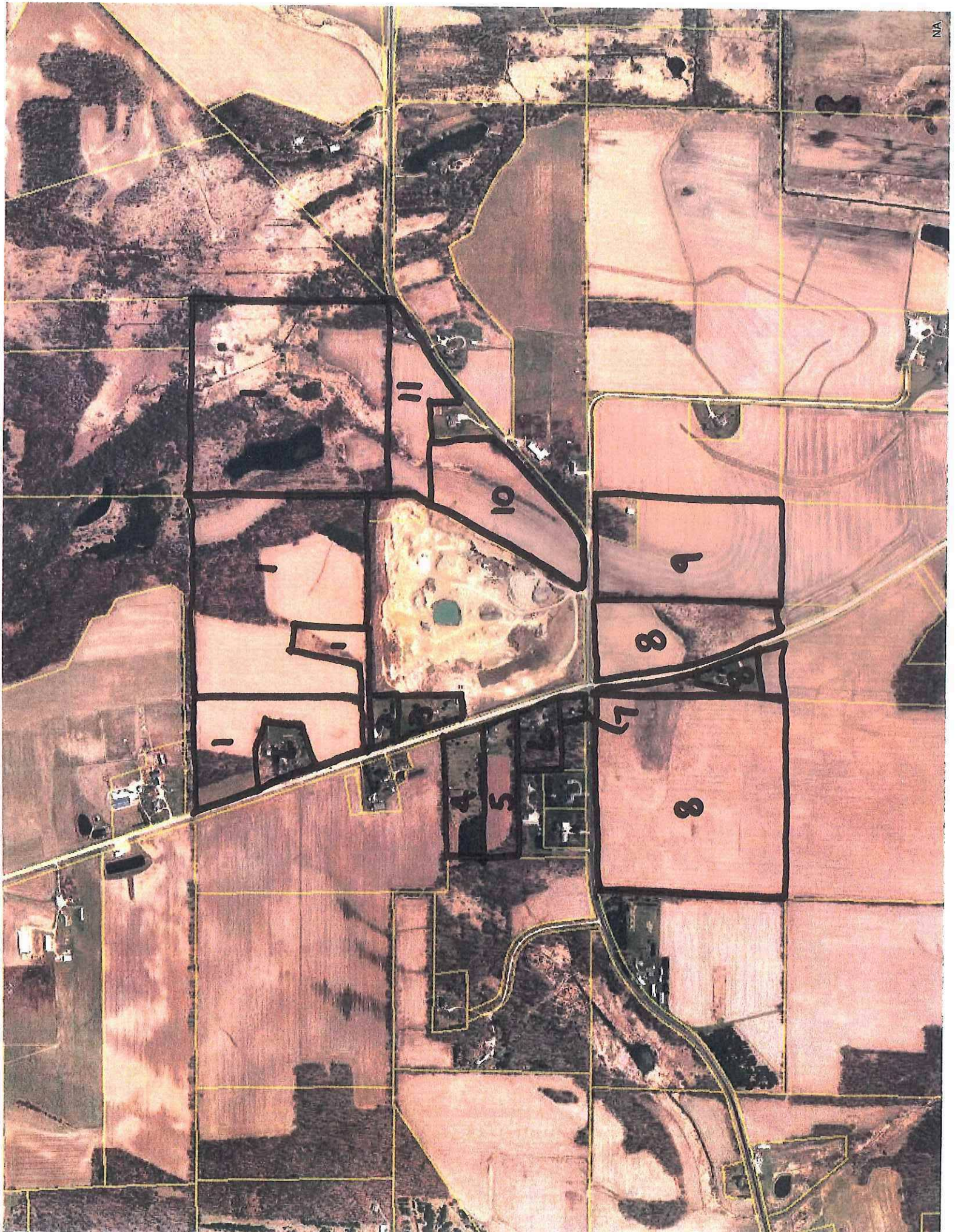
Google Earth

© 2018 Google



800 ft





11

10

9

8

7

8

5

1

1

1

Parcel Number - 016/0612-304-8001-0



Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 30-6-12 PRT NE1/4 SE1/4 N 1164.9 FT ...	
Owner Name	WAHLIN LIVING TR, WILLIAM D & RENEE L	
Primary Address	No parcel address available.	
Billing Address	1926 COUNTY HIGHWAY W STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5M	
Assessment Acres	33.736	
Land Value	\$28,600.00	
Improved Value	\$0.00	
Total Value	\$28,600.00	

Show Valuation Breakout

Show Assessment Contact Information ▼


Parcel Number - 016/0612-304-8850-2



Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 30-6-12 PRT W1/2 SE1/4 N 175 FT OF S...	
Owner Names	RICHARD L HANAN BARBARA L HANAN	
Primary Address	1920 COUNTY HIGHWAY W	
Billing Address	1920 COUNTY HIGHWAY W STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	1.500	
Land Value	\$63,500.00	
Improved Value	\$110,100.00	
Total Value	\$173,600.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Number - 016/0612-304-9460-2



Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 30-6-12 COM SE COR SEC TH NLY 22 CHA...	
Owner Names		
Primary Address	1890 COUNTY HIGHWAY W	
Billing Address	1890 COUNTY HIGHWAY W STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	2.840	
Land Value	\$61,900.00	
Improved Value	\$192,800.00	
Total Value	\$254,700.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Number - 016/0612-304-9165-0



Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	LOT 1 CSM 2966 CS11/375&376-9/18/78 DESC...	
Owner Names	CLIFFTON R OVERTON KIMBERLY A OVERTON	
Primary Address	1899 COUNTY HIGHWAY W	
Billing Address	1899 COUNTY HIGHWAY W STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	5.002	
Land Value	\$88,000.00	
Improved Value	\$251,400.00	
Total Value	\$339,400.00	

Show Valuation Breakout

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Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Number - 016/0612-304-9185-6



Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	LOT 2 CSM 2966 CS11/375&376-9/18/78 DESC...	
Owner Name	KURT A HOWARD	
Primary Address	1881 COUNTY HIGHWAY W	
Billing Address	1881 COUNTY HIGHWAY W STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	5.000	
Land Value	\$88,000.00	
Improved Value	\$199,500.00	
Total Value	\$287,500.00	

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Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Number - 016/0612-304-9400-4



Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 30-6-12 PRT SW1/4 SE1/4 COM SEC S1/4...	
Owner Names	VICTOR C BAUMEL III CHERYL BAUMEL	
Primary Address	1867 COUNTY HIGHWAY W	
Billing Address	1867 COUNTY HIGHWAY W STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	3.100	
Land Value	\$74,700.00	
Improved Value	\$115,700.00	
Total Value	\$190,400.00	

Show Valuation Breakout

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Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Number - 016/0612-304-9360-3



Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 30-6-12 PRT S1/2 SE1/4 COM INTS C/L ...	
Owner Names	STEVEN J HANSON BETH A HANSON	
Primary Address	1855 COUNTY HIGHWAY W	
Billing Address	1855 E CHURCH RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	0.910	
Land Value	\$54,600.00	
Improved Value	\$80,900.00	
Total Value	\$135,500.00	

Show Valuation Breakout

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Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Number - 016/0612-311-8500-6



Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 31-6-12 NW1/4 NE1/4	
Owner Name	J&R HALVERSON FARMS LLC	
Primary Address	No parcel address available.	
Billing Address	1400 RAMSEY RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5	
Assessment Acres	40.000	
Land Value	\$10,900.00	
Improved Value	\$0.00	
Total Value	\$10,900.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Parcel Number - 016/0612-311-8021-6



Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 31-6-12 E1/2 NE1/4 NE1/4 EXC CSM 725...	
Owner Names		
Primary Address	No parcel address available.	
Billing Address	920 PRAIRIE QUEEN RD CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5 G5M	
Assessment Acres	18.300	
Land Value	\$6,500.00	
Improved Value	\$0.00	
Total Value	\$6,500.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Parcel Number - 016/0612-293-9170-0

Current



[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	LOT 1 CSM 11352 CS69/1&5-3/22/2005 DESCR...	
Owner Name	PAMELA R SANDMIRE	
Primary Address	No parcel address available.	
Billing Address	1290 E CHURCH RD CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G5	
Assessment Acres	13.107	
Land Value	\$4,000.00	
Improved Value	\$0.00	
Total Value	\$4,000.00	

[Show Valuation Breakout](#)

[Show Assessment Contact Information](#) ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-2(8) DCPREZ-0000-09139

[Zoning District Fact Sheets](#)

Parcel Number - 016/0612-293-9040-0

Current



< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	LOT 3 CSM 11352 CS69/1&5-3/22/2005 DESCR...	
Owner Names	RICHARD A FREUND HOLLY J FREUND	
Primary Address	No parcel address available.	
Billing Address	1273 E CHURCH RD CAMBRIDGE WI 53523	

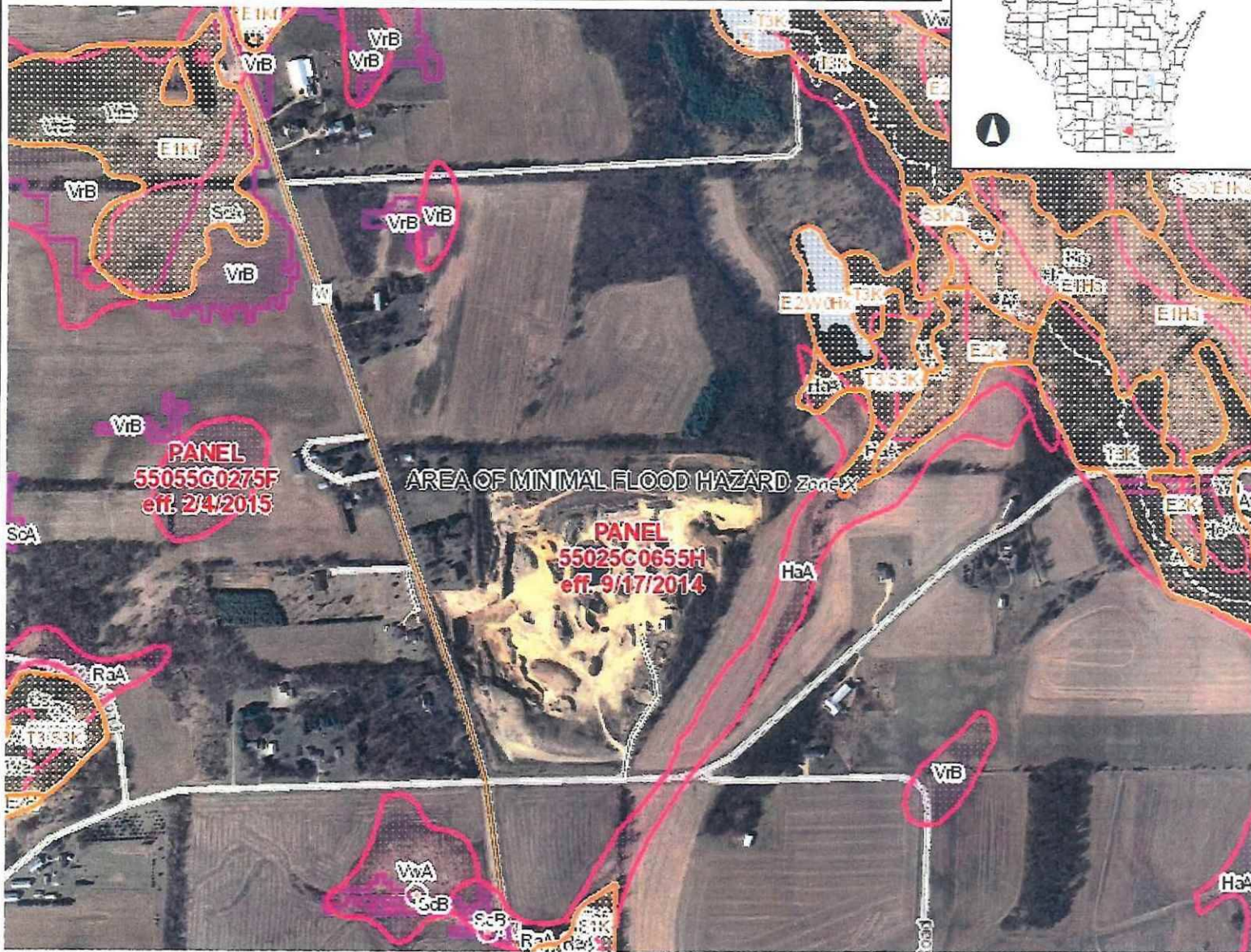
Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G5 G7	
Assessment Acres	9.258	
Land Value	\$65,700.00	
Improved Value	\$6,800.00	
Total Value	\$72,500.00	

Show Valuation Breakout

Show Assessment Contact Information ▼



Surface Water Data Viewer Map



- ### Legend
- Dams**
 - Dams with FERC License
 - Dams
 - Floodplain Analysis Lines**
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridge
 - Floodplain Analysis Points**
 - Other
 - Flood Insurance Study
 - Letter of Map Revision
 - Case By Case Analysis
 - Bridge
 - Floodplain Storage**
 - FERC Project Area Boundaries**
 - Cross Sections**
 - Floodplains**
 - Flood Fringe
 - Floodway
 - FIRM Panels**
 - Cross-Sections**
 - Flood Hazard Boundaries**
 - Other Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary
 - Flood Hazard Zones**
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood



NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

bing maps

A 1320 E Church Rd, Christiana, WI 53523

B 2427 CR-W, Christiana, WI 53589

3 min , 2.2 mi

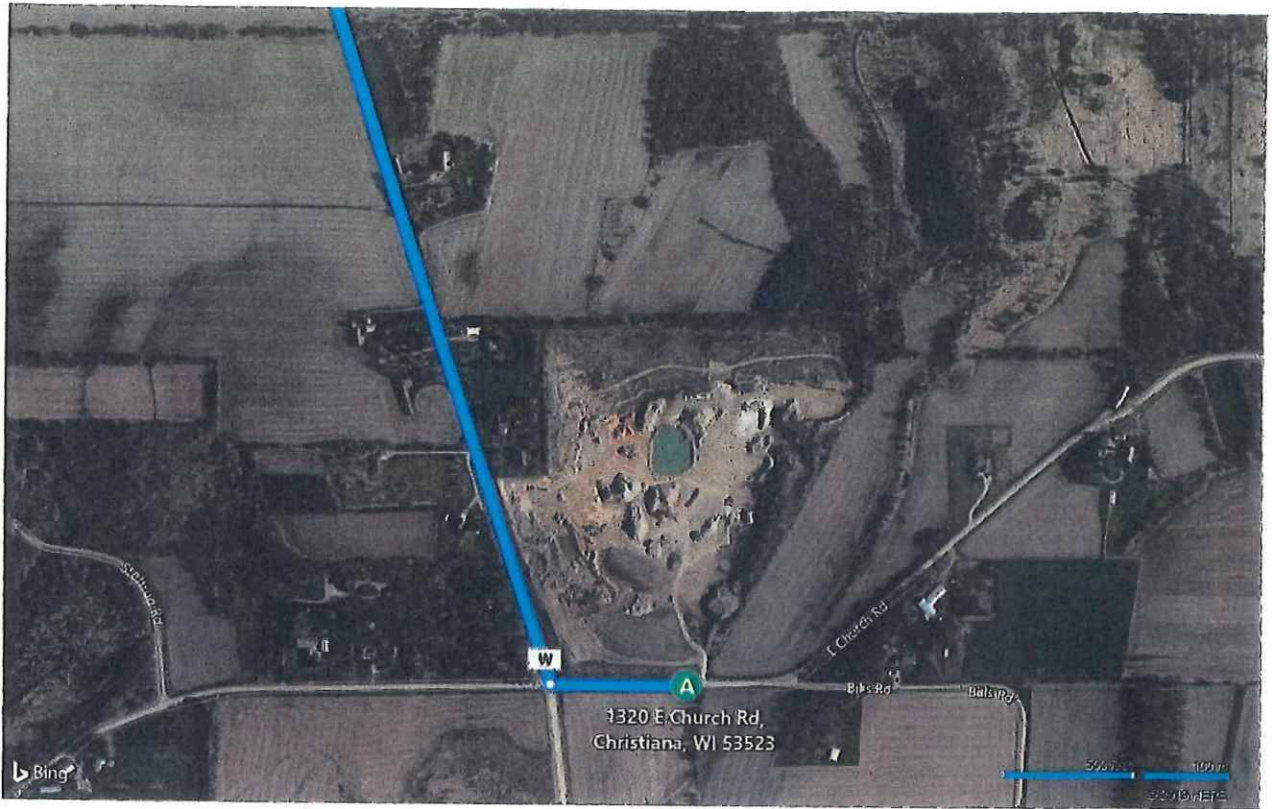
Light traffic
Via E Church Rd, CR-W
· Local roads

Trierweiler route for hauling Concrete onto DOT Project I39

A 1320 E Church Rd, Christiana, WI 53523

↑	1. Depart E Church Rd toward CR-W	0.1 mi
↗	2. Turn right onto CR-W	2.1 mi
	3. Arrive at CR-W The last intersection is Koshkonong Rd	

B 2427 CR-W, Christiana, WI 53589



A 1320 E Church Rd, Christiana, WI 53523



B 2427 CR-W, Christiana, WI 53589



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2019 HERE™.

bing maps

A 4042 S Prairie Ave, Beloit, WI 53511

32 min , 29.7 mi







B 1320 E Church Rd, Christiana, WI 53523

Light traffic (3 min delay)

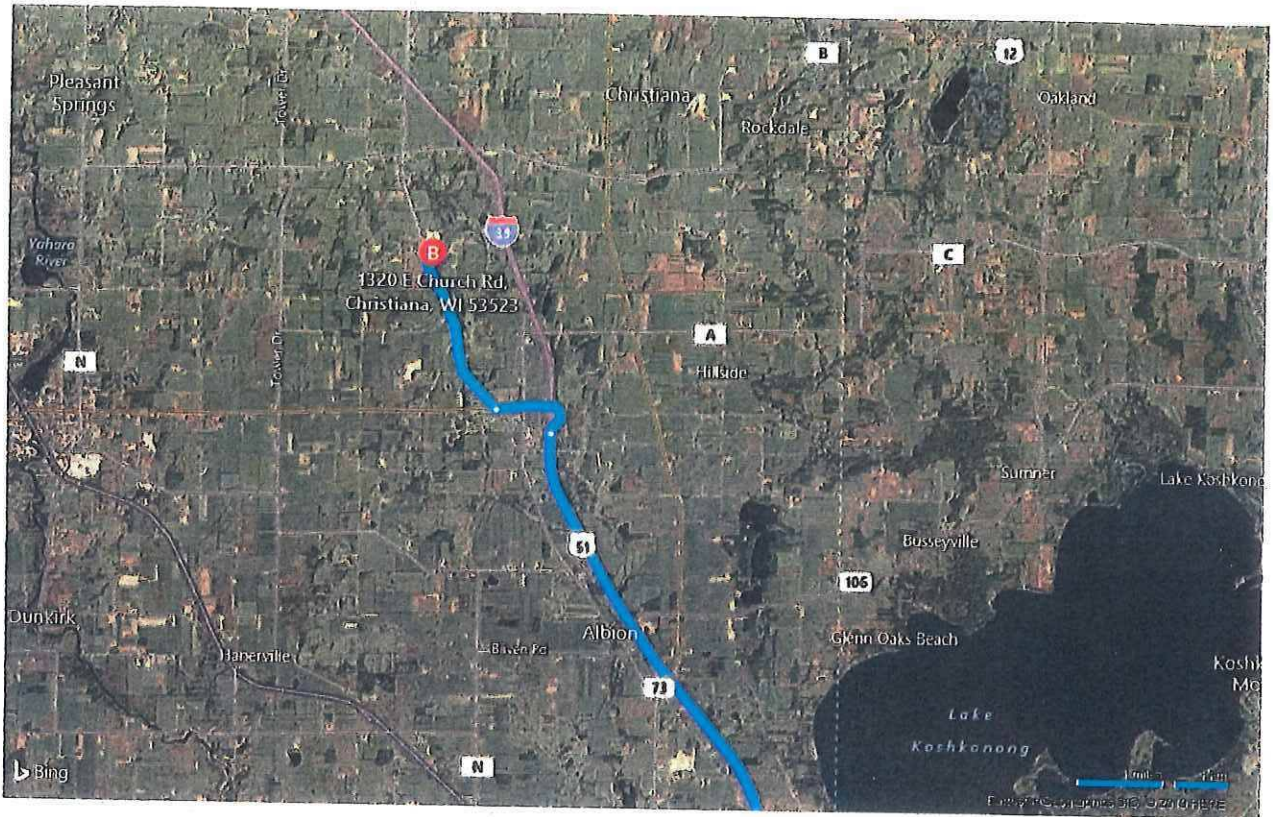
Via I-39 N, I-90 W

#2 Stone Haul Route form Rock Road

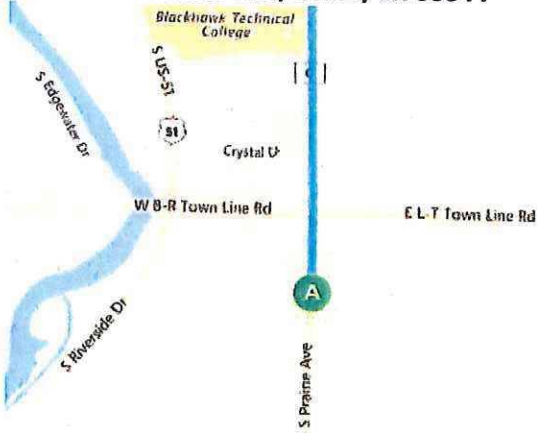
A 4042 S Prairie Ave, Beloit, WI 53511

	1. Depart S Prairie Ave / CR-G toward E L-T Town Line Rd	3.8 mi
	2. Turn right onto WI-11 E / E WI-11	1.5 mi
	3. Take ramp left for I-39 North / WI-11 East / I-90 West toward Madison	21.0 mi, 19 min
	4. At exit 156 , take ramp right for US-51 North toward Stoughton	1.1 mi
	5. Bear right onto CR-W	2.2 mi
	6. Turn right onto E Church Rd	505 ft
	7. Arrive at E Church Rd on the left The last intersection is CR-W If you reach Bills Rd, you've gone too far	

B 1320 E Church Rd, Christiana, WI 53523

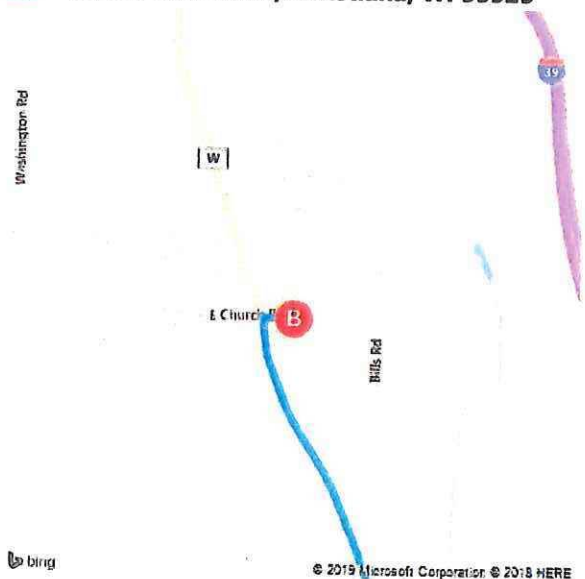


A 4042 S Prairie Ave, Beloit, WI 53511



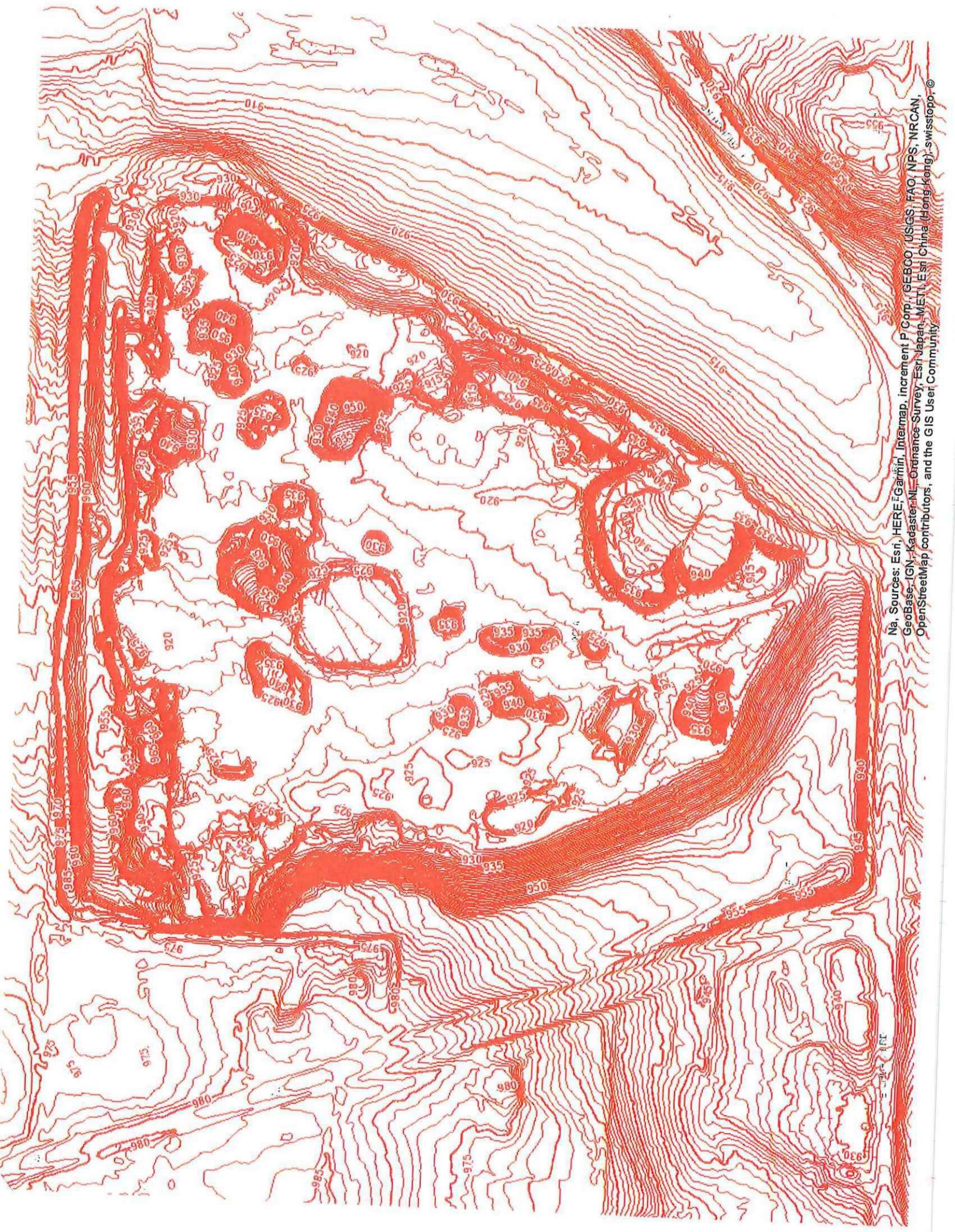
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B 1320 E Church Rd, Christiana, WI 53523



bing © 2019 Microsoft Corporation © 2018 HERE

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930



**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES**

**GENERAL PERMIT TO DISCHARGE UNDER THE
WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM
WPDES PERMIT NO. WI-A046515-6**

In compliance with the provisions of Chapter 283, Wis. Stats., and ch. NR 216, Wis. Adm. Code, any facility located in the State of Wisconsin, excluding initial coverage within Indian Country after September 30, 2001, engaging in

NONMETALLIC MINING OPERATIONS (NON-INDUSTRIAL SAND AND OTHER AGGREGATES)

and meeting the applicability criteria in section 1 of this permit and that receives a letter from the Wisconsin Department of Natural Resources (Department) granting coverage under this permit, is authorized to discharge storm water and wastewater to waters of the state provided that the discharge is in accordance with the conditions set forth in this permit.

This permit is issued by the Department and covers discharges from the facility as of the **Start Date** of permit coverage to the permittee. For initial permit coverage, the Department will transmit a cover letter to the permittee stating that the facility is covered under this permit. Initial coverage under this permit will become effective at a new facility beginning upon the **Start Date** specified by the Department in the cover letter. For an existing facility with permit coverage under a previously issued version of a nonmetallic mining operations general permit, coverage under this permit will become effective at the facility beginning upon the **Effective Date** below. For these facilities, the **Effective Date** is the **Start Date**.

State of Wisconsin Department of Natural Resources, For the Secretary

By 
Pamela A. Biersach, Director
Bureau of Watershed Management

July 29, 2016
Date Permit Signed

PERMIT EFFECTIVE DATE: August 1, 2016

EXPIRATION DATE: July 31, 2021

**GROUND WATER AND STORM WATER
POLLUTION PREVENTION**

AND

SPILL RESPONSE PLAN

For

FOREVER SAND FILL AND LIMESTONE, LLC

AGGREGATE PROCESSING OPERATIONS

Forever Sand Fill and Limestone, LLC

353 Haugen Road

Edgerton, WI 53534

(608) 884-9105

Facility Contact Personnel

Jeffry Furseth

Forever Sand Fill and Limestone, LLC
Ground Water and Storm Water
Pollution Prevention and Spill Response Plan
for
Nonmetallic Mineral Processing

Purpose and Scope

This pollution prevention plan concentrates on identifying potential pollutants at the work site, and adopting management practices that eliminate their contact with sensitive waters of the State. The primary focus of this plan is to provide education for field employees, thereby reducing human error as a contributor to environmental pollution.

I. Potential Pollutants

A. #2 Fuel Oil

1. Spills during equipment refueling
2. Bulk shipment deliveries - overfill
3. Broken or leaking fuel lines and hoses

B. Lubricating Oils

1. Overfilling gearboxes
2. Leaking seals on mechanical equipment
3. Engine breather pipes
4. Spills during oil changes
5. Improper storage of oil inventory

C. Grease

1. Over greasing bearings and wear surfaces
2. Improper disposal of cleaning towels

D. Antifreeze

1. Leakage from damaged radiators
2. Overfill/spill

E. Sediment

1. Runoff not contained on site
2. Poor operating techniques

II. Implementation of Best Management Practices (BMP)

A. Education

- a. The pollution prevention plan is reviewed at the annual safety meeting. The intent of the plan is stressed, and changes or improvements are noted. Field employees discuss the plan, and exchange ideas for potential plan improvement. Any new ideas that contribute to the intent of the plan are included in the written pollution prevention plan for the next year.
- b. Information about the importance of pollution prevention is routinely stressed at scheduled tailgate safety meetings. Topics for discussion include safe petroleum product handling, proper maintenance procedures and routine inspection of the equipment during operation. Personnel are encouraged to take a pro-active role in prevention of spills. Good housekeeping practices are stressed for control of minor drips and leaks from daily maintenance and operation.

B. Inspection and Supervision

- a. The gravel pit or quarry and associated processing equipment is routinely inspected each day of operation to ensure that all equipment is functioning properly, all valves are closed, and significant materials are properly stored and secure.
- b. Fuel transfers are supervised to ensure that spills do not occur. Plant personnel assist tanker drivers as needed to provide safe and effective transfer of fuels.
- c. Refueling of plant equipment is monitored at all times to eliminate overfilling.

C. Communication and Response

- a. The emergency response plan for spills is posted in the repair trailer for the rock crushing operations. Employees are aware of the location of the listing and follow the outlined procedure in a spill response situation.
- b. Plant personnel respond immediately to a spill situation to mitigate effects and isolate/control source of spill. Operations are immediately shut down when necessary to redirect on-site resources and manpower in spill response.
- c. Company contact personnel and emergency phone numbers are posted in the repair trailer to provide operators with immediate access to company support. Contact with Dick Bakken is established as soon as possible after the spill so that proper reporting requirements can be met.

D. Selection of Plant Sites

- a. Environmental impacts in equipment and work areas are considered prior to set up in any location.
- b. Whenever possible, processing equipment is located in a pit or quarry that provides natural, on site containment of storm water runoff, and ample protection for sensitive ground water supplies.
- c. In locations where there is increased environmental sensitivity because of proximity to receiving waters, lack of natural containment, or other critical factors, berms or diking will be constructed that will contain runoff or protect a potential spill from releasing into the ground water in the immediate equipment area.

E. Petroleum Product Storage

- a. All fuel tanks shall have drip pans or absorbent material available for nozzle storage between refuelings. Tanks and hoses are inspected daily for integrity and any problems are corrected.
- b. Lubricants and grease are stored in the repair or service trailer until needed. The storage area is secured at end of each operating cycle.
- c. Drip pans and contaminated absorbent material are replaced at the end of each work shift and at the onset of precipitation to eliminate ground water and surface water exposure to petroleum products. Containers are located in the service trailer for storage of used absorbents and other cleanup materials.
- d. Used oil and grease from equipment service and repair is stored inside the plant service trailer until collected for off-site disposal.

F. Repair and Maintenance

- a. Engines and gearboxes will be inspected and fully serviced as needed during the off-season to eliminate leaking seals, fuel lines, and gaskets. Leaks that develop during operation are contained by drip pans, absorbents, or other acceptable means, until company maintenance personnel repair the problem. In cases where continued operation may cause uncontrollable fluid losses, plant operations will cease until the problem is corrected.
- b. Plant employees are instructed in proper lubrication procedures for plant equipment. Manufacturers specifications are followed to eliminate over-fills of gearboxes and crankcases. Greasing of bearings and wear surfaces is carefully monitored to eliminate unnecessary grease contact with the ground. Overflow from bearings is collected and disposed of with contaminated absorbent material.

- c. Routine engine oil changes are done with adequate absorbent material to provide for drips and spills associated with maintenance operations. Waste oil is stored in spill proof containers until picked up for off-site disposal.
- d. Any leaks that develop during the course of operation may, at the foreman's discretion, be contained with drip pans or petroleum absorbent material, as long as plant operation ceases prior to a storm event and containment vessels are cleaned and free of petroleum to prevent contact with ground water or storm water.
- e. Repair and maintenance procedures are conducted in the shop, service trailer or outside with adequate containment for degreasing and cleaning. Petroleum absorbent material is available as needed to supplement containment.

G. Use of Available Resources

- a. Housekeeping supplies, including drip pans and absorbent materials, are kept on inventory in the repair trailer at all times. All plant personnel have access to these materials, and are instructed in their use. Additional booms or pads are available upon request.
- b. All plant personnel are available to respond to petroleum spills as needed. Other resources may be mobilized to mitigate the effects of a petroleum release, such as subcontractors, additional equipment, or additional personnel.
- c. If necessary, plant loading equipment may be used to construct temporary berms or place aggregates for absorbing free flowing liquids. Loading equipment can also be used for backfilling or removing impacted soils or aggregates.

H. Construction of Containment

- a. When a plant must be placed in an area where additional containment is needed because of the amount of fines being produced; field employees may elect to construct berms or temporary basins for collection and control of contaminated water. Necessity of construction is based on slope of plant site, area drained, soil type, and proximity to receiving waters. Other influences may be considered on a site-specific basis as needed to fulfill the purpose of the plan.
- b. Water collected in on-site-basins is routinely inspected by field personnel for evidence of petroleum sheen or odor. If no evidence of contamination is apparent, the water may be released by gravity flow or by pumping. Release of water must be done in a manner that will not induce erosion or release water with high sediment loadings into receiving waters. Water collected in on-site basins that shows evidence of petroleum contamination is pumped into disposal tanks for transport to approved facilities.
- c. Erosion control measures outside of plant and equipment work areas may be identified by field personnel. In these situations, company officials should be notified, so that site-specific BMP's can be implemented.

Annual Facility Site Compliance Inspection Report (AFSCI)
 For Storm Water Discharges Associated With Industrial Activity Under
 Wisconsin Pollutant Discharge Elimination System (WPDES) Permit
 Form 3400-176 (R 8/10)

Notice: This form is authorized by s. NR 216.29(2), Wis. Adm. Code. Submittal of a completed form to the Department is mandatory for industrial facilities covered under a Tier 1 storm water general permit. Facilities covered under a Tier 1 permit are not required to submit AFSCI reports after submittal of the second AFSCI report, unless so directed by the Department. However, these inspections and quarterly visual inspections shall still be conducted and results shall be kept on site for Department inspection. Facilities covered under a Tier 2 storm water general, industry-specific general or individual permit shall keep the results of their AFSCI and quarterly visual inspections on site for Department inspection. Failure to comply with these regulations may result in fines up to \$25,000 per day pursuant to s. 283.91, Wis. Stats. Personally identifiable information on this form may be used for other water quality program purposes.

Please type or clearly print your answers to all questions.

Section I: Facility/Site Information			
Facility/Site Name (As Appears on Permit Authorization) <i>Utica Pit LLC</i>		County <i>Dane</i>	
Location Address/Description (if different from mailing address below) <i>1320 E. Church St</i>		State <i>W:</i>	ZIP Code <i>53589</i>
Municipality <i>Stoughton</i>	<input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Township	Facility Identification (FID) and/or FIN Number (if known) FID: FIN: <i>54218</i>	
Section II: Facility/Site Contact Person			
Local Contact Person <i>Jeffrey Furseth</i>		Mailing Address (if different than site location address) <i>353 Hauge rd</i>	
Title		Municipality (if different than above) <i>Edgerton</i>	
Telephone (include area code) <i>608 - 695-8050</i>		State <i>Wi</i>	ZIP Code (if different than above) <i>53534</i>
E-mail address or Website (if applicable) <i>dispatch@helversoncompanies.com</i>		Fax (include area code) <i>608 - 884-9107</i>	
Section III: Certification & Signature (Person attesting to the accuracy and completeness of Annual Facility Site Compliance Inspection Report.)			
This form must be signed by an official representative of the permitted facility in accordance with s. NR 216.22(7), Wis. Adm. Code. See instructions on page 4. If this form is not signed, or is found to be incomplete, it will be returned			
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.			
Signature of Authorized Representative <i>Jeff Furseth</i>		Telephone Number (include area code) <i>608 695-8050</i>	
Type or Print Name <i>Jeff Furseth</i>		Company Name <i>Forever Sandfill + Limestone</i>	
Position Title		Mailing Address <i>353 Hauge rd Edgerton</i>	
Date Signed <i>3-14-18</i>		Municipality <i>Edgerton</i>	State <i>Wi</i> ZIP Code <i>53534</i>

How to Use this Form:

The first level of storm water monitoring consists of a comprehensive annual facility site compliance inspection (AFSCI) to determine if your facility is operating in compliance with your Storm Water Pollution Prevention Plan (SWPPP). You should use the results of this inspection to determine the extent to which your SWPPP needs to be updated to prevent pollution from new source areas, as well as to correct any inadequacies that the plan may have in handling existing source areas. This first level of monitoring is addressed in Section IV of this Annual Report on page 2.

The second level of storm water monitoring consists of quarterly visual observations of storm water leaving the site during runoff events caused by snow-melt or rainfall. This is a practical, low cost tool for identifying obvious contamination of storm water discharges, and can also help identify which practices are ineffective. The goal of quarterly inspections is to obtain results from a set of four inspections that are distributed as evenly as possible throughout the year and which depict runoff quality during each of the four seasons. This second level of monitoring is addressed in Section V of this Annual Report on page 3.

Section IV: Annual Facility Site Compliance Inspection

The Annual Facility Site Compliance Inspection shall be adequate to verify that: your Storm Water Pollution Prevention Plan (SWPPP) remains current; potential pollution sources at your facility are identified; the facility site map and drainage map remain accurate; and that the Best Management Practices prescribed in your SWPPP are being implemented, properly operated, and adequately maintained. Name of Person Conducting Inspection Inspection Date

Jeff Fuiseth

3-14-18

Employer

Forever Sandfill + Limestone

Telephone Number

608-695-8050

Your inspection should start with a review of your written SWPPP kept at your facility. The SWPPP should be amended if, through these inspections, you find that the provisions in your SWPPP are ineffective in controlling contaminated storm water from being discharged from your facility.

- | | | | |
|--|---|--|---|
| 1. Has your SWPPP been updated to include current Non-Storm Water Discharge Evaluation results? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 2. Has your SWPPP been amended for any new construction that would affect the site map or drainage conditions at the facility? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| 3. Has your SWPPP been amended for any changes in facility operations that could be identified as new source areas for contamination of storm water? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| 5. Are there any maintenance or material handling activities conducted outdoors that have not been addressed in your SWPPP? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| 6. Are outside areas kept in a neat and orderly condition? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 7. Are regular housekeeping inspections made? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 8. Do you see spots, pools, puddles, or other traces of oils, grease, or other chemicals on the ground? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| 9. Are particulates on the ground from industrial operations or processes being controlled? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 10. Do you see leaking equipment, pipes or containers? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| 11. Do drips, spills, or leaks occur when materials are being transferred from one source to another? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| 12. Are drips or leaks from equipment or machinery being controlled? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 13. Are cleanup procedures used for spilled solids? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 14. Are absorbent materials (floor dry, kitty litter, etc.) regularly used in certain areas to absorb spills? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| 15. Can you find discoloration, residue, or corrosion on the roof or around vents or pipes that ventilate or drain work areas? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| 16. Are Best Management Practices implemented to reduce or eliminate contamination of storm water from source areas at the facility? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 17. Are Best Management Practices adequately maintained? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> N/A |
| 18. Are there significant changes to your SWPPP needed to correct plan inadequacies to effectively control a discharge of contaminated storm water from your facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |

Comments:

There has been no change in Storm water flow. All water is Internally drained.

3-14-18

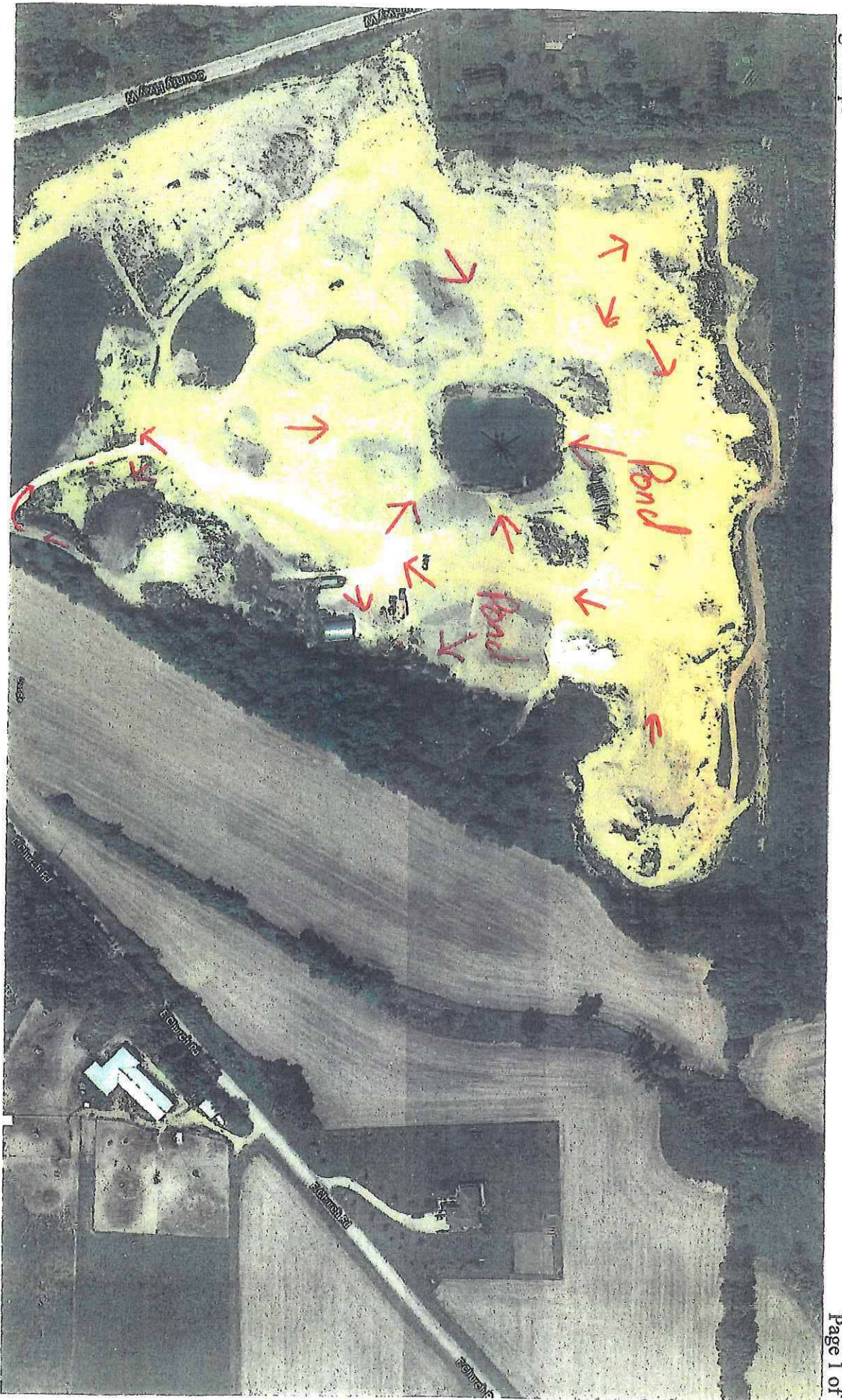
Section V: Quarterly Visual Inspection Reports

Quarterly Visual Inspections at each storm water discharge outfall on your site can be a valuable assessment tool and are required by the Tier 1, Tier 2, and Nonmetallic Mining Industrial Storm Water General Permits. These inspections should be performed when sufficient runoff occurs during daylight hours. Try to make observations within the first 30 minutes after runoff begins discharging from the outfall or soon thereafter as practical, but no later than 60 minutes. If you find visible pollution, note the probable source and list any possible Best Management Practices that could be used to reduce or eliminate the problem. Make any necessary changes to your Storm Water Pollution Prevention Plan as needed. If you were unable to evaluate an outfall during a specific quarter, this should be indicated along with a reason as to why this could not be done.

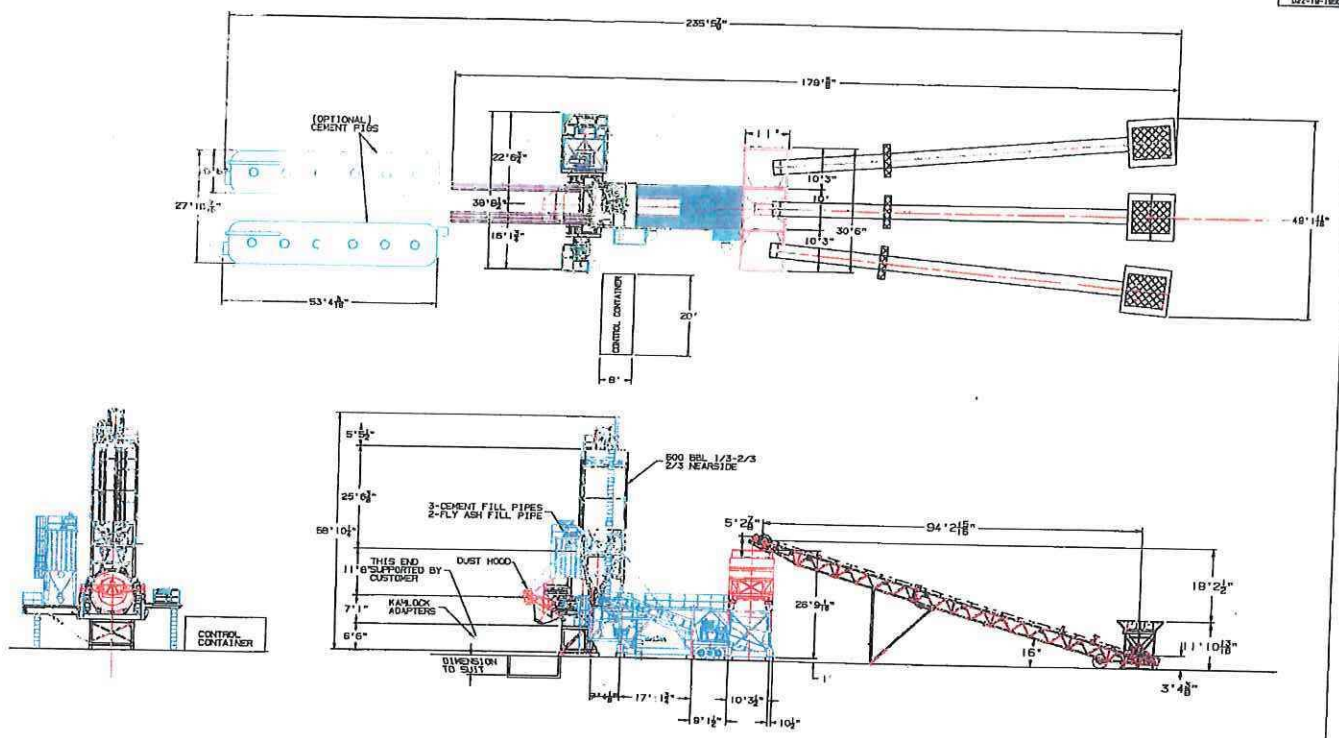
Outfall Number	Date of Inspection			
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
N/A	3-14-18	5-22-18	7-16-18	11-19-18
N/A				

Briefly summarize what you found when conducting your Quarterly Visual Inspections. (Include any observations of color, odor, turbidity, floating solids, foam, oil sheen, or any other indications of storm water pollution and the probable sources of any observed storm water contamination.)

3-14-18 Water is internally drained
 5-22-18 Water is internally drained
 7-16-18 Water is internally drained and equipment is in good
 Condition
 11-19-18 Water is internally drained. Equipment is in good
 Condition



Storm water flow map
 * Ponds that hold storm water run off

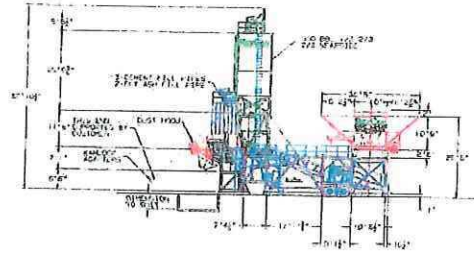
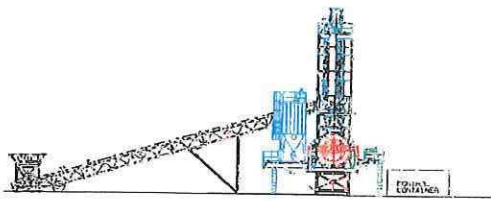
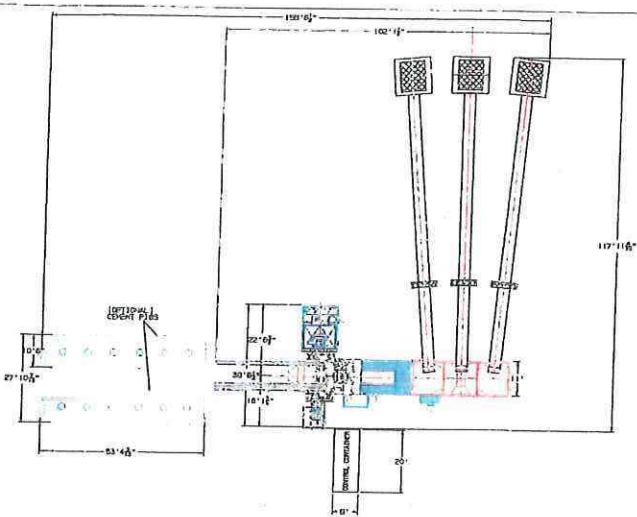


TRIERWEILER CONSTRUCTION

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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BROCKEN L.L.C.			
BERKINGTON, VERMONT 05316			
REV. 15-1950		MODEL 5	
135 TON S-CDS AGGREGATE		600 BALL MILL	
REV. NO.	DATE	BY	APP. BY
1	1-15-50	JAN	JAN
<small>THIS DRAWING IS THE PROPERTY OF BROCKEN L.L.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</small>			
REV. 15-1950		DATE	15-1950
DZ-10		DZ-10-1050	

REV. 8-1990



TRIERWEILER CONSTRUCTION

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

<p>TRIERWEILER CONSTRUCTION</p> <p>1000 S. 10th St. St. Paul, MN 55102</p> <p>TEL: 612-291-1111</p>		<p>MODEL 5</p> <p>600 S.W.</p> <p>S. CORP. 450 S.W.</p> <p>REV. 18</p> <p>022-18-1990</p>
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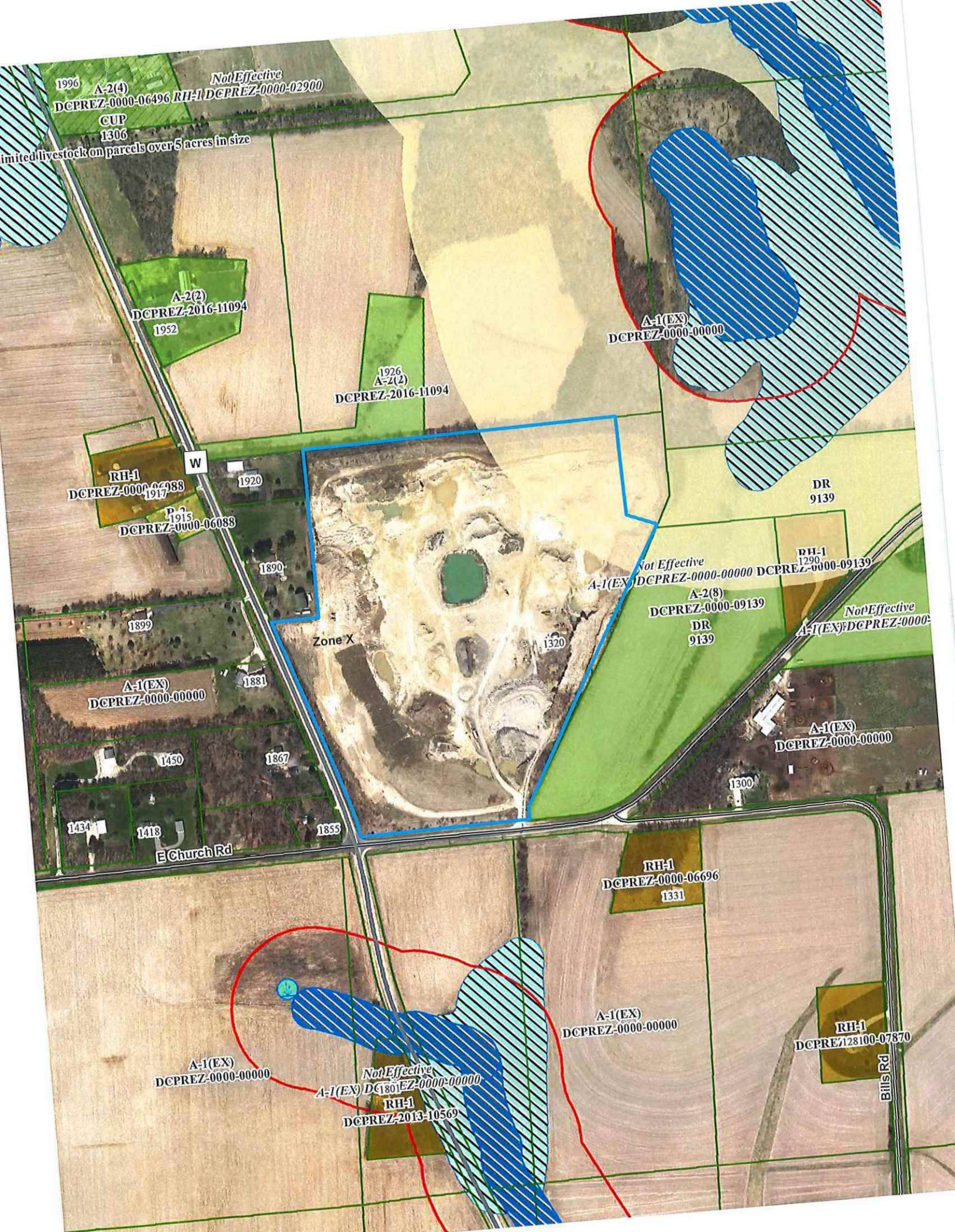
Dane County Zoning Map Legend

Zoning District

-  A-1 or A-1EX Agricultural
-  A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
-  A-4
-  A-B Agricultural Business
-  B-1 Local Business
-  C-1 Light Commercial
-  C-2 Heavy Commercial
-  CO-1 Conservancy
-  ETZ
-  EXP-1 Expo
-  LC-1 Limited Commercial
-  M-1 Industrial
-  NONWTLND
-  PUD Planned Unit Development
-  R-1, R-1A, R-2, R-3
-  R-3A, R-4
-  RE-1 Recreational

Conditional Use Permit





1996 A-2(4)
DCPREZ-0000-06496 RH-1 DCPREZ-0000-02900
CUP
1306
limited livestock on parcels over 5 acres in size

A-2(2)
DCPREZ-2016-11094
1952

1926
A-2(2)
DCPREZ-2016-11094

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-06088
1917
W
1920
P
1915
DCPREZ-0000-06088

DR
9139

Not Effective
A-1(EX) DCPREZ-0000-00000 DCPREZ-0000-09139
A-2(8)
DCPREZ-0000-09139
DR
9139

RH-1
1290
DCPREZ-0000-09139

Not Effective
A-1(EX) DCPREZ-0000-00000

Zone X

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

E Church Rd

RH-1
DCPREZ-0000-06696
1331

A-1(EX)
DCPREZ-0000-00000

Not Effective
A-1(EX) DCPREZ-0000-00000
RH-1
DCPREZ-2013-10569

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-128100-07870

Billis Rd

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4626769

01/13/2010 09:53 AM

Exempt #: 15S

Rec. Fee: 13.00
Pages: 2

Document Number

Document Name

THIS DEED, made between Jonathan J. Halverson and Rachel L. Halverson,
husband and wife

("Grantor," whether one or more), and Utica Pit, LLC

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Dane
County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See attached Exhibit A for legal description.

Recording Area

Name and Return Address
Attorney Robert C. Procter
Axley Brynelson, LLP
P.O. Box 1767
Madison, WI 53701-1767

0612-304-9520-9 and 0612-304-8241-9

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

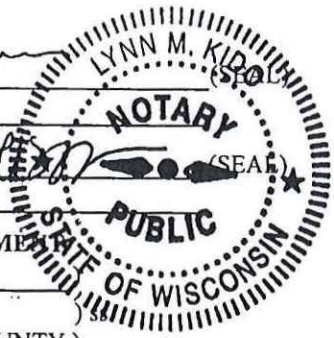
Dated December, 2009

(SEAL)

Jonathan J. Halverson
* Jonathan J. Halverson

(SEAL)

Rachael L. Halverson
* Rachael L. Halverson



AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

DANE COUNTY)

Personally came before me on December 29, 2009,
the above-named Jonathan J. Halverson and Rachael L. Halverson

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Lynn M. Kido

* Lynn M. Kido
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 5/30/10)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Robert C. Procter

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

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FORM NO. 3-2003

*Type name below signatures.

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E/15S 2/13

EXHIBIT A

Legal Description

Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, more particularly described as follows: Commencing at the sandstone monument found marking the Southeast corner of said Section 30; thence South $88^{\circ}22'21''$ West (grid north – WI. State Plan Coord. System) along the South line of said Section 30, 666.53 feet to a railroad spike set and being the point of beginning; thence continue South $88^{\circ}22'21''$ West, 621.00 feet to a railroad spike set in the centerline of County Trunk Highway "W"; thence Northwesterly along said centerline, 249.34 feet along the arc of a curve to the left, radius of 1777.83 feet whose long chord bears North $15^{\circ}20'45''$ West, 249.14 feet; thence North $19^{\circ}21'50''$ West along said centerline, 639.28 feet; thence North $88^{\circ}27'$ East along the South line of a parcel of land owned by Jerome Schafer as surveyed by Andrew Dahlen Map No. 4093, 34.66 feet to an existing 1" iron pipe found; thence continue North $88^{\circ}27'$ East on said line, 169.56 feet to an existing 1" iron pipe found; thence North $01^{\circ}29'38''$ West, 624.16 feet to an existing 1" iron pipe found; thence North $88^{\circ}22'21''$ East, 1162.94 feet to a 1" iron pipe set; thence South $02^{\circ}43'43''$ East parallel to the East line of said Section 30, 353.16 feet to a 1" iron pipe set; thence South $69^{\circ}45'30''$ East, 119.15 feet to a 1" iron pipe set; thence South $28^{\circ}32'04''$ West, 505.22 feet to a 1" iron pipe set; thence South $26^{\circ}31'37''$ West, 695.63 feet to a 1" iron pipe set; thence continue South $27^{\circ}31'37''$ West, 37.78 feet to the point of beginning of this description.

Subject to existing road right of ways along the south and west sides thereof.

Parcel No. 016-0612-304-9520-9

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 30; thence S $88^{\circ}22'21''$ W along the South line of the SE $\frac{1}{4}$ of said Section, 666.63 feet to a railroad spike found at the Southeast corner of lands conveyed in Volume 6353 of Record, Page 94; thence N $27^{\circ}31'37''$ E along the East line of said lands, 733.46 feet; thence N $28^{\circ}31'28''$ E along said East line, 505.44 feet to the point of beginning; thence N $69^{\circ}43'29''$ W along said East line, 118.96 feet; thence N $02^{\circ}45'42''$ W along said East line, 353.12 feet to the North line of the aforesaid lands; thence N $88^{\circ}21'39''$ E, 144.45 feet to the East line of the aforesaid NE $\frac{1}{4}$ - SE $\frac{1}{4}$; thence S $02^{\circ}43'43''$ E along said East line and the East line of said SE $\frac{1}{4}$ - SE $\frac{1}{4}$, 333.87 feet; thence S $26^{\circ}08'00''$ W, 71.92 feet to the point of beginning.

Parcel No. 016-0612-304-8241-9

WAHLIN LIVING TR, WILLIAM D & RENEE L
1926 COUNTY HIGHWAY W
STOUGHTON, WI 53589

PETER A TENJUM
1915 COUNTY HIGHWAY W
STOUGHTON, WI 53589

JAY D HALVERSON
1450 E CHURCH RD
STOUGHTON, WI 53589

RICHARD A FREUND
1273 E CHURCH RD
CAMBRIDGE, WI 53523

O CONNELL LIVING TR
1434 E CHURCH RD
STOUGHTON, WI 53589

UTICA PIT LLC
1400 RAMSEY RD
STOUGHTON, WI 53589

PAMELA R SANDMIRE
1290 E CHURCH RD
CAMBRIDGE, WI 53523

RANDALL A FARNSWORTH
1801 COUNTY HIGHWAY W
STOUGHTON, WI 53589

WAHLIN LIVING TR, WILLIAM D & RENEE L
1926 COUNTY HIGHWAY W
STOUGHTON, WI 53589

RICHARD A FREUND
1273 E CHURCH RD
CAMBRIDGE, WI 53523

MARCIA J JACOBSON
1418 EAST CHURCH RD
STOUGHTON, WI 53589

JOSEPH J WALLING
PO BOX 278
STOUGHTON, WI 53589

WAHLIN LIVING TR, WILLIAM D & RENEE L
1926 COUNTY HIGHWAY W
STOUGHTON, WI 53589

Current Owner
1890 COUNTY HIGHWAY W
STOUGHTON, WI 53589

MARCIA J JACOBSON
1418 EAST CHURCH RD
STOUGHTON, WI 53589

RICHARD L HANAN
1920 COUNTY HIGHWAY W
STOUGHTON, WI 53589

PAMELA R SANDMIRE
1290 E CHURCH RD
CAMBRIDGE, WI 53523

STEVEN J HANSON
1855 E CHURCH RD
STOUGHTON, WI 53589

CLIFFTON R OVERTON
1899 COUNTY HIGHWAY W
STOUGHTON, WI 53589

DAWN M HEIDER
1300 BILLS RD
CAMBRIDGE, WI 53523

VICTOR C BAUMEL
1867 COUNTY HIGHWAY W
STOUGHTON, WI 53589

KURT A HOWARD
1881 COUNTY HIGHWAY W
STOUGHTON, WI 53589

MARY K HAASE
1910 STEFFRUD RD
STOUGHTON, WI 53589

WILLIAM C VOLLA
N4795 COUNTY RD D
HELLENVILLE, WI 53137

G & L ACRES LLC
2959 EVERGREEN DR
CAMBRIDGE, WI 53523

WAHLIN LIVING TR, WILLIAM D & RENEE L
1926 COUNTY HIGHWAY W
STOUGHTON, WI 53589

UTICA PIT LLC
353 HAUGEN RD
EDGERTON, WI 53534

JEFFREY GAITHER
1917 COUNTY HIGHWAY W
STOUGHTON, WI 53589

G & L ACRES LLC
2959 EVERGREEN DR
CAMBRIDGE, WI 53523

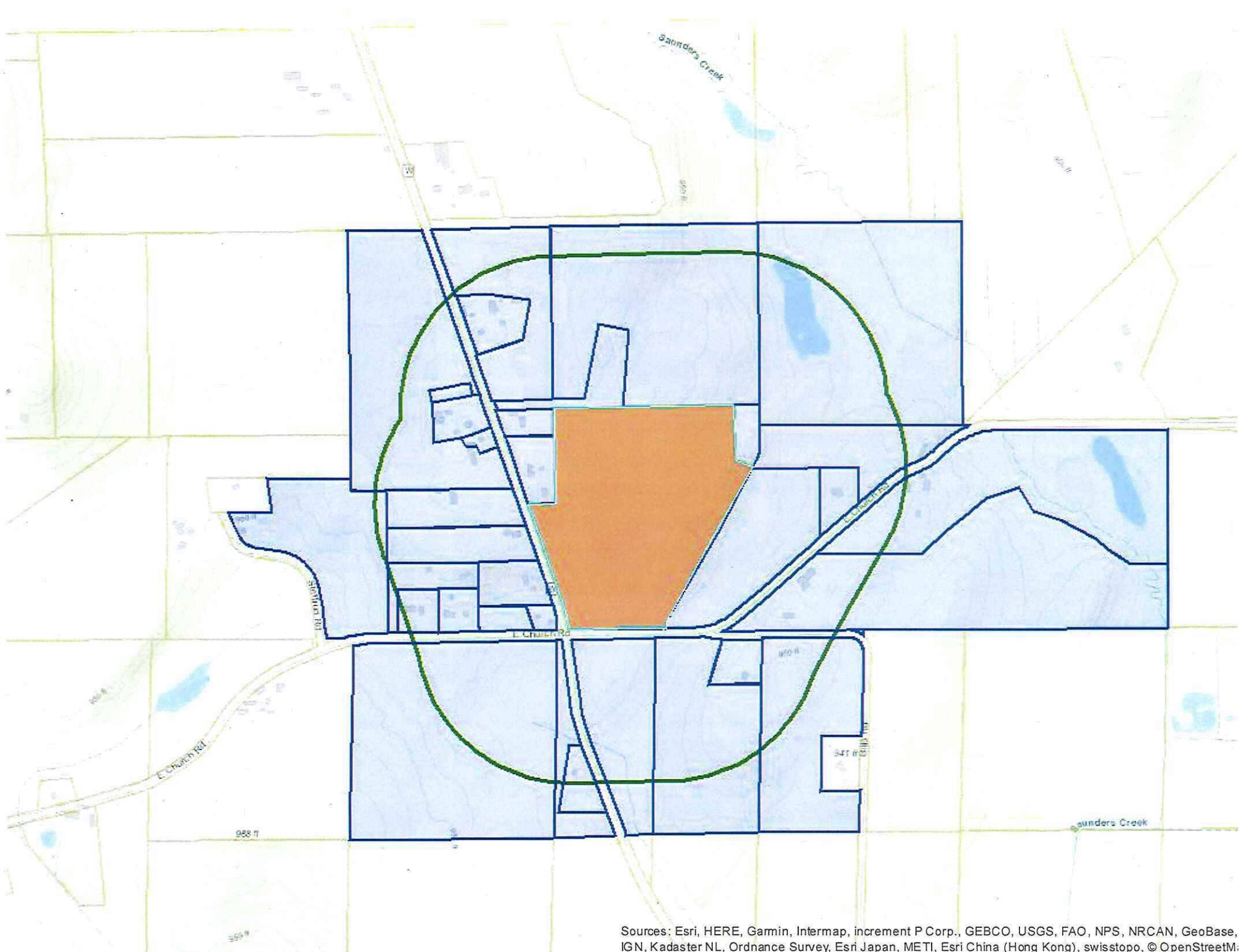
MARK S ROSENBAUM
972 STATE HIGHWAY 138
STOUGHTON, WI 53589

Current Owner
920 PRAIRIE QUEEN RD
CAMBRIDGE, WI 53523

J&R HALVERSON FARMS LLC
1400 RAMSEY RD
STOUGHTON, WI 53589

J&R HALVERSON FARMS LLC
1400 RAMSEY RD
STOUGHTON, WI 53589

Current Owner
920 PRAIRIE QUEEN RD
CAMBRIDGE, WI 53523



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM: